

Block 212

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 400 W. 13th Street, Mission, Texas District: Pharr
Property Owner: County of Hidalgo ROW CSJ: N/A
Address of Property Owner: P.O. Box 1356, Edinburg, Texas 78539 Parcel: N/A
Occupant's Name: Vacant Federal Project No: N/A
Whole: Partial: Acquisition Highway: N/A County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

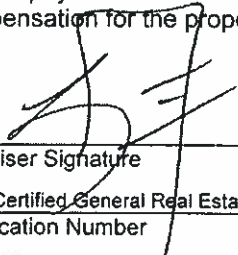
Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$182,952 as of December 10, 2010, based upon my independent appraisal and the exercise of my professional judgment; on March 18, 2010 and December 10, 2010, (date)(s), I personally inspected in the field the property herein appraised; I did afford County of Hidalgo, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on January 18, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, Hidalgo County Precinct No. 3, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, 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

I certify to the best of my knowledge and belief that 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; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.



Appraiser Signature

State Certified General Real Estate Appraiser - TX 1328375 - General
Certification Number

January 19, 2011

Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law.

District Reviewing Appraiser Date

Purpose of the Appraisal Report

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determined the value of the subject for surplus by the Hidalgo County Precinct No.3, as defined within this report. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and or ground lease), or operating agreements and project influence (if any exist). Any improvements not located within the tract and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser as they are not affected. This report shall be utilized to determined the market value of said site in order to discuss the feasibility of surplus said tract in the near future.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, by the Appraisal Institute as being: "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." As per scope of the assignment, this is the manor of which the subject property shall be appraised for purposes of this report. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility To Subject Property

The owner of record of the subject property was not sent a letter of intent to inspect the subject property as the owner of record is also the client of this report. On March 18, 2010, a representative with the Hidalgo County Precinct No. 3 allow the appraiser on-site access to the subject property.

Analysis of Subject As A Whole

As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, the subdivision plat provided, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property as per subdivision plat provided. The subject tract is part of a larger tract of land of which shall not be required in include in the valuation as the subject overall size and dimensions constitute an economic unit in itself.

Economic Unit Analysis

The subject property shall be analyzed based on approximately 1.40 acre tract of land as indicated by survey and field notes created by Quintanilla, Headley and Associates, Inc. dated August 10, 2010. As per scope of the assignment the appraiser shall evaluate the subject property as fee simple for purposes of this report unless instructed otherwise. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 26,484 square feet (0.60 acres) and 43,560 square feet (1.00 acre). These indicated economic unit tracts shall be utilized for the analysis of the subject property.

Economic Unit (Gross)	1.40 Acres
	60,984 Square Feet

Legal Description:

A 1.40 acre tract of land being all of Lot 1 thru 9, and the former alley lying east of Lots 1, 2, 3, and west of Lots 4 thru 9, Block 212, The original town site of Mission, Hidalgo County, Texas, according to the map or Plat thereof recorded in Volume 2, pages 21 & 22, Map Records, Hidalgo County, Texas, according to Warranty Deed recorded in Volume 2095, Page 903, and Warranty Deed Recorded Under County Clerk's Document Number 361424, Official Records, Hidalgo County, Texas.



Block 205

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located at the northeastern corner of
West Kika De La Garza Street and W. 12th Street, Mission, Texas District: Pharr

Property Owner: County of Hidalgo ROW CSJ: N/A

Address of Property Owner: P.O. Box 1356, Edinburg, Texas 78539 Parcel: N/A

Occupant's Name: Vacant Federal Project No: N/A

Whole: Partial: Acquisition Highway: N/A County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

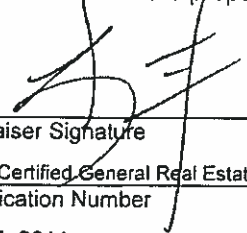
Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$149,388.00 as of January 18, 2011, based upon my independent appraisal and the exercise of my professional judgment; on January 18, 2011 and February 10, 2011 (date)(s), I personally inspected in the field the property herein appraised; I did afford County of Hidalgo, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on January 18, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, Hidalgo County Precinct No. 3, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, 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

I certify to the best of my knowledge and belief that 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; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.



 Appraiser Signature

 State Certified General Real Estate Appraiser – TX 1328375 – General
 Certification Number

 May 5, 2011
 Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law.

 District Reviewing Appraiser Date

Purpose of the Appraisal Report

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determined the value of the subject for surplus by the Hidalgo County Precinct No.3, as defined within this report. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and or ground lease), or operating agreements and project influence (if any exist). Any improvements not located within the tract and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser as they are not affected. This report shall be utilized to determined the market value of said site in order to discuss the feasibility of surplus said tract in the near future.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, by the Appraisal Institute as being: "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." As per scope of the assignment, this is the manor of which the subject property shall be appraised for purposes of this report. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility To Subject Property

The owner of record of the subject property was not sent a letter of intent to inspect the subject property as the owner of record is also the client of this report. On February 10, 2011, Jose Garcia with the Food Pantry allow the appraiser on-site access to the subject property.

Analysis of Subject As A Whole

As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, the subdivision plat provided, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property as per subdivision plat provided. The subject tract is part of a larger tract of land of which shall not be required in include in the valuation as the subject overall size and dimensions constitute an economic unit in itself.

Economic Unit Analysis

The subject property shall be analyzed based on two separate lots, with approximately 0.5165 acres (separately) of land as indicated by survey and field notes created by Quintanilla, Headley and Associates, Inc. dated August 10, 2010. As per scope of the assignment the appraiser shall evaluate the subject property as fee simple for purposes of this report unless instructed otherwise. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 26,484 square feet (0.60 acres) and 43,560 square feet (1.00 acre). These indicated economic unit tracts shall be utilized for the analysis of the subject property.

Economic Unit (Gross)	
Tract No. 2	0.5165 Acres
	22,499 Square Feet
Tract No. 3	0.5165 Acres
	22,499 Square Feet
Combined Area	1.033 Acres
	44,998 Square Feet

Legal Description:

Tract No 2

A 0.5165 acre tract of land being all of Lot 4 thru 6, Block 205, Original Town Site of Mission, Hidalgo County, Texas, according to the map or Plat thereof recorded in Volume 2, pages 21 & 22, Map Records, Hidalgo County, Texas.

Tract No 3

A 0.5165 acre tract of land being all of Lot 7 thru 9, Block 205, Original Town Site of Mission, Hidalgo County, Texas, according to the map or Plat thereof recorded in Volume 2, pages 21 & 22, Map Records, Hidalgo County, Texas.