

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Lopezville Park

Parcel No. 1

Date: April 13, 2016

Grantor: Jesus Bermudez, Jaime Lopez and wife Blanca Esthela Lopez

Grantor's Mailing Address:

1316 East Minnesota Road

Pharr, Texas 78577

Grantee: County of Hidalgo

Grantee's Mailing Address:

902 N. Doolittle Rd.

Edinburg, Tx 78542

Consideration:

The sum of Two Hundred Thirty Three Thousand and Ninety Dollars and no/100 (\$233,090.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property (including any improvements):

That certain real property located in Hidalgo County, Texas, being more particularly described on Exhibit "A" which is attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.

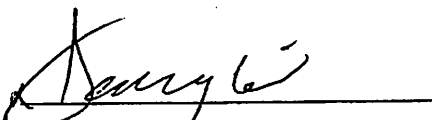
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Hidalgo County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

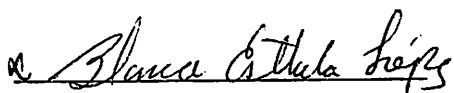
Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor, for the Consideration and subject to the Exceptions to conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


Jesus Bermudez

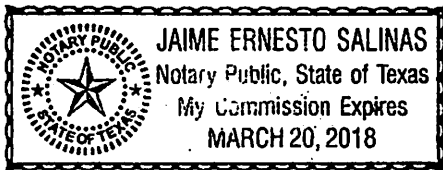

Jaime Lopez


Blanca Esthela Lopez

The State of Texas §

County of Hidalgo §

This instrument was acknowledge before me on this 8th day of
August, 2016 by: Jesus Bermudez.



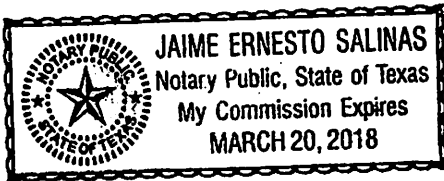


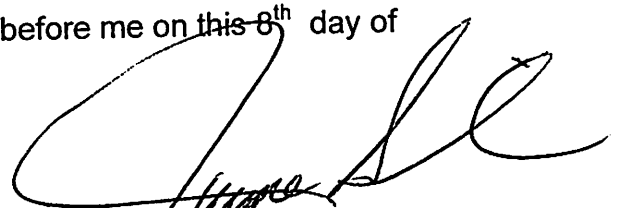
Notary Public, State of Texas

The State of Texas §

County of Hidalgo §

This instrument was acknowledge before me on this 8th day of
August, 2016 by: Jaime Lopez.



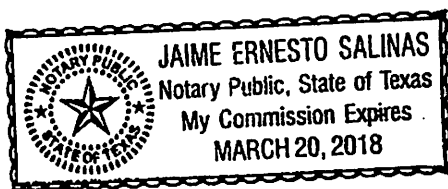


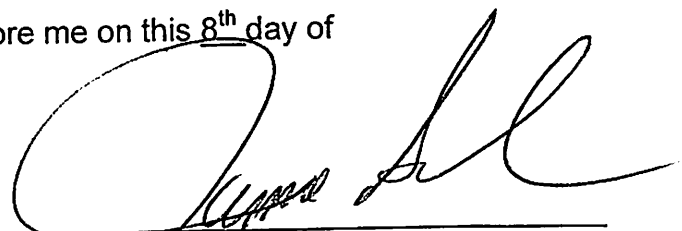
Notary Public, State of Texas

The State of Texas §

County of Hidalgo §

This instrument was acknowledge before me on this 8th day of
August, 2016 by: Blanca Esthela Lopez.





Notary Public, State of Texas

After recording please return this instrument to:

Mr. Jaime Cruz or Jaime Salinas
Hidalgo County Pct. 2
300 W. Hall Acres Rd., Ste. G
Pharr, Tx 78577

CERTIFICATE OF RECORDING

THE STATE OF TEXAS, §

COUNTY OF HIDALGO §

Parcel No. 1

PEÑA ENGINEERING

FIRM #10087200
P.O. BOX 4320
McALLEN, TEXAS 78502
(956) 682-8812 • FAX 631-PEÑA

LEGAL DESCRIPTION: Tract I

The East 2.60 acres of the East 449.44 feet of the North 503.31 feet of Lot 4, Block 6, JOHN CLOSNER et al SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 0 Page 4 of the Map Records of said County; said 2.60 acres being more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of said Lot 4, for the Northeast corner hereof;

Thence with the East line of said Lot, South $08^{\circ}-32'-30''$ West, at 20.00 feet found a three-quarter (3/4) inch diameter iron pipe at the South Right of Way of Minnesota Road, at 503.31 feet in all to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

Thence parallel with the North line of said lot, North $81^{\circ}-27'-30''$ West 224.72 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence North $08^{\circ}-32'-30''$ East, at 483.31 feet set a one-half (1/2) inch diameter iron rod at the South Right of Way of Minnesota Road, at 503.31 feet in all to the Northwest corner hereof;

Thence with the North line of said Lot, the centerline of Minnesota Road, South $81^{\circ}-27'-30''$ East 224.72 feet to the PLACE OF BEGINNING, containing Two and sixty hundredths (2.60) acres, more or less;

Pablo Peña, III
R.P.L.S. No. 5242
Date: 05/21/2015

LEGAL DESCRIPTION: Tract II

The West 2.60 acres of the East 449.44 feet of the North 503.31 feet of Lot 4, Block 6, JOHN CLOSNER et al SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 0 Page 4 of the Map Records of said County; said 2.60 acres being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said Lot 4, thence with the North line of said Lot, the centerline of Minnesota Road, North $81^{\circ}-27'-30''$ West 224.72 feet to the Northeast corner hereof and PLACE OF BEGINNING;

Thence parallel with the East line of said lot, South $08^{\circ}-32'-30''$ West, at 20.00 feet set a one-half (1/2) inch diameter iron rod at the South Right of Way of Minnesota Road, at 503.31 feet in all to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

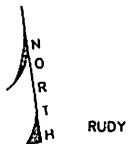
Thence North $81^{\circ}-27'-30''$ West 224.72 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence North $08^{\circ}-32'-30''$ East, at 483.31 feet set a one-half (1/2) inch diameter iron rod at the South Right of Way of Minnesota Road, at 503.31 feet in all to the Northwest corner hereof;

Thence with the North line of said Lot, the centerline of Minnesota Road, South $81^{\circ}-27'-30''$ East 224.72 feet to the PLACE OF BEGINNING, containing Two and sixty hundredths (2.60) acres, more or less;



Pablo Peña, III
R.P.L.S. No. 5242
Date: 05/21/2015



BASIS OF BEARING IS THE EAST LINE OF LOT 4, BLOCK 6, JOHN CLOSNER SUB. V. O P. 4 M.R. HIDALGO COUNTY TEXAS.

SCALE: 1"=100'
CAD: JCLOSNER4-6
JOB# - 55200

LEGEND

- S - SET 1/2" DIAMETER IRON ROD
- F2 - FOUND 5/8" DIAMETER IRON ROD
- F3 - FOUND 3/4" DIAMETER IRON PIPE
- E.O.A. - EDGE OF ASPHALT
- XX - 6' CHAINLINK FENCE
- R.O.W. - RIGHT-OF-WAY
- P-P - POWER POLE LINE
- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- O.R. - OFFICIAL RECORDS
- XX-XX - 5' CHAINLINK FENCE

NOTES:

- 1). BLANKET EASEMENT TO C.P.L. V. 315 P. 468 D.R.
- 2). BLANKET EASEMENT, RULES, REGULATION AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No.2 (PURSUANT TO APPLICABLE OF THE TEXAS WATER CODE.)

BUYER'S NAME: JESUS ANTONIO BERMUDEZ, JAIME LOPEZ AND BLANCA LOPEZ

FLOOD ZONE: ZONE "AH" AND "B" COMMUNITY PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT © COPYRIGHT 2015 PENNA ENGINEERING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

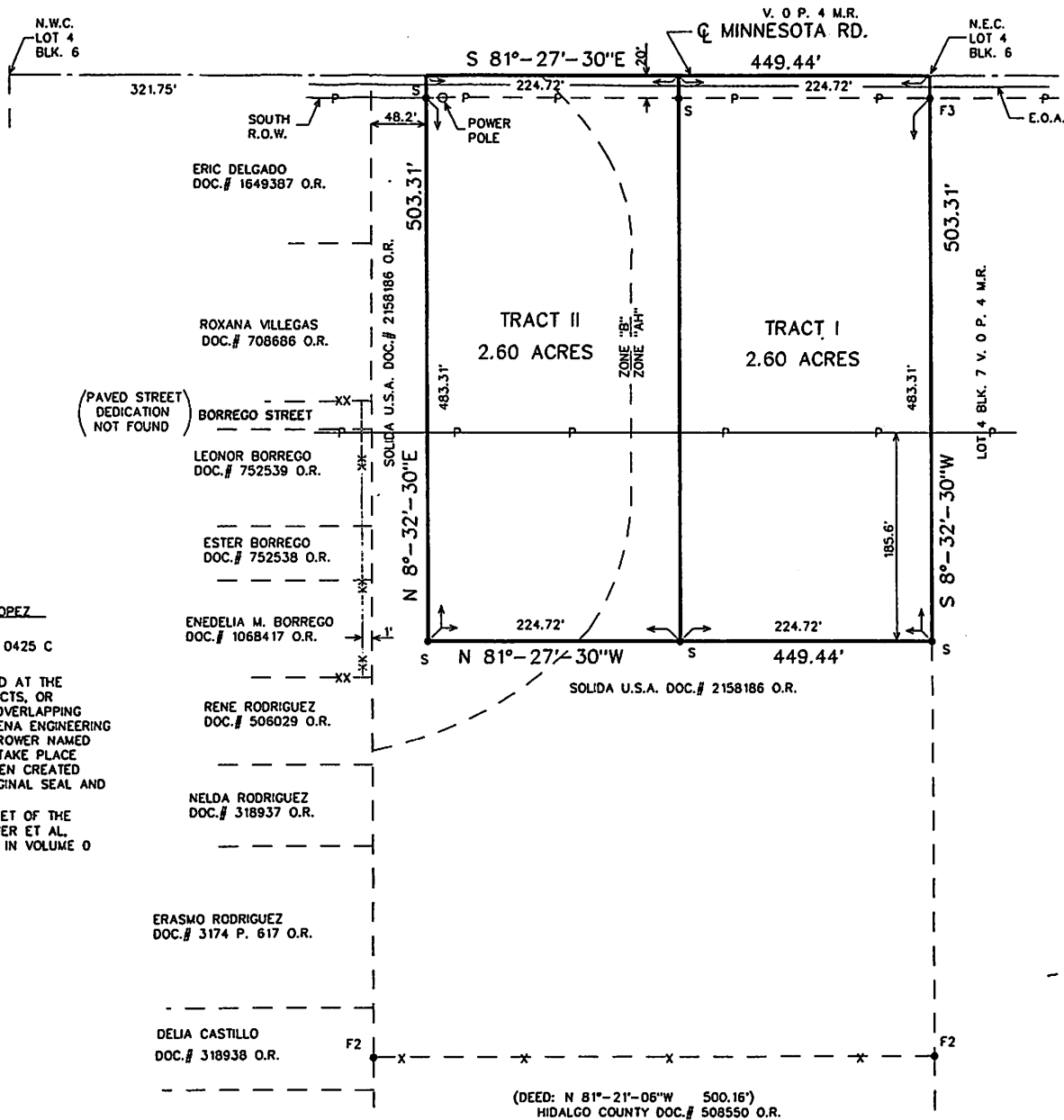
LEGAL DESCRIPTION: PLAT SHOWING 2 TRACT OUT OF THE EAST 449.44 FEET OF THE NORTH 503.31 FEET OUT OF LOT FOUR (4), BLOCK SIX (6), JOHN CLOSNER ET AL, SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 0 PAGE 4, OF THE MAP RECORDS, HIDALGO COUNTY TEXAS.

Bella Pena

REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 5-14-2015



PENNA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362
FIRM #10087200





GARZA & ASSOCIATES

Leonel Garza Jr & Associates LLC Real Estate Appraisal Services

Appraisal report of a 5.40 acre truck yard, located on the south side of Minnesota Road in-between veterans Boulevard and Raul Longoria Road, within the Extraterritorial Jurisdiction of the City of Pharr, Texas.

Client:	Hidalgo County Precinct No. 2
Project:	Lopezville Park
HCAD PID No.	199901
Effective Date of Appraisal	March 8, 2016
Date of Report	June 20, 2016

Appraisal Prepared For:
Hidalgo County Precinct No. 2
C/o: Jaime Cruz
300 West Hall Acres Road
Pharr, Texas 78577



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File 3759



Leonel Garza Jr. & Associates LLC

Real Estate Appraisal Services

June 20, 2016

Hidalgo County Precinct No. 2
c/o: Jaime Cruz
300 West Hall Acres Road
Pharr, Texas 78577

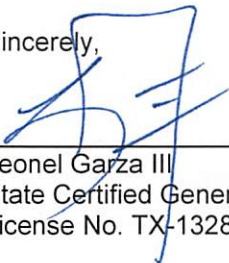
Property Owner: Jesus A. Bermudez & Jaime and Blanca E. Lopez

Mr. Cruz:

In accordance with your request, we are pleased to present our appraisal report of the 5.40 acre tract of land, located on the south side of Minnesota Road in-between Veterans Boulevard and Raul Longoria Road, within the ETJ of Pharr, Texas. The property owner was present during the on-site inspection. The scope of the assignment is to value the subject property as of the date of inspection in-order to determine the current "as-is" market value of the subject property as a fee simple estate. This report shall be utilized by the Hidalgo County Precinct No. 2, in-order to purchase the subject property for the future development of a community park known as Lopezville Park.

This cover letter alone does not constitute an appraisal and must be attached to the remaining pages of this report. This appraisal report details the scope of our analysis, assumptions & limiting conditions, and contains a signed certification. This appraiser personally made an on-site inspection of the subject property on March 8, 2016. The following appraisal report does not include any personal property such as equipment, signs, furniture & fixtures, and does not include any benefit for business interest, pursuant to the scope of the assignment. From the facts provided by the client and those obtained during the off-site inspection, the market value of the subject property "as is", as of March 8, 2016, is \$233,090.

Sincerely,



Leonel Garza III
State Certified General Real Estate Appraiser
License No. TX-1328375-General

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Client of Report _____ Hidalgo County Precinct No. 2
Cameron County Appraisal District ID__ 199901
Type of Property _____ Truck Yard
Owner of Record _____ Jesus A. Bermudez & Jaime & Blanca E. Lopez
Physical Location _____ Located on the south side of Minnesota Road in-between veterans Boulevard and Raul Longoria Road, in the ETJ of Pharr, Texas
Property Rights Appraised _____ Fee Simple Estate
Most Recent Date of On-Site Visit _____ March 8, 2016
Legal Description – Tract No. 1 _____ A 5.40 acre tract of land, more or less, out of Lot Four (4), Block Six (6), John Closner Subdivision, according to a map or plat recorded in Volume 0, Pages 4-5, Hidalgo County Map Records, Hidalgo County, Texas

LAND DATA

Land Area _____ 5.40 acres (235,224 square feet)

GENERAL LAND USE DATA

Highest & Best Use _____ Light Industrial Use
Existing Use _____ Light Industrial Use (existing truck yard)
City Zoning Ordinance _____ N/A (no zoning within the Pharr ETJ)
Flood Zone Designation _____ Zone "B" and "AH"
Utilities Available _____ Water Provided by the North Alamo Water Supply, Sewer is not available but located nearby
HCAD Assessed Value _____ \$ 64,800
2016 Property Tax Liability _____ \$ 1,520

APPRAISAL CONCLUSIONS

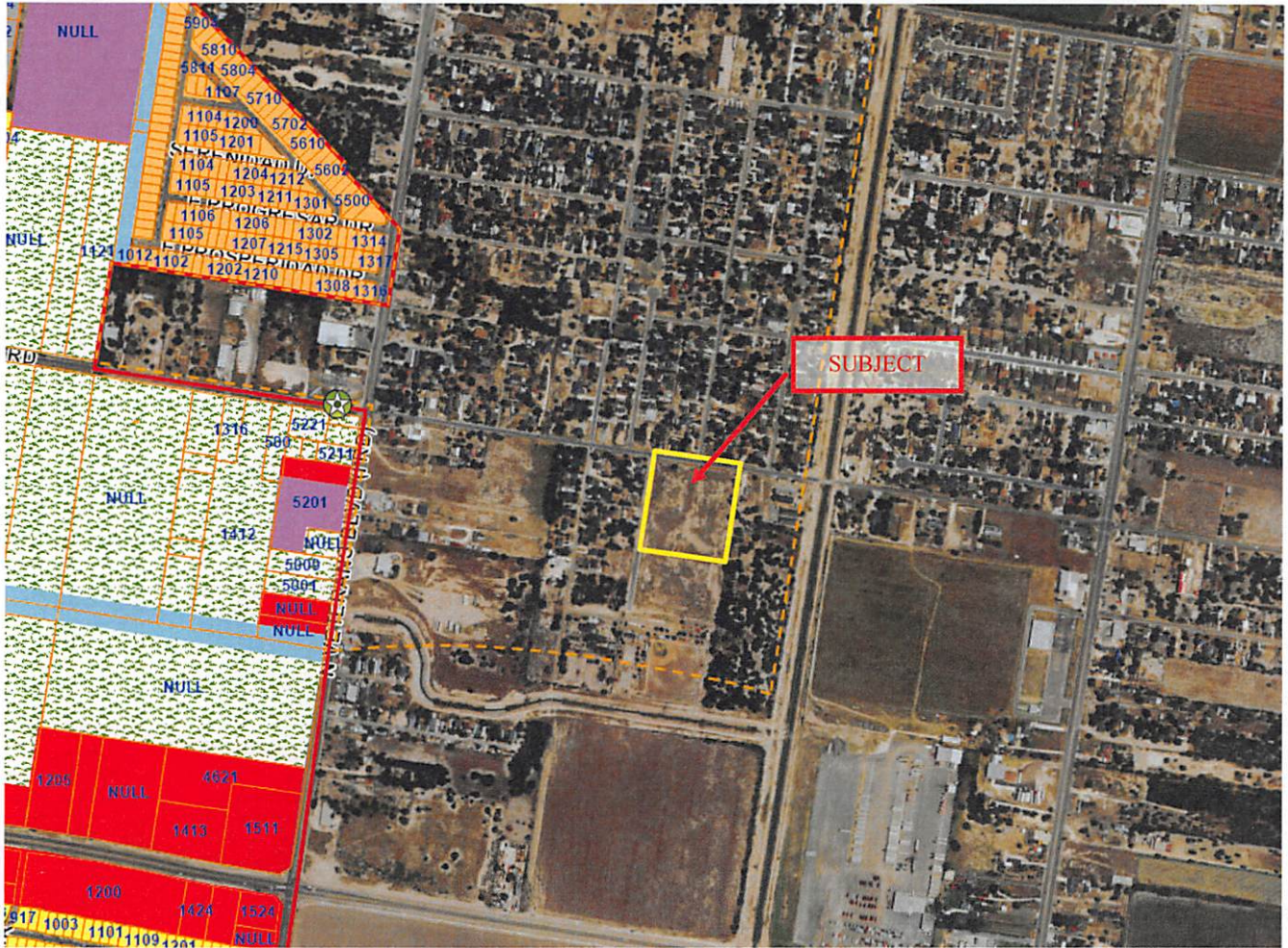
Effective Date of Appraisal _____ March 8, 2016
Date of Report _____ June 20, 2016
Property Rights Appraised _____ Fee Simple Value
Market Unit Rate _____ \$ 32,000 per Acre
Market Land Value _____ \$ 172,800
Depreciated Improvement Value _____ \$ 60,290
Combined Market Value _____ \$ 233,090

AERIAL MAP



SUBJECT PROPERTY IS HIGHLIGHTED IN YELLOW

SOUTH PADRE ISLAND ZONING MAP



City of Pharr Limits
Extraterritorial Jurisdiction

www.pharr-tx.gov

UTILITIES

According to the Cities of San Juan and Pharr, the subject property has access to water provided by the North Alamo Water Supply Corporation, and sewer is not directly available.



www.Pharr-tx.gov

PHOTOGRAPHS

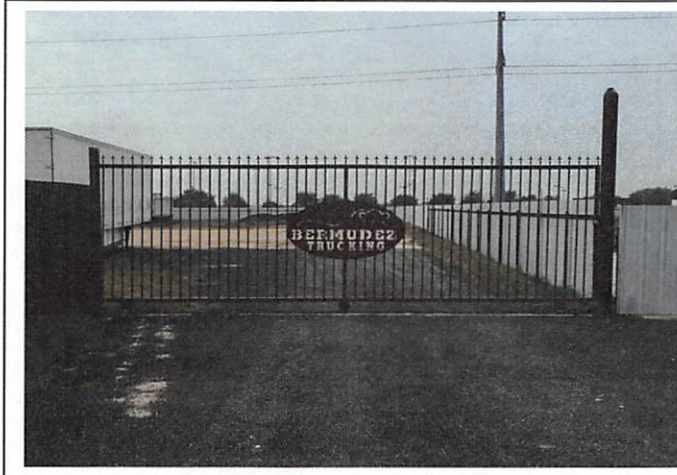


Photo 1

General view of the eastern entrance to the subject property along West Minnesota Road.



Photo 2

View of the northeastern corner of the subject property along the eastern half.

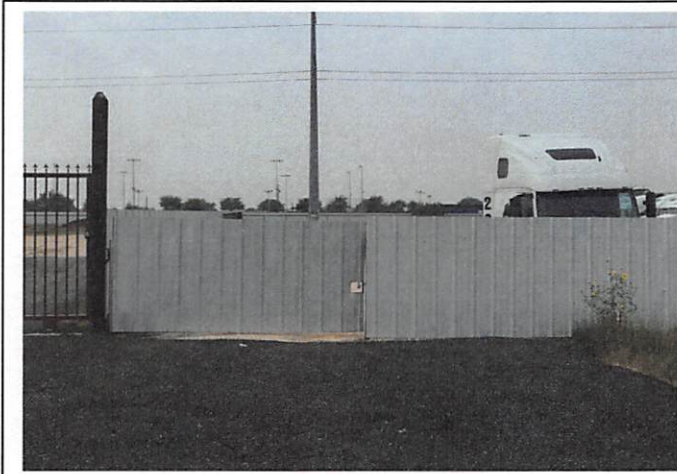


Photo 3

General view of the western entrances to the subject property along West Minnesota Road



Photo 4

Southern view of the western half of the subject property along the dividing fence line.

PHOTOGRAPHS



Photo 5

View of the subject property along the northeastern corner.



Photo 6

View of the subject property along the northwestern corner.



Photo 7

View of the northwest corner of the subject property.



Photo 8

View of the western boundary of the subject property.

PURPOSE OF THE APPRAISAL

The property rights being appraised in this report consist of the fee simple estate and easement valuation of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010 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." The final determination of compensation shall be based on the value of the underlying fee of the area to be acquired by the Hidalgo County Precinct No. 2.

CLIENT / USER AND INTENDED USE OF APPRAISAL

The client and intended user of this report is identified as Hidalgo County Precinct No. 2. Hidalgo County Precinct No. 2 has a local office at 300 W. Hall Acres, Pharr, Texas 78577. Jaime Salinas and Jaime Cruz, right of way agents for Precinct No. 2 shall be negotiating the acquisition of said parcel. They can be contacted directly at (956) 787-1891.

SCOPE OF ASSIGNMENT

By Purchase Order No. 737795 from Hidalgo County Precinct No. 2 on February 1, 2016, a request for Leonel Garza Jr. & Associates, LLC to prepare an appraisal report of the fee simple estate, located on the south side of Minnesota Road in-between Veterans Boulevard and Raul Longoria Road. The client indicated that the scope of the assignment is to determine the underlying land value of the subject property and any contributory value of the site improvements. Market sales within the area and / or comparable market areas were identified and analyzed for the determination of market value of the subject property as per date of the on-site inspection.

- Contact owner of record by certified mail as per Hidalgo County Appraisal District records as to the intent to inspect said property. Afford owner opportunity to meet with appraiser. In the event, access is not granted or any written or verbal communication has not been made with owner of record, appraiser is to proceed off-site. The owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.
- The market area shall be researched in order to identify comparable sales to the subject property.
- Appraiser is to determine the most applicable approach to market value for valuation of the subject property.
- Personal property is not to be included in the valuation of the subject property.

PROPERTY RIGHTS APPRAISED

This appraisal requires a review of the rights to title that may be legally owned. The property rights appraised in this report are of the fee simple estate.

PERSONAL PROPERTY

No personal property was included or indicated, pursuant to the scope of the assignment.

ENVIRONMENTAL STATEMENT

This appraiser made a visual on-site observation of the subject property on March 8, 2016, and no obvious adverse environmental concerns, pesticides or other potentially hazardous materials were present. The subject property is currently utilized as a truck yard. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. If, for any reason, an environmental concern exists that was not observable by this appraiser, then it is highly recommended that an inspection be made by a qualified environmental engineer. Based on this appraiser's observation and conversations with the subject property's owner, this appraisal shall be based on the assumption that no environmental concerns exist and shall be valued as such. If an environmental concern is noted to this appraiser after the date of report, Garza & Associates, LLC, reserves the right to re-evaluate the market value of the subject property, as mentioned in the scope of the assignment.

MARKET AREA

Pharr, Texas, is located in southern Hidalgo County, at the intersection of Interstate 69C and Interstate 2, and is part of the McAllen-Edinburg-Mission MSA. The McAllen-Edinburg-Mission MSA is defined by the United States Census Bureau as all of Hidalgo County, and is anchored by the cities of McAllen, Edinburg, Mission, and Pharr. According to the 2010 census, Pharr had a population of 70,400, which was indicated to be a $\pm 51\%$ increase from the 2000 census of 46,660. Since the commencement of NAFTA Pharr has established itself as one of the hubs of transportation and industrial types of businesses, and has also benefited from the "Maquiladora" or Twin Plant program with manufacturing plants on the Mexican and United States sides. Pharr is neighbored on the north by the city of Edinburg, the cities of McAllen and Hidalgo along the west, the city of San Juan to the east and the Rio Grande River to the south (the international border of Mexico and the United States).

The Pharr-Reynosa International Bridge is one of the most important ports of entry along the United States – Mexico border. The bridge was open to the public on November of 1994, and is now one of the top land ports of entry along the US-Mexico border. The crossing is the longest border crossing in the world with a total length of 7.6 miles, with an average vehicle crossing of 1.4 million per for the year of 2011-2012. The Pharr/Reynosa International Bridge's popularity stems from fast crossing times due to the drive-thru x-ray machines the US Customs Service installed, along with a portable unit. The Pharr/Reynosa International Bridge is expected to be the starting point of the I-69 Corridor (NAFTA Highway). The city of Pharr has an abundant amount of land suited for retail and industrial use, with the city of Pharr planning to spend over \$500,000,000 on infrastructure improvements over the next ten (10) years. \$4,000,000,000 has been planned for transportation improvements over the next twenty (20) years, which includes the proposed Hidalgo County Loop. The southern portion of the Loop project is planned to expand the existing two-lane Military Highway to a four/six-lane road connecting all of the international bridges in southern Hidalgo County.

The market area is described as Alberta Road to the north; Earling Road (Nolana Loop to the south; Raul Longoria Road to the east; and I Road/Veterans Boulevard to the west. The market area consists mostly of residential developments (i.e. single-family and multi-family), with commercial developments along I Road/Veterans Boulevard, Raul Longoria Road, and Earling Road (Nolana Loop). The market area is located within the PSJA (Pharr, San Juan, Alamo) Independent School District, and is serviced by Arnold Cantu, Sr. Elementary School, R. Yzaguirre Middle School, and PSJA North High School. The major thoroughfares in the area include the following:

- ❑ Alberta Road, Owassa Road, and Earling Road (Nolana Loop), are major east-to-west roads or thoroughfares in the market area that intersect with I-69C (U.S. Expressway 281), and connects the cities of Alamo, San Juan, Pharr, Edinburg, and McAllen.
- ❑ I Road/Veterans Boulevard and Raul Longoria Road, are major north-to-south roads or thoroughfares in the market area that intersect with I-2 (U.S. Expressway 83) and State Highway 107.

PROPERTY DESCRIPTION

The subject property is located on the south side of Minnesota Road, in-between I Road / Veterans Boulevard and Raul Longoria Road, within the ETJ (extraterritorial jurisdiction) of Pharr, Texas. The property consists of 5.40 acres (235,224 square feet), with a property dimension of 449.44' lineal feet x 523.31' lineal feet, with 449.44' lineal feet of frontage along the south side of Minnesota Road. According to the provided survey the subject property is bisected by a 60.0' CP&L Transmission Line Easement. Currently the subject property is improved with approximately 2,178' lineal feet of corrugated fencing, a 28' lineal foot wrought-iron rolling gate, 6,335 square feet of asphalt pavement, and 18,686 square feet of caliche pavement. According to FEMA Flood Panel 480334 0425 C, dated November 16, 1982, the subject property is located in flood zone B and AH. Zone B is not prone to flooding while Zone AH is prone to flooding and/or standing water. According to the Pharr Planning and Zoning Department, the subject property is located within the ETJ of Pharr, which is not located within the Pharr city limits and is not subject to Pharr zoning ordinances. Extraterritorial Jurisdiction is described as the legal ability of a government to excise authority beyond its normal boundaries, which permits the city to make certain decisions about land beyond the incorporated limits, in respect to zoning and land use prior to annexation.

SALES HISTORY

Research was performed through the Hidalgo County Appraisal District to verify the current ownership of the subject property. As of the date of appraisal, the subject property has been in the name of Jesus A. Bermudez and Jaime & Blanca E. Lopez, since May 20, 2015. The subject property was transferred via a Warranty Deed with a Vendor's Lien from Jose De Leon and spouse, Maria Olivia De Leon (Grantor) to Jesus A. Bermudez and Jaime & Blanca E. Lopez (Grantee) for \$155,000. Prior to that the subject property was owned by Jose De Leon and spouse, Maria Olivia De Leon, which was purchased from Solida Administradora De Portafolios S.A., according to a Special Warranty Deed, as recorded in document No. 2470648, on November 8, 2013. Solida Administradora De Portafolios S.A. acquired the subject property by virtue of Special Warranty Deed, on November 24, 2010, recorded under document No. 2158186, from Inter National Bank.

LEGAL DESCRIPTION

A 5.40 acre tract of land, more or less, out of Lot Four (4), Block Six (6), John Closner Subdivision, according to a map or plat recorded in Volume 0, Pages 4-5, Hidalgo County Map Records, Hidalgo County, Texas

Frontage _____	The subject property has frontage along the south side of Minnesota Road, and an unnamed 50.0' county road
Type of Road Surface _____	Asphalt Paved
Curb / Gutters _____	Not Present along Minnesota Road
Sidewalks _____	Not Present along Minnesota Road
Visibility / Exposure _____	Average – Minnesota Road

MUNICIPAL ZONING

According to the City of Pharr Planning and Zoning Department a representative of the department indicated that the subject property is located outside of the city limits of Pharr but is located within the Pharr ETJ. Pharr does not enforce zoning within its ETJ and Hidalgo County does not enforce any type of zoning either. Therefore, the subject property is currently unzoned ad not subject to any municipal zoning.

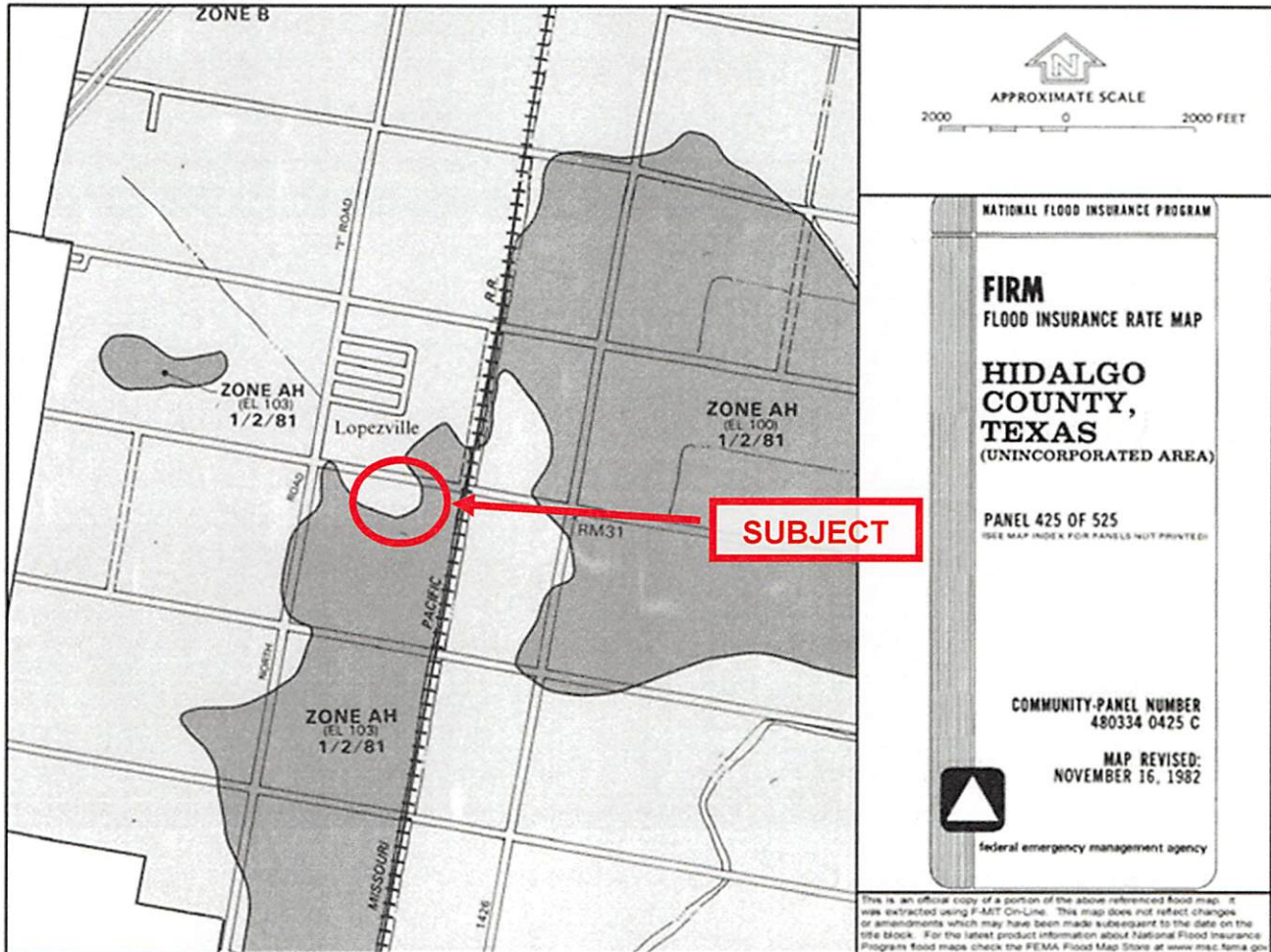
EASEMENTS / ENCROACHMENTS

Based on the on-site inspection as well as the provided survey, the subject property is encumbered by a 60.0' CP&L Transmission Line Easement, no other encroachments or adverse easements were noted or were indicated, that would affect the market value of the subject property.



FLOOD ZONE DESIGNATION

FEMA MAP No. _____ 480334025C
FLOOD ZONE DESIGNATION* _____ Zone B & AH



Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

*See addendum page for further explanation of the various flood zone designations.

HIGHEST & BEST USE

"The highest and best use is the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land – specific with respect to the user and timing of the use, that is adequately supported and results in the highest and present value."

"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements." Definitions are from The Dictionary of Real Estate Appraisal. 5TH Edition Chicago: Appraisal Institute, 2010

The subject is location along the south side of Minnesota Road, in-between I Road / Veterans Road and Raul Longoria Road, within the ETJ of the City of Pharr. The market area primarily consists of residential developments (single and/or multi-family), with commercial and light industrial developments along Veterans Boulevard and Raul Longoria Road. Minnesota Road is a two-lane asphalt paved road with no paved shoulders or curbing, and is primarily utilized as a feeder street between Veterans Boulevard and Raul Longoria Road, and contains limited commercial traffic. Based on the existing use as a truck yard, the highest and best use was determined to be for a light industrial use.

SALES COMPARISON APPROACH

MARKET VALUE

Market Value is defined as the most probable price, which a property should bring in a competitive, 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:

Buyer and Seller are typically motivated.

Both parties are well informed or well advised, and each acting in what they consider their own best interests.

A reasonable time is allowed for exposure in the open market.

Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto.

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.

The Office of the Comptroller of the Currency. (2006). 12 CFR, Part 34, Subpart C-Appraisals, 34-42, Definitions (g). Retrieved March 12, 2007, from <http://www.occ.treas.gov/fr/cfrparts/12CFR34.htm#§%2034.42%20Definitions>.

SALES & RESEARCH DEVELOPMENT

The following sales were derived from a multitude of sources of which include a local multiple listing service, appraisal district public information, deed records and other appraisers and Realtors in the Lower Rio Grande Valley. These sales are verified with at least two sources and are deemed reliable as of the date of this report. Other sales may have been identified in the area; however, if all information cannot be verified as per date of the report they may only be mentioned, but not heavily weighted in the overall analysis of the subject property.

MARKETING & EXPOSURE TIME

During the appraisal process, two additional factors must be considered within the Sales Comparison Approach, the Marketing Time Period and the Exposure Time Period. Both items are important to establish the time required by the subject property to reach its market value potential within the current economic status. The estimated marketing period is based on the indicated marketing periods of the comparable sales used in the Sales Comparison Approach. Based on the comparable sales within the market area a twelve (12) to eighteen (18) month time period has been indicated. The exposure time period is the "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. Based on the information provided by the market for similar type properties within the market place have indicated an exposure time period of twelve (12) to eighteen (18) months for the subject property.

Land Sale No. 1



Property Identification

Sales Record ID 225
Property Type Unimproved / Vacant Tract of Land
Location Located on the north side of Alberta Road, approximately 0.25 of a mile west of I Road/Veterans Boulevard, Edinburg, Hidalgo County, TX, 78501

Sale Data

Recording Data Document No. 2415544
Grantor Solidad Adminstrado De Portafolios, S.A. DE C.V., A Mexico Corp.
Grantee Salazar Properties, Inc.
Sale Date May 27, 2013
Terms & Conditions Conventional (Cash to Seller)
Verification MLS: A162865S
Tax ID W7700-04-000-0033-00
Land Size 7.010 Acres (305,356 square feet)
Sale Price \$200,000
Unit Price \$28,531 / Acre (\$0.65 / square foot)
Topography Level
Utilities All Utilities
Zoning Agricultural District

Legal

A tract of land out of Lot Thirty-Four (34), M.L. Woods Company Tract NO.,4. Hidalgo County, Texas, as per map or plat thereof recorded in Volume 5, Page 51. Map Records, Hidalgo County, Texas.

Land Sale No. 2



Property Identification

Sales Record ID 1842
Property Type Unimproved / Vacant Tract of Land
Address 701 W Ferguson Avenue, San Juan, Hidalgo County, TX, 78589
Location Located on the east side of I Road/Veterans Boulevard, approximately 0.10 of a mile north of FM 495/Ferguson Avenue

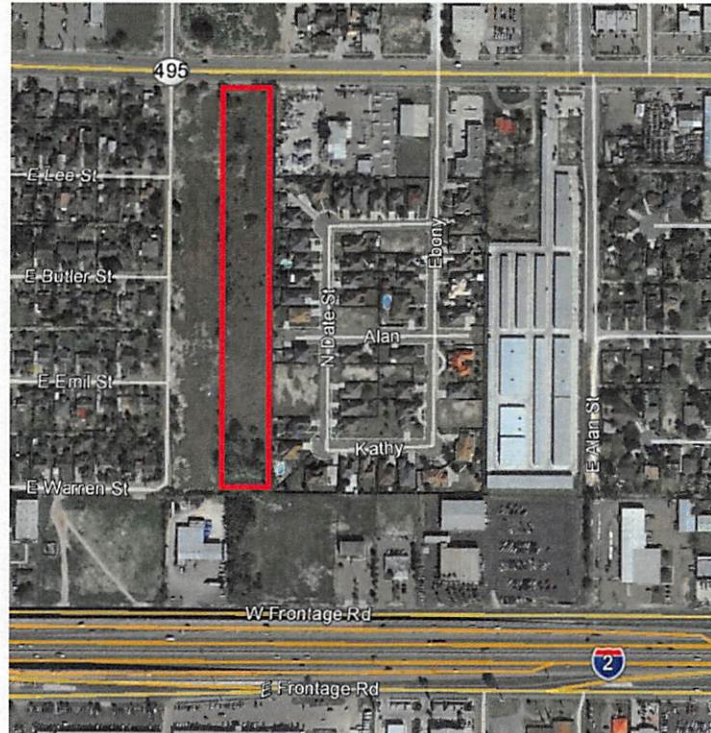
Sale Data

Recording Data Document No. 2564827
Grantor Sylvia Cano
Grantee Elias Sanchez Escobar & Rosalinda Gonzalez Villarreal
Sale Date November 12, 2014
Terms & Conditions Conventional (Cash to Seller)
Verification MLS: E147633S
Tax ID L2750-00-017-0011-01
Land Size 4.090 Acres (178,160 square feet)
Sale Price \$145,000
Unit Price \$35,452 / Acre (\$0.81 / square foot)
Topography Level, Partially Wooded
Utilities All Utilities

Legal

A 4.26 acre tract of land out of Lot 11, Block 17, John Closner Et Al Subdivision, Hidalgo County, Texas.

Land Sale No. 3



Property Identification

Sales Record ID	2689
Property Type	Unimproved / Vacant Tract of Land
Address	410 E Ferguson Avenue (FM495), Pharr, Hidalgo County, TX, 78577
Location	Located on the south side of Ferguson Avenue/FM 495, approximately 165' lineal feet east of Cypress Street

Sale Data

Recording Data	Document No. 2653282
Grantor	Maria Aracelis Suaceda, widow
Grantee	Welch & Welch Investments, LLC
Sale Date	October 01, 2015
Terms & Conditions	Conventional (Cash to Seller)
Verification	MLS: A175772S
Tax ID	K2400-00-000-0158-09
Land Size	5.000 Acres or 217,800 SF
Sale Price	\$180,000
Unit Price	\$36,000 / Acre or \$0.83 / SF
Topography	Level, Partially Wooded
Utilities	All Utilities
Zoning	Agricultural Open Space

Legal

A 5.02 acre tract of land being the East 5.02 acre (Deed record: 5.00 acre) of the West 10.02 acres (Deed records 10.00 acres) of Lot 158, Kelly-Pharr Subdivision, Hidalgo County, Texas.

Land Sale No. 4 (Subject Property)



Property Identification

Sales Record ID 2468
Property Type Unimproved / Vacant Tract of Land
Location Located on the south side of Minnesota Road, in-between I Road/Veterans Boulevard and Raul Longoria Road, within the Pharr ETJ, Texas

Sale Data

Recording Data Document No. 2613210
Grantor Jose De Leon and spouse, Maria Olivia De Leon
Grantee Jesus Antonio Bermudez, a single person, Jaime Lopez and spouse, Blanca Esthela Lopez
Sale Date June 05, 2015
Terms & Conditions Conventional (Cash to Seller)
Verification MLS: A185564S
Tax ID J5700-00-006-0004-04
Land Size 5.400 Acres (235,224 square feet)
Sale Price \$155,000
Unit Price \$28,704 / Acre (\$0.66 / square foot)
Topography Level
Utilities Water Available / Sewer Nearby
Zoning N/A (City of Pharr ETJ)

Legal

The East 449.44 feet of the North 503.31 feet out of Lot 4, Block 6, John Closner et al, Hidalgo County, Texas

Land Sale No. 5 (Subject Property)



Property Identification

Sales Record ID 1041
Property Type Unimproved / Vacant Tract of Land
Address Located on the south side of Minnesota Road, in-between I Road/Veterans Boulevard and Raul Longoria Road, within the Pharr ETJ, Texas

Sale Data

Recording Data Document No. 2470648
Grantor Solida Administradora De Portafolis S.A. De C.V. Sociedad Financiera De
Grantee Jose De Leon, a married man
Sale Date December 09, 2013
Terms & Conditions Conventional (Cash to Seller)
Verification MLS: A168515S
Tax ID J5700-00-006-0004-04
Land Size 5.400 Acres (235,224 square feet)
Sale Price \$95,000
Unit Price \$17,593 / Acre (\$0.40 / square foot)
Topography Level
Utilities Water Available / Sewer Nearby
Zoning N/A (City of Pharr ETJ)

Legal

The East 449.44 feet of the North 503.31 feet out of Lot 4, Block 6, John Closner Et al, Hidalgo County, Texas, according to the map recorded in volume 0, pages 4-5, map records in the office of the County Clerk of Hidalgo County, Texas.

COMPARABLE LAND SALES

The following sales were derived from a multitude of sources of which include a local multiple listing service, appraisal district public information, deed records and other appraisers and Realtors in the Lower Rio Grande Valley. These sales are verified with at least two sources and are deemed reliable as of the date of this report. Other sales may have been identified in the area; however, if all information cannot be verified as per date of the report they may only be mentioned, but not heavily weighted in the overall analysis of the subject property.



SALES AND IMPROVEMENT GRID

	SALES PRICE	SIZE OF TRACT		UNIT PRICE	DATE OF SALE
SUBJECT	\$ 155,000	5.40	Acres	\$ 28,704 / acre	June 5, 2015
SALE No. 1	\$ 200,000	7.01	Acres	\$ 28,531 / acre	May 27, 2013
SALE No. 2	\$ 145,000	4.09	Acres	\$ 35,452 / acre	November 12, 2014
SALE No. 3	\$ 180,000	5.00	Acres	\$ 36,000 / acre	October 1, 2015

	SUBJECT	SALE No. 1		SALE No. 2		SALE No. 3	
SALE PRICE		\$ 200,000		\$ 145,000		\$ 180,000	
UNIT PRICE		\$ 28,531 / acre		\$ 35,452 / acre		\$ 36,000 / acre	
DATE OF SALE	N/A	May 27, 2013		November 12, 2014		October 1, 2015	
FINANCING TERMS	Conventional	Cash	0%	Cash	0%	Cash	0%
CONDITIONS OF SALE	Arm's Length	Similar	0%	Similar	0%	Similar	0%
TIME/MARKETING COND.	Average	Similar	0%	Similar	0%	Similar	0%
LOCATION	Average	Inferior	10%	Superior	-5%	Superior	-5%
STREET ACCESS	Average	Similar	0%	Similar	0%	Similar	0%
SITE UTILITY (Corner/Interior)	Interior	Interior	0%	Interior	0%	Interior	0%
UTILITIES: Water/Sewer/Electricity	Water, Sewer Nearby	All Utilities	-5%	All Utilities	-5%	All Utilities	-5%
SIZE ADJUSTMENT (SF)	5.40 sf	7.01	0%	4.09	0%	5.00	0%
TOTALS		\$ 1,426.55	5%	\$ (3,545.20)	-10%	\$ (3,600.00)	-10%
ADJUSTED UNIT RATE		\$ 29,958 / acre		\$ 31,907 / acre		\$ 32,400 / acre	
MEAN UNIT RATE		\$ 31,422 / acre					
SELECTED UNIT RATE		\$ 32,000 / acre					
LAND VALUE		\$ 172,800					
SITE IMPROVEMENTS							
FENCING	(2,178' lineal feet x \$6.95 / lf @ 0% Depreciation)						\$ 15,137
WROUGHT IRON GATE	(\$3,360 @ 0% Depreciation)						\$ 3,360
CALICHE PAVEMENT	(18,686 square feet x 1.05 / sq ft @ 0% Depreciation)						\$ 19,620
ASPHALT PAVEMENT	(6,335 square feet x 3.50 / sq ft @ 5% Depreciation)						\$ 22,173
IMPROVEMENT VALUE							\$ 60,290
APPRAISED MARKET VALUE							\$ 233,090

EXPLANATION OF SALES ADJUSTMENTS

Based on the adjusted comparable sales, a final unit value of \$32,000 per acre was utilized in the direct sales comparison approach. The first adjustment made was for the inferior location of Sale No. 1 and the superior location of Sale No. 2 and No.3, which are both located further south of the subject property and in a more heavily developed location than the subject property. The second adjustment was made to all three comparable sales, since the subject property only has access to water, with sewer being located nearby but not directly available. This unit value is calculated with the total land area of 5.40 acres (235,224 square feet). Therefore, the final market value of the subject property "as vacant" is \$172,800. The Subject property is improved with multiple site improvements, which includes fencing, wrought iron gate, asphalt pavement, caliche pavement, and asphalt pavement. The site improvements appear to have been added recently, therefore no depreciation was noted, and the combined value of the site improvements was indicated to be \$60,290. The combined market of the subject property equals \$233,090.

Date of Value Estimate _____	March 8, 2016
Market Land Value _____	\$ 172,800
Value of Site Improvements _____	\$ 60,290
Final Combined Market Value (rounded) _____	\$ 233,090

APPRAISAL DISTRICT DATA

During the analysis of the subject property, the property tax information was gathered from the Hidalgo County Appraisal District to ensure the owner of record of the subject property and to indicate the current assessed value of the subject property. The following data was gathered from the Hidalgo County Appraisal District website www.hidalgoad.org.

OWNER OF RECORD	JESUS A. BERMUDEZ & JAIME & BLANCA E. LOPEZ
PROPERTY TAX IDENTIFICATION NO.	199901
IMPROVEMENT VALUE	\$ 0
LAND VALUE	\$ 64,800
TOTAL ASSESSED VALUE	\$ 64,800
EXEMPTIONS	N/A

Hidalgo CAD

Property Search Results > 199901 BERMUDEZ JESUS A & JAIME & BLANCA E LOPEZ for Year 2016

Property

Account
 Property ID: 199901 Legal Description: JOHN CLOSNER E449.44' N503.31'-4BLK 5.40AC
 Geographic ID: J5700-00-006-0004-04 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location
 Address: MINNESOTA RD Mapsco:
 TX Map ID:
 Neighborhood:
 Neighborhood CD:

Owner
 Name: BERMUDEZ JESUS A & JAIME & BLANCA E LOPEZ Owner ID: 1052241
 Mailing Address: 1316 E MINNESOTA RD % Ownership: 100.0000000000%
 PHARR, TX 78577-5085
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$64,800	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$64,800	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$64,800	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$64,800	

Taxing Jurisdiction

Owner: BERMUDEZ JESUS A & JAIME & BLANCA E LOPEZ
 % Ownership: 100.0000000000%
 Total Value: \$64,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	APPRAISAL DISTRICT	0.000000	\$64,800	\$64,800	\$0.00	
DR1	DRAINAGE DISTRICT #1	0.095100	\$64,800	\$64,800	\$61.62	
FD4	EMS DIST #04	0.027200	\$64,800	\$64,800	\$17.63	
GHD	HIDALGO COUNTY	0.590000	\$64,800	\$64,800	\$382.32	
JCC	SOUTH TEXAS COLLEGE	0.185000	\$64,800	\$64,800	\$119.88	
R18	ROAD DIST 18	0.000000	\$64,800	\$64,800	\$0.00	
SPA	PSJA ISD	1.399200	\$64,800	\$64,800	\$906.68	
SST	SOUTH TEXAS SCHOOL	0.049200	\$64,800	\$64,800	\$31.88	
Total Tax Rate:		2.345700				
					Taxes w/Current Exemptions:	\$1,520.01
					Taxes w/o Exemptions:	\$1,520.01

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	5.4000	235224.00	0.00	0.00	\$64,800	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016		\$0	\$64,800	0	64,800	\$0 \$64,800
2015		\$0	\$64,800	0	64,800	\$0 \$64,800
2014		\$0	\$64,800	0	64,800	\$0 \$64,800
2013		\$0	\$51,300	0	51,300	\$0 \$51,300

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/20/2015 12:00:00 AM	WDV	WARRANTY DEED/VENDORS LIEN	DE LEON JOSE	BERMUDEZ JESUS			2613210
2	12/10/2013 12:00:00 AM	SWD	SPEC. W/D	SOLIDA ADMINISTF	DE LEON JOSE			2470648
3	11/29/2011 12:00:00 AM	SWD	SPEC. W/D	INTER NATIONAL B	SOLIDA ADMINISTF			2158186

APPRAISAL CERTIFICATION

I, Leonel Garza III, 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, impartial, and unbiased professional analyses, opinions, and conclusions.

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

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My 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.

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. This inspection is limited to the permission given verbally or in writing of the subject owner.

Thomas M. Davis, State Certified General Real Estate Appraiser and Mike A. Navarro, licensed appraiser trainee provided significant real property appraisal assistance to the person(s) signing the certification.

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 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 the review by its duly authorized representatives.

The Office of Garza & Associates has not performed an appraisal on the subject property within the last (3) three years.



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

ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report is based on facts present and found during the course of the report. The report is also conducted under the following assumptions and limiting conditions, except as otherwise noted in our report.

No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

Responsible ownership and competent property management are assumed.

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

All engineering is assumed to be correct. The survey and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or indiscernible conditions of the property, subsoil that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

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.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the use of the land is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the report.

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 this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The value estimate 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, if desired.

Any sketch the property included in the body of this report is for illustrative purposes only and should not be considered to be scaled accurately, as this is utilized for demonstrative purposes, only in order to have the reader understand the scope of the assignment, as stated in the report. Any survey provided by the client shall be utilized as the official indicator of land area to be acquired throughout the body of the report.

We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for the land must not be used in conjunction with any other appraisal and are invalid if so used. This appraisal report shall be considered only in its entirety. No part of this appraisal report shall be utilized separately or out of context.

No part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the appraisers.

Information, estimates and opinions contained in this report, obtained from sources outside of the office of the undersigned, are assumed to be reliable and have not been independently verified.

This appraisal report has been prepared for the exclusive benefit of client and or their assigns. It may not be used or relied upon by any other party. All parties who use or rely upon any information in this report without our written consent do so at their own risk.

Possession of this report, or a copy thereof, does not carry with it the right of publication. Any and all further copies of the report must be requested from the client.

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

No part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval from Leonel Garza III, President and Owner of Leonel Garza Jr. & Associates LLC

QUALIFICATION OF APPRAISER

Leonel Garza Jr. & Associates, LLC, provides a variety of real estate consulting services with primary focus on real estate appraisals and appraisal litigation support. The company specializes in General Commercial Real Estate, Estate Valuations, and Right-of- Way Easement Acquisition and Defense. In addition to the appraisal services, the company provides Real Property Tax Consulting Services. The purpose of this division is to support property tax owners in the verification of property tax assessment as promulgated by the Texas Property Tax Code.

Property Tax Division

The property tax division of the firm conducts reviews of property tax assessments by various county appraisal districts in order to consult clients on their current tax liabilities. Reviews include attending informal and formal hearings on behalf of clients at local appraisal districts. With over 2,500 accounts throughout South Texas of which includes the County of Cameron, Brooks, Hidalgo, Starr, Willacy, Webb and Nueces County. Clients include dealerships, movie theaters, concrete batch plants, convenience stores, retail box centers, retail strip centers, warehouses, subdivisions, and many other commercial type properties.

Right-of-Way Division

The Right-of-Way Division of the firm conducts Real Estate Appraisals for various local and government agencies throughout South Texas. Leonel Garza III has undergone extensive training in this field of work. He specializes in acquisitions concerning diminution of market value and/or property bi-sections. ROW experience extends to various types of acquisitions including, but not limited to, expansion of existing roadways, development of new roadways, utility easements, transmission line easements, drainage or irrigation easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support.

Education & Licensure

Graduate, 1995, Texas A&M University, College Station, Texas (Bachelor of Science)

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

State Certified Property Tax Consultant
Number TX – 00003181



Professional Organizations

Associate Member of the Appraisal Institute
Taking courses toward the designation of MAI through the Appraisal Institute.

National Association of Master Appraisers (MAA)

Designated as a Master Senior Appraiser by the National Association of Master Appraisers. This designation is obtained through educational requirements and experience.

Associate Member of the International Right-of-Way Association (IRWA) (Member # 7899430)

Public Service

McAllen Planning and Zoning Board (Former Member / Chairman)

This board is charged with submitting reports, plans, and recommendations to the City Commission for the orderly growth, development, and welfare of the City. They review and make recommendations on zoning change requests, conditional use permits for longer than one year, and variances to Subdivision Ordinance requirements for development.

Hidalgo County Subdivision Advisory Board (Active Member / Chairman)

This county board on subdivision reviews primary goal is to ensure that proper standards, set by Texas Water Development Board and the Texas Subdivision Model Rules and/or opinions from the Texas State Attorney General's Office, are conducted in the development of proposed subdivision within the County of Hidalgo and/or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo. The board's secondary function is to review applications for variances against the Flood Plain Administrators decisions of the base flood elevations throughout the County of Hidalgo. (Appointed in 1998 – Present)

Hidalgo County Building Line of Adjustments (Active Member / Chairman)

This county board reviews applications of variances to general set-back regulations set forth by the County of Hidalgo. This review includes the review of existing and/or proposed encroachments into set-backs, easements, road right-of-way set-back, subdivision plat requirements and/or requirements set forth by adjoining municipalities of which the subject is within the extraterritorial jurisdiction.

McAllen Traffic Commission Board (Former Member & Vice Chairman)

Makes recommendations to the City Commission in order to reduce and eliminate traffic congestion and flow throughout the City.

McAllen Zoning Board of Adjustments and Appeals (Former Member & Chairman)

This city board has the duty to hear and decide appeals where it is alleged there is error in any requirement, or determination made administratively in the enforcement of the Zoning Ordinance. The Board hears appeals that grant variances to setback requirements and special exceptions to reconstruction of nonconforming buildings.

McAllen Ambulance Advisory Committee (Former Member & Vice Chairman)

Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

McAllen Building Board of Adjustments and Appeals (Former Member)

The BBOA reviews the decision of City Staff for the demolition of properties deemed unsafe through the City for a variety of reasons. The board review all facts and concerns and make the decision to secure or proceed with demolition based upon the safety of the neighboring property owners and occupants. The greatest concern for the commission is the safety of the surrounding neighborhood occupants.

McAllen Palm City Lions Club (Former Member)

Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago raising funds to provided dinners to as many as 60 families (approximately 240 – 300 individuals) throughout the City of McAllen.

Thomas M. Davis
General Real Estate Appraiser

Education

Bachelor of Business Administration, Finance Major with Real Estate Option.
Graduated December 2002, Angelo State University, San Angelo, TX

Core Real Estate Courses

Principles of Real Estate Practice
Real Estate Law
Residential Real Estate Appraisal
Commercial Real Estate Appraisal
Real Estate Finance
Real Estate Investment Feasibility Analysis

Licenses Held

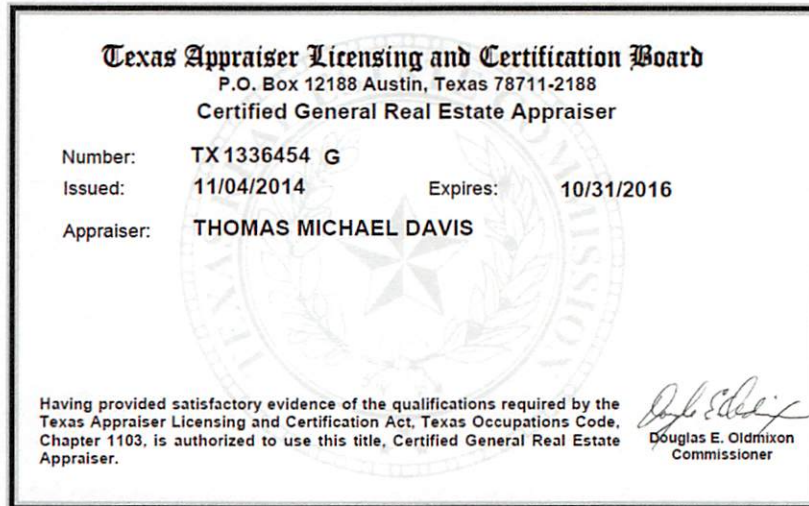
State Certified General Real Estate Appraiser
Number TX – 1336454-General
Licensed since December 2, 2002
Expires: October 31, 2016 (Active)

Public Service Organization

Associate Member of the Appraisal Institute (Not MAI Designated)
Associate Member of the International Right of Way Association (IRWA) (Member # 7898377)

Work Experience

Employee of Leonel Garza Jr. and Associates since 2003



SOURCE OF DEFINITIONS

The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, Illinois, 2010 (Dictionary);

The Appraisal of Real Estate, 14th Addition, Appraisal Institute, Chicago, Illinois

WARRANTY DEED

