

Name: Village at Palm Center

Applicant: Houston 5110 Griggs Road Residential, LP
3735 Honeywood Court
Port Arthur, Texas 77642

*Please note that the following items will come under separate cover:

- BRB Certification of Reservation
- No-Objection Resolution



2013 Multifamily Housing Application Certification
Mailing Address: P.O. Box 13941, Austin, TX 78711-3941
Physical Address: 221 East 11th Street, Austin, TX 78701

Development Name: Village at Palm Center

The undersigned hereby makes an Application to Texas Department of Housing and Community Affairs. The Applicant affirms that they have read and understand the Uniform Multifamily Rules (Title 10, Texas Administrative Code, Chapter 10) and Qualified Allocation Plan (Title 10, Texas Administrative Code, Chapter 11). Specifically, the undersigned understands the requirements under 10 TAC §10.101 of the Uniform Multifamily Rules, Site and Development Requirements and Restrictions, as well as Internal Revenue Code Section 42. By signing this document, Applicant is affirming that all statements and representations made in this certification and application, including all supporting materials, are true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas.

The undersigned further certifies that he/she has the authority to execute this certification.

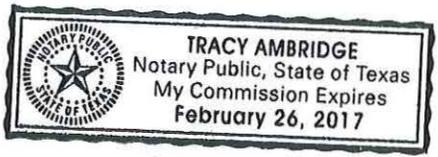
Houston 5110 Griggs Road Residential, LP
Applicant Name
By: 
Signature of Authorized Representative
K.T. (Ike) Akbari
Printed Name
Authorized Representative
Title
11/7/2013
Date

State of Texas
County of Jefferson

Sworn to and subscribed before me on the 7th day of November, 2013
by K.T. (Ike) Akbari

(Personalized Seal)


Notary Public Signature
Texas
Notary Public, State of
Jefferson
County of
2/26/2017
My Commission Expires:
11/7/2013
Date



Certification of Development Owner

The Certification of Development Owner is included behind this tab.

****The form should be executed, notarized, and included in the full application document.****

The form for the certification will be posted to the Department's website at
<http://www.tdhca.state.tx.us/multifamily/applications.htm>.

Development Owner Certification

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Texas Government Code, §42 of the Internal Revenue Code, and §10.3 of the Uniform Multifamily Rules.

The undersigned, in each and all of the following capacities in which it may serve or exist -- Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as "Applicant" or "Development Owner," whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of Department funding.

Applicant hereby represents, warrants, agrees, acknowledges and certifies to the Department and to the State of Texas that:

The Development will adhere to the Texas Property Code relating to security devices and other applicable requirements for residential tenancies, and will adhere to local building codes or, if no local building codes are in place, then to the most recent version of the International Building Code.

This Application and all materials submitted to the Department constitute records of the Department subject to Chapter 552, Texas Government Code, and the Texas Public Information Act.

The Application is in compliance with all requirements related to the eligibility of an Applicant, Application and Development as further defined in §§10.101 and 10.202 of the Uniform Multifamily Rules. Any issues of non-compliance have been disclosed in the Waivers, Pre-clearance, Determinations, and Disclosure (WPDD) Packet.

All representations, undertakings and commitments made by Applicant in the Application process for a Development expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment by the Department. If any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall each and all shall be enforceable even if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and the tenants of the Development, including enforcement by

Development Owner Certification

administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement.

The Development Owner is and will remain in compliance with state and federal laws, including but not limited to, fair housing laws, including Chapter 301, Property Code, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), the Fair Housing Amendments Act of 1988 (42 U.S.C. §§3601 et seq.), the Civil Rights Act of 1964 (42 U.S.C. §§2000a et seq.), the Americans with Disabilities Act of 1990 (42 U.S.C. §§12101 et seq.), the Rehabilitation Act of 1973 (29 U.S.C. §§701 et seq.), Fair Housing Accessibility, and the Texas Fair Housing Act; and the Development design is consistent with the Fair Housing Act Design Manual produced by HUD, the Code Requirements for Housing Accessibility 2000 (or as amended from time to time) produced by the International Code Council and the Texas Accessibility Standards. (§2306.257; §2306.6705(7))

The Development Owner has read and understands the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

The Development shall comply with the accessibility standards that are required under §504, Rehabilitation Act of 1973 (29 U.S.C. §794), and specified under 24 C.F.R. Part 8, Subpart C.

For New Construction (excluding New Construction of non-residential buildings) Developments where some Units are two-stories or single family design and are normally exempt from Fair Housing accessibility requirements, a minimum of 20% of each Unit type (i.e., one bedroom, two bedroom, three bedroom) must provide an accessible entry level and all common-use facilities in compliance with the Fair Housing Guidelines, and include a minimum of one bedroom and one bathroom or powder room at the entry level.

The Development Owner will establish a reserve account consistent with §2306.186 of the Texas Government Code and as further described in §10.404 of the Uniform Multifamily Rules, relating to Reserve for Replacement Requirements.

The Development will operate in accordance with the requirements pertaining to rental assistance in Chapter 10, Subchapter F.

The Development Owner will contract with a Management Company throughout the Compliance Period that will perform criminal background checks on all adult tenants, head and co-head of households.

The Development Owner agrees to implement a plan to use Historically Underutilized Businesses (HUB) in the development process consistent with the Historically Underutilized

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Business Guidelines for contracting with the State of Texas. The Development Owner will be required to submit a report of the success of the plan as part of the cost certification documentation, in order to receive IRS Forms 8609 or, if the Development does not have Housing Tax Credits, release of retainage.

The Applicant will attempt to ensure that at least 30% of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses as further described in §2306.6734 of the Texas Government Code.

The Development Owner will affirmatively market to veterans through direct marketing or contracts with veteran's organizations. The Development Owner will be required to identify how they will affirmatively market to veterans and report to the Department in the annual housing report on the results of the marketing efforts to veterans. Exceptions to this requirement must be approved by the Department.

The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction and who has, voluntarily or involuntarily, terminated within the past 10 years or plans to or is negotiating to terminate their relationship with any other affordable housing development. The disclosure identified the person or persons and development involved, the identity of each other development and contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the termination or proposed termination, and any appropriate supporting documents. The Applicant has read and understands §10.202(1)(L) of the Uniform Multifamily Rules related to such disclosure.

The Applicant certifies that, for any Development proposing New Construction or Reconstruction and located within the one-hundred (100) year floodplain as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the Development Site will be developed so that all finished ground floor elevations are at least one foot above the floodplain and parking and drive areas are no lower than six inches below the floodplain, subject to more stringent local requirements. Applicant further certifies that, for any Development proposing Rehabilitation (excluding Reconstruction) that is not a HUD or TRDO-USDA assisted property, the Development Site is not located in the one-hundred year floodplain unless the existing structures already meet the requirements for New Construction or Reconstruction or unless the Unit of General Local Government has undertaken and can substantiate sufficient mitigation efforts.

Development Owner Certification

The Development site will be located within a one mile radius (two-mile radius for Developments located in a Rural Area) of at least six (6) services as described further in §10.101(a)(2) of the Uniform Multifamily Rules.

The Development is not located in an area with undesirable site features as further described in §10.101(a)(3) of the Uniform Multifamily Rules. If such an undesirable site feature is present a waiver request was submitted to the Department pursuant to §10.207 of the Uniform Multifamily Rules.

The Development is not located in an area with undesirable area features as further described in §10.101(a)(4) of the Uniform Multifamily Rules. If such an undesirable area feature is present a request for pre-clearance was submitted to the Department pursuant to §10.207 of the Uniform Multifamily Rules.

The Development shall have all of the mandatory Development amenities required in §10.101(b)(4) of the Uniform Multifamily Rules at no charge to the tenants.

The Development will satisfy the minimum point threshold for common amenities as further described in §10.101(b)(5)(A) of the Uniform Multifamily Rules.

The Development will meet the minimum size of Units as further described §10.101(b)(6)(A) of the Uniform Multifamily Rules.

The Development (excluding competitive Housing Tax Credit Applications) will include enough amenities to meet the required minimum number of points as further described in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

The Development (excluding competitive Housing Tax Credit Applications) will include enough supportive services, at no charge to the tenants, to meet the required minimum number of points as further described in §10.101(b)(7) of the Uniform Multifamily Rules.

The Development Owner will comply with any and all notices required by the Department.

None of the criteria in subparagraphs (A) – (M) of §10.202(1) of the Uniform Multifamily Rules, related to ineligible Applicants, applies to any member of the Development team.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the Housing Tax Credit Program are true and correct and

Development Owner Certification

the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §§37.01 et seq. (Vernon 2003 & Supp. 2007) and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the false statements or the providing of false information in connection with the procurement of allocations or awards that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.

By: 
Signature of Authorized Representative

K.T. (Ike) Akbari
Printed Name

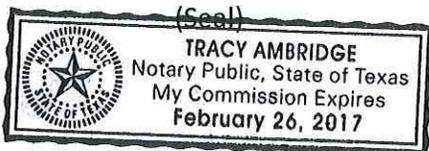
Manager of GP of Houston 5110 Griggs Road, LP, General Partner of Project Owner
Title

10/30/2013
Date

THE STATE OF TEXAS §
§
COUNTY OF Jefferson §

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of October, 2013




Notary Public Signature

Certification of Principal

The Certification of Principal is included behind this tab.

****The form should be executed, notarized, and included in the full application document.****

The form for the certification will be posted to the Department's website at <http://www.tdhca.state.tx.us/multifamily/applications.htm>.

Certification of Principal

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Texas Government Code, §42 of the Internal Revenue Code, and §10.003 of the Uniform Multifamily Rules.

The undersigned, in each and all of the following capacities in which it may serve or exist -- Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as "Applicant," whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of an allocation of Housing Tax Credits.

Applicant hereby represents, warrants, agrees, acknowledges and certifies to the Department and to the State of Texas that:

This Application and all materials submitted to the Department constitute records of the Department subject to Chapter 552, Texas Government Code, the Texas Public Information Act.

All representations, undertakings and commitments made by Applicant in the Application process for a Development, whether with respect to Threshold Criteria, selection criteria or otherwise, expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment by the Department. If any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall each and all shall be enforceable even if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement.

Applicant or any other member of the Development Team has not been or is not barred, suspended, or terminated from procurement in a state or Federal program or listed in the List of Parties Excluded from Federal Procurement or Non-Procurement Programs.

Applicant or any other member of the Development Team has not been convicted of a state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

Certification of Principal

Applicant or any other member of the Development Team is not, at the time of Application, subject to an enforcement or disciplinary action under state or federal securities law or by the NASD; is not subject to a federal tax lien; or is not the subject of a proceeding in which a Governmental Entity has issued an order to impose penalties, suspend funding, or take adverse action based on an allegation of financial misconduct or uncured violation of material laws, rules, or other legal requirements governing activities considered relevant by the Governmental Entity.

Applicant or any other member of the Development Team has not breached a contract with a public agency and failed to cure that breach.

Applicant or any other member of the Development Team has not misrepresented to a subcontractor the extent to which the Developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the Developer's participation in contracts with the agency and the amount of financial assistance awarded to the Developer by the agency.

Applicant or any other member of the Development Team has not been identified by the Department as being in Material Noncompliance and has not repeatedly violated the LURA or if such material Noncompliance or repeated violation is identified during the Application review or the program rules in effect for such property as further described in Subchapter F of the Uniform Multifamily Rules (relating to Compliance Administration), it does not remain unresolved.

Applicant or any other member of the Development Team is not delinquent in any loan, fee, or escrow payments to the Department in accordance with the terms of the loan, as amended, or is otherwise not in default with any provisions of such loans.

Applicant or any other member of the Development Team has not failed to cure any past due fees owed to the Department at least ten (10) days prior to the Board meeting at which the decision for an award is to be made.

Applicant or any other member of the Development Team is not in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Texas Government Code, or a provision of Chapter 572 of the Texas Government Code, in making, advancing, or supporting the Application.

Applicant or any other member of the Development Team does not have previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to

Certification of Principal

meet contractual obligations, and said person is not on notice that such de-obligation results in ineligibility under these rules.

Applicant or any other member of the Development Team has not provided fraudulent information, knowingly falsified documentation, or other intentional or negligent material misrepresentation or omission in an Application or Commitment as part of a challenge to another application, or any other information provided to the Department for any reason. Such conduct is also a violation of these rules and will subject the Applicant to the assessment of administrative penalties under Chapter 2306 of the Texas Government Code and Chapter 10 of the Uniform Multifamily Rules.

The Applicant or any other member of the Development Team has not and will not work to create opposition to any Application, excluding any challenges filed pursuant to §11.10 of the Uniform Multifamily Rules (relating to Challenges of Competitive HTC Applications), and has not formed a Neighborhood Organization (excluding any allowable technical assistance), has not given money or a gift to cause a Neighborhood Organization to take its position as it relates to §11.9(d)(1) of the Housing Tax Credit Qualified Allocation Plan.

The Applicant will not violate §2306.1113 of the Texas Government Code relating to Ex Parte Communication and further explained in §10.202(2)(A) of the Uniform Multifamily Rules.

For any Development utilizing Housing Tax Credit or Tax-Exempt Bonds, at all times during the two-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is not or has not been a member of the Board or employed by the Department as the Executive Director, Chief of Staff, General Counsel, a Deputy Executive Director, the Director of Multifamily Finance, the Chief of Compliance, the Director of Real Estate Analysis, a manager over the program for which an Application has been submitted, or any person exercising such responsibilities regardless of job title; or in violation of §2306.6733 of the Texas Government Code.

For any Development utilizing Housing Tax Credits, the Applicant will not propose to replace in less than fifteen (15) years any private activity bond financing of the Development described by the Application, unless the exceptions in §2306.6703(a)(2) of the Texas Government Code are met.

All the instances in which any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction has been the subject of a voluntary or involuntary termination of involvement in a rent or income restricted multifamily development by the lender, equity provider, or any other owners or investors, however designated, or any combination thereof or if any litigation to effectuate

Certification of Principal

such removal is instituted in the past ten years for its failure to perform its obligations under the loan documents or limited partnership agreement have been fully disclosed pursuant to §10.202(1)(L) of the Uniform Multifamily Rules. Applicant understands that if the Department learns at a later date that removal did take place as described and was not disclosed, the Application will be terminated and any Allocation or Award made will be rescinded.

All housing developments with which Applicant, Development Owner, Developer, Guarantor and/or Principal thereof participating, are in compliance with: state and federal fair housing laws, including Chapter 301, Property Code, the Texas Fair Housing Act; Title VIII of the Civil Rights Act of 1968 (42 U.S.C. Section 3601 et seq.); and the Fair Housing Amendments Act of 1988 (42 U.S.C. Section 3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. Section 2000a et seq.); the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.); and the Rehabilitation Act of 1973 (29 U.S.C. Section 701 et seq.).

The making of an allocation or award by the Department does not constitute a finding or determination that the Development is deemed qualified to receive such allocation or award. Applicant agrees that the Department or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

Applicant, Development Owner, Developer, Guarantor or other Related Party is not subject to any criminal proceedings and if any such proceeding or any other charges which would invalidate the certifications herein occur prior to Carryover, the Applicant will immediately notify the Department. Such notification must be presented to the Board for consideration at the next available Board meeting.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the Housing Tax Credit Program are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, and certifies that the

Certification of Principal

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Texas Government Code, §42 of the Internal Revenue Code, and §10.003 of the Uniform Multifamily Rules.

The undersigned, in each and all of the following capacities in which it may serve or exist -- Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as "Applicant," whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of an allocation of Housing Tax Credits.

Applicant hereby represents, warrants, agrees, acknowledges and certifies to the Department and to the State of Texas that:

This Application and all materials submitted to the Department constitute records of the Department subject to Chapter 552, Texas Government Code, the Texas Public Information Act.

All representations, undertakings and commitments made by Applicant in the Application process for a Development, whether with respect to Threshold Criteria, selection criteria or otherwise, expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment by the Department. If any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall each and all shall be enforceable even if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement.

Applicant or any other member of the Development Team has not been or is not barred, suspended, or terminated from procurement in a state or Federal program or listed in the List of Parties Excluded from Federal Procurement or Non-Procurement Programs.

Applicant or any other member of the Development Team has not been convicted of a state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

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Applicant or any other member of the Development Team is not, at the time of Application, subject to an enforcement or disciplinary action under state or federal securities law or by the NASD; is not subject to a federal tax lien; or is not the subject of a proceeding in which a Governmental Entity has issued an order to impose penalties, suspend funding, or take adverse action based on an allegation of financial misconduct or uncured violation of material laws, rules, or other legal requirements governing activities considered relevant by the Governmental Entity.

Applicant or any other member of the Development Team has not breached a contract with a public agency and failed to cure that breach.

Applicant or any other member of the Development Team has not misrepresented to a subcontractor the extent to which the Developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the Developer's participation in contracts with the agency and the amount of financial assistance awarded to the Developer by the agency.

Applicant or any other member of the Development Team has not been identified by the Department as being in Material Noncompliance and has not repeatedly violated the LURA or if such material Noncompliance or repeated violation is identified during the Application review or the program rules in effect for such property as further described in Subchapter F of the Uniform Multifamily Rules (relating to Compliance Administration), it does not remain unresolved.

Applicant or any other member of the Development Team is not delinquent in any loan, fee, or escrow payments to the Department in accordance with the terms of the loan, as amended, or is otherwise not in default with any provisions of such loans.

Applicant or any other member of the Development Team has not failed to cure any past due fees owed to the Department at least ten (10) days prior to the Board meeting at which the decision for an award is to be made.

Applicant or any other member of the Development Team is not in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Texas Government Code, or a provision of Chapter 572 of the Texas Government Code, in making, advancing, or supporting the Application.

Applicant or any other member of the Development Team does not have previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to

Certification of Principal

meet contractual obligations, and said person is not on notice that such de-obligation results in ineligibility under these rules.

Applicant or any other member of the Development Team has not provided fraudulent information, knowingly falsified documentation, or other intentional or negligent material misrepresentation or omission in an Application or Commitment as part of a challenge to another application, or any other information provided to the Department for any reason. Such conduct is also a violation of these rules and will subject the Applicant to the assessment of administrative penalties under Chapter 2306 of the Texas Government Code and Chapter 10 of the Uniform Multifamily Rules.

The Applicant or any other member of the Development Team has not and will not work to create opposition to any Application, excluding any challenges filed pursuant to §11.10 of the Uniform Multifamily Rules (relating to Challenges of Competitive HTC Applications), and has not formed a Neighborhood Organization (excluding any allowable technical assistance), has not given money or a gift to cause a Neighborhood Organization to take its position as it relates to §11.9(d)(1) of the Housing Tax Credit Qualified Allocation Plan.

The Applicant will not violate §2306.1113 of the Texas Government Code relating to Ex Parte Communication and further explained in §10.202(2)(A) of the Uniform Multifamily Rules.

For any Development utilizing Housing Tax Credit or Tax-Exempt Bonds, at all times during the two-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is not or has not been a member of the Board or employed by the Department as the Executive Director, Chief of Staff, General Counsel, a Deputy Executive Director, the Director of Multifamily Finance, the Chief of Compliance, the Director of Real Estate Analysis, a manager over the program for which an Application has been submitted, or any person exercising such responsibilities regardless of job title; or in violation of §2306.6733 of the Texas Government Code.

For any Development utilizing Housing Tax Credits, the Applicant will not propose to replace in less than fifteen (15) years any private activity bond financing of the Development described by the Application, unless the exceptions in §2306.6703(a)(2) of the Texas Government Code are met.

All the instances in which any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction has been the subject of a voluntary or involuntary termination of involvement in a rent or income restricted multifamily development by the lender, equity provider, or any other owners or investors, however designated, or any combination thereof or if any litigation to effectuate

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The making of an allocation or award by the Department does not constitute a finding or determination that the Development is deemed qualified to receive such allocation or award. Applicant agrees that the Department or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

Applicant, Development Owner, Developer, Guarantor or other Related Party is not subject to any criminal proceedings and if any such proceeding or any other charges which would invalidate the certifications herein occur prior to Carryover, the Applicant will immediately notify the Department. Such notification must be presented to the Board for consideration at the next available Board meeting.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the Housing Tax Credit Program are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, and certifies that the

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Applicant hereby represents, warrants, agrees, acknowledges and certifies to the Department and to the State of Texas that:

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All representations, undertakings and commitments made by Applicant in the Application process for a Development, whether with respect to Threshold Criteria, selection criteria or otherwise, expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment by the Department. If any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall each and all shall be enforceable even if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement.

Applicant or any other member of the Development Team has not been or is not barred, suspended, or terminated from procurement in a state or Federal program or listed in the List of Parties Excluded from Federal Procurement or Non-Procurement Programs.

Applicant or any other member of the Development Team has not been convicted of a state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

Certification of Principal

Applicant or any other member of the Development Team is not, at the time of Application, subject to an enforcement or disciplinary action under state or federal securities law or by the NASD; is not subject to a federal tax lien; or is not the subject of a proceeding in which a Governmental Entity has issued an order to impose penalties, suspend funding, or take adverse action based on an allegation of financial misconduct or uncured violation of material laws, rules, or other legal requirements governing activities considered relevant by the Governmental Entity.

Applicant or any other member of the Development Team has not breached a contract with a public agency and failed to cure that breach.

Applicant or any other member of the Development Team has not misrepresented to a subcontractor the extent to which the Developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the Developer's participation in contracts with the agency and the amount of financial assistance awarded to the Developer by the agency.

Applicant or any other member of the Development Team has not been identified by the Department as being in Material Noncompliance and has not repeatedly violated the LURA or if such material Noncompliance or repeated violation is identified during the Application review or the program rules in effect for such property as further described in Subchapter F of the Uniform Multifamily Rules (relating to Compliance Administration), it does not remain unresolved.

Applicant or any other member of the Development Team is not delinquent in any loan, fee, or escrow payments to the Department in accordance with the terms of the loan, as amended, or is otherwise not in default with any provisions of such loans.

Applicant or any other member of the Development Team has not failed to cure any past due fees owed to the Department at least ten (10) days prior to the Board meeting at which the decision for an award is to be made.

Applicant or any other member of the Development Team is not in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Texas Government Code, or a provision of Chapter 572 of the Texas Government Code, in making, advancing, or supporting the Application.

Applicant or any other member of the Development Team does not have previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to

Certification of Principal

meet contractual obligations, and said person is not on notice that such de-obligation results in ineligibility under these rules.

Applicant or any other member of the Development Team has not provided fraudulent information, knowingly falsified documentation, or other intentional or negligent material misrepresentation or omission in an Application or Commitment as part of a challenge to another application, or any other information provided to the Department for any reason. Such conduct is also a violation of these rules and will subject the Applicant to the assessment of administrative penalties under Chapter 2306 of the Texas Government Code and Chapter 10 of the Uniform Multifamily Rules.

The Applicant or any other member of the Development Team has not and will not work to create opposition to any Application, excluding any challenges filed pursuant to §11.10 of the Uniform Multifamily Rules (relating to Challenges of Competitive HTC Applications), and has not formed a Neighborhood Organization (excluding any allowable technical assistance), has not given money or a gift to cause a Neighborhood Organization to take its position as it relates to §11.9(d)(1) of the Housing Tax Credit Qualified Allocation Plan.

The Applicant will not violate §2306.1113 of the Texas Government Code relating to Ex Parte Communication and further explained in §10.202(2)(A) of the Uniform Multifamily Rules.

For any Development utilizing Housing Tax Credit or Tax-Exempt Bonds, at all times during the two-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is not or has not been a member of the Board or employed by the Department as the Executive Director, Chief of Staff, General Counsel, a Deputy Executive Director, the Director of Multifamily Finance, the Chief of Compliance, the Director of Real Estate Analysis, a manager over the program for which an Application has been submitted, or any person exercising such responsibilities regardless of job title; or in violation of §2306.6733 of the Texas Government Code.

For any Development utilizing Housing Tax Credits, the Applicant will not propose to replace in less than fifteen (15) years any private activity bond financing of the Development described by the Application, unless the exceptions in §2306.6703(a)(2) of the Texas Government Code are met.

All the instances in which any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction has been the subject of a voluntary or involuntary termination of involvement in a rent or income restricted multifamily development by the lender, equity provider, or any other owners or investors, however designated, or any combination thereof or if any litigation to effectuate

Certification of Principal

such removal is instituted in the past ten years for its failure to perform its obligations under the loan documents or limited partnership agreement have been fully disclosed pursuant to §10.202(1)(L) of the Uniform Multifamily Rules. Applicant understands that if the Department learns at a later date that removal did take place as described and was not disclosed, the Application will be terminated and any Allocation or Award made will be rescinded.

All housing developments with which Applicant, Development Owner, Developer, Guarantor and/or Principal thereof participating, are in compliance with: state and federal fair housing laws, including Chapter 301, Property Code, the Texas Fair Housing Act; Title VIII of the Civil Rights Act of 1968 (42 U.S.C. Section 3601 et seq.); and the Fair Housing Amendments Act of 1988 (42 U.S.C. Section 3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. Section 2000a et seq.); the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.); and the Rehabilitation Act of 1973 (29 U.S.C. Section 701 et seq.).

The making of an allocation or award by the Department does not constitute a finding or determination that the Development is deemed qualified to receive such allocation or award. Applicant agrees that the Department or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

Applicant, Development Owner, Developer, Guarantor or other Related Party is not subject to any criminal proceedings and if any such proceeding or any other charges which would invalidate the certifications herein occur prior to Carryover, the Applicant will immediately notify the Department. Such notification must be presented to the Board for consideration at the next available Board meeting.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the Housing Tax Credit Program are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, and certifies that the

Certification of Principal

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Texas Government Code, §42 of the Internal Revenue Code, and §10.003 of the Uniform Multifamily Rules.

The undersigned, in each and all of the following capacities in which it may serve or exist -- Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as "Applicant," whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of an allocation of Housing Tax Credits.

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Certification of Principal

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Certification of Principal

such removal is instituted in the past ten years for its failure to perform its obligations under the loan documents or limited partnership agreement have been fully disclosed pursuant to §10.202(1)(L) of the Uniform Multifamily Rules. Applicant understands that if the Department learns at a later date that removal did take place as described and was not disclosed, the Application will be terminated and any Allocation or Award made will be rescinded.

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Applicant, Development Owner, Developer, Guarantor or other Related Party is not subject to any criminal proceedings and if any such proceeding or any other charges which would invalidate the certifications herein occur prior to Carryover, the Applicant will immediately notify the Department. Such notification must be presented to the Board for consideration at the next available Board meeting.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the Housing Tax Credit Program are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, and certifies that the

Certification of Principal

individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §§37.01 et seq. (Vernon 2011) and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the false statements or the providing of false information in connection with the procurement of allocations or awards that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.

Nautical Affordable Housing, Inc. by representative

By: Donald R. Ball
Signature of Authorized Representative

Donald R. Ball

Printed Name

Executive Director of Nautical Affordable Housing, Inc.

Title

10-30-2013

Date

THE STATE OF TEXAS §

COUNTY OF Harris §

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of October, 2013

(Seal)



Gertie Burleson
Notary Public Signature

Certification of Principal

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Texas Government Code, §42 of the Internal Revenue Code, and §10.003 of the Uniform Multifamily Rules.

The undersigned, in each and all of the following capacities in which it may serve or exist -- Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as "Applicant," whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of an allocation of Housing Tax Credits.

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Certification of Principal

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Certification of Principal

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The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the Housing Tax Credit Program are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, and certifies that the

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By: Donald R. Ball
Signature of Authorized Representative

Donald R. Ball
Printed Name

Executive Director of Nautical Affordable Housing, Inc & Individually
Title

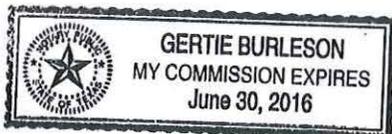
10-30-2013
Date

THE STATE OF TEXAS §
COUNTY OF Jefferson §

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of October, 2013

(Seal)



Gertie Burleson
Notary Public Signature

Certification of Principal

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Applicant or any other member of the Development Team has not misrepresented to a subcontractor the extent to which the Developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the Developer's participation in contracts with the agency and the amount of financial assistance awarded to the Developer by the agency.

Applicant or any other member of the Development Team has not been identified by the Department as being in Material Noncompliance and has not repeatedly violated the LURA or if such material Noncompliance or repeated violation is identified during the Application review or the program rules in effect for such property as further described in Subchapter F of the Uniform Multifamily Rules (relating to Compliance Administration), it does not remain unresolved.

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Applicant or any other member of the Development Team is not in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Texas Government Code, or a provision of Chapter 572 of the Texas Government Code, in making, advancing, or supporting the Application.

Applicant or any other member of the Development Team does not have previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to

Certification of Principal

meet contractual obligations, and said person is not on notice that such de-obligation results in ineligibility under these rules.

Applicant or any other member of the Development Team has not provided fraudulent information, knowingly falsified documentation, or other intentional or negligent material misrepresentation or omission in an Application or Commitment as part of a challenge to another application, or any other information provided to the Department for any reason. Such conduct is also a violation of these rules and will subject the Applicant to the assessment of administrative penalties under Chapter 2306 of the Texas Government Code and Chapter 10 of the Uniform Multifamily Rules.

The Applicant or any other member of the Development Team has not and will not work to create opposition to any Application, excluding any challenges filed pursuant to §11.10 of the Uniform Multifamily Rules (relating to Challenges of Competitive HTC Applications), and has not formed a Neighborhood Organization (excluding any allowable technical assistance), has not given money or a gift to cause a Neighborhood Organization to take its position as it relates to §11.9(d)(1) of the Housing Tax Credit Qualified Allocation Plan.

The Applicant will not violate §2306.1113 of the Texas Government Code relating to Ex Parte Communication and further explained in §10.202(2)(A) of the Uniform Multifamily Rules.

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For any Development utilizing Housing Tax Credits, the Applicant will not propose to replace in less than fifteen (15) years any private activity bond financing of the Development described by the Application, unless the exceptions in §2306.6703(a)(2) of the Texas Government Code are met.

All the instances in which any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction has been the subject of a voluntary or involuntary termination of involvement in a rent or income restricted multifamily development by the lender, equity provider, or any other owners or investors, however designated, or any combination thereof or if any litigation to effectuate

Certification of Principal

such removal is instituted in the past ten years for its failure to perform its obligations under the loan documents or limited partnership agreement have been fully disclosed pursuant to §10.202(1)(L) of the Uniform Multifamily Rules. Applicant understands that if the Department learns at a later date that removal did take place as described and was not disclosed, the Application will be terminated and any Allocation or Award made will be rescinded.

All housing developments with which Applicant, Development Owner, Developer, Guarantor and/or Principal thereof participating, are in compliance with: state and federal fair housing laws, including Chapter 301, Property Code, the Texas Fair Housing Act; Title VIII of the Civil Rights Act of 1968 (42 U.S.C. Section 3601 et seq.); and the Fair Housing Amendments Act of 1988 (42 U.S.C. Section 3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. Section 2000a et seq.); the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.); and the Rehabilitation Act of 1973 (29 U.S.C. Section 701 et seq.).

The making of an allocation or award by the Department does not constitute a finding or determination that the Development is deemed qualified to receive such allocation or award. Applicant agrees that the Department or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

Applicant, Development Owner, Developer, Guarantor or other Related Party is not subject to any criminal proceedings and if any such proceeding or any other charges which would invalidate the certifications herein occur prior to Carryover, the Applicant will immediately notify the Department. Such notification must be presented to the Board for consideration at the next available Board meeting.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the Housing Tax Credit Program are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, and certifies that the

Certification of Principal

individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §§37.01 et seq. (Vernon 2011) and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the false statements or the providing of false information in connection with the procurement of allocations or awards that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.

By: Betty Ball
Signature of Authorized Representative

Betty Ball
Printed Name

Director & Secretary of Nautical Affordable Housing, Inc. & Individually

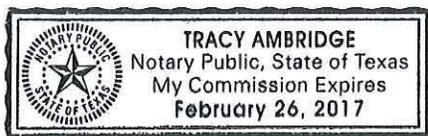
Title
10/31/13
Date

THE STATE OF TEXAS §
COUNTY OF Jefferson §

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of October, 2013

(Seal)



[Signature]
Notary Public Signature

Certification of Principal

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Texas Government Code, §42 of the Internal Revenue Code, and §10.003 of the Uniform Multifamily Rules.

The undersigned, in each and all of the following capacities in which it may serve or exist -- Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as "Applicant," whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of an allocation of Housing Tax Credits.

Applicant hereby represents, warrants, agrees, acknowledges and certifies to the Department and to the State of Texas that:

This Application and all materials submitted to the Department constitute records of the Department subject to Chapter 552, Texas Government Code, the Texas Public Information Act.

All representations, undertakings and commitments made by Applicant in the Application process for a Development, whether with respect to Threshold Criteria, selection criteria or otherwise, expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment by the Department. If any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall each and all shall be enforceable even if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement.

Applicant or any other member of the Development Team has not been or is not barred, suspended, or terminated from procurement in a state or Federal program or listed in the List of Parties Excluded from Federal Procurement or Non-Procurement Programs.

Applicant or any other member of the Development Team has not been convicted of a state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

Certification of Principal

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Certification of Principal

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Certification of Principal

such removal is instituted in the past ten years for its failure to perform its obligations under the loan documents or limited partnership agreement have been fully disclosed pursuant to §10.202(1)(L) of the Uniform Multifamily Rules. Applicant understands that if the Department learns at a later date that removal did take place as described and was not disclosed, the Application will be terminated and any Allocation or Award made will be rescinded.

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The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the Housing Tax Credit Program are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, and certifies that the

Certification of Principal

individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §§37.01 et seq. (Vernon 2011) and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the false statements or the providing of false information in connection with the procurement of allocations or awards that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.

By: Billy Joe Smith
Signature of Authorized Representative

Billy Joe Smith
Printed Name

Director & President of Nautical Affordable Housing, Inc. & Individually
Title

10/31/13
Date

THE STATE OF TEXAS §
COUNTY OF Jefferson §

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

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[Signature]
Notary Public Signature

Certification of Principal

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Certification of Principal

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Certification of Principal

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Certification of Principal

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By: Karen Borel
Signature of Authorized Representative

Karen Borel
Printed Name

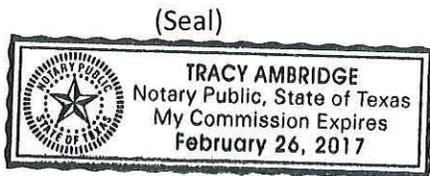
Director & Vice President of Nautical Affordable Housing, Inc. & Individually
Title

10/31/13
Date

THE STATE OF TEXAS §
COUNTY OF Jefferson §

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of October, 2013



[Signature]
Notary Public Signature

Not Applicable

HOME Development Certification

NA HOME Development Certification is included behind this tab.

****The form should be executed, notarized, and included in the full application document.****

The form for the certification will be posted to the Department's website at
<http://www.tdhca.state.tx.us/multifamily/applications.htm>.

Applicant Information Page

Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

1. Applicant Contact Information			
Name: <u>K.T. (Ike) Akbari</u>	Phone:	<u>409-724-0020</u>	<u>231</u>
		Office	Extension
Email: <u>info@itexgrp.com</u>		<u>409-504-5820</u>	
		Mobile	
Mailing Address: <u>3735 Honeywood Court</u>			
Street			
<u>Port Arthur</u>	<u>TX</u>	<u>77642</u>	
City	State	Zip	
2. Second Contact			
Name: <u>Tamea Dula</u>	Phone:	<u>713-653-7322</u>	
		Office	Extension
Email: <u>tdula@coatsrose.com</u>		<u>832-647-4620</u>	
		Mobile	
3. Consultant Contact (if applicable)			
Name: <u>Miranda Ashline</u>	Phone:	<u>(409) 724-0020</u>	<u>258</u>
		Office	Extension
Email: <u>miranda.ashline@itexgrp.com</u>		<u>(409) 720-7803</u>	
		Mobile	
Mailing Address: <u>PO Box 1363</u>			
Street			
<u>Nederland</u>	<u>TX</u>	<u>77627</u>	
City	State	Zip	

Not Applicable

Competitive Housing Tax Credit Selection Self-Score

Criteria Promoting Development of High Quality Housing		
Point Item Description	QAP Reference	Points Selected
Unit Sizes	§11.9(b)(1)(a)	0
Unit Features	§11.9(b)(1)(b)	0
Sponsor Characteristics	§11.9(b)(2)	0
High Quality Housing Total		0

Criteria to Serve and Support Texans Most In Need		
Point Item Description	QAP Reference	Points Selected
Income Levels of Tenants	§11.9(c)(1)	0
Rent Levels of Tenants	§11.9(c)(2)	0
Tenant Services	§11.9(c)(3)	0
Opportunity Index	§11.9(c)(4)	0
Educational Excellence	§11.9(c)(5)	0
Underserved Area	§11.9(c)(6)	0
Tenant Populations with Special Needs	§11.9(c)(7)	0
Serve and Support Texans Most in Need Total		0

Criteria Promoting Community Support and Engagement		
Point Item Description	QAP Reference	Points Selected
Quantifiable Community Participation	§11.9(d)(1)	
Community Input other than Quantifiable Community Participation	§11.9(d)(2)	
Commitment of Development Funding by Unit of General Local Government	§11.9(d)(3)	0
Community Support from State Representative or Senator	§11.9(d)(4)	
Declared Disaster Area	§11.9(d)(5)	0
Community Revitalization Plan	§11.9(d)(6)	0
Community Support and Engagement Total		0

Criteria Promoting the Efficient Use of Limited Resources and Applicant Accountability		
Point Item Description	QAP Reference	Points Selected
Financial Feasibility	§11.9(e)(1)	0
Cost of Development per Square Foot	§11.9(e)(2)	
Pre-application Participation	§11.9(e)(3)	0
Leveraging of Private, State, and Federal Resources	§11.9(e)(4)	0
Extended Affordability or Historic Preservation	§11.9(e)(5)	0
Right of First Refusal	§11.9(e)(6)	0
Development Size	§11.9(e)(7)	0
Point Deductions	§11.9(f)	
Efficient Use of Limited Resources and Applicant Accountability Total		0

Total Application Self Score		0
-------------------------------------	--	----------

Site Information Form Part I

Self Score Total: 0

1. Development Address (All Programs)

5110 Griggs Road Houston No
 Address City ETJ?
77021 Harris 6 Development is: Urban In a Participating Jurisdiction? Yes
 Zip County Region

2. Census Tract Information (All Programs)

Census Tract Number: 48201313400 QCT? No Census Tract Map Provided behind this tab? Yes
 Median Household Income: \$ 33,418 Median Household Income Quartile: 4th Q Poverty Rate: 23.2%

3. Site Characteristics (All Programs)

Development Site is within a one mile radius (urban) or two mile radius (rural) of at least six eligible amenities and/or services. A map indicating the Development Site, a scale showing the appropriate radius, and the location of the amenities is included behind this tab. (All Multifamily Applications)

4. Undesirable Area Features (All Programs)

Mark **only one** box below:

- Development received Department pre-clearance for any undesirable area features; or
- For HTC Applications that submitted a pre-application, the **WPPD Packet** at the time of pre-application, but pre-clearance is pending.
- For all other applications and for HTC applications where no pre-application was submitted, the **WPPD Packet** was submitted with this application; or
- No undesirable area features are present.

5. Resolutions (All Programs, if applicable)

Mark the appropriate boxes below:

- Development is located in a municipality, or if located outside of a municipality, a county that has more than twice the state average of units per capita supported by Tax Credits or Private activity Bonds.
- If box above **1S** checked, Applicant has prior approval of the Development from the Governing Body of the appropriate municipality or county
- Development is New Construction or Adaptive Reuse and is located one linear mile or less (measured by a straight line on a map) from another Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments the three-year period preceding the date the Certificate of Reservation is issued) and has not been withdrawn or terminated from the Housing Tax Credit Program
- If box above **1S** checked, the Development meets one of the exceptions identified in §11.3(c) of the QAP.
- Development is in a census tract that has more than 30% Housing Tax Credit Units per total households in the census tract.
 If box above **1S** checked, then choose one option below:
 - The Development is located in a Place with a population of less than 100,000
 - The Development is located in a Place with a population of 100,000 or more, and the Applicant has a resolution from appropriate Governing Body specifically allowing for construction of the Development

6. Site Location (All Programs)

Development Site is appropriately zoned? Yes Zoning Designation: No Zoning Ordinance
 Flood Zone Designation: Zone X Development is outside the 100 year floodplain? Yes

7. Educational Excellence (Competitive HTC Applications Only)

Residents of the proposed development will attend:

School Name	Grades X through X	Overall Rating	Evidence of rating is provided	Overall Rating
	through			
	through			Elementary
	through			
	through			Middle School
	through			
				High School

District Wide Rating (if applicable):

This application is seeking points for Educational Excellence. Total Points Claimed: 0

Notes:

--

Not Applicable

8. Opportunity Index (Competitive HTC Only)

One box below must be marked:

- Development is located in a census tract that has a poverty rate below 15 percent for individuals.
OR
- Development is located in either Region 11 or 13 and has a poverty rate below 35 percent for individuals.
OR
- Development is located in a Rural Area.

Target Population:

Tract Quartile:

Appropriate School Rating for scoring (Elementary or district):

Application is seeking Opportunity Index Points: Total Points Claimed:

If necessary, provide a brief summary of how the Development Site is justifying the points selected:

Summary (lines 107-115 are hidden, and available if needed)

9. Underserved Area (Competitive HTC Only)

Applications may qualify for up to two (2) points for proposed Developments located in one of the following areas:

- Colonia;
- Economically Distressed Area;
- A municipality, or if outside of the boundareis of any municipality, a county that has never received a competitive tax credit allocation or a 4 percent non-competitive tax credit allocation; or
- For Rural Areas only, a census tract that has never received a competitive tax credit allocation or a 4 percent non-competitive tax credit allocation serving the same Target Population.

Note: Developments serving the elderly are eligible for 1 point; supportive housing developments or those serving the general population are eligible for 2 points.

Application is seeking Underserved Area Points: Total Points Claimed:

10. Community Revitalization (Competitive HTC Only)

Region:

Mark one of the five boxes below:

- Applicant obtained pre-clearance for a community revitalization plan, and evidence of pre-clearance is provided behind this tab.
- Development is in an Urban Area. Pre-clearance for a community reitalization plan was requested prior to the submission of the pre-application and is pending.
- Development is in an Urban Area outside of Region 3, and supporting documentation that meets the requirements of §11.9(d)(6)(B)(ii) was provided with the application. If a commitment of CDBG-DR funding was not provided at pre-application, it is attached here. 
- Development is in a Rural Area, and supporting documentation that meets all the requirements of §11.9(d)(6)(C) is provided behind this tab.

For an additional 2 points under §11.9(d)(6)(A)(ii)(III):

- Development is explicitly identified by the city or county as contributing most significantly to the concerted revitalization efforts of the city or county; resolution stating such is provided behind this tab

Application is seeking Community Revitalization Points: Total Points Claimed:

11. Input other than Quanifiable Community Participation (Competitive HTC Only)

- Applicant has included one or more letters of support for points.

12. Declared Disaster Area Scoring (Competitive HTC ONLY)*

- Development is in a "STATEWIDE" declared disaster area, and evidence is provided behind this tab.
- Development is in a "LOCALIZED" declared disaster area, and evidence is provided behind this tab.

Total Points Claimed:

Supporting Documentation for the Site Information Form

- Census Tract Map with Development Site identified
- Site Characteristics Map identifying which type of service each location offers pursuant to §10.101(a)(2)
- NA Evidence of Department Pre-Clearance of Undesirable Area Feature(s)
- 0 Twice the State Average of Units Per Capita Resolution
- 0 One Mile Three Year Resolution or evidence of other exception
- 0 30% Housing Tax Credit Units per total household Resolution
- Evidence of Zoning and/or Evidence of Re-Zoning process
- Evidence of Flood Zone Designation
- School Attendance Zone Map and/or school rating
- Evidence of Underserved area (HTC Only)
 - for a colonia, a map of the colonia clearly outlining its boundaries and indicating the location of the Development Site
 - for economically distressed area, letter or correspondence from Texas Water Development Board
- 0 Department Pre-Clearance of Revitalization Plan
- 0 Letter from a governmental official with specific knowledge regarding infrastructure improvements
- Letters for points under §11.9(d)(2) Community Input other than QCP
 - Number of letters submitted
- Evidence of Declared Disaster Area



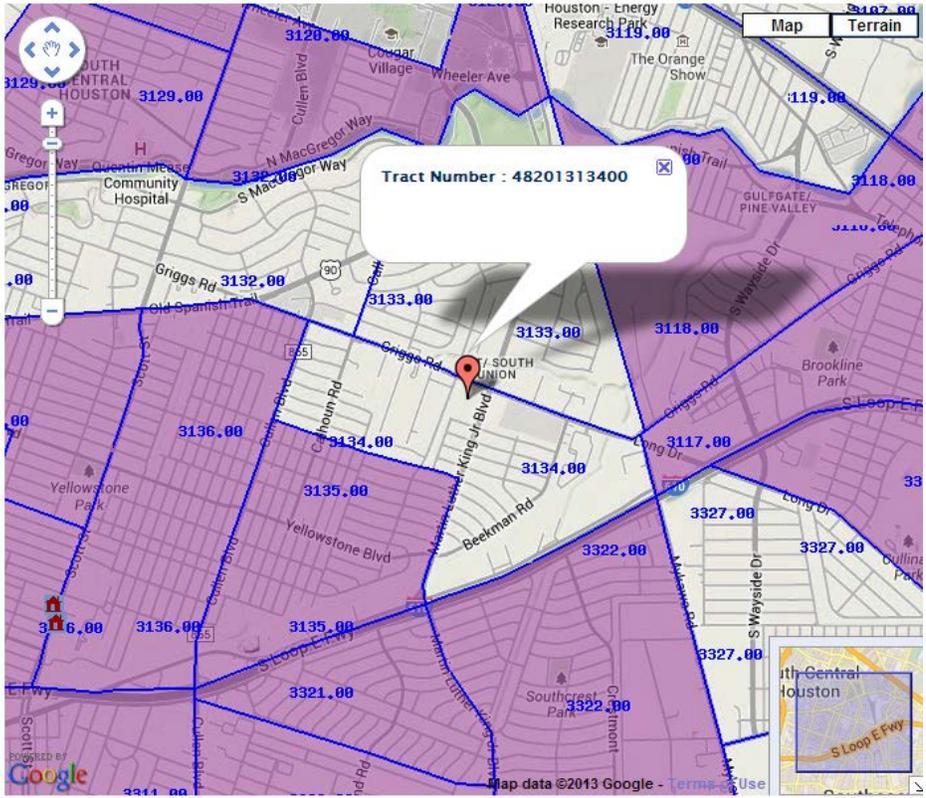
Census Tract Map

Census Tract Map
Village at Palm Center
5110 Griggs Road, Houston, Texas 77021

Census Tract: 3134.00

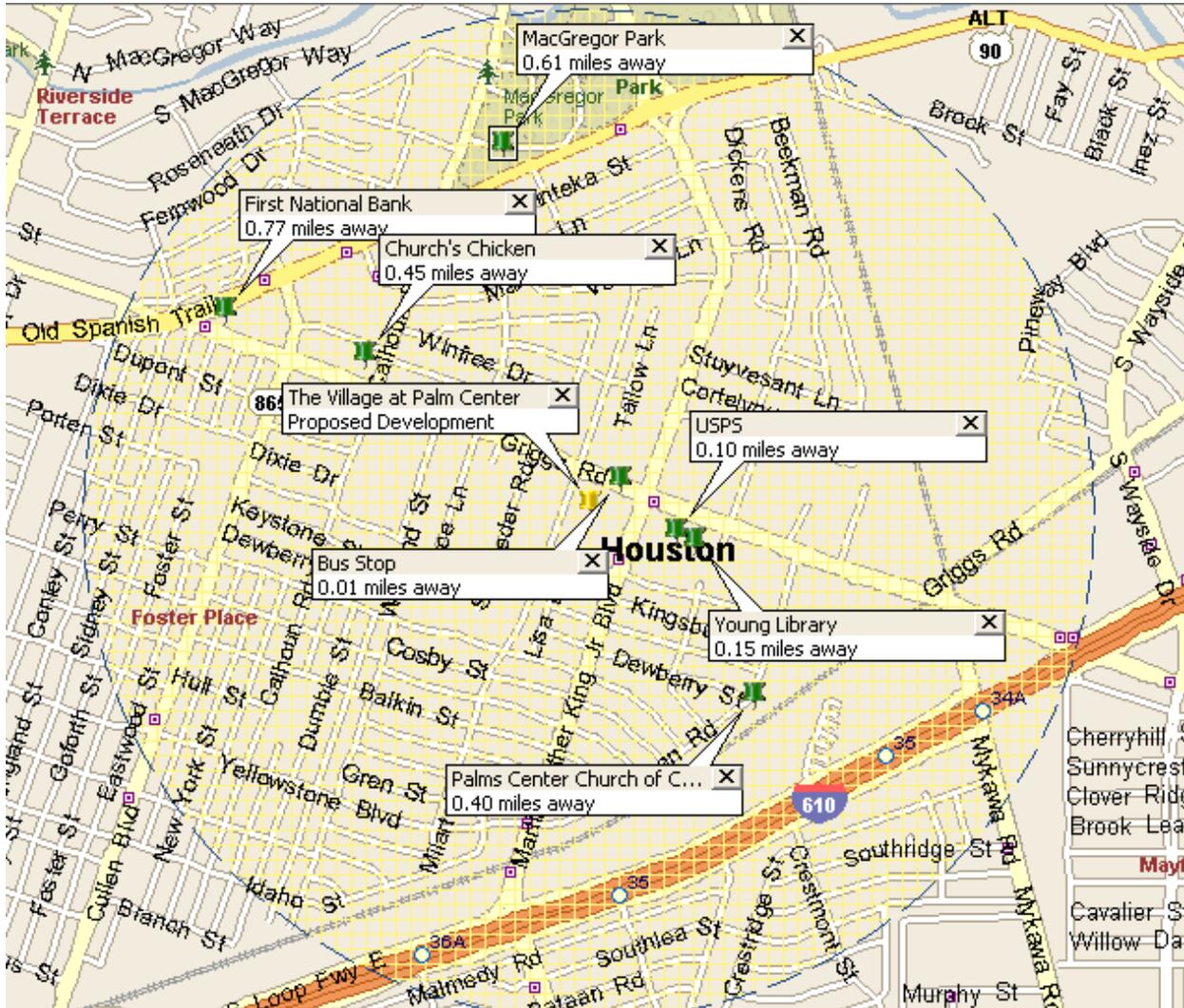
- QCT Options**
- 14 Current Zoom Level
 - Show Tracts Outline (Zoom 11+)
 - Show LIHTC Projects (Zoom 11+)
 - Color Qualified Tracts

The Address "5110 Griggs Road Houston, Texas 77021" falls under Tract "48201313400". This tract is **Not Qualified** for 2013



Site Characteristics Map

Site Characteristics
Village at Palm Center
5110 Griggs Road, Houston, Texas 77021



E. Bank/Credit Union
First National Bank
4401 Griggs Road
Houston, Texas
0.77 miles from the development

F. Restaurant (including Fast Food)
Church's Chicken
4575 Griggs Road
Houston, Texas
0.45 miles from the development

G. Indoor Public Recreation Facility

Young Library

5260 Griggs Road

Houston, Texas

0.15 miles from the development

H. Outdoor Public Recreation Facility

MacGregor Park

2200 N MacGregor Way

Houston, Texas

0.61 miles from the development

L. Religious Institutions

Palms Center Church of Christ

6103 Beekman Road

Houston, Texas

0.40 miles from the development

N. Post Office

US Post Office

5210 Griggs Road

Houston, Texas

0.10 miles from the development

S. Public Transportation Stop

City Bus Stop

5110 Griggs Road

Houston, Texas

0.01 miles from the development

Evidence of Zoning



CITY OF HOUSTON

Planning and Development

Annise D. Parker

Mayor

Marlene L. Gafrick
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 713.837.7760
F. 713.837.7703
www.houstontx.gov

To: Whom It May Concern

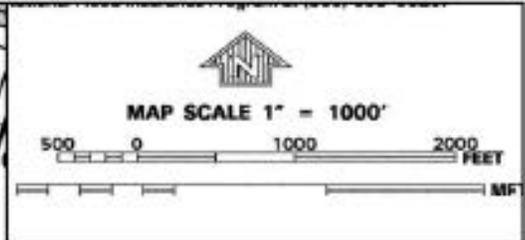
From: Marlene L. Gafrick, Director
Planning & Development Department

Effective Date: January 1, 2013

The City of Houston does not have a zoning ordinance. This is the city of Houston's no zoning letter applicable to any property inside the City of Houston. This does not address any separately filed restrictions that may be applicable to the property. You may use this letter to present to your lender. This letter will be updated on January 1, 2014.

All applicable development regulations and subdivisions laws can be obtained through a review of the City Code of Ordinances, which is located on the City of Houston Internet site accessed through www.houstonplanning.com or www.houstontx.gov.

Evidence of Flood Zone Designation



PANEL 0800L

FIRM
FLOOD INSURANCE RATE MAP
 HARRIS COUNTY,
 TEXAS
 AND INCORPORATED AREAS

PANEL 880 OF 1150
 SEE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS:
 COMMUNITY: SANITARY FINANCIAL SAFETY

HOUSING, CITY OF: 4000 1000 L

Notes to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48201C8800L

MAP REVISED:
JUNE 10, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at: www.fema.gov

Site Information Form Part II

Self Score Total: 0

1. Site Acreage

Please identify site acreage as listed in each of the following exhibits/documents.

Site Control: 9.6477 Site Plan: 9.556 Appraisal: NA ESA: 9.6

Please provide an explanation of any discrepancies in site acreage below:

There is a small discrepancy of 0.0917 acres between the site control and the site plan. The site plan is based on the most recent survey of the property. The ESA is also based on the most recent survey of the property, but has been rounded to the nearest tenth. The site control is based on a survey completed when the seller purchased the property.

2. Site Control

The current owner of the Development Site is (If scattered site, & more than one owner, refer to Scattered Site Info. Tab.):

<u>Jason Song</u>	<u>Jason Song</u>	<u>1/2/1990</u>	
Entity Name	Contact Name	Date of Last Sale	
<u>5110 Griggs Road</u>	<u>Houston</u>	<u>TX</u>	<u>77021</u>
Address	City	State	Zip

Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member? No

If "Yes," please explain: Not Applicable

Did the seller acquire the property through foreclosure or deed in lieu of foreclosure? No

Applicant or Applicant Representative Reminder:

Identify all of the sellers of the proposed Property for the 36 months prior to the first day of the Application Acceptance Period and their relationship, if any, to members of the Development Team:

Not Applicable, the last date of sale was prior to 36 months ago.

Site Control is in the form of:

- Contract for sale.
 Recorded Warranty Deed with corresponding executed closing/settlement statement.
 Contract for lease.

Expiration of Contract or Option: 7/1/2014

Anticipated Closing Date: 4/1/2014

3. Title Commitment/Policy

Pursuant to §10.204(11) of the Uniform Multifamily Rules, a Title Commitment or Policy must be provided.

- A Title Commitment in the name of the Development Owner as the proposed insured and lists the seller or lessor as the current owner of the Development Site.
 A title policy that shows the ownership (or leasehold) of the Development Site is vested in the name of the Development Owner.

4. 30% increase in Eligible Basis "Boost" (9% and 4% HTC Only)

Development qualifies for the boost for:

- Qualified Census tract
 Rural Development (Competitive HTC only)
 Development is Supportive Housing (Competitive HTC Only)
 Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)
 Development is non-Qualified Elderly not located in a QCT and is targeted under a Community Revitalization Plan. (Competitive HTC only)

Support Documentation from Site Information Part II Should be Included Behind this Tab.

- Site Control Documentation
- Title Commitment or Policy
- Each of the HOME exhibits identified below (as applicable)

Site & Neighborhood Standards (New Construction HOME only)

Confirm the following supporting documents are provided behind this exhibit.

- Letters on company letterhead from local utility providers confirming the site has access to the following services: water and wastewater, sewer, electricity, garbage disposal and natural gas, if applicable.
- Statement explaining how the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- Census data about the city where the proposed site will be located addressing the following: race/ethnicity of the population, poverty, basic counts/population, housing and financial characteristics. Census data can be found at www.census.gov. Documentation included the entire Census tract number for the proposed Development.
- A statement confirming that travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers, is not excessive. This is not applicable for Developments proposing to serve Elderly.



Site Control Documentation



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - IMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
 ©Texas Association of REALTORS®, Inc. 2010

1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Jason Song
 Address: 5110 Griggs Road, Houston, Tx 77021
 Phone: (713) 747-9234 Fax: (713) 747-7302
 E-mail: kingsmarket@gmail.com

Buyer: ITEX Developers LLC
 Address: 3735 Honeywood Court, Port Author, Houston, Tx 77642
 Phone: (409) 724-0020 Fax: (409) 721-6603
 E-mail: apps@itexgrp.com

2. **PROPERTY:**

A. "Property" means that real property situated in Harris County, Texas at 5110 Griggs Road, Houston, Tx 77021 (address) and that is legally described on the attached Exhibit A or as follows:

B. Seller will sell and convey the Property together with:

- (1) all buildings, improvements, and fixtures;
- (2) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (3) Seller's interest in all leases, rents, and security deposits for all or part of the Property;
- (4) Seller's interest in all licenses and permits related to the Property;
- (5) Seller's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;
- (6) _____
- (7) _____

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)

(If mineral rights are to be reserved an appropriate addendum should be attached.)

(If the Property is a condominium, attach condominium addendum.)

3. **SALES PRICE:** At or before closing, Buyer will pay the following sales price for the Property:

A. Cash portion payable by Buyer at closing \$ 5,500,000.00
 B. Sum of all financing described in Paragraph 4 \$ _____
 C. Sales price (sum of 3A and 3B) \$ 5,500,000.00

(TAR-1801) 1-26-10

Initialed for identification by Seller JS, _____ and Buyer CAA, _____

Page 1 of 13

4. **FINANCING:** Buyer will finance the portion of the sales price under Paragraph 3B as follows:

- A. **Third Party Financing:** One or more third party loans in the total amount of \$ n/a. This contract:
 - (1) is not contingent upon Buyer obtaining third party financing.
 - (2) subject to Buyer obtaining third party financing, in accordance with the attached Commercial Contract Financing Addendum. CA
- B. **Assumption:** In accordance with the attached Commercial Contract Financing Addendum, Buyer will assume the existing promissory note secured by the Property, which balance at closing will be \$ _____.
- C. **Seller Financing:** The delivery of a promissory note and deed of trust from Buyer to Seller under the terms of the attached Commercial Contract Financing Addendum in the amount of \$ _____.

5. **EARNEST MONEY:**

- A. Not later than 3 days after the effective date, Buyer must deposit \$ 10,000.00 as earnest money with Molley Mallet (escrow agent) at Texas Regional Title Company (address) 3195 Dowlen, Ste 108 (closer). If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.
- B. Buyer will deposit an additional amount of \$ N/A with the escrow agent to be made part of the earnest money on or before:
 - (i) N/A days after Buyer's right to terminate under Paragraph 7B expires; or
 - (ii) _____Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.
- C. Buyer may instruct the escrow agent to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

6. **TITLE POLICY, SURVEY, AND UCC SEARCH:**

- A. **Title Policy:**
 - (1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by Texas Regional Title Company (title company), in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
 - (a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
 - (b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.
 - (2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:
 - (a) will not be amended or deleted from the title policy.
 - (b) will be amended to read "shortages in areas" at the expense of Buyer Seller.
 - (3) Within 21 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer's address.

B. Survey: Within 15 days after the effective date:

- (1) Buyer will obtain a survey of the Property at Buyer's expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/ACSM Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition.
- (2) Seller, at Seller's expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/ACSM Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition.
- (3) Seller will deliver to Buyer and the title company a true and correct copy of Seller's most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, Seller, at Seller's expense, will obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to Buyer and the title company within 20 days after Seller receives notice that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 20 days if necessary for Seller to deliver an acceptable survey within the time required. Buyer will reimburse Seller _____ (insert amount) of the cost of the new or updated survey at closing, if closing occurs.

C. UCC Search:

- (1) Within 30 days after the effective date, Seller, at Seller's expense, will furnish Buyer a Uniform Commercial Code (UCC) search prepared by a reporting service and dated after the effective date. The search must identify documents that are on file with the Texas Secretary of State and the county where the Property is located that relate to all of sellers property, located at _____ Personal 5110 Griggs Rd.
- (2) Buyer does not require Seller to furnish a UCC search.

D. Buyer's Objections to the Commitment, Survey, and UCC Search

- (1) Within 15 days after Buyer receives the commitment, copies of the documents evidencing the title exceptions, any required survey, and any required UCC search, Buyer may object to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title to the real or personal property described in Paragraph 2 other than those permitted by this contract or liens that Seller will satisfy at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date Buyer actually receives the survey; or (ii) the deadline specified in Paragraph 6B.
- (2) Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.
- (3) Buyer's failure to timely object or terminate under this Paragraph 6D is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: See #12 and Addendum #2

B. Feasibility Period: Buyer may terminate this contract for any reason within 90 days after the effective date (feasibility period) by providing Seller written notice of termination. (Check only one box.)

(1) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less \$ 1,000.00 that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the escrow agent. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to timely deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

(2) Not later than 3 days after the effective date, Buyer must pay Seller \$ _____ as independent consideration for Buyer's right to terminate by tendering such amount to Seller or Seller's agent. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(2) or if Buyer fails to timely pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

C. Inspections, Studies, or Assessments:

(1) During the feasibility period, Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.

(2) Seller, at Seller's expense, will turn on all utilities necessary for Buyer to make inspections, studies, or assessments.

(3) Buyer must:

- (a) employ only trained and qualified inspectors and assessors;
- (b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
- (c) abide by any reasonable entry rules or requirements of Seller;
- (d) not interfere with existing operations or occupants of the Property; and
- (e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.

(4) Except for those matters that arise from the negligence of Seller or Seller's agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from Buyer's inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller's agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

(1) Delivery of Property Information: Within 30 days after the effective date, Seller will deliver to Buyer:

- (a) a current rent roll of all leases affecting the Property certified by Seller as true and correct;
- (b) copies of all current leases pertaining to the Property, including any modifications, supplements, or amendments to the leases;
- (c) a current inventory of all personal property to be conveyed under this contract and copies of any leases for such personal property;

- (d) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
- (e) copies of all current service, maintenance, and management agreements relating to the ownership and operation of the Property;
- (f) copies of current utility capacity letters from the Property's water and sewer service provider;
- (g) copies of all current warranties and guaranties relating to all or part of the Property;
- (h) copies of fire, hazard, liability, and other insurance policies that currently relate to the Property;
- (i) copies of all leasing or commission agreements that currently relate to all or part of the Property;
- (j) a copy of the "as-built" plans and specifications and plat of the Property; ~~NO~~ **CAA**
- (k) copies of all invoices for utilities and repairs incurred by Seller for the Property in the 24 months immediately preceding the effective date;
- (l) a copy of Seller's income and expense statement for the Property from January 1, 2012 to December 31, 2012;
- (m) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
- (n) real & personal property tax statements for the sellers Property for the previous
- (o) 2 calendar years

(2) Return of Property Information: If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date: (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer and all copies that Buyer made of those items; and (b) deliver copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed. This Paragraph 7D(2) survives termination of this contract.

E. Contracts Affecting Operations: Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer's written approval.

6. LEASES:

- A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer's written consent. Seller must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:
- (1) any failure by Seller to comply with Seller's obligations under the leases;
 - (2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;
 - (3) any non-occupancy of the leased premises by a tenant;
 - (4) any advance sums paid by a tenant under any lease;
 - (5) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and
 - (6) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

B. Estoppel Certificates: Within 5 days : Seller will deliver to Buyer estoppel certificates signed not earlier than 10 days prior to closing by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TAR Form 1938 – Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 5 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

9. BROKERS:

A. The brokers to this sale are:

<u>The Guess Group, Inc.</u>	<u>0407289</u>	_____	_____
Principal Broker	License No.	Cooperating Broker	License No.
<u>Charles Clemons/Richard Chappell</u>	_____	_____	_____
Agent		Agent	
<u>3315 Marquart, Ste 200</u>	_____	_____	_____
Address		Address	
<u>Houston, Tx 77027</u>	_____	_____	_____
<u>(713) 660-7003</u>	<u>(713) 439-1090</u>	_____	_____
Phone	Fax	Phone	Fax
<u>charlesclemons@guessgroup.net</u>	_____	_____	_____
E-Mail		E-Mail	

- Principal Broker: (Check only one box.)
- represents Seller only.
 - represents Buyer only.
 - is an intermediary between Seller and Buyer.

Cooperating Broker represents Buyer.

B. Fees: (Check only (1) or (2) below.)

- (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties' signatures to this contract.
- (2) At the closing of this sale, Seller will pay:

Principal Broker a total cash fee of:	Cooperating Broker a total cash fee of:
<input checked="" type="checkbox"/> <u>5.8</u> % of the sales price.	<input type="checkbox"/> _____ % of the sales price.
<input type="checkbox"/> <u>0.5</u> % of the sales price.	<input type="checkbox"/> _____ % of the sales price.

The cash fees will be paid in Harris County, Texas. Seller authorizes escrow agent to pay the brokers from the Seller's proceeds at closing.

NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:

- (1) _____ days after the expiration of the feasibility period.
- _____ (specific date).
- Addendum No. 1
- (2) 7 days after objections made under Paragraph 6D have been cured or waived.

- B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.
- C. At closing, Seller will execute and deliver to Buyer, at Seller's expense, a general special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
- (1) with no liens, assessments, or Uniform Commercial Code or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
 - (2) without any assumed loans in default; and provisions of Addendum #2
 - (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.
- D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
- (1) tax statements showing no delinquent taxes on the Property;
 - (2) a bill of sale with warranties to title conveying title, free and clear of all liens, to any personal property defined as part of the Property in Paragraph 2 or sold under this contract;
 - (3) an assignment of all leases to or on the Property;
 - (4) to the extent that the following items are assignable, an assignment to Buyer of the following items as they relate to the Property or its operations:
 - (a) licenses and permits;
 - (b) maintenance, management, and other contracts; and
 - (c) warranties and guaranties;
 - (5) a rent roll current on the day of the closing certified by Seller as true and correct;
 - (6) evidence that the person executing this contract is legally capable and authorized to bind Seller;
 - (7) an affidavit acceptable to the escrow agent stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the escrow agent to: (i) withhold from Seller's proceeds an amount sufficient to comply applicable tax law; and (ii) deliver the amount to the Internal Revenue Service together with appropriate tax forms; and
 - (8) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and the issuance of the title policy, all of which must be completed and executed by Seller as necessary.
- E. At closing, Buyer will:
- (1) pay the sales price in good funds acceptable to the escrow agent;
 - (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
 - (3) sign and send to each tenant in the Property a written statement that:
 - (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
 - (b) specifies the exact dollar amount of the security deposit;
 - (4) sign an assumption of all leases then in effect; and
 - (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.
- F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.
- 11. POSSESSION:** Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: (If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)

Financing Approval Period: The Seller acknowledges that the Buyer in addition to conventional sources of financing is seeking funding from several agencies of government including: a) The City of Houston for Community Development Block Grant Funds and potentially other sources of funding, b) The Texas Department of Housing and Community Affairs for tax credit financing, and c) a Department of Housing & Urban Development for an FHA insured loan. The awarding of grants is competitive and the timing of the awards and approval process leading to closing is uncertain. Buyer shall perform all studies necessary and requested by government agencies to obtain subject financing. Additionally, Buyer will not assume any liabilities for environmental issues previously assumed or created in conjunction with the conduct of Seller's business operations or those of his tenants. In the event the Buyer determines that it has not received sufficient private and/or public financial resources or at terms Buyer deems acceptable, the Buyer may terminate the Contract. Buyer ~~and Seller~~ agrees to pay 1/2 cost of survey for subject property. Seller notifies Buyer of previous existence of underground storage tanks on Northeast corner of property and building may contain asbestos

13. SALES EXPENSES:

- A. Seller's Expenses: Seller will pay for the following at or before closing:
 - (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
 - (2) release of Seller's loan liability, if applicable;
 - (3) tax statements or certificates;
 - (4) preparation of the deed and any bill of sale;
 - (5) one-half of any escrow fee;
 - (6) costs to record any documents to cure title objections that Seller must cure; and
 - (7) other expenses that Seller will pay under other provisions of this contract.
- B. Buyer's Expenses: Buyer will pay for the following at or before closing:
 - (1) all loan expenses and fees;
 - (2) preparation fees of any deed of trust;
 - (3) recording fees for the deed and any deed of trust;
 - (4) premiums for flood and hazard insurance as may be required by Buyer's lender;
 - (5) one-half of any escrow fee; and
 - (6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

- A. Prorations:
 - (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
 - (2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. If the taxes for the year in which the sale closes vary from the amount prorated at closing, the parties will adjust the prorations when the tax statements for the year in which the sale closes become available. This Paragraph 14A(2) survives closing.
 - (3) If Buyer assumes a loan or is taking the Property subject to an existing lien, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other

charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.

- B. Rollback Taxes: If Seller changes the use of the Property before closing or if a denial of a special valuation on the Property claimed by Seller results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.
- C. Rent and Security Deposits: At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

15. DEFAULT:

- A. If Buyer fails to comply with this contract, Buyer is in default and Seller may:
 - (1) terminate this contract and receive the earnest money, as liquidated damages and as Seller's sole remedy; or
 - (2) seek any other relief provided by law. Seller may may not enforce specific performance.
- B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:
 - (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
 - (2) extend the time for performance up to 15 days and the closing will be extended as necessary.
- C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:
 - (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
 - (2) enforce specific performance, these are the exclusive remedies upon default.

16. CASUALTY LOSS AND CONDEMNATION:

- A. If any part of the Property is damaged or destroyed by fire or other casualty after the effective date, *CAA is either party may terminate the contract.*
 - (1) terminate this contract and the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer;
- B. If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:
 - (1) terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer; or
 - (2) appear and defend the condemnation proceedings and any award will, at Buyer's election, belong to: (a) Seller and the sales price will be reduced by the same amount; or (b) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or any escrow agent is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

18. ESCROW:

- A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, escrow agent may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of escrow agent from all parties.
- B. If one party makes written demand for the earnest money, escrow agent will give notice of the demand by providing to the other party a copy of the demand. If escrow agent does not receive written objection to the demand from the other party within 15 days after the date escrow agent sent the demand to the other party, escrow agent may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors.
- C. Escrow agent will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.
- D. If escrow agent complies with this Paragraph 18, each party hereby releases escrow agent from all claims related to the disbursement of the earnest money.
- E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to escrow agent are effective upon receipt by escrow agent.
- F. Any party who wrongfully fails or refuses to sign a release acceptable to escrow agent within 7 days after receipt of the request will be liable to the other party for liquidated damages in an amount equal to the sum of: (i) three times the amount of the earnest money; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
- G. Seller Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: *(Check only one box.)*

- A. Seller is not aware of any material defects to the Property except as stated in the attached Property Condition Statement.
- B. Except as otherwise provided in this contract, Seller is not aware of:
 - (1) any subsurface: structures, pits, waste, springs, or improvements;
 - (2) any pending or threatened litigation, condemnation, or assessment affecting the Property;
 - (3) any environmental hazards or conditions that materially affect the Property;
 - (4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
 - (5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
 - (6) any wetlands, as defined by federal or state law or regulation, on the Property;
 - (7) any threatened or endangered species or their habitat on the Property;
 - (8) any present or past infestation of wood-destroying insects in the Property's improvements;
 - (9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
 - (10) any material physical defects in the improvements on the Property; or
 - (11) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(11) in Paragraph 12 or an addendum.)

20. **NOTICES:** All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, or sent by facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

- A. Seller also consents to receive any notices by e-mail at Seller's e-mail address stated in Paragraph 1.
- B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. **DISPUTE RESOLUTION:** The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

22. AGREEMENT OF THE PARTIES:

- A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this contract shall not be affected thereby.
- B. This contract contains the entire agreement of the parties and may not be changed except in writing.
- C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

D. Addenda which are part of this contract are: *(Check all that apply.)*

- (1) Property Description Exhibit identified in Paragraph 2;
- (2) Commercial Contract Condominium Addendum (TAR-1930);
- (3) Commercial Contract Financing Addendum (TAR-1931);
- (4) Commercial Property Condition Statement (TAR-1408);
- (5) Commercial Contract Addendum for Special Provisions (TAR-1940);
- (6) Addendum for Seller's Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (TAR-1906);
- (7) Notice to Purchaser of Real Property in a Water District (MUD);
- (8) Addendum for Coastal Area Property (TAR-1915);
- (9) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAR-1916);
- (10) Information About Brokerage Services; and
- (11) Addendum No. 1 and Addendum #2

(Note: Counsel for the Texas Association of REALTORS® (TAR) has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by TAR are appropriate for use with this form.)

- E. Buyer may may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all of Buyer's obligations under this contract.

23. **TIME:** Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or legal holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or legal holiday.

24. **EFFECTIVE DATE:** The effective date of this contract for the purpose of performance of all obligations is the date the escrow agent receipts this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

- A. Buyer should have an abstract covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a title policy.
- B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fees of the district before final execution of this contract.
- C. Notice Required by §13.257, Water Code: "The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property." The real property is described in Paragraph 2 of this contract.
- D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included as part of this contract.
- E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract.
- F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality's ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.
- G. If apartments or other residential units are on the Property and the units were built before 1978, federal law requires a lead-based paint and hazard disclosure statement to be made part of this contract.
- H. Section 1958.154, Occupations Code requires Seller to provide Buyer a copy of any mold remediation certificate issued for the Property during the 5 years preceding the date the Seller sells the Property.
- I. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers.

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on January 22, 2013 the offer will lapse and become null and void.

CAA

READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. CONSULT your attorney BEFORE signing.

Seller: Jason Song Buyer: ITEX Developers LLC
 By: Jason Song By: _____
 By (signature): [Signature] By (signature): [Signature]
 Printed Name: Jason S. Song Printed Name: Christopher A. Akbari
 Title: Owner Title: Executive VP
 By: _____ By: _____
 By (signature): _____ By (signature): _____
 Printed Name: _____ Printed Name: _____
 Title: _____ Title: _____

AGREEMENT BETWEEN BROKERS
 (use only if Paragraph 9B(1) is effective)

Principal Broker agrees to pay _____ (Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to Cooperating Broker will be:
 \$ _____, or
 _____ % of the sales price, or
 _____ % of the Principal Broker's fee.

Escrow agent is authorized and directed to pay Cooperating Broker from Principal Broker's fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for compensation between brokers.

Principal Broker _____ Cooperating Broker _____
 By: _____ By: _____

ATTORNEYS

Seller's attorney: James E. Brill Buyer's attorney: Tamea Dula
Coats | Rose
 Address: 3636 Westheimer Rd. Address: 3 Greenway Plaza Ste 2000
Houston TX 77027
 Phone & Fax: 713-626-7272 ph. 713-626-3666 Phone & Fax: 713 653 7322 | 713 840 3918
 E-mail: jeb Brill@aol.com E-mail: Tdula@Coatsrose.com
 Seller's attorney requests copies of documents, notices, and other information:
 the title company sends to Buyer. the title company sends to Seller.
 Seller sends to Buyer. Buyer sends to Seller.

ESCROW RECEIPT

Escrow agent acknowledges receipt of:
 A. the contract on this day 1/22/13 (effective date);
 B. earnest money in the amount of \$ 10,000.00 in the form of check # 1147
 on 1/22/13.
 Escrow Agent: Texas Regional Title LLC Address: 3195 Dowlen # 108
Beaumont, TX 77706
 By: Molly Mallet Phone & Fax: 409-861-7333; 409-861-7373
 Assigned file number (GF#): 15791-MM E-mail: molly.mallet@texasregional.com

EXHIBIT A

9.6477 acres of land at the southwest corner of Griggs Road and South Park Boulevard and being out of the Washington County Railroad Survey No. 1, Abstract No. 936, Houston, Harris County, Texas, described as follows, to-wit:

BEGINNING at a point on the north line of MacGregor Terrace, Section 4, said point being located North 70 deg. 49' 20" West, 150 feet from the west line of South Park Boulevard, 120 feet wide;

THENCE North 70 deg. 49' 20" West along the north line of MacGregor Terrace, Section 4, a distance of 324.36 feet to a point for corner on the east line of Millart Street;

THENCE North 20 deg. 46' 40" East along the east line of Millart Street, a distance of 687.07 feet to a point for corner on the south line of Griggs Road;

THENCE in an easterly direction along the south line of Griggs Road with a curve to the left whose radius is 2905 feet and central angle is 2 deg. 02' 26", a distance of 103.48 feet to a POINT OF TANGENT;

THENCE South 69 deg. 25' 20" East continuing along the south line of Griggs Road, a distance of 552 feet to a point for corner on the west line of South Park Boulevard;

THENCE South 19 deg. 10' 40" West along the west line of South Park Boulevard, a distance of 469 feet to a point for corner;

THENCE North 70 deg. 49' 20" West, a distance of 150 feet to a point for interior corner;

THENCE South 19 deg. 10' 40" West, a distance of 200 feet to the PLACE OF BEGINNING and containing 9.6477 acres of land.

**ADDENDUM NO. 1 TO
COMMERCIAL CONTRACT – UNIMPROVED PROPERTY**

The provisions of this Addendum No. 1 supplement and modify that certain Commercial Contract – Unimproved Property ("Contract") dated effective as of the Effective Date (as such phrase is defined in the Contract) by and between Jason Song of 5110 Griggs Road, Houston, Harris County, Texas 77021 ("Seller") and ITEX Developers, LLC, a Texas limited liability company ("Buyer") pertaining to the real property described on the Property Description Exhibit identified in Paragraph 2 of the Contract; and in the event of any inconsistency between the provisions of such Contract and the provisions of this Addendum the provisions of this Addendum No. 1 shall supersede and be controlling (it being understood that all capitalized terms used in this Addendum No. 1 shall have the same meaning given such capitalized terms in the attached Contract). References in such Contract to "Contract" shall mean such Contract (as modified by this Addendum No. 1), and the Addendum for Seller's Disclosure of Information on Lead-Based Pain and Lead-Based Paint Hazards (TAR-1906), signed by Seller and Buyer.

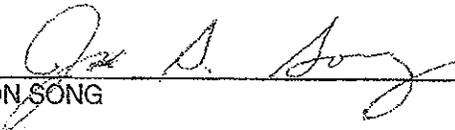
1. Paragraph 2 of the Contract shall include the following:
 - (8) any and all plans, drawings, specifications, surveys, architectural, engineering, soils, seismic, geological, environmental, marketing and demographic reports, studies and certificates and other technical descriptions in Seller's possession, relating to the Property or the personal property;
 - (9) to the extent Buyer elects to take an assignment thereof, the contracts for trash, maintenance, janitorial and other contracts relating to the maintenance of the Property; and
 - (10) any Housing Assistance Payment Contract relating to the Property, which must be assigned to the Buyer at or before Closing.
2. Provided Buyer has not terminated the Contract pursuant to the provisions of Paragraph 7B, in the event that Buyer has not closed on a sufficient Housing Credit Allocation or sufficient Community Development Block Grant Funds on or before September 30, 2013, Buyer may extend this Contract up to two (2) times: (i) the first extension ("First Extension") being through December 31, 2013, by depositing the sum of \$3,000.00 as an extension fee ("First Extension Fee") with the Title Company, and by delivering written notice of such extension to the Seller not later than September 30, 2013; and (ii) the second extension ("Second Extension") being through July 1, 2014, by depositing the sum of \$5,000.00 as a second extension fee ("Second Extension Fee" and collectively with the First Extension Fee, the "Extension Fees") with the Title Company, and by delivering written notice of such extension to the Seller not later than December 31, 2013. The extension fees shall not be refundable but shall apply to the Purchase Price at closing. Notwithstanding the foregoing, Buyer may, at its sole discretion, proceed to Closing regardless of the outcome of the Housing Tax Credit Allocation Application or any application for Community Development Block Grant Funds.
3. If Buyer elects to terminate this Contract for any reason (other than Seller's default) during the First Extension or the Second Extension, then upon delivery by Buyer of timely written notice of termination, the Contract shall terminate and the Earnest Money held by the Title Company shall be promptly paid to Seller. If Seller defaults during the First Extension or the Second Extension, then upon delivery by Buyer of timely written

notice of default to the Title Company, the Contract shall terminate and the Earnest Money and any Extension Fees held by the Title Company shall be promptly refunded to Buyer.

go Addendum #2.

4. Except as modified by this Addendum, together with the Addendum for Seller's Disclosure of Information on Lead-Based Pain and Lead-Based Paint Hazards (TAR-1906) the Contract is not altered, amended or modified and hereby agreed to be in full force and effect.

EXECUTED IN MULTIPLE ORIGINALS to be effective as of the Effective Date.

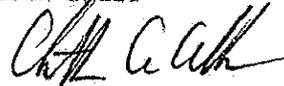


JASON SONG

"SELLER"

ITEX DEVELOPERS, LLC

By:



Christopher A. Albano, its Manager **EVP**

"BUYER"

Addendum #2

Buyers acknowledge that neither Seller nor any agent, partner, officer, employee, servant, or representative of Seller has made any representations whatsoever regarding the Property. Buyers hereby agree that to the maximum extent permitted by applicable law and except for the limited warranty of title set forth herein, this conveyance is made and accepted without (a) recourse on Seller (even as to return of the purchase price) or (b) representation, covenant, or warranty of any kind (whether express, implied, or statutory) by Seller. This conveyance of the Property is on an "as is and where is" basis, with all faults, and no representation, express or implied, is made by Seller, all of which Seller hereby disclaims. Buyers have been given the right to conduct an examination of the Property and Buyers' decision to consummate this purchase and to accept this conveyance is based solely upon Buyers' independent examination of the Property.

No warranty or representation, express or implied, is made by Seller as to (I) fitness for any particular purpose, (II) merchantability, (III) design, (IV) quality, (V) condition, (VI) operation, (VII) compliance with specifications, (VIII) absence of latent defects, (IX) condition or absence of hazardous or toxic substances (including asbestos), (X) absence of faults, (XI) flooding, (XII) wetlands, (XIII) utilities, or (XIV) compliance with laws and regulations (including, without limitation, those relating to health, safety and the environment, and fire, safety and health codes). Buyers acknowledge (1) that Buyers have relied upon Buyers' own investigation of the physical, environmental, economic use, compliance, and legal condition of the Property; (2) that Buyers are not now relying, and will not later rely, upon any representations or warranties made by Seller or anyone acting or claiming to act on Seller's behalf concerning the Property; and (3) that Seller would never have sold the Property for the purchase price except upon this complete disclaimer of any representations and warranties from Seller.



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT 5110 Griggs Road, Houston, TX (Street Address and City)

A. LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint...

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

(a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain):

(b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

(a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents):

(b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

1. Buyer has received copies of all information listed above.

2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer: [Signature] 01/03/2013 Date
Itex Developers LLC

Seller: [Signature] 1/16/13 Date
Jason Song

Buyer: [Signature] 1/21/13 Date
The Guess Group, Inc.

Seller: [Signature] Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)



**TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL PROPERTY CONDITION STATEMENT**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2010

CONCERNING THE PROPERTY AT: 5110 Griggs Rd., Houston, Texas 77021

THIS IS A DISCLOSURE OF THE UNDERSIGNED'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) non-friable components?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species of their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any part of the Property lying in a special flood hazard area (A or V Zone)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) any fault line or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) outstanding mineral rights, exceptions, or reservations of the Property held by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: JP and Buyer or Tenant: CA Page 1 of 4

Jene L. Cash 1131 Park Broeze Court Fresno, TX 77545
Phone: (713) 660-7003 Fax:

Jene Cash

JASON SONG

- | | <u>Aware</u> | <u>Not
Aware</u> |
|---|-------------------------------------|-------------------------------------|
| (9) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) pending changes in zoning, restrictions, or in physical use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown | | |
| (16) subsurface structures, hydraulic lifts, or pits on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (17) intermittent or weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any material defect in any irrigation system, fences, or signs on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (19) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.)

PART 2 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

- | | <u>Aware</u> | <u>Not
Aware</u> | <u>Not
Appl.</u> |
|--|--------------------------|-------------------------------------|-------------------------------------|
| (1) Structural Items: | | | |
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) exterior walls? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) fireplaces and chimneys? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) windows, doors, plate glass, or canopies | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: AS and Buyer or Tenant: CA Page 2 of 4

- | | Aware | Not
Aware | Not
Appl. |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (2) Plumbing Systems: | | | |
| (a) water heaters or water softeners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) supply or drain lines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) faucets, fixtures, or commodes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) private sewage systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) pools or spas and equipments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) sprinkler systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) water coolers? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) private water wells? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) pumps or sump pumps? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (3) HVAC Systems: any cooling, heating, or ventilation systems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (5) Other Systems or Items: | | | |
| (a) security or fire detection systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) porches or decks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) gas lines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) garage doors and door operators? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) loading doors or docks? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) rails or overhead cranes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) elevators or escalators? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (h) parking areas, drives, steps, walkways? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (i) appliances or built-in kitchen equipment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.)

B. Are you (Seller or Landlord) aware of:

- | | Aware | Not
Aware |
|---|--------------------------|-------------------------------------|
| (1) any of the following water or drainage conditions materially and adversely affecting the Property: | | |
| (a) ground water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) water penetration? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) previous flooding or water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) soil erosion or water ponding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(TAR-1408) 1-28-10 Initialed by Seller or Landlord: JA and Buyer or Tenant: CA Page 3 of 4

- | | Aware | Not
Aware |
|---|-------------------------------------|-------------------------------------|
| (2) previous structural repair to the foundation systems on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) settling or soil movement materially and adversely affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) pest infestation from rodents, insects, or other organisms on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) termite or wood rot damage on the Property needing repair? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) mold to the extent that it materially and adversely affects the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) mold remediation certificate issued for the Property in the previous 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>If yes, attach a copy of the mold remediation certificate.</i> | | |
| (8) previous termite treatment on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) previous fires that materially affected the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) modifications made to the Property without necessary permits or not in compliance
with building codes in effect at the time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) any part, system, or component in or on the Property not in compliance with
the Americans with Disabilities Act or the Texas Architectural Barrier Statute? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) _____

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: JASON SONG

Buyer or Tenant: ITEX DEVELOPERS LLC

By: _____

By: Christopher A. Akbari

By (signature): [Signature]

By (signature): [Signature]

Printed Name: JASON SONG

Printed Name: Christopher A. Akbari

Title: Seller Date: 1/15/13

Title: Manager Date: 1/15/13

By: _____

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____ Date: _____

Title: _____ Date: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

ASSIGNMENT OF CONTRACT OF SALE

THIS ASSIGNMENT OF CONTRACT OF SALE (this "Assignment") is executed and entered into effective as of the 22nd day of January, 2013 (the "Effective Date") by and between ITEX Developers, LLC ("Assignor"), and Houston 5110 Griggs Road, LP, a Texas Limited Partnership ("Assignee").

WITNESSETH:

WHEREAS, Jason Song, as Seller, and Assignor, as Buyer, have heretofore executed and entered into that certain Commercial Contract-Unimproved Property ("Contract") dated as of January 22, 2013 concerning that certain tract of land that is located in Harris County, Texas and is described as:

5110 GRIGGS ROAD, HOUSTON, TEXAS 77021

WHEREAS, Assignor now desires to assign to Assignee all of Assignor's right, title and interest in and to the Contract, and Assignee is willing to accept an assignment of the Contract.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignor hereby transfers, assigns and conveys to Assignee all of Assignor's right, title and interest in and to the Contract, and Assignee hereby accepts the assignment of the Contract and agrees to perform each of the duties and obligations of the Buyer under the Contract.

2. This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

Executed and effective as of the Effective Date.



"Assignor"


"Assignee"

Houston 5110 Griggs Road, LP
3735 Honeywood Court
Port Arthur, Texas 77642
(409) 724-0020

September 11, 2013

Jason Song
5110 Griggs Road
Houston, Texas 77021

Re: Commercial Contract for 5110 Griggs Road, Houston, Texas 77021

Dear Mr. Song,

We are requesting the Commercial Contract for 5110 Griggs Road be extended through December 31, 2013. We have deposited the sum of three thousand dollars (\$3,000) as an extension fee to Texas Regional Title Company. Please see the attached escrow receipt.

Please contact me with questions or concerns at (409) 724-0020 extension 229 or via email at info@itexgrp.com.

Sincerely,



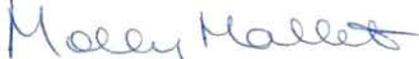
Christopher A. Akbari

CC: Molly Mallet, Texas Regional Title
Charles Clemons/Richard Chappell, The Guess Group, Inc.

EXTENSION MONEY RECEIPT

Receipt of "First Extension Fee" in the amount of **\$3,000.00** in accordance with Commercial Contract-Improved Property between **Jason Song ("Seller")** and **ITEX Developers LLC ("Buyer")** is acknowledged on the **11th day of September, 2013.**

TEXAS REGIONAL TITLE, LLC

By: 

Molly Mallet, EVP

3195 Dowlen Road, Suite 108
Beaumont, TX 77706
409-861-7333
409-861-7373 fax
molly.mallet@texasregional.com

Title Commitment

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY



We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In witness whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Countersigned by:

A large, stylized handwritten signature in black ink, appearing to be "J. S. [unclear]".

Authorized Counter signature

INDEPENDENCE TITLE
Company

AUSTIN, TEXAS
City, State

A handwritten signature in black ink, appearing to be "John M. [unclear]".
Senior Chairman of the BoardA handwritten signature in black ink, appearing to be "Malcolm [unclear]".
Chairman of the BoardA handwritten signature in black ink, appearing to be "Michael [unclear]".
President

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.



COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Effective Date: **October 15, 2013**

G.F. No. or File No. **1328168-COM**

Commitment No. 1328168-COM issued: **October 8, 2013**,
(if applicable)

1. The policy or policies to be issued are:
- (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: **\$5,500,000.00**
PROPOSED INSURED: **ITEX Developers LLC, a Texas limited liability company**
 - (b) TEXAS RESIDENTIAL OWNER POLICY OF TITLE INSURANCE -
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: **To Be Determined**
PROPOSED INSURED: **To Be Determined**
Proposed Borrower: **ITEX Developers LLC, a Texas limited liability company**
 - (d) TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (e) MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (f) OTHER
Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in:

Jae Shin Song

4. Legal description of the land:

Being that certain tract of land stated to contain 9.557 acres (called 9.6477 acres) , more or less, out of the Washington County Railroad Survey No. 1, Abstract No. 936, in Harris County, Texas, being described by metes and bounds in deed to Jae Shin Song, dated April 30, 1999, recorded in Clerk's File No. T707473, Official Public Records, Harris County, Texas, reference to which is hereby made for all purposes, including the incorporation herein of said description by reference.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Item No. 1, Schedule B, is hereby deleted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner Policy only).
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year **2013**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Mortgage Policy (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgage Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. **Rights of Parties in Possession. (Owner Policy)**
 - b. **Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements.**
 - c. **Any visible and apparent unrecorded easement, either public or private, located on or across the land.**
 - d. **Inclusion of the land within the Greater Southeast Management District as recorded in Document No. V719973 Official Public Records, Harris County, Texas.**
 - e. **Provisions of City of Houston Ordinance No. 89-1312 relating to notice regarding restrictions to buyers as recorded in Document No. M337573 Official Public Records, Harris County, Texas.**
 - f. **Easement:**

Recorded:	Volume 2426, Page 737, Deed Records, Harris County, Texas.
Purpose:	drainage
 - g. **Easement:**

Recorded:	Volume 3319, Page 732, Deed Records, Harris County, Texas.
Purpose:	installation and maintenance of a street lighting system
 - h. **Easement:**

Recorded:	Clerk's File No. N035941, Official Public Records, Harris County, Texas.
Purpose:	electric distribution facilities
 - i. **All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.**
 - j. **City of Houston Ordinance No. 62-342 regarding building lines on Griggs Road, dated February 28, 1962, a certified copy of which is recorded in Clerk's File No. B468123, Deed Records, Harris County, Texas.**
 - k. **Regulations and requirements of the "Hobby Airport Hazard Area" imposed by Ordinance No. 70-346, dated March 4, 1970, a certified copy of which is recorded in Volume 7940, Page 233 (Clerk's File No. D076040), Deed Records, Harris County, Texas.**
 - l. **Provisions of the City of Houston Ordinance #85-1878 , pertaining to among other things, the platting and replatting of real property and to the establishment of building lines as recorded under Harris County Clerk's File No. N253886, Official Public Records, Harris County, Texas.**

End of Schedule B.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Requirement is made that the spouse, if any, of Jae Shin Song join in the deed to the proposed insured.
6. Requirement is made that a satisfactory release be provided for the following:
 - Vendor's Lien retained in Deed:**
 - Recorded:** Clerk's File No. T707473, Official Public Records, Harris County, Texas
 - Grantor:** King's Flea Market Joint Venture
 - Grantee:** Jae Shin Song
 - Dated:** 4/30/1999
 - Together with:** Deed of Trust:
 - Recorded:** Clerk's File No. T707474, Official Public Records, Harris County, Texas
 - Grantor:** Jae Shin Song
 - Trustee:** Michael B. Massey
 - Beneficiary:** TEXAS FIRST NATIONAL BANK
 - Amount:** \$1,200,000.00
 - Together with:** Assignment of Rents and Leases:
 - Recorded:** Clerk's File No. T707476, Official Public Records, Harris County, Texas.
 - Dated:** 4/30/1999
 - Together with:** Agreement:
 - Recorded:** Clerk's File No. X659217 and corrected in Clerk's File No. X922503, Official Public Records, Harris County, Texas.
 - Dated:** 4/30/2004
 - Together with:** Modification:
 - Recorded:** Clerk's File No. 20090282793, Official Public Records, Harris County, Texas.
 - Dated:** 4/30/2009

- 7. Requirement is made that a satisfactory release or termination be provided for the following:
 Financing Statement:
 Recorded: Clerk's File No. T800990, Official Public Records, Harris County, Texas.
 Debtor: Junsu Inc. and King's Best Market
 Secured Party: Texas First National Bank

- 8. District: Greater Southeast Management District
 Requirement: Company requires Notice to Purchaser be executed and filed of record.

- 9. Company requires current titleholders to execute a satisfactory closing affidavit confirming what encumbrances on the property to be insured are known to the current titleholder as of the date of closing.

- 10. Good Funds in an amount equal to all disbursements must be received, deposited and collected before any funds may be disbursed. Partial disbursements prior to the receipt, deposit and collection of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks.

- 11. Company requests that it be furnished with a properly executed waiver of inspection signed by the proposed insured owner; in the event the proposed insured owner declines to execute such waiver, additional exceptions and/or requirements may be made.

- 12. **ARBITRATION:** The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}

Countersigned
Independence Title Company

By  _____
Authorized Signatory

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

G.F. No. or File No. **1328168-COM**

Effective Date: **October 15, 2013, 8:00 am**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

As to **Stewart Title Guaranty Company**, the Underwriter herein, the following disclosures are made:

A-1. Shareholders owning, controlling or holding, either personally or beneficially, 10% or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Malcolm Morris, Charles F. Howard, Michael B. Skalka, Matthew Morris, Stewart Morris, Stewart Morris, Jr., John Killea and Allen Berryman.

A-3. The fifteen designated officers of Stewart Title Guaranty Company as of the date hereinabove set forth are as follows: Matthew Morris, Chief Executive Officer & President; Allen Berryman, Chief Financial Officer & Assistant Secretary-Treasurer; Murshid Khan, Chief Information Officer; Susan McLauchlan, Chief Human Resources Officer; Stewart Morris, Jr., Senior Chairman of the Board; Malcolm S. Morris, Chairman of the Board & Counsel; Glenn Clements, Group President - Direct Operations; George Houghton, Group President - Agency Operations; Jason Nadeau, Group President - Mortgage and Title Services; John Killea, General Counsel & Chief Compliance Officer; Paul Sands, Executive Vice President - National Title Services Director; Mark Winter, Executive Vice President - Public Policy; Richard Black, Senior Vice President - Underwriting Counsel; James Gosdin, Senior Vice President - Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President - Regional Underwriting Counsel.

2. (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium:

ITCOT, LLC

(b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium:

**Jay Southworth
Brian Pitman
FSBT Holdings, Inc.**

(c) The following is a list of it's officers and directors:

**Brian Pitman, President/COO
Jay Southworth, Chairman/CEO**

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium[†] is:

Owners Policy	<u>\$0.00</u>
Loan Policy	<u>\$0.00</u>
Endorsement Charges	<u>\$0.00</u>
Other	<u>\$0.00</u>
Total	<u>\$0.00</u>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
50.00%	Joe Desotel	

[†]The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

This commitment is invalid unless the insuring provisions and Schedules A, B, and C are attached.

DELETION OF ARBITRATION PROVISION
(Not Applicable to the Texas Residential Owner Policy)

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the Closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

I request deletion of the Arbitration provision.

SIGNATURE

DATE

INDEPENDENCE TITLE COMPANY

PRIVACY NOTICE

You have chosen to do business with Independence Title Company and we are obligated to honor the relationship with great care, beginning with the confidential information that may come into our possession during the course of your transaction with us. We believe that your privacy should not be compromised and are committed to maintaining the confidentiality of that information.

You can be assured that we are respecting your privacy and safeguarding your "*nonpublic personal information*". Nonpublic personal information is information about you that we collect in connection with providing a financial product or service to you. Nonpublic personal information does not include information that is available from Public sources, such as telephone directories or government records.

We collect nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms
- Information about your transaction with us
- Information about your transactions with nonaffiliated third parties
- Information we receive from a consumer-reporting agency

We respect the privacy of our customers, and we will not disclose nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need that information to provide products or services to you.

We maintain physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

We will not disclose nonpublic personal information about our customers or former customers to nonaffiliated third parties, except as permitted by law.

Independence Title Company recognizes and respects the privacy expectations of our customers. We want our customers to understand our commitment to privacy in our use of customer information. Customers who have any questions about this Privacy Policy or have any questions about the privacy of their customer information should call **Independence Title Company** at (512) 454-4500.

STG Privacy Policy Notice

**Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company
Privacy Policy Notice**

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the title insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

IMPORTANT NOTICE

AVISO IMPORTANTE

To obtain information or make a complaint:

Para obtener informacion o para someter una queja:

You may call Lawyers Title Insurance Corporation's toll-free telephone number for information or to make a complaint at:

Usted puede llamar al numero de telefono gratis de Lawyers Title Insurance Corporation's para informacion o para someter una queja al:

1-800-654-7041

1-800-654-7041

You may also write to Lawyers Title Insurance Corporation at:

Usted tambien puede escribir a Lawyers Title Insurance Corporation:

**Attention: Claims Department
P.O. Box 45023
Jacksonville, FL 32232-5023**

**Attention: Claims Department
P.O. Box 45023
Jacksonville, FL 32232-5023**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

1-800-252-3439

You may write to the Texas Department of Insurance:

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Should you have a dispute concerning your premium or about a claim you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

Si tiene una disputa concierne a su prima o a un reclamo, debe comunicarse con la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

ATTACH THIS NOTICE TO YOUR POLICY:

UNA ESTE AVISO A SU POLIZA:

This notice is for information only and does not become a part or condition of the attached document.

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

Not Applicable

SCATTERED SITE INFORMATION

If the Development consists of more than one site, fill this information out completely. A legal description identifying the lot, block and subdivision or a metes and bounds should be included behind the Site Control documentation.



Site #	11-Digit Census Tract Number	Address (Street Number and Name)	Acres	No. of Units on this Lot	Bldg Type (SFR, 2plex, etc.)	Contract Grantor	Contract Grantee
1		Not Applicable					
2							
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Not Applicable

If there are multiple owners to the scattered sites above, please identify the current owners of each site below:

Site #					
1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Entity Name	Contact Name	Date of Last Sale		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Address	City	State	Zip	
	Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?				<input type="text"/>
	If "Yes," please explain: <input type="text"/>				
	Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?				<input type="text"/>
2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Entity Name	Contact Name	Date of Last Sale		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Address	City	State	Zip	
	Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?				<input type="text"/>
	If "Yes," please explain: <input type="text"/>				
	Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?				<input type="text"/>
3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Entity Name	Contact Name	Date of Last Sale		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Address	City	State	Zip	
	Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?				<input type="text"/>
	If "Yes," please explain: <input type="text"/>				
	Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?				<input type="text"/>
4	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Entity Name	Contact Name	Date of Last Sale		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Address	City	State	Zip	
	Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?				<input type="text"/>
	If "Yes," please explain: <input type="text"/>				
	Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?				<input type="text"/>
5	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Entity Name	Contact Name	Date of Last Sale		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Address	City	State	Zip	
	Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?				<input type="text"/>
	If "Yes," please explain: <input type="text"/>				
	Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?				<input type="text"/>
6	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Entity Name	Contact Name	Date of Last Sale		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Address	City	State	Zip	
	Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?				<input type="text"/>
	If "Yes," please explain: <input type="text"/>				
	Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?				<input type="text"/>
7	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Entity Name	Contact Name	Date of Last Sale		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Address	City	State	Zip	
	Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?				<input type="text"/>
	If "Yes," please explain: <input type="text"/>				
	Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?				<input type="text"/>

Elected Officials

Elected officials were identified in the **Pre-Application** , and there have been no changes.
 (If box above is checked, these forms may be left **BLANK** .)

No Support, opposition, or neutral letter(s) are included behind this tab.

Please identify all elected officials which represent the Development Site.

Sheila Jackson Lee 18
**** US Representative** **District**

<u>Rodney Ellis</u>	<u>13</u>
State Senator	District
<u>N/A</u>	
Support Letter	
<u>Annise Parker</u>	
City Mayor	

<u>Garnet Coleman</u>	<u>147</u>
State Representative	District
<u>N/A</u>	
Support Letter	
<u>Ed Emmett</u>	
County Judge	

<u>Terry Grier</u>	<u>Houston ISD</u>	<u>HISDSuperintendent@houstonisd.org</u>
School Superintendent	District Name	Email
<u>4400 W 18th St.</u>	<u>Houston</u>	<u>77092-8501</u>
Address	City	Zip

<u>Anna Eastman</u>	<u>boardservices@houstonisd.org</u>
Presiding officer of Board of Trustees	Email
<u>4400 W 18th St.</u>	<u>Houston</u>
Address	City
	<u>77092-8501</u>
	Zip

** While Applicants are not required to notify US Representatives, the Department is required to notify these elected officials. Therefore, Applicant must identify the appropriate US Representative of the district containing the Development.

Elected Officials (Continued)

Helena Brown	A	districta@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Jerry Davis	B	districtB@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Ellen Cohen	C	districtC@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Wanda Adams	D	districtD@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Dave Martin	E	districtE@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Al Hoang	F	districtF@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Oliver Pennington	G	districtG@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Ed Gonzalez	H	districtH@houstontx.gov
City Council Member	District/Precinct	Email or Phone
James Rodriguez	I	districtI@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Mike Laster	J	districtJ@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Larry Green	K	districtK@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Stephen Costello	At-Large 1	atlarge1@houstontx.gov
City Council Member	District/Precinct	Email or Phone
Andrew Burks, Jr.	At-Large 2	atlarge2@houstontx.gov
City Council Member	District/Precinct	Email or Phone

Not Applicable

Neighborhood Organizations

Identify all Neighborhood Organizations Applicant is aware of and any identified by the local elected official.

- Organizations were identified in the Pre-Application, and there have been no changes.
(If above is checked, these forms may be left *BLANK*)

1. **Not Applicable**

Name of Organization		Contact Name
Address		City
Zip	Phone	Fax or Email

2.

Name of Organization		Contact Name
Address		City
Zip	Phone	Fax or Email

3.

Name of Organization		Contact Name
Address		City
Zip	Phone	Fax or Email

4.

Name of Organization		Contact Name
Address		City
Zip	Phone	Fax or Email

5.

Name of Organization		Contact Name
Address		City
Zip	Phone	Fax or Email

6.

Name of Organization		Contact Name
Address		City
Zip	Phone	Fax or Email

CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to §10.203 of the Uniform Multifamily Rules, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants, or persons with signing authority, must complete either Part 1 or Part 2 below:

Part 1. A Pre-Application (competitive HTC only) WAS submitted:

- I (We) certify that:
- The pre-application included evidence of these notifications pursuant to §10.203 of the Uniform Multifamily Rules, the pre-application met all threshold requirements, and no additional notifications were required with this full application. **OR;**
 - The pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by §10.203 because a change of an elected official occurred between pre-application and Application. As applicable, all changes in the Application have been made on the *Elected Officials and/or Neighborhood Organizations Form(s)*. I (we) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC Applications and not older than three (3) months prior to the date Parts 5 and 6 of the Application are submitted for Tax Exempt Bond Developments, and not older than three (3) months prior to the date the Application is submitted for all other Applications, as required under §10.203 of the Uniform Multifamily Rules.

Part 2. A Pre-Application WAS NOT submitted or did not satisfy the Department's review of Pre-Application threshold:

- I (We) certify that all required requests for Neighborhood Organizations pursuant to §10.203 of the Uniform Multifamily Rules, were made in the format required in the *Neighborhood Organization Request* template by January 18, 2013 for Competitive HTC Applications, or no later than 14 days prior to the submission of the Threshold documentation for all other Applications.
- I (We) certify that:
- No reply letter was received from the local elected officials by **February 22, 2013** for Competitive HTC Applications (or 7 days prior to the submission of the Application for all other Applications), and/or
 - A response was received from the local elected officials **by February 22, 2013**, (or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments by 7 days prior to submission of the Application) and the response indicated that the local elected officials know of no neighborhood organizations, and/or
 - A response was received from the local elected officials on or before **February 22, 2013**, (or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments by 7 days prior to submission of the Application) and I have notified those neighborhood organizations as required by and §10.203 of the Uniform Multifamily Rules and/or other applicable Rules, and/or
 - I have knowledge of other neighborhood organizations on record with the city, state or county whose boundaries contain the proposed Development Site and have notified those neighborhood organizations as required by §10.203 of the Multifamily Uniform Rules, and/or
 - I know of no neighborhood organizations within whose boundaries the Development is proposed to be located and/or
 - The local elected officials referred to me (us) to another source, and I (we) requested neighborhood organizations from that source. If a response was received, those neighborhood organizations were notified as required by §10.203 of the Multifamily Uniform Rules; and

CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS) (cont.)

Part 2. (continued)

All neighborhood organizations that were notified are correctly listed on the *Neighborhood Organizations Form* and all notifications were made in the format provided in the template, *Public Notifications Format (Written)*.

I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §10.203 of the Multifamily Uniform Rules. The notifications were in the format provided in the template, *Public Notifications Format (Written)*. All of the following entities were notified and are correctly listed on the *Neighborhood Organizations Form* :

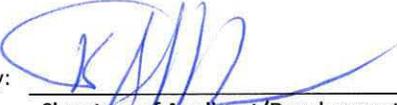
- Superintendent of the school district containing the Development;
- Presiding officer of the board of trustees of the school district containing the Development;
- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development; and
- State representative of the district containing the Development.

While not required to be submitted in this Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.

I (We) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC or not older than 3 months from the date of Parts 5 and 6 submission for all other Applications as required under §10.203.

Part 3. Applicant must certify to the following (*competitive HTC only*):

I (We) certify that no Neighborhood Organizations exist for which this Application would be eligible to receive points under §11.9(d)(1) of the QAP.

By: 

Signature of Applicant/Development Owner
K.T. (Ike) Akbari

Printed Name
11/7/2013

Date

Texas

Notary Public, State of
Jefferson

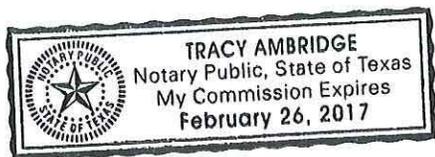
County of
2/26/2017

My Commission expires

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

7th day of November, 2013.





Notary Public Signature

Development Narrative

1. The proposed Development is: (Check all that apply)

<input checked="" type="checkbox"/>	New Construction		
<input checked="" type="checkbox"/>	Rehabilitation	Including Acquisition?	<input type="text"/>
<input checked="" type="checkbox"/>	Reconstruction	# of Units Demolished:	<input type="text"/> # of Units Reconstructed: <input type="text"/>
<input checked="" type="checkbox"/>	Adaptive Reuse	Previous use of Buildings (i.e. Hotel, or school)	<input type="text"/>
<input checked="" type="checkbox"/>	Additional Phase to existing development	TDHCA#	<input type="text"/>
<input checked="" type="checkbox"/>	Scattered Site	Number of Non-Contiguous Sites:	<input type="text"/> Number of Census tracts: <input type="text"/>

2. The Target Population will be:

General

Unit Composition		
Type of Unit	# of Designated Units	% of Total Units in Development
Migrant Farm Workers		0%
Victims of Domestic Violence		0%
Persons with Disabilities	12	5%
Homeless Populations		0%
Persons with alcohol and/or drug addictions		0%
Persons with HIV/AIDS		0%
Colonia Resident		0%
Other: (Specify)		0%

NOTE: The population percentages above are anticipated at the time of Application submission and the Applicant will not be held to this representation long-term, unless required by TDHCA Program rules and federal Regulations.

3. Staff Determinations regarding definitions of development activity obtained?

If a determination under §10.3(b) of the Uniform Multifamily Rules was made prior to Application submission, provide a copy of such determination behind this form.

4. Narrative

Briefly describe the proposed Development, including any relevant information not already identified above.

Please see the attached description.

Village at Palm Center Development Narrative

The applicant, Houston 5110 Griggs Road Residential, LP, will lease the property, 5110 Griggs Road, from Houston 5110 Griggs Road, LP. Houston 5110 Griggs Road, LP will purchase and own 5110 Griggs Road in Houston, Texas and will also loan the CDBG Funds to the project.

The applicant proposes to demolish the structures on the King's Market property and remove all the pavement material. Based on Environmental Reports [Phase I and Phase II audits] and Asbestos/Lead-based Paint reports, some remediation of the property will be required. Once the property is cleared, ITEX will begin implementing the landscape, architecture and civil engineering to layout the boulevard between MLK and Milart, other interior streets, building sites, parking garage and other site features including green space and recreation areas.

The development will include 222 housing units including 154 apartments and 68 townhomes as well as 14,000 SF of retail/commercial space. The retail/commercial space will be on the ground floor and three stories of apartments will be constructed above.

The exterior facade will be a combination of brick and multiple types of James Hardie siding. The units are designed to integrate with the existing neighborhood using a combination of apartments and townhome style buildings. The units will be oriented toward the streets to create a vibrant streetscape.

The combination of town home buildings and apartment buildings will give a diverse building configuration to create the character of a neighborhood. The apartment buildings will be a combination of three-story and four-story complimented by a parking garage for the apartment residents. The townhomes will be two-story and three-story with attached garages. A key design component for the buildings is to ensure that there are no exterior stairs. A minimum of 5% of the units will be made mobility accessible and 2% visually & hearing impaired.

Amenities to be provided include resort style pool, playgrounds for children under six, playgrounds for children six to 12, gazebo, a splash pad, BBQ pits and picnic tables. In addition, the 4,000 SF community building will provide residents with amenities such as a computer lab, commercial quality exercise facility, meeting area, coffee bar, and a daycare facility to be operated by Section 3 businesses. Unit amenities will include energy-star appliances and light fixtures, nine-foot ceilings, laundry connections, low-flow/high-efficiency plumbing, low-e windows, thermal efficient doors, and storage for each unit. The Village at Palm Center will be developed as at a minimum LEED-Silver designation. Additional green building methods will be utilized such as an underground storm water collection area that will be used to irrigate the property, radiant barriers within the attics, R-15 wall/R-30 Attic Insulation, and 14-SEER HVAC systems.

5. Funding Request:

Complete the table below to describe this Application's funding request.

Department Funds applying for with this Application	Requested Amount	If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:		
		Interest Rate (%)	Amortization (Years)	Term (Years)
TDHCA HOME				
CHDO Operating Expense				
Housing Tax Credits	\$ 774,350			
Private Activity Mortgage Revenue				
Neighborhood Stabilization Program				

6. Set-Aside (For Competitive HTC & HOME Applications Only)

Identify any and all set-asides the application will be applying under. Set-Asides can not be added or dropped from pre-application to full Application for Competitive HTC Applications.

Competitive HTC Only						HOME Only			
At-Risk		Non-Profit		USDA		CHDO		Persons w/Disabilities	

By selecting the set-aside above, I, individually or as the general partner(s) or officers of the Applicant entity, confirm that I (we) are applying for the above-stated Set-Aside(s) and Allocations. To the best of my (our) knowledge and belief, the Applicant entity has met the requirements that make this Application eligible for this (these) Set-Aside(s) and Allocations and will adhere to all requirements and eligibility standards for the selected Set-Aside(s) and Allocations.

7. Previously Awarded State and Federal Funding

Has this site/activity previously received or applied for TDHCA funds? No

If "Yes" Enter Project Number: Not Applicable and TDHCA funding source: Not Applicable

Has this site/activity previously received non-TDHCA federal funding? No

Will this site/activity receive non-TDHCA federal funding for costs described in this Application? Yes

8. Qualified Low Income Housing Development Election

Pursuant to §42(g)(1)(A) & (B), the term "qualified low income housing development" means any project or residential rental property, if the Development meets one of the requirements below, whichever is elected by the taxpayer." Once an election is made, it is irrevocable. Select only one:

- At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.

Development Activities

Self Score Total:

1. Common Amenities (ALL Multifamily Applications §10.101(b)(5))

of Units must qualify for Points

- Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to §10.101(b)(5).

2. Unit Requirements (ALL Multifamily Applications §10.101(b)(6)(A) and (B))

A. Unit Sizes

- Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:

Five hundred (500) square feet for an Efficiency Unit

Six hundred (600) square feet for a One Bedroom Unit

Eight hundred (800) square feet for a Two Bedroom Unit

One thousand (1,000) square feet for a Three Bedroom Unit

One thousand, two-hundred (1,200) square feet for a Four Bedroom Unit

OR:

- Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and does not adhere to the size requirements above.

B. Unit Amenities

- Application is a Tax Exempt Bond Development and will meet a minimum of seven (7) points.

- Application is HOME only or other Department Direct Loan and will meet a minimum of four (4) points.

- Application is a Competitive HTC Development and will select applicable points in Part 5 below.

**** Rehabilitation Developments will start with a base score of three (3) points and Supportive Housing Developments will start with a base score of five (5) points.****

3. Tenant Supportive Services (All Multifamily Applications §10.101(b)(7))

- Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points.

- Application is **HOME only or other Department Direct Loan** and will meet a minimum four (4) points.

- Application is a **Competitive HTC Development** and will select applicable Tenant Services in Part 8 below.

4. Development Accessibility Requirements (ALL Multifamily Applications §10.101(b)(8))

- Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to §10.101(b)(8) of the Uniform Multifamily Rules.

5. Size and Quality of Units (Competitive HTC Applications only)

- Development meets the minimum size requirements identified below

- i. five-hundred-fifty (550) square feet for an Efficiency Unit;
- ii. six-hundred-fifty (650) square feet for a one Bedroom Unit;
- iii. eight-hundred-fifty (850) square feet for a two Bedroom Unit;
- iv. one-thousand-fifty (1,050) square feet for a three Bedroom Unit; and
- v. one-thousand, two-hundred-fifty (1,250) square feet for a four Bedroom Unit.

- Specific amenities and quality features will be provided in every Unit at no extra charge to the tenant; Development will maintain the points selected and associated with those amenities

Not Applicable

Development Activities (Continued)

Self Score Total:

6. Income Levels of Tenants (Competitive HTC Applications only)

- Total Number of Units at 50% or less of AMGI
- Number of 30% Units used to score points under 11.9(c)(2)
- Number of Units at 50% or less of AMGI available to use for points under 11.9(c)(1)
- Percentage used for calculation of eligible points under 11.9(c)(1)

Mark **only one** box below:

- Development is located within a Non-Rural Area of the Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or
- Developments proposed in all other areas.

Total Score Claimed:

7. Rent Levels of Tenants (Competitive HTC Applications only)

Mark **only one** box below:

- At least 20% of all low-income Units at 30% or less of AMGI for Supportive Housing Developments qualifying under the Nonprofit Set-Aside only.
- Development is located in an urban and at least 10% of all low income units are at 30% or less of AMGI; or
- Development is located in a Rural Area and 7.5% of all low income Units are at 30% or less of AMGI; or
- At least 5% of all low-income Units at 30% or less of AMGI

Total Score Claimed:

8. Tenant Services (Competitive HTC Applications only)

Development will provide a combination of supportive services as identified in §10.101(b)(7) and those services will be recorded in the Development's LURA.

- Supportive Housing Development qualifying under the Nonprofit Set-Aside; or
- All other Developments.

Total Score Claimed:

9. Tenant Populations with Special Housing Needs (Competitive HTC Applications only)

- At least 5% of the Units are set aside for Persons with Special Needs as identified in §11.9(c)(7) of the QAP.

10. Pre-Application Participation (Competitive HTC Applications only)

- Development is requesting Pre-Application Points

11. Extended Affordability or Historic Preservation (Competitive HTC Applications only)

Mark **only one** box below:

- Development will maintain a 35 year Affordability Period.
- Application proposing the use of historic (rehabilitation) tax credits, and has included supporting documentation behind this tab that at least one building will qualify for historic tax credits.

Total Score Claimed:

12. Right of First Refusal (Competitive HTC Applications only)

- Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.

13. Development Size (Competitive HTC Applications only)

- Development is proposed to be 50 total HTC Units or less and the original Application reflects a Funding Request of Housing Tax Credits of \$500,000 or less.

ACQUISITION AND REHABILITATION INFORMATION

1. At-Risk Set-Aside (Competitive HTC Applications Only)

0 Qualification: Must meet the requirements of an At-Risk Development in §11.5(3) of the Qualified Allocation Plan.

Documentation: Must be submitted behind this tab showing that the Development meets the requirements of §2306.6702(a)(5) of the Texas Government Code.

Part A: Documentation must show that the subsidy or benefit is from one of the following approved programs (mark all that apply):

- Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. Section 1715l)
- Section 236, National Housing Act (12 U.S.C. Section 1715z-1)
- Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q)
- Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701s)
- The Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development.
- The Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development.
- Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. Sections 1484, 1485 and 1486)
- Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. Section 42)
- Section 538, Housing Act of 1949 only if the Development involves the Rehabilitation of an existing property that has received and will continue to receive as part of the financing of the Development federal assistance provided under §515 of the Housing Act of 1949.

Part B: Place an "X" by one of the following:

- The stipulation to maintain affordability in the contract granting the subsidy is nearing expiration (expiration will occur within two (2) calendar years of July 31, 2013)
- The federally insured mortgage is eligible for prepayment or is nearing the end of its mortgage term (the term will end within two (2) calendar years of July 31, 2013)

Part C: I certify that:

- the Development includes the demolition of the existing Units which have received the financial benefits described in Part A and that the redevelopment will include at least a portion of the same site.
- the Development is at risk of losing affordability from the financial benefits available to the Development, and those financial benefits and affordability will be retained or renewed unless regulatory barriers necessitate elimination of a portion of that benefit, pursuant to §11.5(3)(D) of the Qualified Allocation Plan.

Not Applicable

2. Existing Development Assistance On Housing Rehabilitation Activities¹

Part A.

The existing Property is expected to have or continue the following benefit: _____

Provide a brief description of the restrictions or subsidies the existing Property will have or continue in the space below:

A copy of the contract or agreement securing the funds identified above is provided behind this form.

The source of funds is: _____

The annual amount of funds is: _____

The number of units receiving assistance: _____

The term of the contract or agreement is (date): _____

The expiration of the contract or agreement is (date): _____

Part B. Acquisition Of Existing Buildings (applicable only to HTC applications with Acquisition credits requested)

Date of the most recent sale or transfer of the building(s): _____

In the last ten years, did the previous owner perform rehabilitation work greater than 25% of the building's adjusted basis?

Was the building occupied at any time during the last ten years?

Was the building occupied or suitable for occupancy at the time of purchase?

Will the acquisition meet the requirements of §42(d)(2)(B)(ii) relating to the 10-year placed in service rule?

If "Yes", provide a copy of a title commitment that the Development meets the requirements of §42(d)(2)(B)(ii) as to the 10 year period.



If "No", does the property qualify for a waiver under §42(d)(6)?

If "Yes", provide the waiver and/or other documentation.

How many buildings will be acquired for the Development? _____

Are all the buildings currently under control by the Development Owner? _____

If "No", how many buildings are under control by the Development Owner? _____

When will the remaining buildings be under control? _____

¹Per §2306.008, TDHCA shall support the preservation of affordable housing for individuals with special needs and individuals and families of low income at any location considered necessary by TDHCA.

Not Applicable

ACQUISITION AND/OR REHABILITATION (Continued)

Part B. Acquisition Of Existing Buildings (continued)

Identification or address(es) of Building(s) under Owner's Control	Type of Control (Ownership, Option, Purchase Contract)	Expiration Date	# of Units	Acquisition Cost of Building

Provide the information listed below concerning the acquisition of building(s) for the Development:

1. Building(s) acquired or to be acquired from: Related Party Unrelated Party
2. Building(s) acquired or to be acquired with Buyer's Basis:
 Determined with reference to Seller's Basis Not Determined with reference to Seller's Basis

List below by building address, the date the building was placed in service (PIS), the date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and acquisition. Attach separate sheet(s) with additional information if necessary.

Building Address(es)	PIS date of building by most recent owner	Proposed Acquisition date by the Applicant	Years between PIS & Acquisition

3. Lead Based Paint (HOME Applications Only)

Development constructed before January 1, 1978 (If "Yes", continue to next selections)

Check each of the following that applies [24 CFR 35.115]:

- Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency.
- The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties.
- Housing "exclusively" for the elderly or persons with disabilities, with the provision that children less than six years of age will not reside in the dwelling unit.
- An inspection performed according to HUD standards found the property contained no lead-based paint.
- According to documented methodologies, lead-based paint has been identified and removed; and the property has achieved clearance.
- The rehabilitation will not disturb any painted surface.
- The property has no bedrooms.
- The property is currently vacant and will remain vacant until demolition.

Not Applicable

Occupied Rehabilitation Developments

Pursuant to §10.204(7)(G)(i) through (ii) of the Uniform Multifamily Rules, any Application where any structure on the Development Site is occupied, or if the Application proposed the demolition of any occupied housing, the following items must be provided behind this tab.

At least one of the following must be provided:

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period;
- The two (2) most recent consecutive annual operating statement summaries;
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; or;
- All monthly or annual operating summaries available; and

Each of the following items, as applicable, is provided behind this tab:

- A rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and tenant names or vacancy.
- A written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6))
- For Qualified Elderly or Supportive Housing Developments, identification of the number of existing tenants qualified under the Target Population elected;
- A relocation plan outlining relocation requirements and a budget with an identified funding source: (§2306.6705(6))
- Any documentation necessary for the Department to facilitate, or advise an Applicant with respect to or ensure compliance with the Uniform Relocation Act and any other relocation laws or regulations as may be applicable; and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. (§2306.6705(6))
- The current property owner is unwilling to provide one or more of the required documents above, and a signed statement from the Applicant attesting to that fact is submitted behind this tab.



If one or more the above is not applicable, based upon the type of occupied structures on the Development Site, please provide an explanation of such non-applicability below:

Not Applicable

Uniform Relocation Act (URA) Applicability (HOME Applications Only)

The proposed Development must be carried out in accordance with policies and procedures governing implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Section 104(d) of the Housing and Community Development Act of 1974, and the optional relocation policies adopted pursuant to 24 CFR 92.253(d).

A displaced person is covered under URA, regardless of the income of the person, if they are displaced by acquisition, rehabilitation, or demolition.

A displaced person is covered under Section 104(d) if they are a low-income person displaced by demolition OR conversion (if market rent of the dwelling did not exceed the fair market rent before conversion).

These requirements apply to any Development that utilizes HOME funds if (check all that apply):

- The activity involves acquisition of property occupied by a tenant, homeowner, or business.
- The activity involves rehabilitation of property occupied by a tenant, homeowner, or business.
- The activity involves demolition of existing housing units.
- The activity involves conversion of occupied rental property occupied by any tenant.

If ANY of the above boxes are checked, complete the Residential Anti-Displacement and Relocation Assistance Plan Certification below.

Pursuant to §10.204(7)(g)(vi) of the Uniform Multifamily Rules, Applicants for HOME funds that plan to rehabilitate, demolish and/or reconstruct occupied developments must certify that they will comply with the Uniform Relocation Act. By signing below, the Applicant certifies that they will comply with the Residential Anti-Displacement and Relocation Assistance Plan (RARAP) approved by the Department on June 1, 2012.

The RARAP, as approved follows the Housing and Community Development Act of 1974, and HUD regulations at 24 CFR §42.325. The Department, through its subgrantees, will offer relocation assistance for lower-income tenants who, in connection with an activity assisted under NSP or HOME move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR §42.350.

A displaced person who is not a lower-income tenant will be offered relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("URA"), (Pub. L 91-645, 42 U.S.C. 4601 §§ et seq).

The purpose and goals of the RARAP is to:

- (1) Provide (through its subgrantees) Relocation Assistance
- (2) Minimize Displacement
- (3) Ensure a One-for-One Replacement of Lower-Income Dwelling Units (HOME only)

I (we) certify that I (we) have read and understand the Department's approved Residential Anti-Displacement and Relocation Assistance Plan (RARAP), and I (we) will comply will all parts of the plan as they apply to this Application.

Signature of Applicant

Printed Name

Date

Architectural Drawings Must be Submitted Behind this Tab

- Site Plan which;
 - includes a unit and building type table matrix that is consistent with the Rent Schedule and Building/Unit Configuration forms.
 - identifies all residential and common buildings
 - clearly delineates the flood plain boundary lines and shows all easements
 - if applicable, indicates possible placement of detention/retention pond(s); and
 - indicates the location of parking spaces
- Building Floor Plans
- Unit Floor Plans for each type of Unit
- Elevations for each building type and must include:
 - a percentage estimate of the exterior composition
 - proposed roof pitch
- Photos of building elevations (for Rehab and Adaptive Reuse developments that will not alter the unit configuration).



PROJECT DATA:

SITE AREA: 9.556 ACRES
 TOTAL UNITS: 222
 (INCLUDING 12 UFAS ACCESSIBLE UNITS)
 DENSITY: 23.2 UNITS / ACRES
 BUILDING HEIGHT : 2 - 4 STORY
 RETAIL : 14,000 SF.
 CLUBHOUSE: 4000 SF.
 AMENITIES: POOL; SPLASH PAD; GAZEBO; BBQ; PICNIC TABLES;
 PLAYGROUND FOR UNDER 6; PLAYGROUND FOR 6-12

PARKING REQUIRED:
 1-BEDROOM UNITS: 1.33 SPACES / UNIT; 67 SPACES REQ'.
 2-BEDROOM UNITS: 1.66 SPACES / UNIT; 186 SPACES REQ'.
 3-BEDROOM UNITS: 2 SPACES / UNITS; 120 SPACES REQ'.
 RETAIL: 4 SPACES PER 1000 SF; 56 SPACES REQ'.
 TOTAL REQUIRED PARKING: 429 SPACES

PARKING PROVIDED:
 SURFACE PARKING: 104 SPACES (INCLUDING 4 HANDICAP SPACES)
 APT. GARAGE PARKING: 260 SPACES (INCLUDING 6 HANDICAP SPACES)
 TOWNHOME GARAGE PARKING :72 SPACES (INCLUDING 4 HANDICAP SPACES)
 TOTAL PARKING PROVIDED: 436 SPACES (INCLUDING 14 HANDICAP SPACES)

NOTE: 1. THE SITE IS NOT ON A FLOODPLAIN
 2. DETENTION IS NOT REQUIRED FOR THIS SITE BASED ON
 CURRENT DETENTION REQUIREMENTS FOR CITY OF HOUSTON

GRIGGS RD. RESIDENTIAL						2013499
UNIT TABULATION - 3-STORY/4-STORY/3-STORY OVER 1 LEVEL RETAIL/RAMP PARKING						11/6/13
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	772	17	11.04%	13,124	32.5%
A2	1br/1ba	731	30	19.48%	21,930	
A1-UFAS	1br/1ba	772	3	1.95%	2,316	
B1	2br/2ba	954	58	37.66%	55,332	67.5%
B2	2br/2ba	988	17	11.04%	16,796	
B2-UFAS	2br/2ba	988	3	1.95%	2,964	
C1	3br/2ba	1,131	9	5.84%	10,179	16.9%
C2	3br/2ba	1,194	15	9.74%	17,910	
C1-UFAS	3br/2ba	1,131	2	1.30%	2,262	
TOTALS			154	100.00%	142,813	

UNIT AVERAGE NET SF : 927

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

GRIGGS RD. RESIDENTIAL						2013499
TOWNHOMES(2-STORY/3-STORY)						10/30/13
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	%	TOTAL NET	% BREAKDOWN
E1	2br/2.5ba	1,048	32	47.06%	33,536	50.00%
E2(UFAS)	2br/2.5ba	1,171	2	2.94%	2,342	2-bedroom
F1	3br/2.5ba	1,410	32	47.06%	45,120	50.00%
F2(UFAS)	3br/2.5ba	1,435	2	2.94%	2,870	3-bedroom
TOTALS			68	100.00%	83,868	

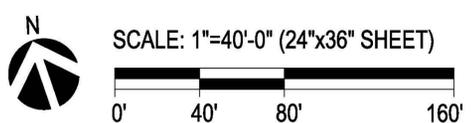
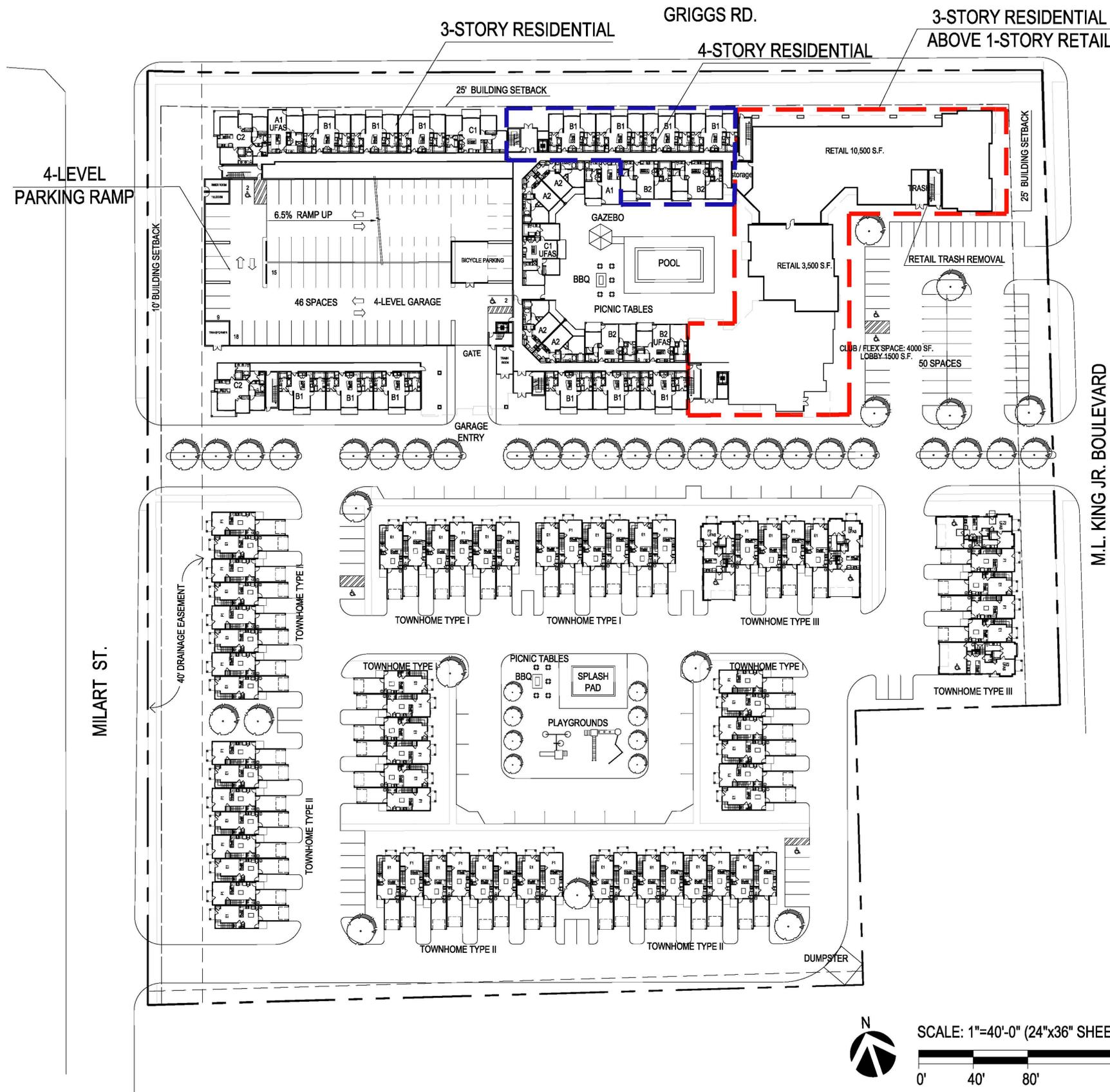
UNIT AVERAGE NET SF : 1,233

NOTE: B2-TH AND C2-TH ARE ACCESSIBLE ON GROUND FLOOR

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.



ARCHITECTURAL SITE PLAN A 201



THE VILLAGE AT PALM CENTER
 THE ITEX GROUP
 HOUSTON, TX

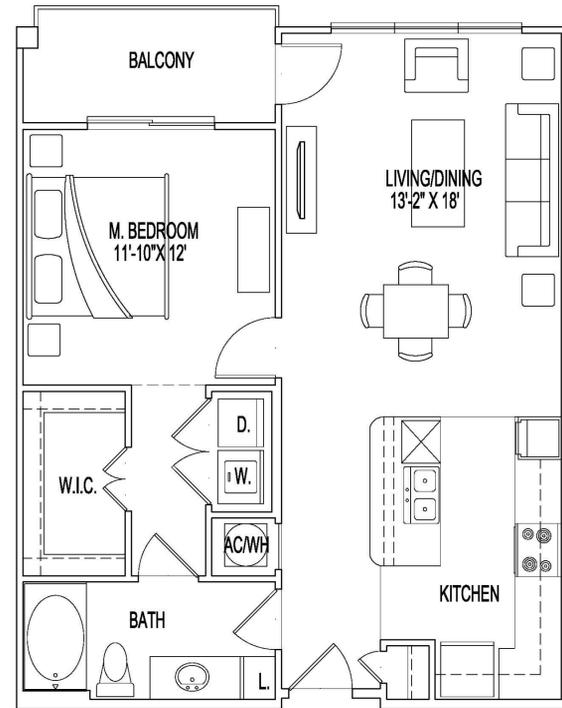
11-6-2013

HPA#13499



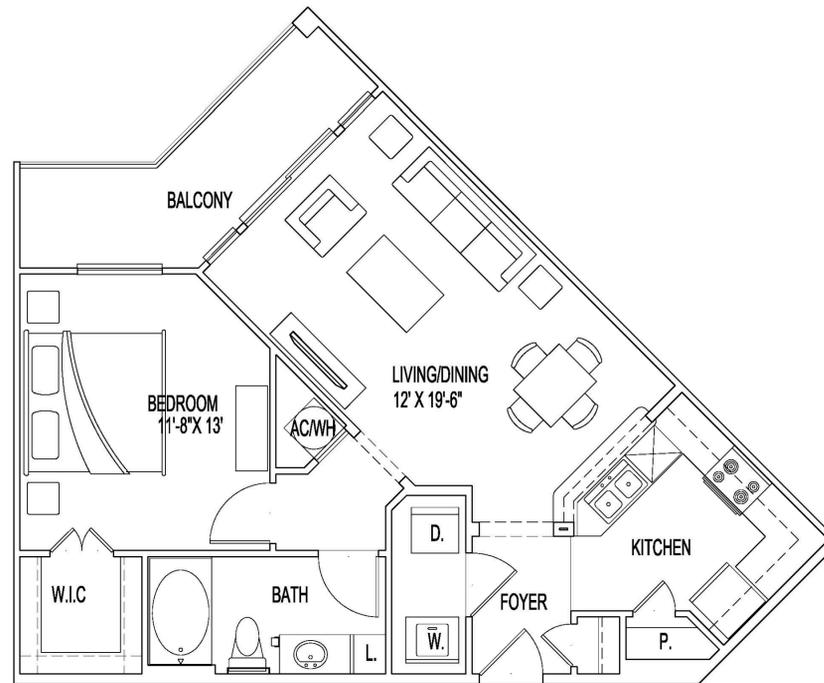
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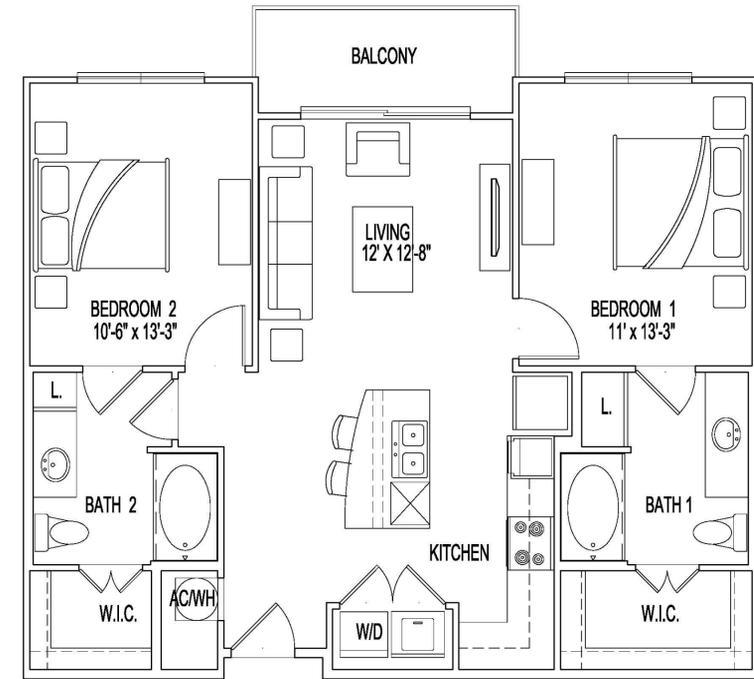
A1

772 SF. (NET AC. SF.)



A2

731 SF. (NET AC. SF.)



B1

954 SF. (NET AC. SF.)

UNIT AMENITIES:

1. RG-6 COAX & CAT-5E IN ALL BEDROOMS, LIVING ROOM, AND DINING ROOM
2. BLINDS IN ALL WINDOWS
3. DISPOSALS
4. ENERGY STAR DISHWASHERS
5. ENERGY STAR REFRIGERATOR
6. OVEN/RANGE
7. EXHAUST FANS IN BATHROOMS
8. ENERGY STAR CEILING FANS IN LIVING ROOM & EACH BEDROOM
9. ENERGY STAR LIGHT FIXTURES
10. R-15 WALLS/R-30 CEILING
11. 14-SEER HVAC
12. HIGH EFFICIENCY TOILETS 1.28 GAL/FLUSH OR WATERSENSE CERTIFIED
13. BATHROOM LAVATORY FAUCETS & SHOWERHEADS <2,9 GAL/MINUTE
14. KITCHEN FAUCETS <=1.5 GAL/MINUTE
15. 85% WOODPLANK VINYL TILE/15% CERAMIC TILE
16. WINDOWS WITH LOW-E GLASS
17. FLOOR TO CEILING HEIGHT : 9'-1"

SCALE: 1/4" = 1'-0"



A-301

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-6-2013

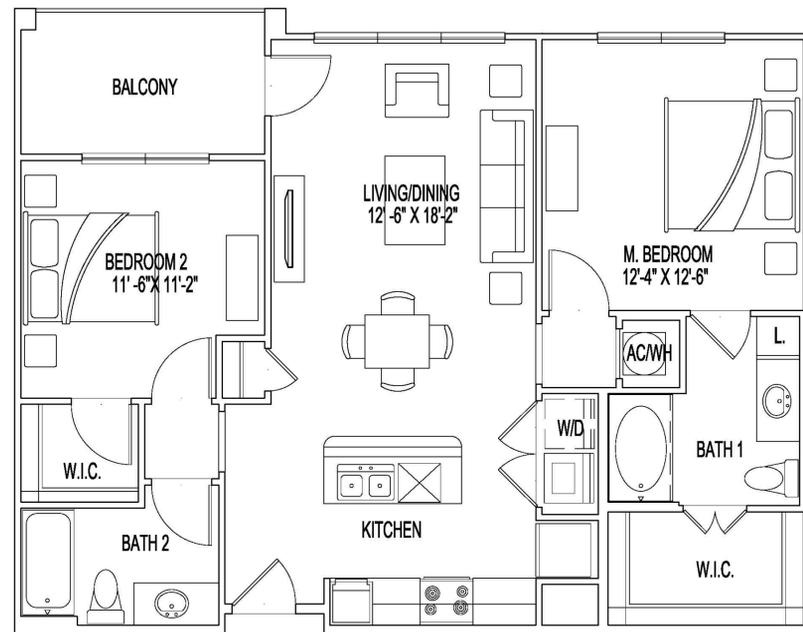
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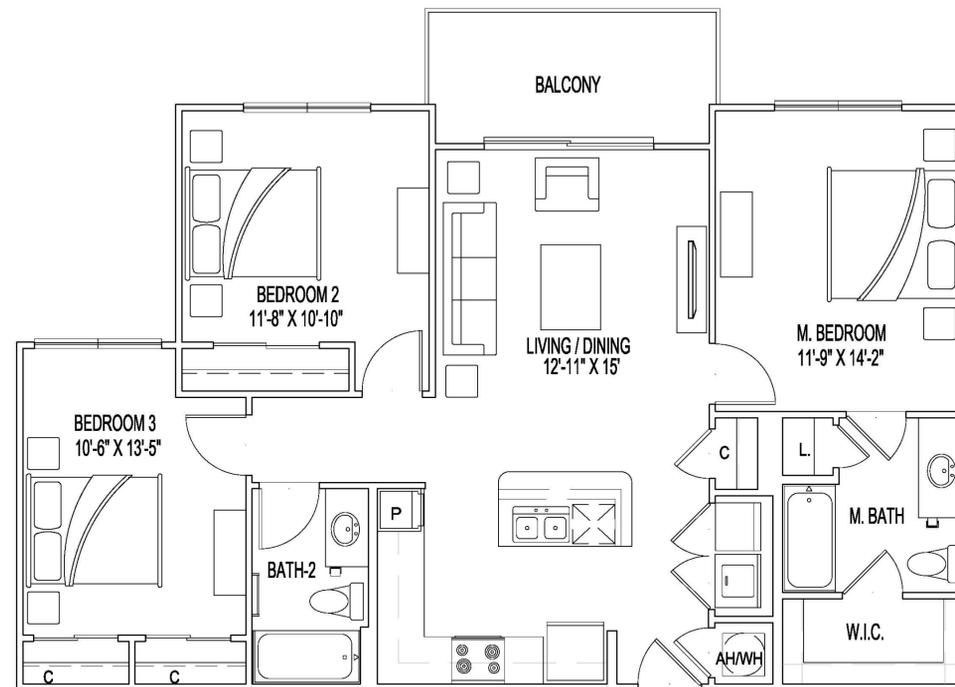
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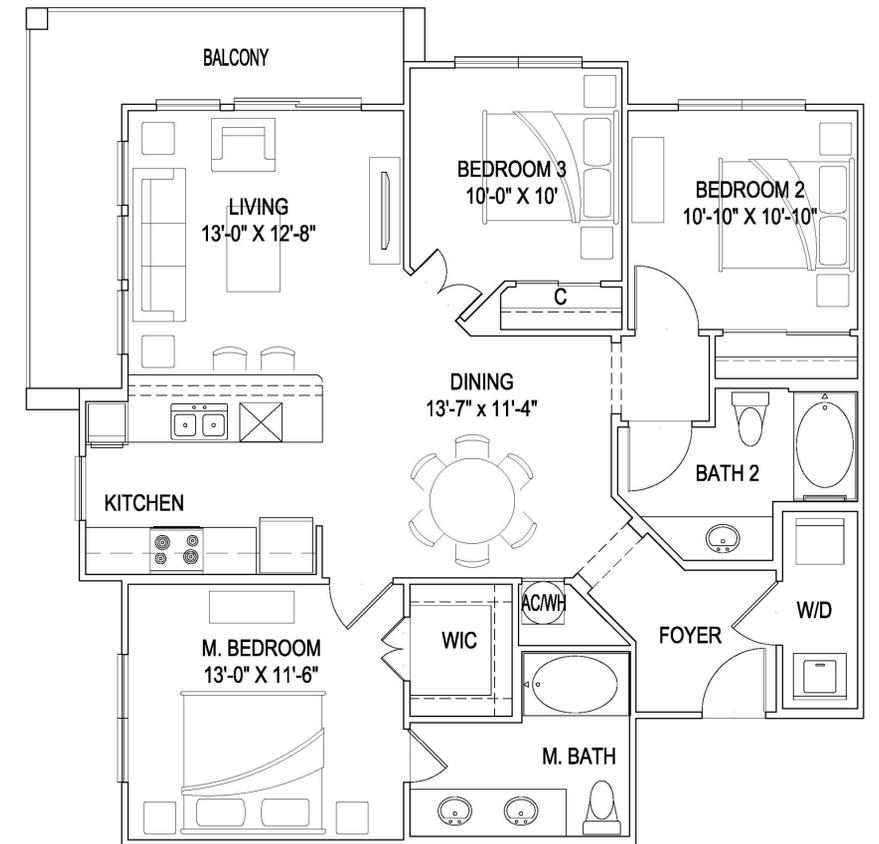
B2

988 SF. (NET AC.)



C1

1131 SF. (NET AC. SF.)



C2

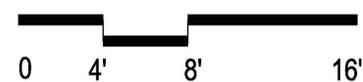
1194 SF. (NET AC. SF.)

UNIT AMENITIES:

1. RG-6 COAX & CAT-5E IN ALL BEDROOMS, LIVING ROOM, AND DINING ROOM
2. BLINDS IN ALL WINDOWS
3. DISPOSALS
4. ENERGY STAR DISHWASHERS
5. ENERGY STAR REFRIGERATOR
6. OVEN/RANGE
7. EXHAUST FANS IN BATHROOMS
8. ENERGY STAR CEILING FANS IN LIVING ROOM & EACH BEDROOM
9. ENERGY STAR LIGHT FIXTURES

10. R-15 WALLS/R-30 CEILING
11. 14-SEER HVAC
12. HIGH EFFICIENCY TOILETS 1.28 GAL/FLUSH OR WATERSENSE CERTIFIED
13. BATHROOM LAVATORY FAUCETS & SHOWERHEADS <=2,9 GAL/MINUTE
14. KITCHEN FAUCETS <=1.5 GAL/MINUTE
15. 85% WOODPLANK VINYL TILE/15% CERAMIC TILE
16. WINDOWS WITH LOW-E GLASS
17. FLOOR TO CEILING HEIGHT : 9'-1"

SCALE: 1/4" = 1'-0"



A-302

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

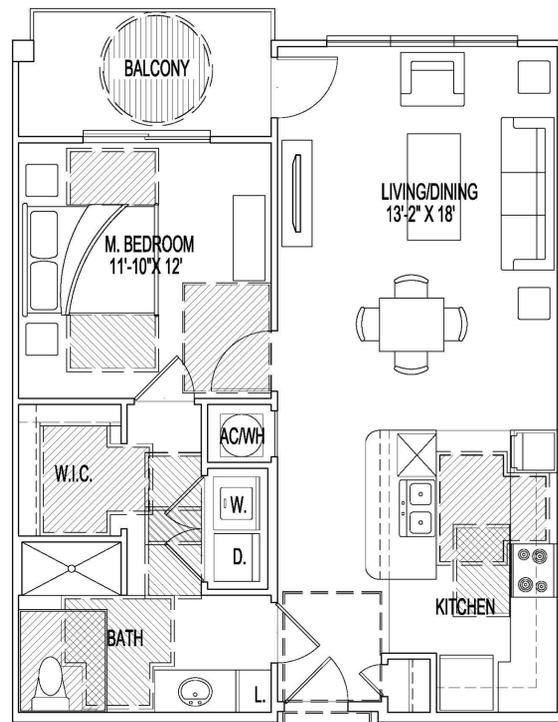
11-6-2013

HPA#13499

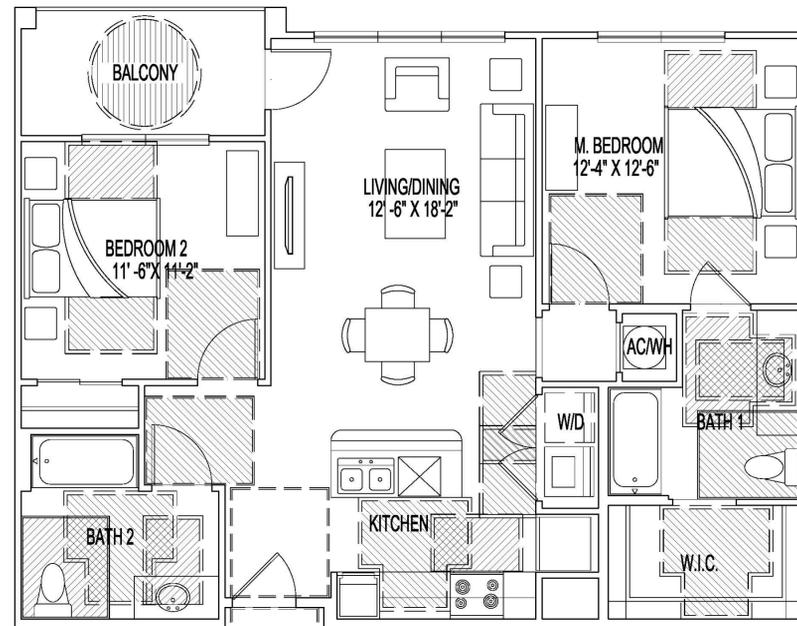


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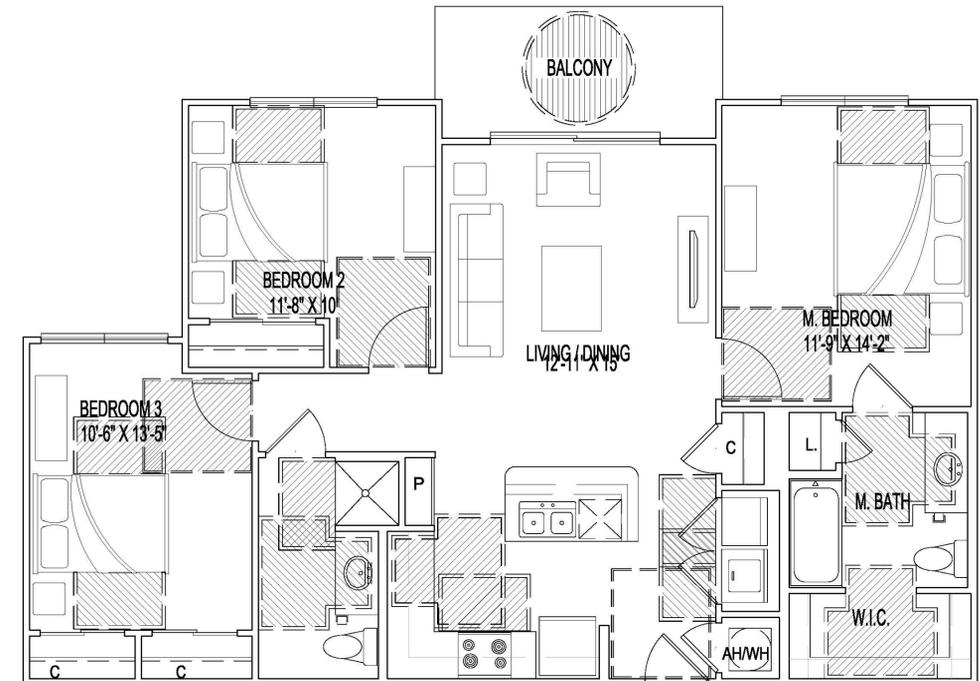
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 CHENNAI DUBAI



A1 - UFAS
772 SF. (NET AC. SF.)



B2-UFAS
988 SF. (NET AC.)

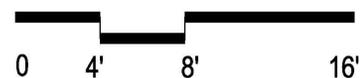


C1-UFAS
1131 SF. (NET AC. SF.)

UNIT AMENITIES:

1. RG-6 COAX & CAT-5E IN ALL BEDROOMS, LIVING ROOM, AND DINING ROOM
2. BLINDS IN ALL WINDOWS
3. DISPOSALS
4. ENERGY STAR DISHWASHERS
5. ENERGY STAR REFRIGERATOR
6. OVEN/RANGE
7. EXHAUST FANS IN BATHROOMS
8. ENERGY STAR CEILING FANS IN LIVING ROOM & EACH BEDROOM
9. ENERGY STAR LIGHT FIXTURES
10. R-15 WALLS/R-30 CEILING
11. 14-SEER HVAC
12. HIGH EFFICIENCY TOILETS 1.28 GAL/FLUSH OR WATERSENSE CERTIFIED
13. BATHROOM LAVATORY FAUCETS & SHOWERHEADS <2,9 GAL/MINUTE
14. KITCHEN FAUCETS <=1.5 GAL/MINUTE
15. 85% WOODPLANK VINYL TILE/15% CERAMIC TILE
16. WINDOWS WITH LOW-E GLASS
17. FLOOR TO CEILING HEIGHT : 9'-1"

SCALE: 1/4" = 1'-0"



A-303

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-6-2013

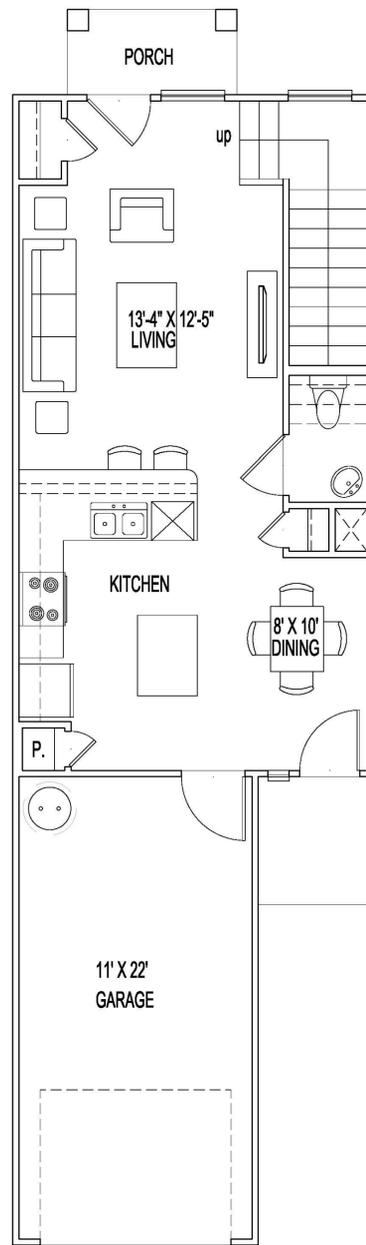
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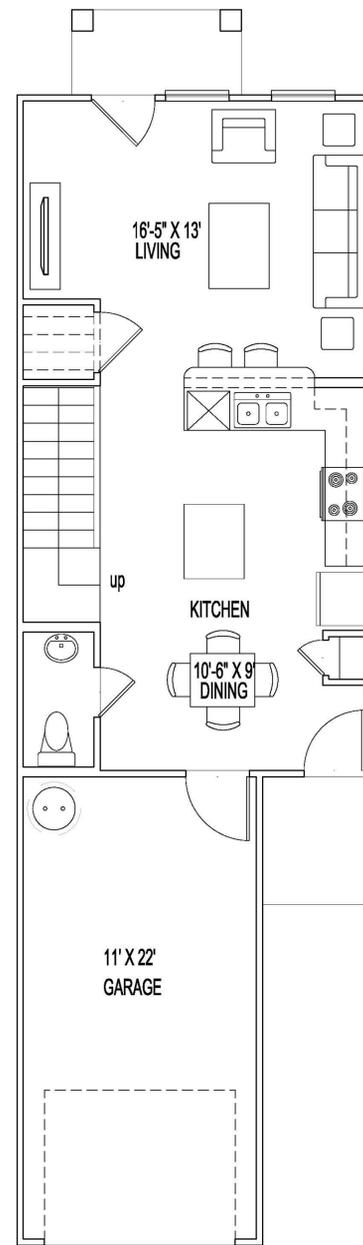
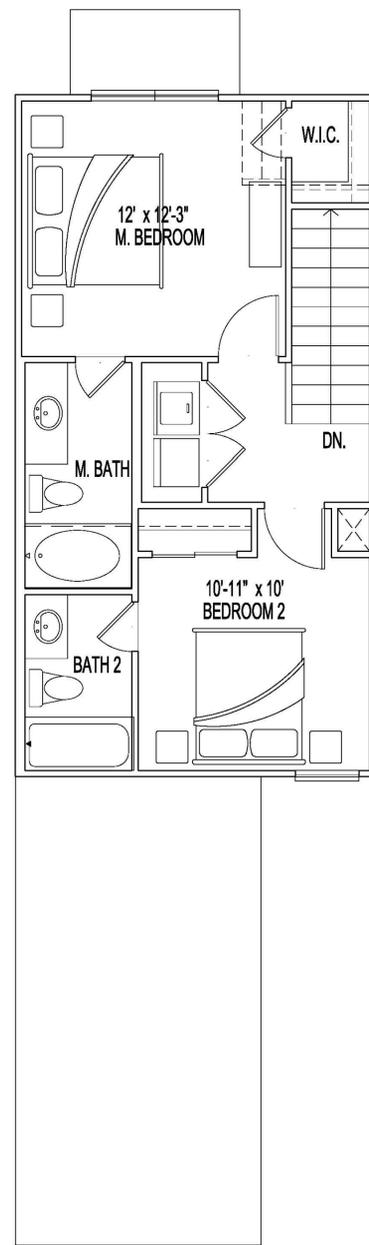
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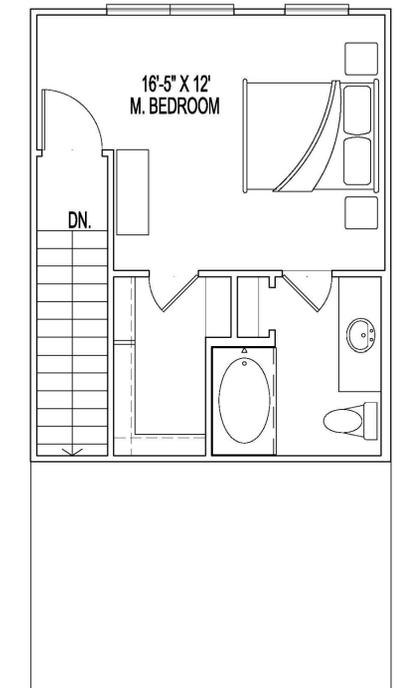
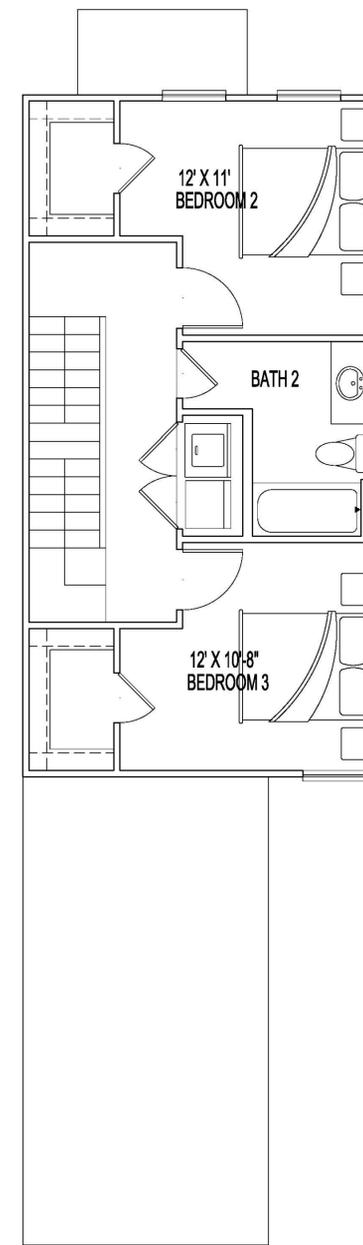
E1

1048 SF. (NET AC. SF.)
(AC UNITS IN ATTIC)



F1

1410 SF. (NET AC. SF.)
(AC UNITS IN ATTIC)



SCALE: 1/4" = 1'-0"



UNIT AMENITIES:

1. RG-6 COAX & CAT-5E IN ALL BEDROOMS, LIVING ROOM, AND DINING ROOM
2. BLINDS IN ALL WINDOWS
3. DISPOSALS
4. ENERGY STAR DISHWASHERS
5. ENERGY STAR REFRIGERATOR
6. OVEN/RANGE
7. EXHAUST FANS IN BATHROOMS
8. ENERGY STAR CEILING FANS IN LIVING ROOM & EACH BEDROOM
9. ENERGY STAR LIGHT FIXTURES

10. R-15 WALLS/R-30 CEILING
11. 14-SEER HVAC
12. HIGH EFFICIENCY TOILETS 1.28 GAL/FLUSH OR WATERSENSE CERTIFIED
13. BATHROOM LAVATORY FAUCETS & SHOWERHEADS <=2,9 GAL/MINUTE
14. KITCHEN FAUCETS <=1.5 GAL/MINUTE
15. 85% WOODPLANK VINYL TILE/15% CERAMIC TILE
16. WINDOWS WITH LOW-E GLASS
17. FLOOR TO CEILING HEIGHT : 9'-1"



A-304

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-6-2013

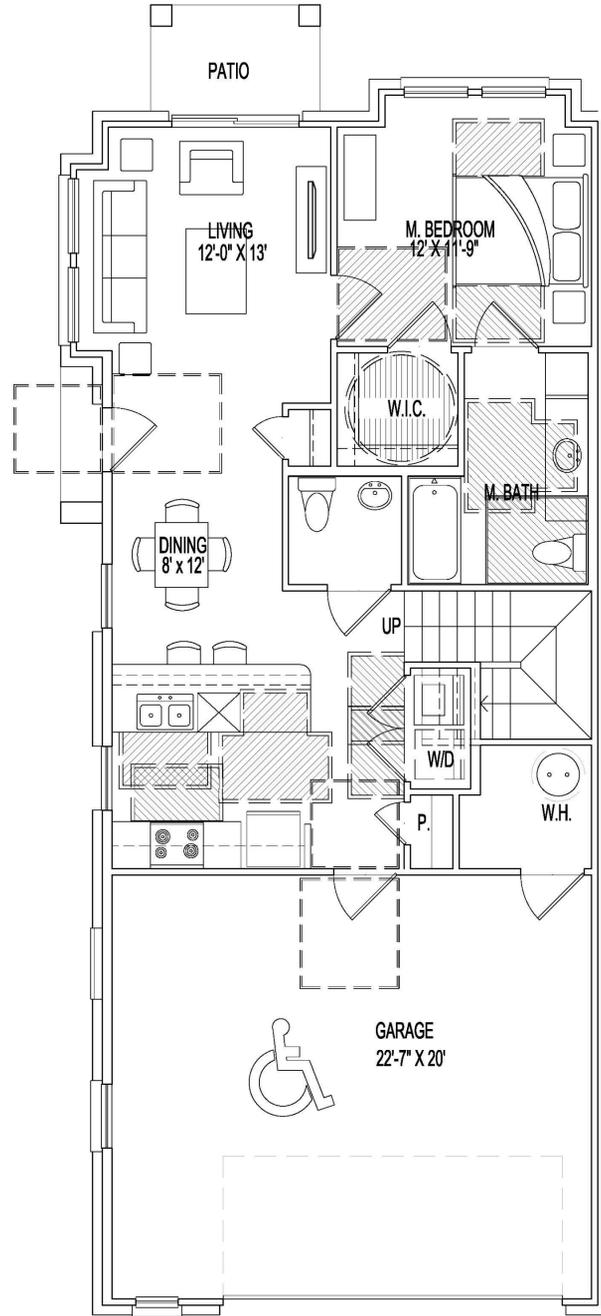
HPA#13499



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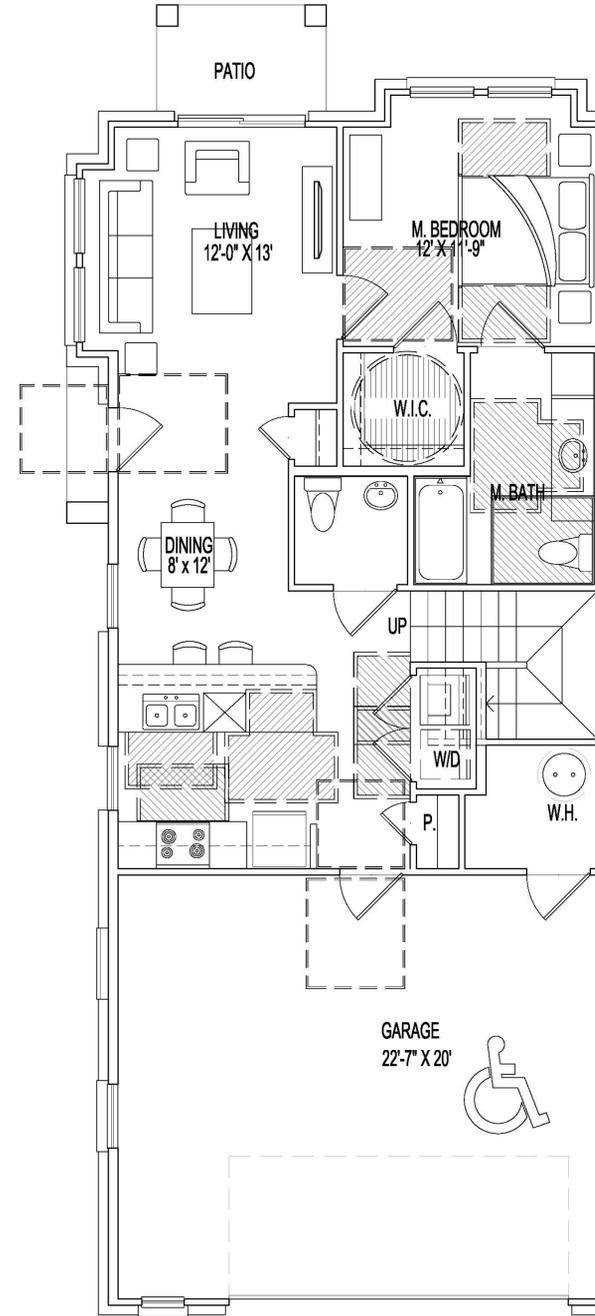
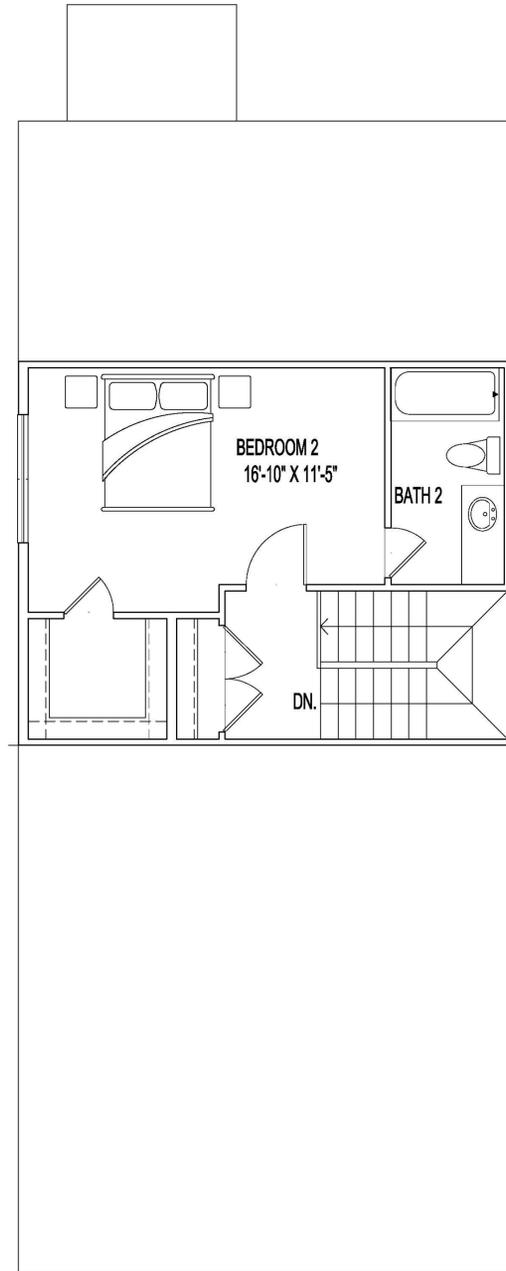


E2 (UFAS)

LOWER LEVEL: 817 SF.
 UPPER LEVEL: 354 SF.
 TOTAL: 1171 SF.
 (AC UNITS IN ATTIC)

UNIT AMENITIES:

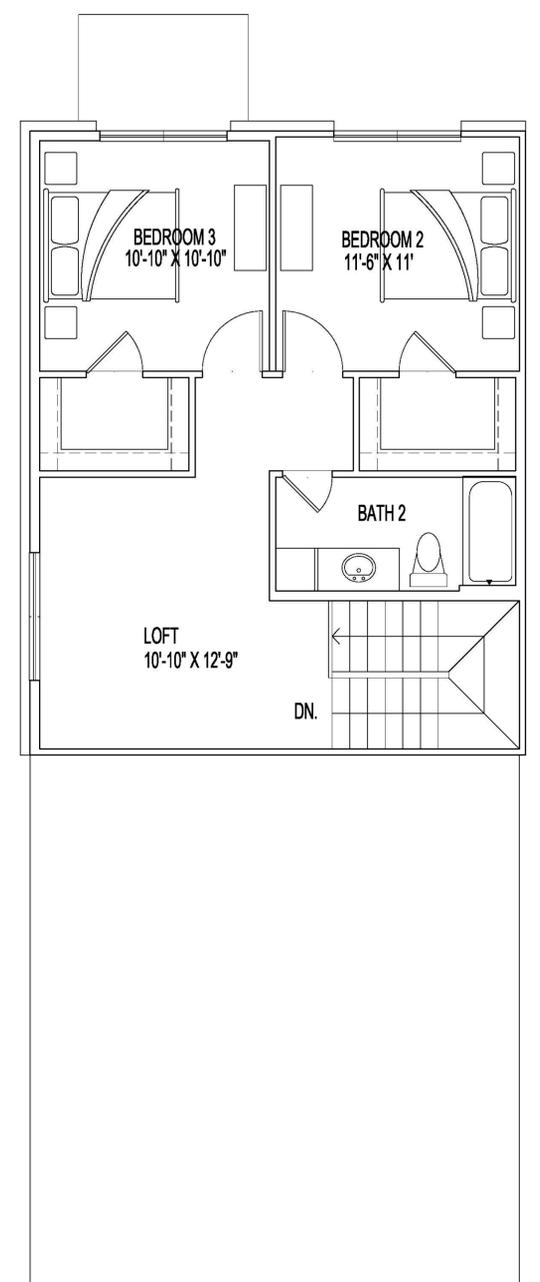
1. RG-6 COAX & CAT-5E IN ALL BEDROOMS, LIVING ROOM, AND DINING ROOM
2. BLINDS IN ALL WINDOWS
3. DISPOSALS
4. ENERGY STAR DISHWASHERS
5. ENERGY STAR REFRIGERATOR
6. OVEN/RANGE
7. EXHAUST FANS IN BATHROOMS
8. ENERGY STAR CEILING FANS IN LIVING ROOM & EACH BEDROOM
9. ENERGY STAR LIGHT FIXTURES



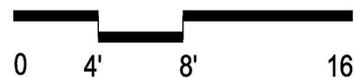
F2 (UFAS)

LOWER LEVEL: 817 SF.
 UPPER LEVEL: 618 SF.
 TOTAL: 1435 SF.
 (AC UNITS IN ATTIC)

10. R-15 WALLS/R-30 CEILING
11. 14-SEER HVAC
12. HIGH EFFICIENCY TOILETS 1.28 GAL/FLUSH OR WATERSENSE CERTIFIED
13. BATHROOM LAVATORY FAUCETS & SHOWERHEADS <=2,9 GAL/MINUTE
14. KITCHEN FAUCETS <=1.5 GAL/MINUTE
15. 85% WOODPLANK VINYL TILE/15% CERAMIC TILE
16. WINDOWS WITH LOW-E GLASS
17. FLOOR TO CEILING HEIGHT : 9'-1"



SCALE: 1/4" = 1'-0"



A-305

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-6-2013

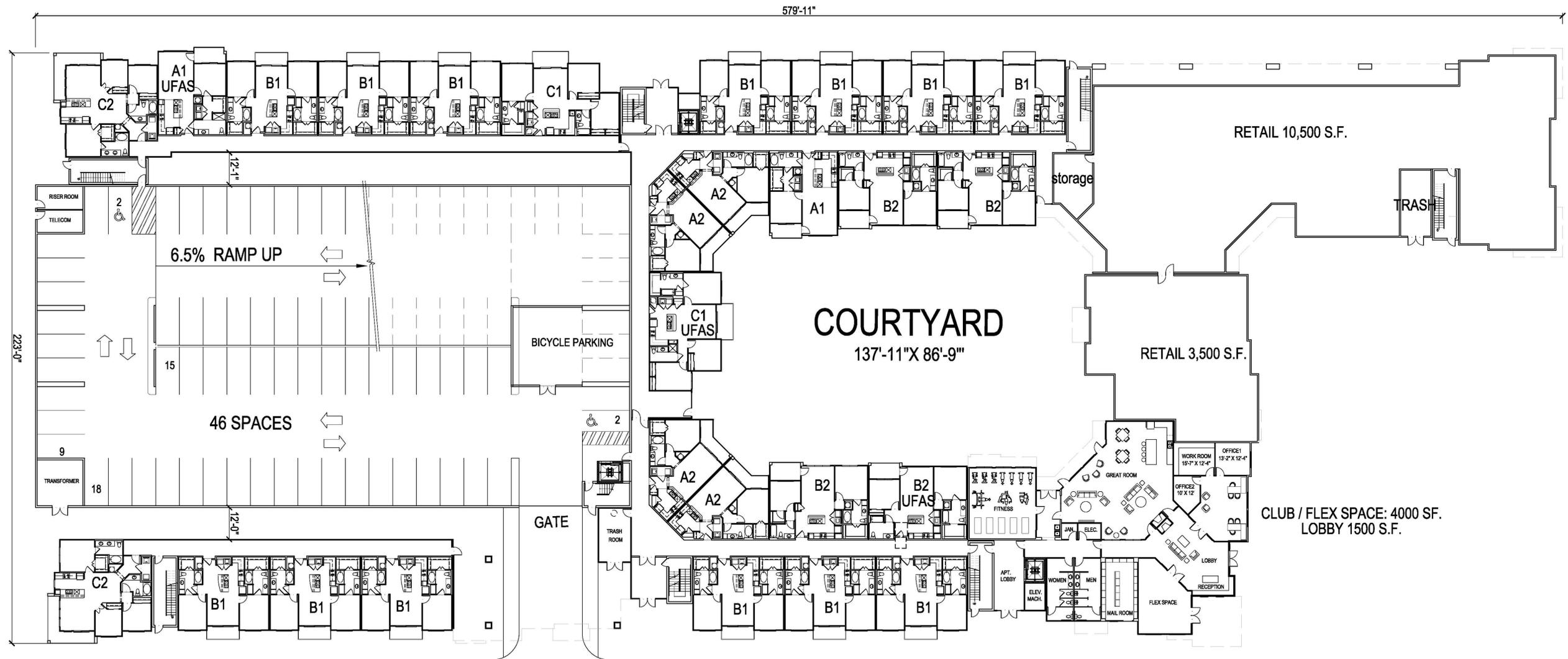
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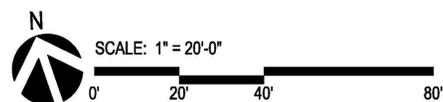
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APARTMENT -GROUND FLOOR PLAN

RESIDENTIAL NET RENTABLE AREA :	142,813 S.F.	TOTAL RESIDENTIAL/RETAIL FOUNDATION AREA :	61,290 S.F.
RETAIL NET RENTABLE AREA :	14,000 S.F.	TOTAL GARAGE FOUNDATION AREA :	27,612 S.F.
TOTAL NET RENTABLE AREA :	156,813 S.F.	TOTAL GROSS FOUNDATION AREA :	61,290 S.F.



A 401

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

11-4-2013

HOUSTON, TX

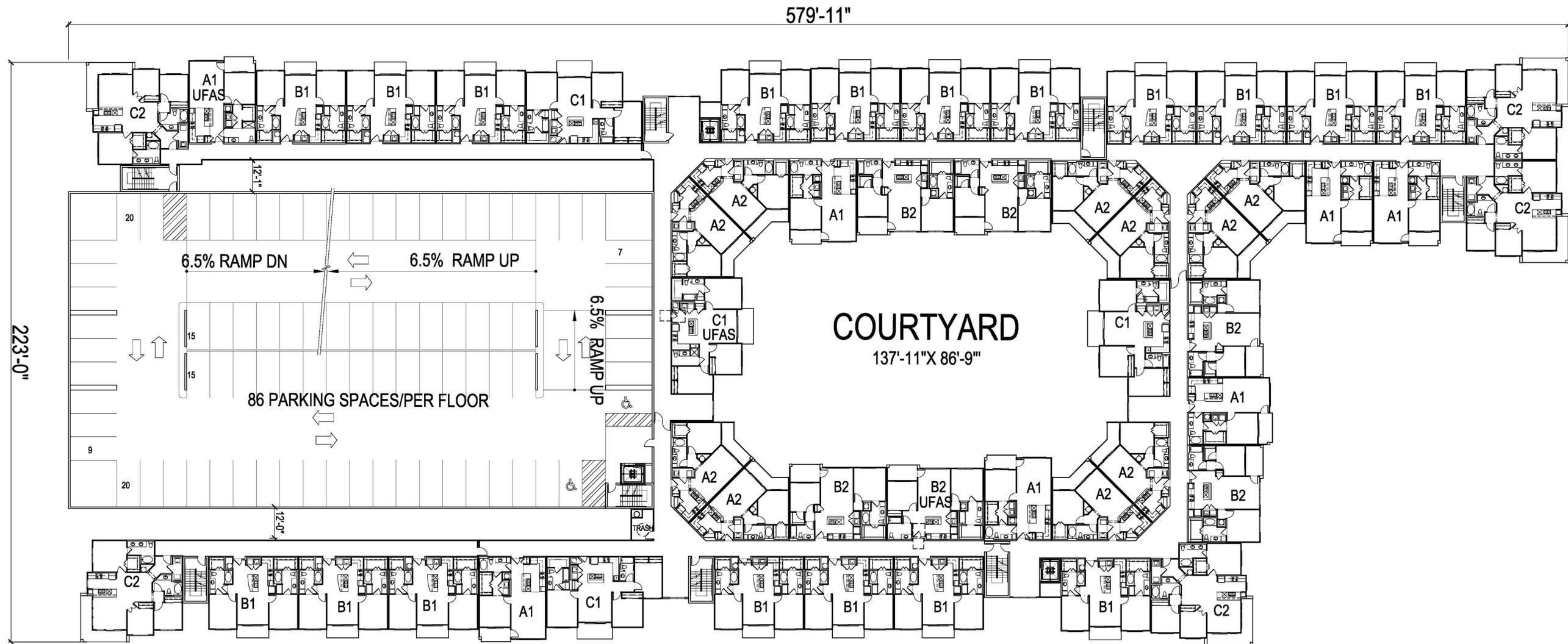
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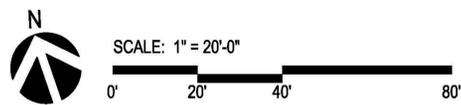
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APARTMENT -2ND FLOOR PLAN



A 402

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-4-2013

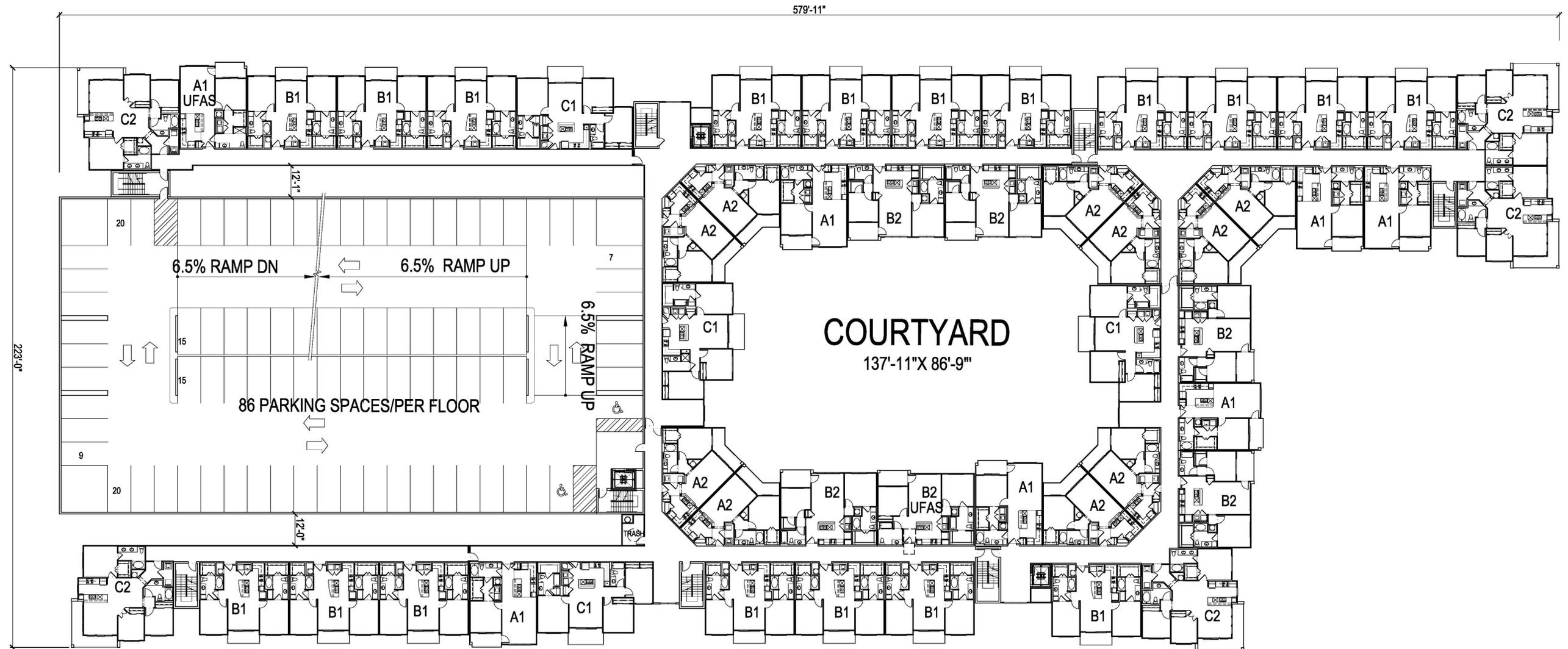
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APARTMENT -3RD FLOOR PLAN



A 403

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-4-2013

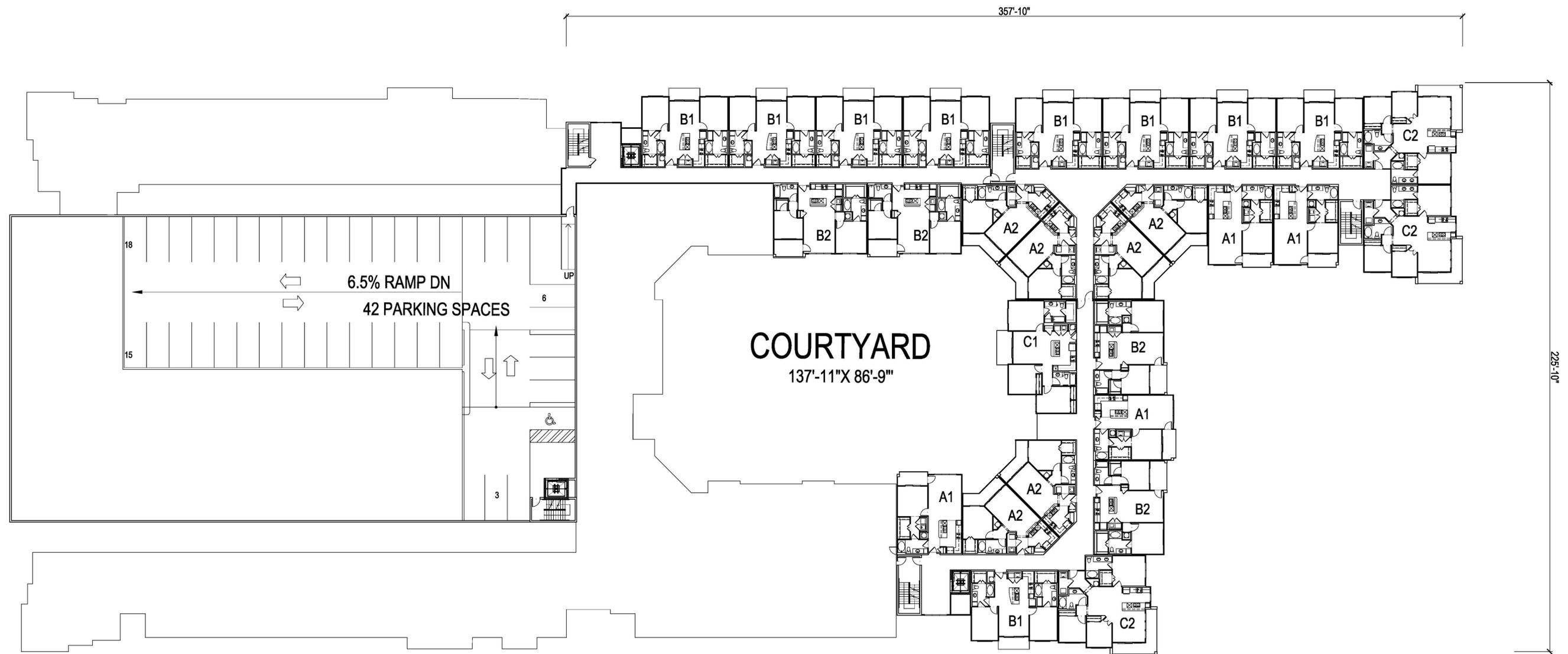
HPA#13499



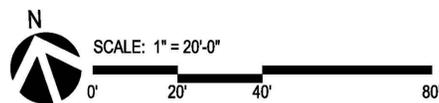
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 CHENNAI DUBAI

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APARTMENT- 4TH FLOOR PLAN



A 404

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-4-2013

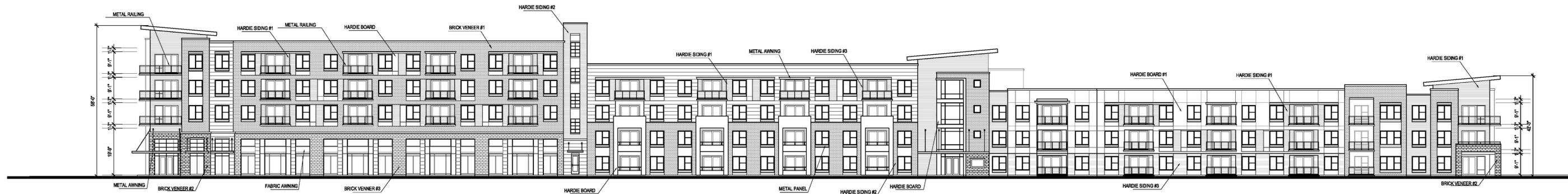
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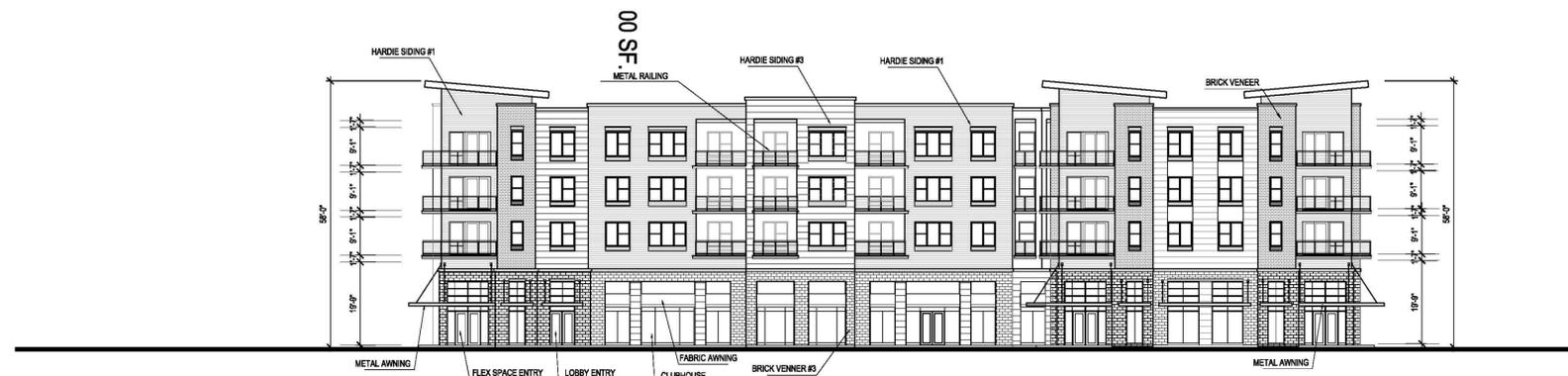
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APARTMENT- GRIGGS ROAD ELEVATION

BRICK VENEER	APPROX. 33%
HARDIE SIDING/PANEL	APPROX. 67%
TOTAL	100%



APARTMENT- MARTIN LUTHER KING BLVD. ELEVATION

BRICK VENEER	APPROX. 25%
HARDIE SIDING/PANEL	APPROX. 75%
TOTAL	100%

SCALE: 1" = 20'-0"



A 406

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-4-2013

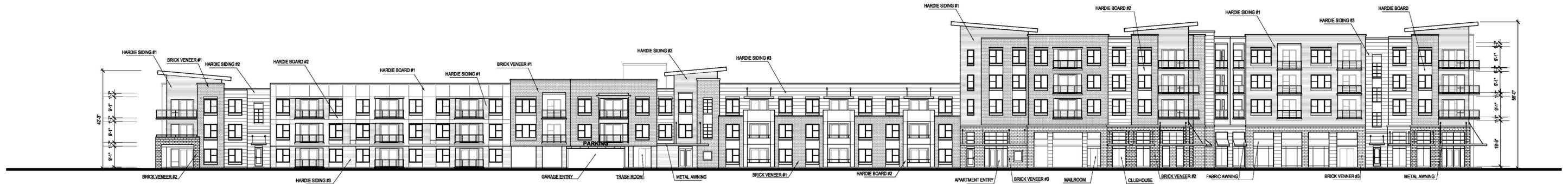
HPA#13499



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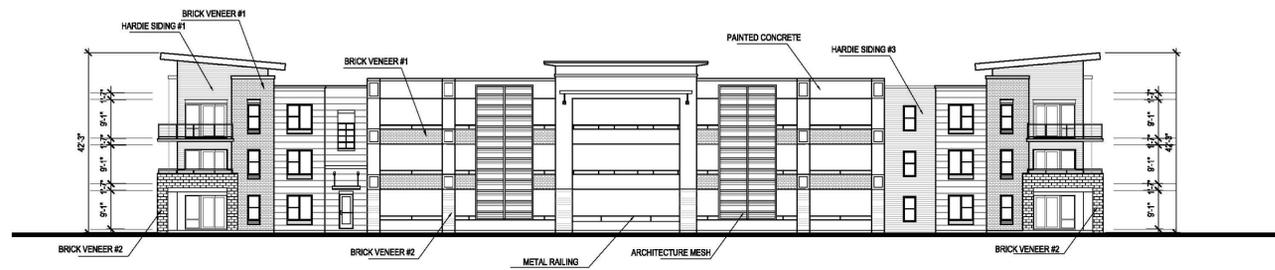
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APARTMENT- SOUTH ELEVATION

BRICK VENEER	APPROX. 31%
HARDIE SIDING/PANEL	APPROX. 69%
TOTAL	100%



APARTMENT- MILART STREET ELEVATION

BRICK VENEER	APPROX. 31%
HARDIE SIDING/PANEL	APPROX. 35%
PAINTED CONCRETE	34%
TOTAL	100%

SCALE: 1" = 20'-0"



A 407

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-4-2013

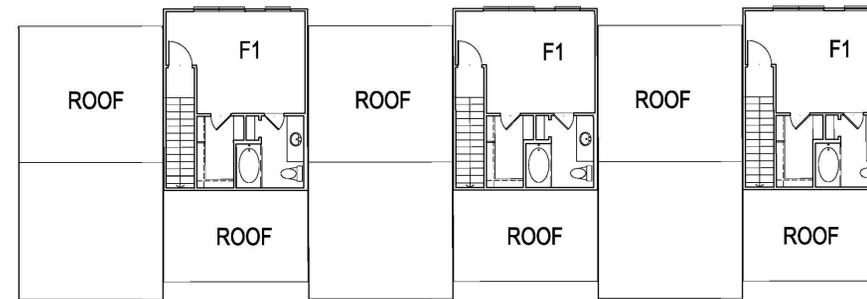
HPA#13499



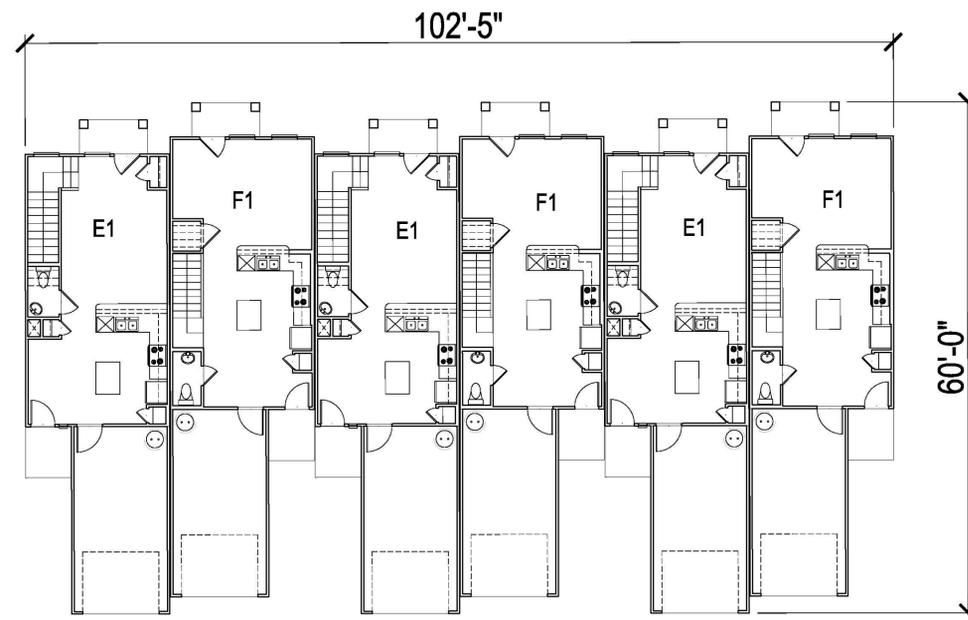
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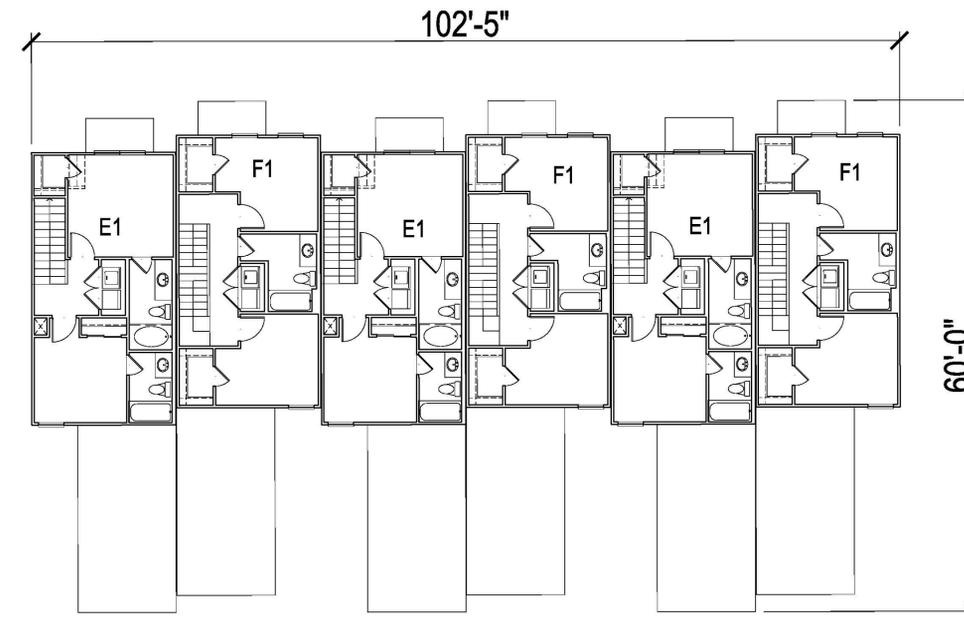
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3RD FLOOR PLAN
TOWNHOME BUILDING TYPE I

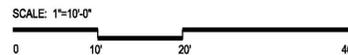


GROUND FLOOR PLAN
TOWNHOME BUILDING TYPE I



2ND FLOOR PLAN
TOWNHOME BUILDING TYPE I

TOTAL NET RENTABLE AREA :7,374S.F.
TOTAL GROSS FOUNDATION AREA :5,199 S.F.



A 411

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-6-2013

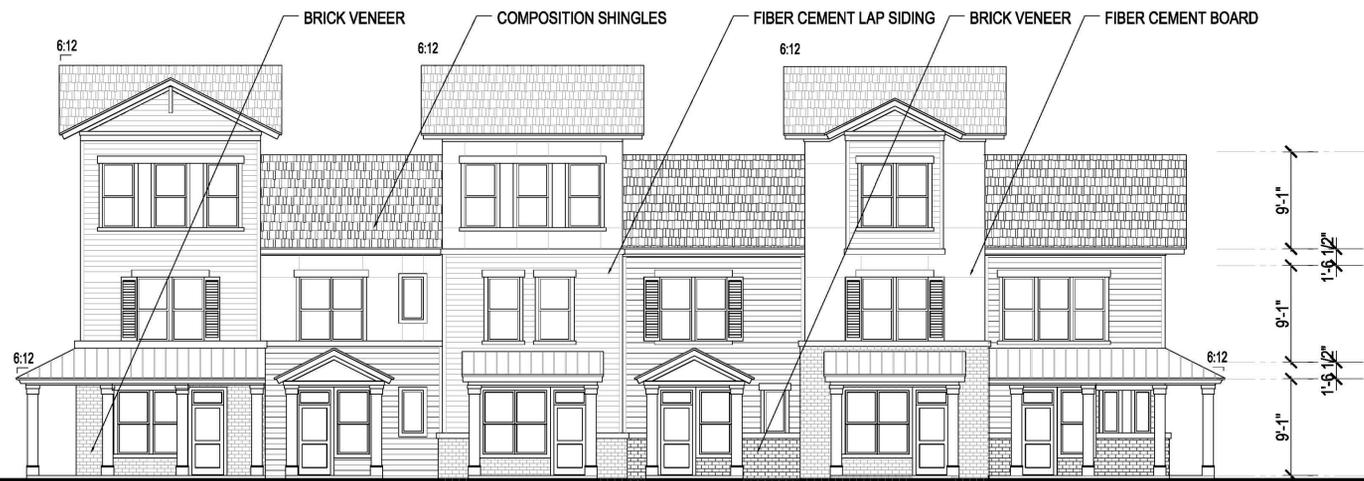
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HUMPHREYS & PARTNERS ARCHITECTS L.P.

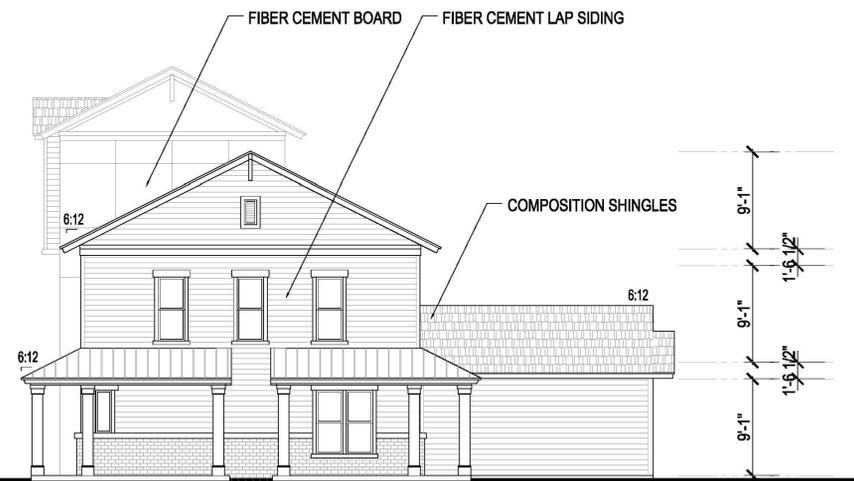
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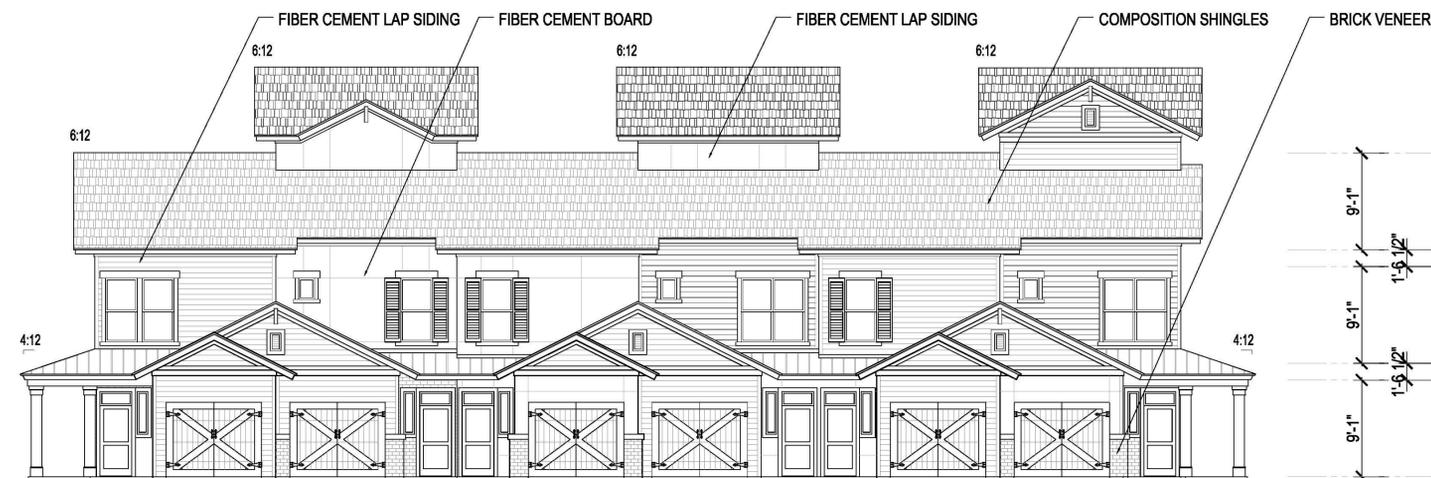
BRICK VENEER 335.0 S.F. 25%
 FIBER CEMENT BOARD 319.8 S.F. 23%
 FIBER CEMENT LAP SIDING 699 S.F. 52%
 TOTAL 1354 S.F. 100%

FRONT ELEVATION



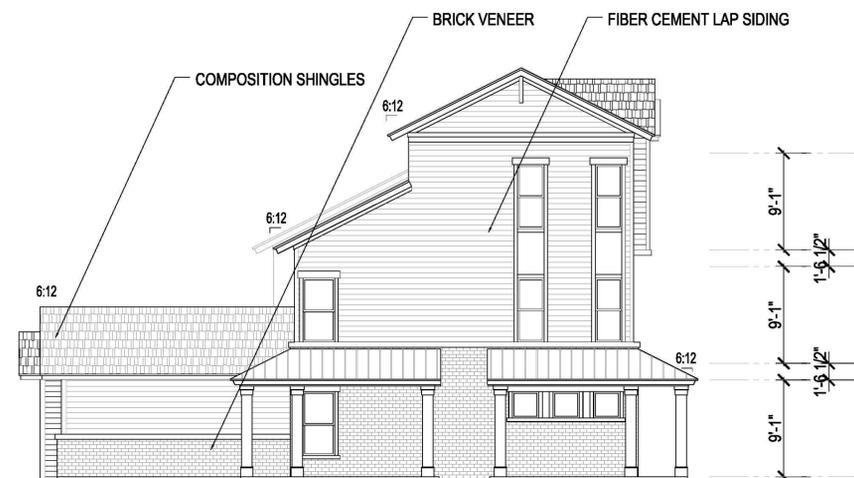
BRICK VENEER 112.9 S.F. 14%
 FIBER CEMENT BOARD -
 FIBER CEMENT LAP SIDING 681 S.F. 86%
 TOTAL 794 S.F. 100%

RIGHT ELEVATION



BRICK VENEER 58.6 S.F. 5%
 FIBER CEMENT BOARD 401.5 S.F. 35%
 FIBER CEMENT LAP SIDING 680 S.F. 60%
 TOTAL 1140 S.F. 100%

REAR ELEVATION



BRICK VENEER 384.1 S.F. 43%
 FIBER CEMENT BOARD -
 FIBER CEMENT LAP SIDING 510.9 S.F. 57%
 TOTAL 895 S.F. 100%

LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)
 0' 8' 16' 32'

BLDG TYPE I ELEVATIONS



A 412

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

10-31-2013

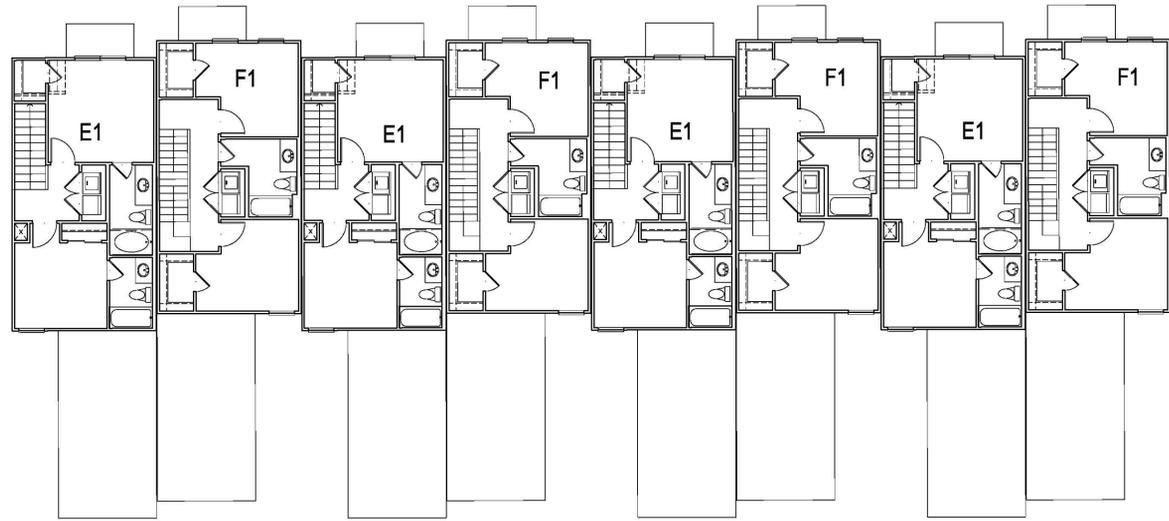
HPA#13499



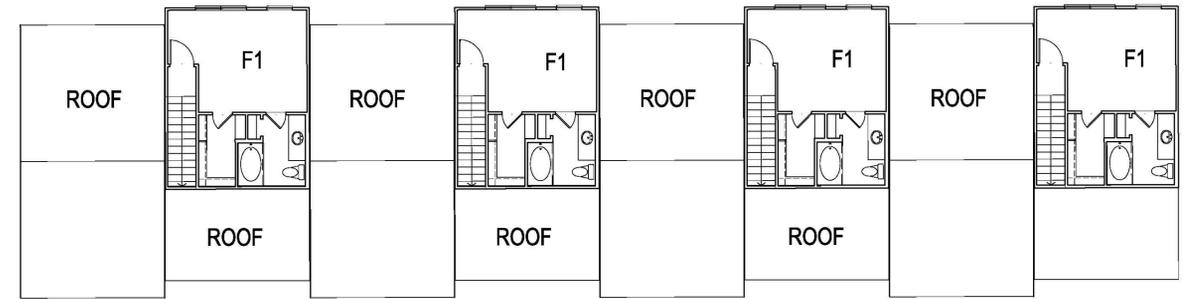
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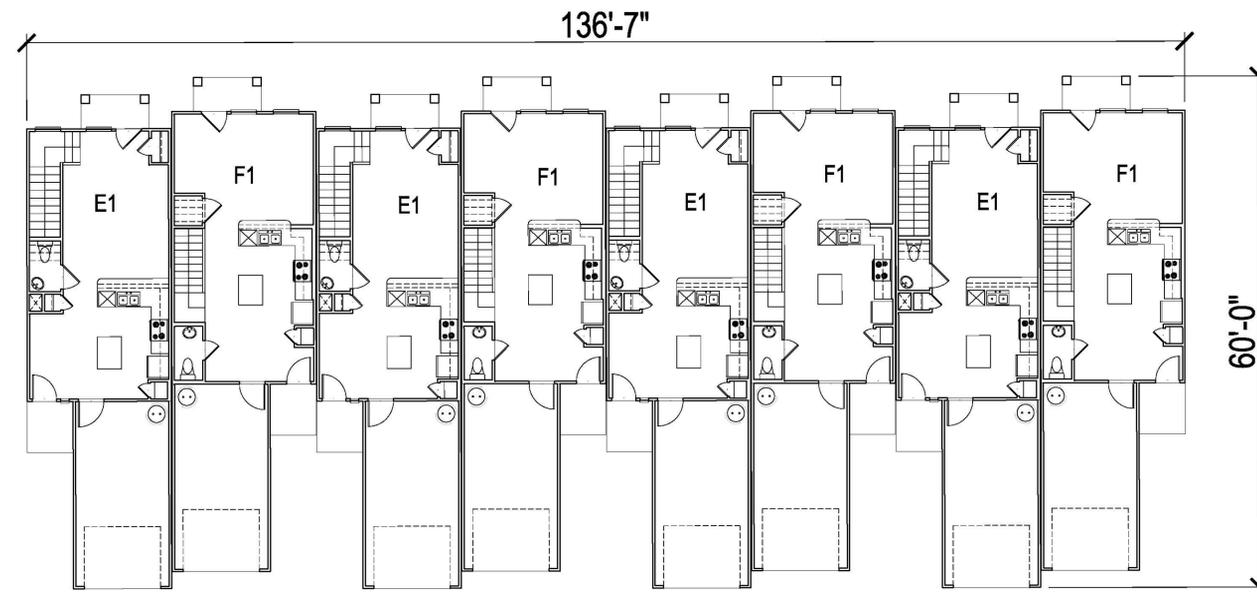
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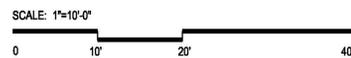
2ND FLOOR PLAN
TOWNHOME BUILDING TYPE II



3RD FLOOR PLAN
TOWNHOME BUILDING TYPE II



GROUND FLOOR PLAN
TOWNHOME BUILDING TYPE II



TOTAL NET RENTABLE AREA :9,832S.F.
TOTAL GROSS FOUNDATION AREA :6,924 S.F.



A 421

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-6-2013

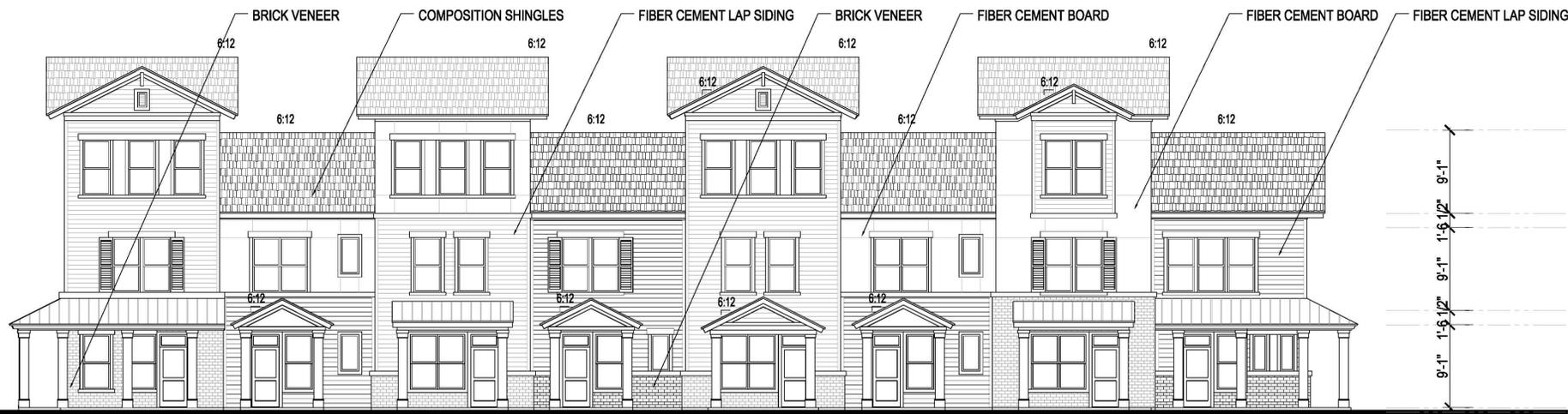
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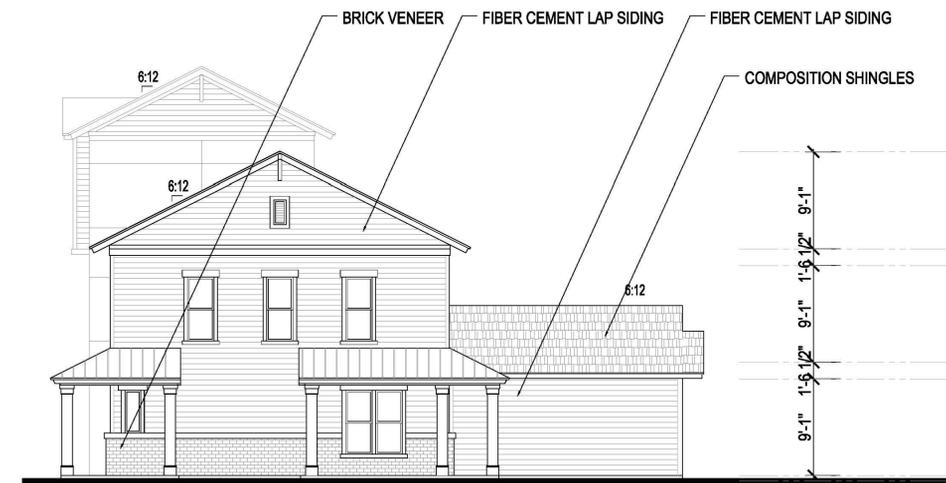
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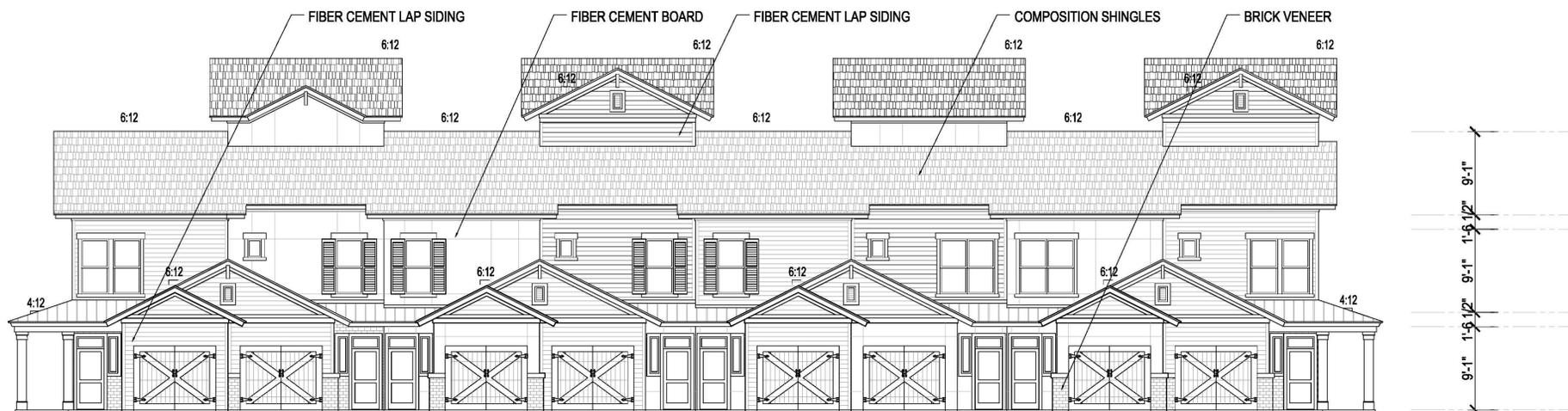
BRICK VENEER 430.8 S.F. 22%
 FIBER CEMENT BOARD 1117.4 S.F. 57%
 FIBER CEMENT LAP SIDING 408.6 S.F. 21%
 TOTAL 1956.8 S.F. 100%

FRONT ELEVATION



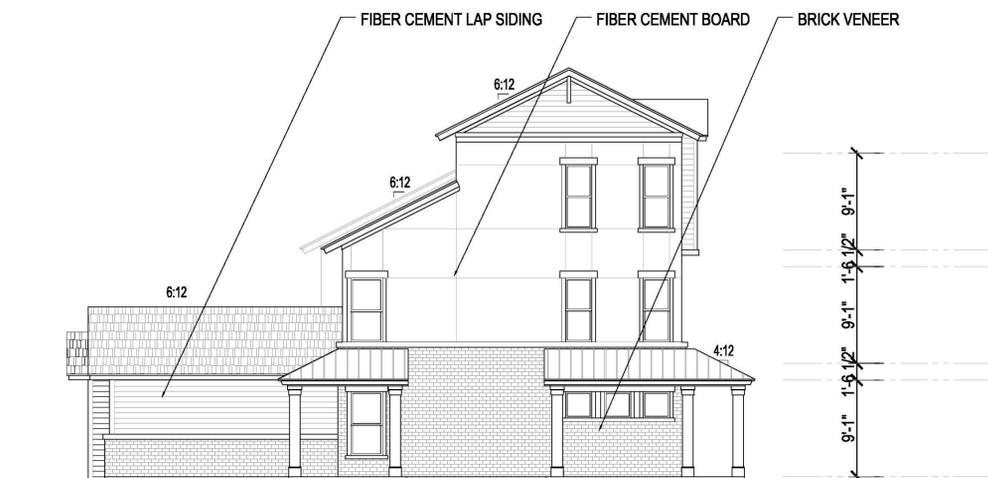
BRICK VENEER 103.8 S.F. 10%
 FIBER CEMENT BOARD 813 S.F. 76%
 FIBER CEMENT LAP SIDING 147 S.F. 14%
 TOTAL 1063 S.F. 100%

RIGHT ELEVATION



BRICK VENEER 76 S.F. 5%
 FIBER CEMENT BOARD 886.4 S.F. 57%
 FIBER CEMENT LAP SIDING 592.3 S.F. 38%
 TOTAL 1554.7 S.F. 100%

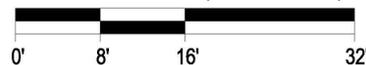
REAR ELEVATION



BRICK VENEER 413 S.F. 41%
 FIBER CEMENT BOARD 182.7 S.F. 18%
 FIBER CEMENT LAP SIDING 408.8 S.F. 41%
 TOTAL 1554.7 S.F. 100%

LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



BLDG TYPE II ELEVATIONS

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

10-31-2013

HPA#13499



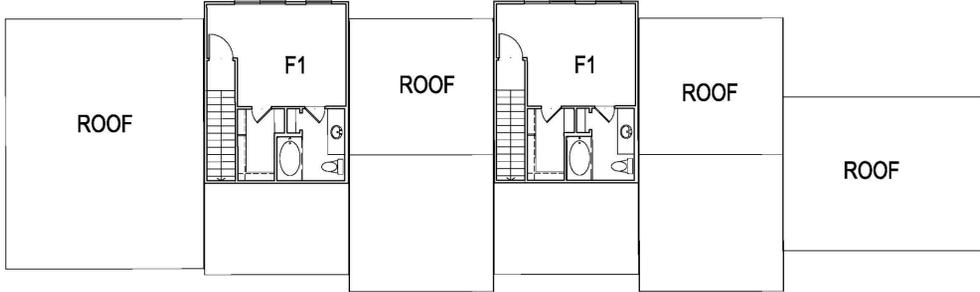
A 422

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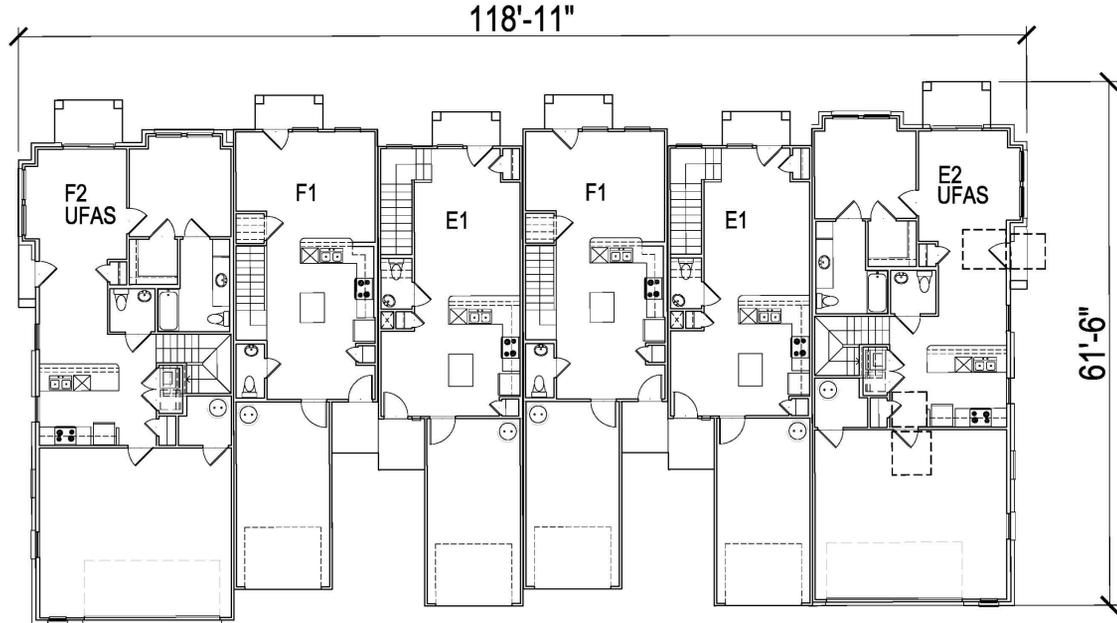
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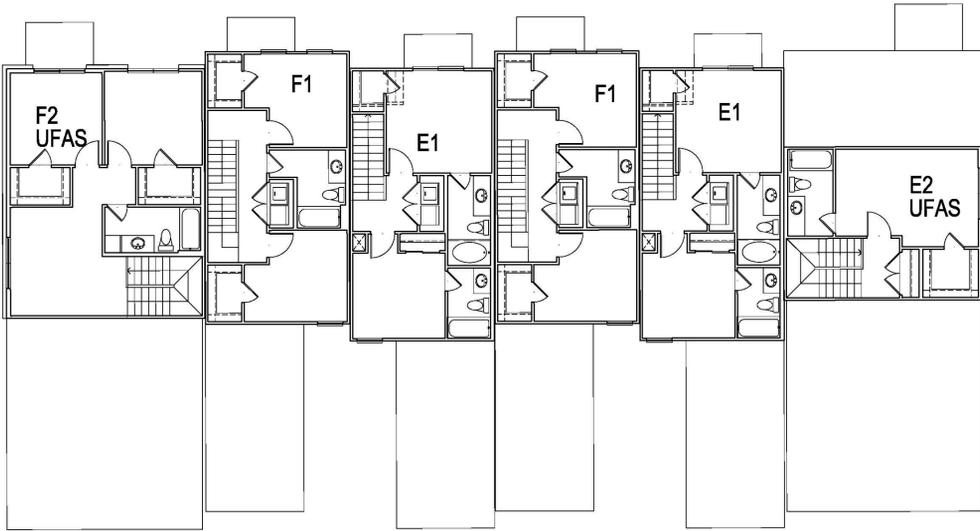




3RD FLOOR PLAN
TOWNHOME BUILDING TYPE III

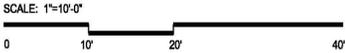


GROUND FLOOR PLAN
TOWNHOME BUILDING TYPE III



2ND FLOOR PLAN
TOWNHOME BUILDING TYPE III

TOTAL NET RENTABLE AREA :7,522S.F.
TOTAL GROSS FOUNDATION AREA :6,235 S.F.



A 431

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-6-2013

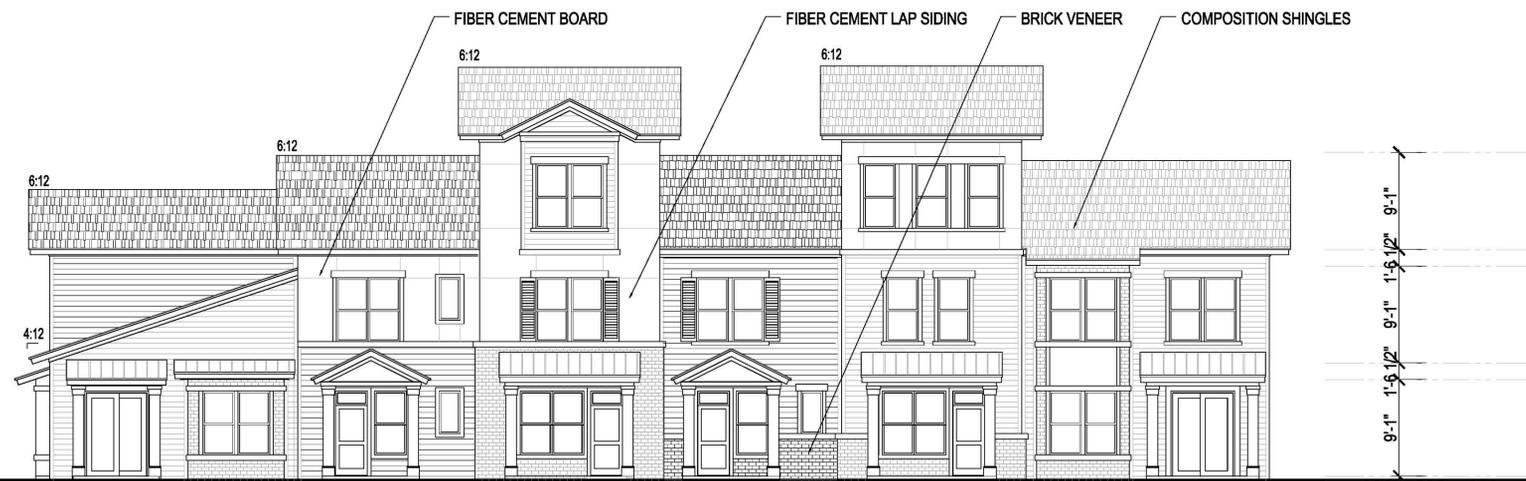
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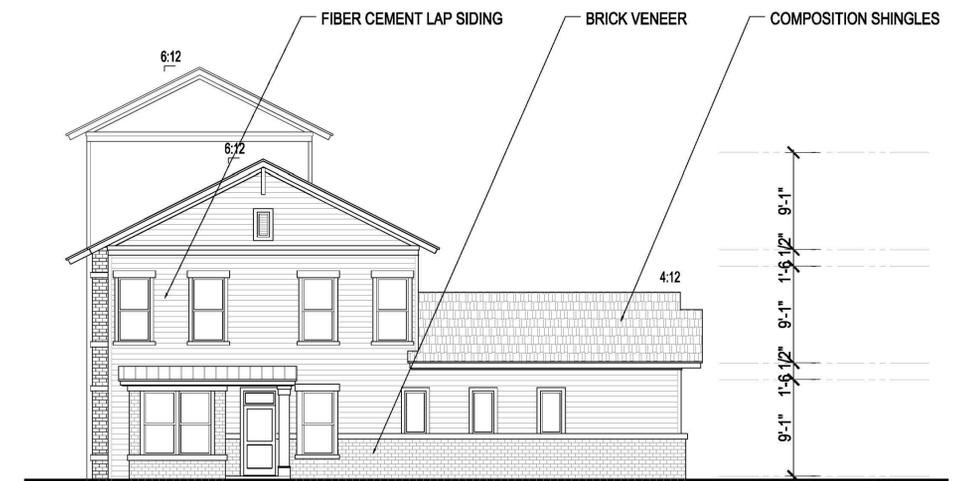
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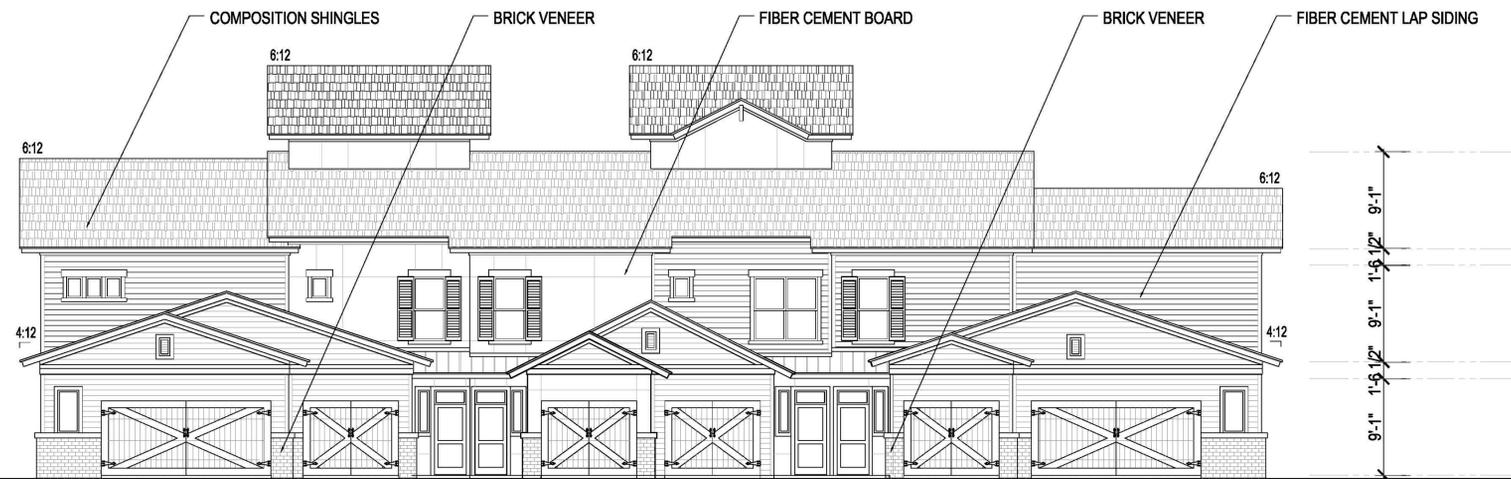
BRICK VENEER	245.3 S.F.	19%
FIBER CEMENT BOARD	314 S.F.	23%
FIBER CEMENT LAP SIDING	784.7 S.F.	58%
TOTAL	1344 S.F.	100%

FRONT ELEVATION



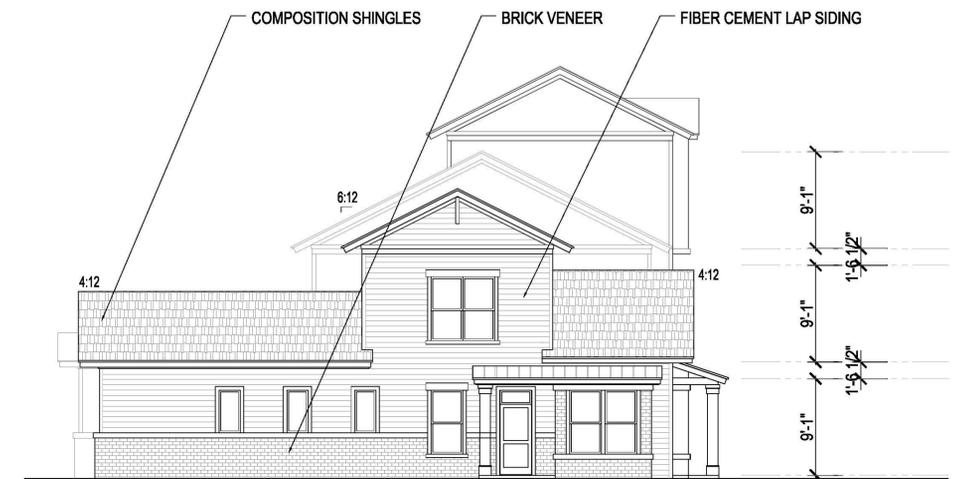
BRICK VENEER	176.6 S.F.	26%
FIBER CEMENT BOARD	-	0%
FIBER CEMENT LAP SIDING	511 S.F.	74%
TOTAL	689.6 S.F.	100%

RIGHT ELEVATION



BRICK VENEER	98.5 S.F.	6%
FIBER CEMENT BOARD	371.8 S.F.	25%
FIBER CEMENT LAP SIDING	1038.3 S.F.	69%
TOTAL	1507 S.F.	100%

REAR ELEVATION



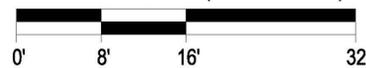
BRICK VENEER	185.6 S.F.	33%
FIBER CEMENT BOARD	-	0%
FIBER CEMENT LAP SIDING	377.1 S.F.	67%
TOTAL	562.7 S.F.	100%

LEFT ELEVATION



A 432

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



BLDG TYPE III ELEVATIONS

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

11-4-2013

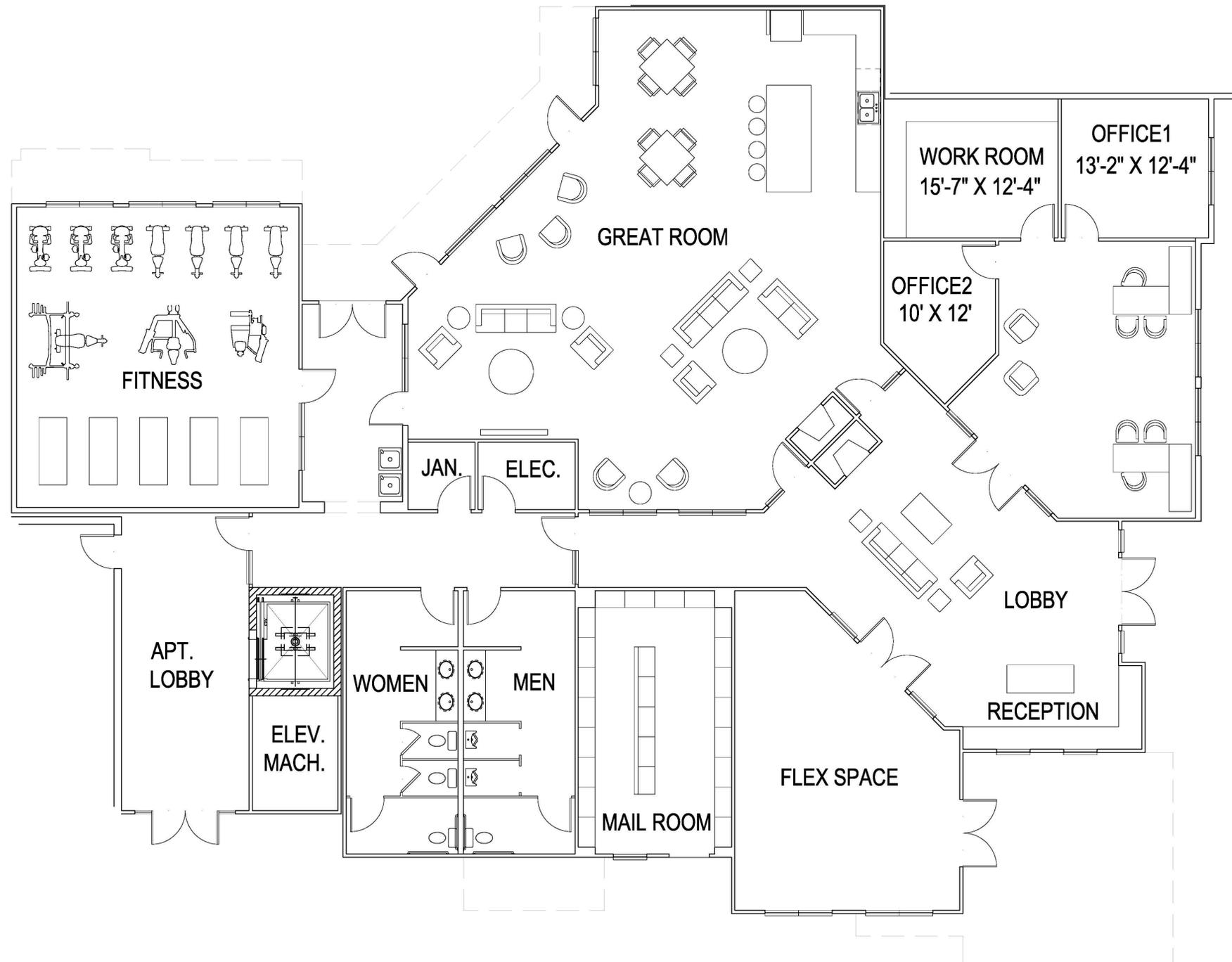
HPA#13499



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CLUBHOUSE FLOOR PLAN



A-801

THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

10-31-2013

HPA#13499



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Rent Schedule (Continued)

		% of LI	% of Total	
HOUSING TAX CREDITS	TC30%	6%	5%	11
	TC40%			0
	TC50%			0
	TC60%	94%	75%	167
	HTC LI Total			178
	EO			0
	MR			44
	MR Total			44
Total Units				222
MORTGAGE REVENUE BOND	MRB30%			0
	MRB40%			0
	MRB50%			0
	MRB60%			0
	MRB LI Total			0
	MRBMR			0
	MRBMR Total			0
	MRB Total			0

		% of LI	% of Total	
HOUSING TRUST FUND	HTF30%			0
	HTF40%			0
	HTF50%			0
	HTF60%			0
	HTF80%			0
	HTF LI Total			0
	MR			0
	MR Total			0
HTF Total				0
HOME	30%			0
	LH/50%			0
	HH/60%			0
	HH/80%			0
	HOME LI Total			0
	EO			0
	MR			0
	MR Total			0
HOME Total				0
OTHER	Total OT Units			0

BEDROOMS	0			0
	1			50
	2			112
	3			60
	4			0
	5			0

Cost Per Square Foot Table	Development is Rehabilitation	No	Cost Per Sq. Ft. =	N/A
(Building Costs)	If not "Rehabilitation," select "Yes" if the Development is one of the following:			
	Elevator served	Supportive Housing	Single Family	← If "Yes" above, these elections do not apply. See manual for instructions.
	Yes			
	Cost Per Sq. Ft. =	Cost Per Sq. Ft. =	Cost Per Sq. Ft. =	
N/A	N/A	N/A		
\$ 17,950,000			Cost Per Sq. Ft. =	N/A

|

Utility Allowances

Applicant must attach to this form documentation from the source of the "Utility Allowance" estimate used in completing the Rent Schedule provided in the Application Packet. This exhibit must clearly indicate which utility costs are included in the estimate.

Note: If more than one entity (Sec. 8 administrator, public housing authority) is responsible for setting the utility allowance(s) in the area of the development location, then the selected utility allowance must be the one which most closely reflects the actual expenses.

If an independent utility cost evaluation is conducted it must include confirming documentation from all the relevant utility providers.

If other reductions to the tenant rent is required such as the cost of flood insurance for the tenant's contents, documentation for these reductions to gross rent should also be attached.

Utility	Who Pays	Energy Source	0BR	1BR	2BR	3BR	4BR	Source of Utility Allowance & Effective Date
Heating	Tenant	Electric		\$ 11	\$ 13	\$ 15		HHA UAW 12/1/12
Cooking	Tenant	Electric		\$ 9	\$ 11	\$ 14		HHA UAW 12/1/12
Other Electric	Tenant			\$ 27	\$ 35	\$ 44		HHA UAW 12/1/12
Air Conditioning	Tenant	Electric		\$ 19	\$ 28	\$ 38		HHA UAW 12/1/12
Water Heater	Tenant	Electric		\$ 17	\$ 23	\$ 29		HHA UAW 12/1/12
Water	Landlord							
Sewer	Landlord							
Trash	Landlord							
flat fee	Tenant	Electric		\$ 4	\$ 4	\$ 4		HHA UAW 12/1/12
other								
Totals			\$ -	\$ 87	\$ 114	\$ 144	\$ -	

Other (Describe)

Not Applicable



Allowance for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB Approval N. 2577-0169
(exp. 04/30/2014)

										Effective Date
LOCALITY: HOUSTON, TX METROPOLITAN AREA		UNIT TYPE: APARTMENTS (5 OR MORE UNITS PER BUILDING)								12/1/2012
Utility or Service	Monthly Dollar Allowances									
	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR	
Heating	a. Natural Gas	\$2	\$2	\$2	\$2	\$3	\$3	\$4	\$4	\$5
	b. Bottle Gas	-	-	-	-	-	-	-	-	-
	c. Electric	\$8	\$11	\$13	\$15	\$17	\$20	\$23	\$27	\$30
	d. Coal/Other	-	-	-	-	-	-	-	-	-
Cooking	a. Natural Gas	\$2	\$3	\$4	\$5	\$6	\$6	\$7	\$8	\$9
	b. Bottle Gas	-	-	-	-	-	-	-	-	-
	c. Electric	\$6	\$9	\$11	\$14	\$16	\$18	\$21	\$24	\$27
	d. Coal/Other	-	-	-	-	-	-	-	-	-
Other Electric - Lighting - Base		\$18	\$27	\$35	\$44	\$53	\$62	\$72	\$81	\$91
Air Conditioning		\$15	\$19	\$28	\$38	\$48	\$57	\$65	\$73	\$82
Water Heating	a. Natural Gas	\$3	\$5	\$7	\$9	\$11	\$13	\$15	\$17	\$19
	b. Bottle Gas	-	-	-	-	-	-	-	-	-
	c. Electric	\$11	\$17	\$23	\$29	\$35	\$41	\$47	\$53	\$60
	d. Coal/Other	-	-	-	-	-	-	-	-	-
Water		\$18	\$18	\$24	\$29	\$35	\$40	\$47	\$53	\$60
Sewer		\$27	\$28	\$36	\$44	\$52	\$60	\$70	\$80	\$90
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Range/Microwave (if tenant supplies)		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$18	\$21
Refrigerator (if tenant supplies)		\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$19	\$22
Other - Monthly Electric Fee		\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4
Other - Monthly Gas Fee		\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14
Actual Family Allowances To be used by the family to compute allowance. ³⁸⁷ ³¹⁴ ³⁴⁴						Utility or Service		Per Month Cost		
Complete Below for the actual unit rented.						Heating		-		
Name of Family						Cooking		-		
						Other Electric		-		
						Air Conditioning		-		
						Water Heating		-		
						Water		-		
Address of Unit						Sewer		-		
						Trash Collection		-		
						Range/Microwave		-		
						Refrigerator		-		
						Other (Elec Fee)		-		
Number of Bedrooms						Other (Gas Fee)		-		
						Total		\$0		

ANNUAL OPERATING EXPENSES

General & Administrative Expenses			
Accounting	\$	11,000.00	
Advertising	\$	8,000.00	
Legal fees	\$	12,000.00	
Leased equipment	\$	14,000.00	
Postage & office supplies	\$	3,000.00	
Telephone	\$	8,000.00	
Other	\$	2,000.00	
Other	\$	Describe	
Total General & Administrative Expenses:			\$ 58,000.00
Management Fee:	Percent of Effective Gross Income:	4.50%	\$ 90,894.00
Payroll, Payroll Tax & Employee Benefits			
Management	\$	90,000.00	
Maintenance	\$	70,000.00	
Other	\$	30,000.00	
Other	\$	Describe	
Total Payroll, Payroll Tax & Employee Benefits:			\$ 190,000.00
Repairs & Maintenance			
Elevator	\$	5,000.00	
Exterminating	\$	11,100.00	
Grounds	\$	39,000.00	
Make-ready	\$	40,000.00	
Repairs	\$	40,000.00	
Pool	\$	14,200.00	
Other	\$	Describe	
Other	\$	Describe	
Total Repairs & Maintenance:			\$ 149,300.00
Utilities (Enter Development Owner expense)			
Electric	\$	40,000.00	
Natural gas	\$	8,000.00	
Trash	\$	35,000.00	
Water & sewer	\$	95,000.00	
Other	\$	Describe	
Other	\$	Describe	
Total Utilities:			\$ 178,000.00
Annual Property Insurance:	Rate per net rentable square foot:	\$ 0.54	\$ 122,100.00
Property Taxes:			
Published Capitalization Rate:	10.00%	Source:	HCAD
Annual Property Taxes:	\$	215,000.00	
Payments in Lieu of Taxes:	\$	Describe	
Other Taxes	\$	Describe	
Other Taxes	\$	Describe	
Total Property Taxes:			\$ 215,000.00
Reserve for Replacements:	Annual reserves per unit:	\$ 250.00	\$ 55,500.00
Other Expenses			
Cable TV	\$	9,000.00	
Supportive service contract fees	\$	10,000.00	
TDHCA Compliance fees	\$	8,880.00	
TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)	\$	Describe	
Security	\$	20,000.00	
Other	\$	3,500.00	
Other	\$	10,000.00	
Other	\$	Trustee Fees	
Other	\$	Asset Mgmt Fees	
Total Other Expenses:			\$ 61,380.00
TOTAL ANNUAL EXPENSES			
	Expense per unit:	\$ 5045.83	\$ 1,120,174.00
	Expense to Income Ratio:	55.46%	
NET OPERATING INCOME (before debt service)			\$ 899,693.00
Annual Debt Service			
CommunityBank of Texas	\$	738,996.00	
Describe Source	\$	Describe Source	
Describe Source	\$	Describe Source	
Describe Source	\$	Describe Source	
TOTAL ANNUAL DEBT SERVICE			\$ 738,996.00
	Debt Coverage Ratio:	1.22	
NET CASH FLOW			\$ 160,697.00

15 Year Rental Housing Operating Proforma

All Programs Must Complete the following:

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of rental income and expenses), and principal and interest debt service. The Department currently considers an annual growth rate of 2% for income and 3% for expenses to be reasonably conservative estimates. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	LEASE-UP	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$302,053	\$2,013,684	\$2,053,958	\$2,095,037	\$2,136,938	\$2,179,676	\$2,406,539	\$2,657,013
Secondary Income	25,493	\$ 169,956.00	\$ 173,355.12	\$ 176,822.22	\$ 180,358.67	\$ 183,965.84	\$ 203,113.15	\$ 224,253.33
POTENTIAL GROSS ANNUAL INCOME	\$327,546	\$2,183,640	\$2,227,313	\$2,271,859	\$2,317,296	\$2,363,642	\$2,609,652	\$2,881,267
Provision for Vacancy & Collection Loss	(90,075)	\$ 163,773.00	\$ 167,048.46	\$ 170,389.43	\$ 173,797.22	\$ 177,273.16	\$ 195,723.90	\$ 216,095.00
Rental Concessions		\$ -						
EFFECTIVE GROSS ANNUAL INCOME	\$237,471	\$2,019,867	\$2,060,264	\$2,101,470	\$2,143,499	\$2,186,369	\$2,413,928	\$2,665,172
EXPENSES								
General & Administrative Expenses	\$8,700	\$ 58,000.00	\$59,740	\$61,532	\$63,378	\$65,280	\$75,677	\$87,730
Management Fee	\$13,634	\$ 90,894.00	\$ 93,620.82	\$ 96,429.44	\$ 99,322.33	\$ 102,302.00	\$ 118,596.05	\$ 137,485.33
Payroll, Payroll Tax & Employee Benefits	\$28,500	\$ 190,000.00	\$ 195,700.00	\$ 201,571.00	\$ 207,618.13	\$ 213,846.67	\$ 247,906.90	\$ 287,392.05
Repairs & Maintenance	\$22,395	\$ 149,300.00	\$ 153,779.00	\$ 158,392.37	\$ 163,144.14	\$ 168,038.47	\$ 194,802.64	\$ 225,829.65
Electric & Gas Utilities	\$7,200	\$ 48,000.00	\$ 49,440.00	\$ 50,923.20	\$ 52,450.90	\$ 54,024.42	\$ 62,629.11	\$ 72,604.31
Water, Sewer & Trash Utilities	\$19,500	\$ 130,000.00	\$ 133,900.00	\$ 137,917.00	\$ 142,054.51	\$ 146,316.15	\$ 169,620.51	\$ 196,636.66
Annual Property Insurance Premiums	\$18,315	\$ 122,100.00	\$ 125,763.00	\$ 129,535.89	\$ 133,421.97	\$ 137,424.63	\$ 159,312.81	\$ 184,687.21
Property Tax	\$32,250	\$ 215,000.00	\$ 221,450.00	\$ 228,093.50	\$ 234,936.31	\$ 241,984.39	\$ 280,526.23	\$ 325,206.79
Reserve for Replacements	\$8,325	\$ 55,500.00	\$ 57,165.00	\$ 58,879.95	\$ 60,646.35	\$ 62,465.74	\$ 72,414.91	\$ 83,948.73
Other Expenses:	\$9,207	\$ 61,380.00	\$ 63,221.40	\$ 65,118.04	\$ 67,071.58	\$ 69,083.73	\$ 80,086.98	\$ 92,842.76
TOTAL ANNUAL EXPENSES	\$168,026	\$1,120,174	\$1,153,779	\$1,188,393	\$1,224,044	\$1,260,766	\$1,461,573	\$1,694,364
NET OPERATING INCOME	\$69,445	\$899,693	\$906,485	\$913,077	\$919,455	\$925,603	\$952,355	\$970,808
DEBT SERVICE								
	\$0	\$738,996	\$738,996	\$738,996	\$738,996	\$738,996	\$738,996	\$738,996
Second Deed of Trust Annual Loan Payment								
Third Deed of Trust Annual Loan Payment								
Other Annual Required Payment:								
Other Annual Required Payment:								
NET CASH FLOW	\$69,445	\$160,697	\$167,489	\$174,081	\$180,459	\$186,607	\$213,359	\$231,812
Debt Coverage Ratio	#DIV/0!	1.22	1.23	1.24	1.24	1.25	1.29	1.31

By signing below I (we) are certifying that the above 15 Year pro forma has been reviewed and is acceptable. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

		Phone: _____
Signature, Authorized Representative, Construction or Permanent Lender	Date	Email: _____
Printed Name		

Site Work Cost Breakdown

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Activity	Labor or Unit Price	Materials or # of Units	Total Construction Costs	Acquisition Costs	Engineering / Architectural Costs	Total Activity Costs
Mobilization	\$ 30,000.00	1	\$ 30,000.00	\$ -	\$ -	\$ 30,000
Rough Grading	\$ 140.00	985	\$ 137,900.00	\$ -	\$ -	\$ 137,900
Fine Grading	\$ 160.00	240	\$ 38,400.00			\$ 38,400
			\$ -			\$ -
Water Distribution:			\$ -			\$ -
4" Waterline	\$ 25.00	125	\$ 3,125.00	\$ -	\$ -	\$ 3,125
6" Waterline	\$ 35.00	1390	\$ 48,650.00	\$ -	\$ -	\$ 48,650
8" Waterline	\$ 500.00	40	\$ 20,000.00	\$ -	\$ -	\$ 20,000
add. Cost for Trenchless Const.	\$ 100.00	50	\$ 5,000.00	\$ -	\$ -	\$ 5,000
Fire Hydrants	\$ 3,800.00	3	\$ 11,400.00	\$ -	\$ -	\$ 11,400
Waterline Tie-in - TS&V	\$ 8,500.00	3	\$ 25,500.00	\$ -	\$ -	\$ 25,500
			\$ -			\$ -
Sanitary:			\$ -			\$ -
6" Sanitary Sewer	\$ 40.00	460	\$ 18,400.00			\$ 18,400
8" Sanitary Sewer	\$ 60.00	1980	\$ 118,800.00			\$ 118,800
Far-side leads	\$ 1,700.00	14	\$ 23,800.00			\$ 23,800
Near-side leads	\$ 600.00	28	\$ 16,800.00			\$ 16,800
Clean-outs	\$ 1,600.00	19	\$ 30,400.00			\$ 30,400
Sanitary Manholes	\$ 3,000.00	9	\$ 27,000.00			\$ 27,000
SS Tie-in & Add Cost for Trenchless	\$ 14,500.00	1	\$ 14,500.00			\$ 14,500
Total						\$ 569,675

SEAL

Signature of Registered Engineer responsible for
Budget Justification

Printed Name of Registered Engineer

Date

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Fine Grading	\$ 160.00	240	\$ 38,400.00			\$ 38,400
			\$ -			\$ -
Water Distribution:			\$ -			\$ -
4" Waterline	\$ 25.00	125	\$ 3,125.00	\$ -	\$ -	\$ 3,125
6" Waterline	\$ 35.00	1390	\$ 48,650.00	\$ -	\$ -	\$ 48,650
8" Waterline	\$ 500.00	40	\$ 20,000.00	\$ -	\$ -	\$ 20,000
add. Cost for Trenchless Const.	\$ 100.00	50	\$ 5,000.00	\$ -	\$ -	\$ 5,000
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Waterline Tie-in - TS&V	\$ 8,500.00	3	\$ 25,500.00	\$ -	\$ -	\$ 25,500
			\$ -			\$ -
Sanitary:			\$ -			\$ -
6" Sanitary Sewer	\$ 40.00	460	\$ 18,400.00			\$ 18,400
8" Sanitary Sewer	\$ 60.00	1980	\$ 118,800.00			\$ 118,800
Far-side leads	\$ 1,700.00	14	\$ 23,800.00			\$ 23,800
Near-side leads	\$ 600.00	28	\$ 16,800.00			\$ 16,800
Clean-outs	\$ 1,600.00	19	\$ 30,400.00			\$ 30,400
Sanitary Manholes	\$ 3,000.00	9	\$ 27,000.00			\$ 27,000
SS Tie-In & Add Cost for Trenchless	\$ 14,500.00	1	\$ 14,500.00			\$ 14,500
Total						\$ 569,675

SEAL




 Signature of Registered Engineer responsible for
 Budget Justification
CHRISTOPHER C. JOUSAN
 Printed Name of Registered Engineer
11/11/2013
 Date

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A.	B.	C.	D.	E.	F.	G.
Activity	Labor or Unit Price	Materials or # of Units	Total Construction Costs	Acquisition Costs	Engineering / Architectural Costs	Total Activity Costs
Storm Sewer:			\$ -	\$ -	\$ -	\$ -
12" HDPE Storm	\$ 38.00	570	\$ 21,660.00	\$ -	\$ -	\$ 21,660
18" HDPE Storm	\$ 43.00	920	\$ 39,560.00	\$ -	\$ -	\$ 39,560
24" HDPE Storm	\$ 52.00	370	\$ 19,240.00	\$ -	\$ -	\$ 19,240
24" RCP Storm	\$ 55.00	150	\$ 8,250.00	\$ -	\$ -	\$ 8,250
30" HDPE Storm	\$ 56.00	230	\$ 12,880.00	\$ -	\$ -	\$ 12,880
36" RCP Storm	\$ 85.00	120	\$ 10,200.00	\$ -	\$ -	\$ 10,200
Type "C" Manholes	\$ 1,900.00	11	\$ 20,900.00	\$ -	\$ -	\$ 20,900
Type "B-B" Inlets	\$ 2,400.00	6	\$ 14,400.00	\$ -	\$ -	\$ 14,400
Type "A" Inlets	\$ 2,200.00	10	\$ 22,000.00	\$ -	\$ -	\$ 22,000
Storm Swr Tie-in MH on MonoS	\$ 5,000.00	1	\$ 5,000.00	\$ -	\$ -	\$ 5,000
Storm Swr Tie-in Break Exstg MH	\$ 3,000.00	1	\$ 3,000.00	\$ -	\$ -	\$ 3,000
			\$ -			\$ -
Storm Water Pollution Prevention:			\$ -			\$ -
Reinforced Filter Fabric	\$ 1.50	1300	\$ 1,950.00	\$ -	\$ -	\$ 1,950
Stabilized Construction Entrance	\$ 3,000.00	2	\$ 6,000.00	\$ -	\$ -	\$ 6,000
Inlet Protection	\$ 100.00	3	\$ 300.00	\$ -	\$ -	\$ 300
			\$ -			\$ -
			\$ -			\$ -
			\$ -			\$ -
Total						\$ 185,340

SEAL

Signature of Registered Engineer responsible for
Budget Justification

Printed Name of Registered Engineer

Date

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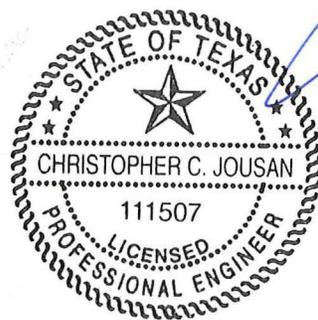
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Storm Sewer:			\$ -	\$ -	\$ -	\$ -
12" HDPE Storm	\$ 38.00	570	\$ 21,660.00	\$ -	\$ -	\$ 21,660
18" HDPE Storm	\$ 43.00	920	\$ 39,560.00	\$ -	\$ -	\$ 39,560
24" HDPE Storm	\$ 52.00	370	\$ 19,240.00	\$ -	\$ -	\$ 19,240
24" RCP Storm	\$ 55.00	150	\$ 8,250.00	\$ -	\$ -	\$ 8,250
30" HDPE Storm	\$ 56.00	230	\$ 12,880.00	\$ -	\$ -	\$ 12,880
36" RCP Storm	\$ 85.00	120	\$ 10,200.00	\$ -	\$ -	\$ 10,200
Type "C" Manholes	\$ 1,900.00	11	\$ 20,900.00	\$ -	\$ -	\$ 20,900
Type "B-B" Inlets	\$ 2,400.00	6	\$ 14,400.00	\$ -	\$ -	\$ 14,400
Type "A" Inlets	\$ 2,200.00	10	\$ 22,000.00	\$ -	\$ -	\$ 22,000
Storm Swr Tie-in MH on MonoS	\$ 5,000.00	1	\$ 5,000.00	\$ -	\$ -	\$ 5,000
Storm Swr Tie-in Break Exstg MH	\$ 3,000.00	1	\$ 3,000.00	\$ -	\$ -	\$ 3,000
			\$ -			\$ -
Storm Water Pollution Prevention:			\$ -			\$ -
Reinforced Filter Fabric	\$ 1.50	1300	\$ 1,950.00	\$ -	\$ -	\$ 1,950
Stabilized Construction Entrance	\$ 3,000.00	2	\$ 6,000.00	\$ -	\$ -	\$ 6,000
Inlet Protection	\$ 100.00	3	\$ 300.00	\$ -	\$ -	\$ 300
			\$ -			\$ -
			\$ -			\$ -
			\$ -			\$ -
			\$ -			\$ -
Total						\$ 185,340

SEAL




 Signature of Registered Engineer responsible for
 Budget Justification
CHRISTOPHER C. JOUSAN
 Printed Name of Registered Engineer
11/11/2013
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Paving:			\$ -	\$ -	\$ -	\$ -
Roadway Excavation	\$ 10.00	4450	\$ 44,500.00	\$ -	\$ -	\$ 44,500
Lot Grading	\$ 250.00	9.6	\$ 2,400.00	\$ -	\$ -	\$ 2,400
Grading and Compaction of Subgrade	\$ 1.00	13500	\$ 13,500.00	\$ -	\$ -	\$ 13,500
Lime for Subgrade	\$ 200.00	105	\$ 21,000.00	\$ -	\$ -	\$ 21,000
Flyash for Subgrade	\$ 100.00	236	\$ 23,600.00	\$ -	\$ -	\$ 23,600
5" Reinforced Concrete Pavement	\$ 25.00	200	\$ 5,000.00	\$ -	\$ -	\$ 5,000
6" Reinforced Concrete Pavement	\$ 35.00	11550	\$ 404,250.00	\$ -	\$ -	\$ 404,250
7" Reinforced Pavment	\$ 55.00	375	\$ 20,625.00	\$ -	\$ -	\$ 20,625
Concrete Curb	\$ 3.00	10200	\$ 30,600.00	\$ -	\$ -	\$ 30,600
Removal of Existing Driveways	\$ 2,500.00	9	\$ 22,500.00	\$ -	\$ -	\$ 22,500
			\$ -	\$ -	\$ -	\$ -
Misc:			\$ -	\$ -	\$ -	\$ -
Spread & Compact Utility Excav.	\$ 4.00	3075	\$ 12,300.00	\$ -	\$ -	\$ 12,300
Trench Dewatering	\$ 35.00	1220	\$ 42,700.00	\$ -	\$ -	\$ 42,700
Trench Safety	\$ 1.00	6815	\$ 6,815.00	\$ -	\$ -	\$ 6,815
Traffic Control Along Griggs	\$ 7,500.00	1	\$ 7,500.00	\$ -	\$ -	\$ 7,500
Traffic Control Along MLK Jr. Blvd	\$ 5,000.00	1	\$ 5,000.00	\$ -	\$ -	\$ 5,000
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
Total						\$ 662,290

SEAL

Signature of Registered Engineer responsible for
Budget Justification

Printed Name of Registered Engineer

Date

Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:

The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR

The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:

If based on labor and materials, add Column B and Column C together to arrive at total construction costs.

If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

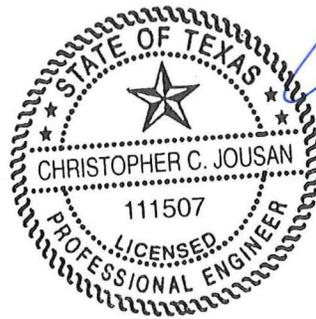
Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

****This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.****
 For Site Work costs that exceed \$15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

A.	B.	C.	D.	E.	F.	G.
Activity	Labor or Unit Price	Materials or # of Units	Total Construction Costs	Acquisition Costs	Engineering / Architectural Costs	Total Activity Costs
Paving:			\$ -	\$ -	\$ -	\$ -
Roadway Excavation	\$ 10.00	4450	\$ 44,500.00	\$ -	\$ -	\$ 44,500
Lot Grading	\$ 250.00	9.6	\$ 2,400.00	\$ -	\$ -	\$ 2,400
Grading and Compaction of Subgrade	\$ 1.00	13500	\$ 13,500.00	\$ -	\$ -	\$ 13,500
Lime for Subgrade	\$ 200.00	105	\$ 21,000.00	\$ -	\$ -	\$ 21,000
Flyash for Subgrade	\$ 100.00	236	\$ 23,600.00	\$ -	\$ -	\$ 23,600
5" Reinforced Concrete Pavement	\$ 25.00	200	\$ 5,000.00	\$ -	\$ -	\$ 5,000
6" Reinforced Concrete Pavement	\$ 35.00	11550	\$ 404,250.00	\$ -	\$ -	\$ 404,250
7" Reinforced Pavment	\$ 55.00	375	\$ 20,625.00	\$ -	\$ -	\$ 20,625
Concrete Curb	\$ 3.00	10200	\$ 30,600.00	\$ -	\$ -	\$ 30,600
Removal of Existing Driveways	\$ 2,500.00	9	\$ 22,500.00	\$ -	\$ -	\$ 22,500
Misc:			\$ -	\$ -	\$ -	\$ -
Spread & Compact Utility Excav.	\$ 4.00	3075	\$ 12,300.00	\$ -	\$ -	\$ 12,300
Trench Dewatering	\$ 35.00	1220	\$ 42,700.00	\$ -	\$ -	\$ 42,700
Trench Safety	\$ 1.00	6815	\$ 6,815.00	\$ -	\$ -	\$ 6,815
Traffic Control Along Griggs	\$ 7,500.00	1	\$ 7,500.00	\$ -	\$ -	\$ 7,500
Traffic Control Along MLK Jr. Blvd	\$ 5,000.00	1	\$ 5,000.00	\$ -	\$ -	\$ 5,000
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
Total			\$ -	\$ -	\$ -	\$ 662,290

SEAL



Signature of Registered Engineer responsible for
Budget Justification

CHRISTOPHER C. JOUSAN
Printed Name of Registered Engineer

11/11/2013
Date

Development Cost Schedule

Self Score Total: 0

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

TOTAL DEVELOPMENT SUMMARY			Scratch Paper/Notes
Total Cost	Eligible Basis (If Applicable)		
	Acquisition	New/Rehab.	
ACQUISITION			
Site acquisition cost	5,500,000		
Existing building acquisition cost			
Closing costs & acq. legal fees			
Demolition/Abt & Clearing of Site by GP	1,100,000		
Other (specify) - see footnote 1			
Subtotal Acquisition Cost	\$6,600,000	\$0	\$0
OFF-SITES²			
Off-site concrete			
Storm drains & devices			
Water & fire hydrants			
Off-site utilities			
Sewer lateral(s)			
Off-site paving			
Off-site electrical			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			
Subtotal Off-Sites Cost	\$0	\$0	\$0
SITE WORK³			
Demolition			
Rough grading	137,900		137,900
Fine grading	38,400		38,400
On-site concrete	157,025		157,025
On-site electrical	112,500		112,500
On-site paving	587,975		587,975
On-site utilities	540,465		540,465
Decorative masonry	30,000		30,000
Bumper stops, striping & signs	40,000		40,000
Mobilization, Misc & SWPP	112,565		112,565
Subtotal Site Work Cost	\$1,756,830	\$0	\$1,756,830
SITE AMENITIES			
Landscaping	150,000		150,000
Pool and decking	140,000		140,000
Athletic court(s), playground(s)	70,000		70,000
Fencing	112,000		112,000
Other (specify) - see footnote 1			0
Subtotal Site Amenities Cost	\$472,000	\$0	\$472,000
BUILDING COSTS*:			
Concrete	874,000		874,000
Masonry	560,000		560,000
Metals	240,000		240,000
Woods and Plastics	3,250,000		3,250,000
Thermal and Moisture Protection	1,030,000		1,030,000
Roof Covering	450,000		450,000
Doors and Windows	578,000		578,000

Financial Capacity and Construction Oversight (HOME Applications Only)

Financial Capacity and Construction Oversight

If the Department's Direct Loan(s) amount to more than 50% of the Total Housing Development Cost, except for Developments also financed through the USDA-515 program, the Application MUST include:

- A letter from a Third Party CPA verifying the capacity of the Owner or Developer to provide at least 10% of the Total Housing Development Cost as a short term loan for Development; and
- A letter from the Developer's or Owner's bank(s) confirming funds amounting to 10% of the Total Housing Development Cost are available; or
- Evidence of a line of credit or equivalent equal to at least 10% of the Total Housing Development Cost from a financial institution that is available for use during the proposed development activities.

Additionally, this tab must include a narrative of the direct (i.e. onsite) ongoing oversight of the construction and development process that will be performed. The narrative should address the Applicant's experience overseeing the successful development and completion of other similar activities including any specific construction management experience of Applicant staff members.



Not Applicable

Matching Funds (HOME Applications Only)

Match equal to 2% of the HOME award must be provided (except Applications awarded under Persons with Disabilities Set-Aside or Applications financed with USDA 515 funds).

To the extent that Match in the amount of 5% of the HOME award is provided, the interest rate may be adjusted to as low as 0%; otherwise, the interest rate will be as low as 2%.

Indicate the amount of Match funds provided and the source in the appropriate spaces in the table below. Provide supporting documentation in the form of firm commitments from the source of the matching funds. If a property tax abatement is pledged as Match, include a letter from the appropriate appraisal district documenting a specific cash value and duration for the abatement.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please contact the Department for specific examples that are not provided in the Match Guidance below.

Type of Match Pledged	Pledged Amount	Source of Funds
Non-Federal Grants		Not Applicable
Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality) **CANNOT INCLUDE DEVELOPER FEES**		
Below Market Financing		
Property Tax Abatement		
Donated Non-Professional Labor		
Non-Federally Funded Infrastructure		
Rental Value of Donated Use of Site Preparation or Construction Equipment		
Donated Construction Materials		
Donated Site Preparation		
Donated Demolition Services		
Donated Real Property		
Total Value of Match Pledged	\$ -	
Total Amount of HOME funds Requested	\$ -	TDHCA HOME
Percentage of Project Funds to be Matched (Total Value of Match /Project Funds Requested)	#DIV/0!	

Finance Scoring (for Competitive HTC Applications ONLY)

Self Score Total: 0

1. Commitment of Development Funding by Unit of General Local Government (§11.9(d)(3))

UGLG Funding Amount \$ -
 Per Unit Funding Amount: 0

eligible for points:

i. Population	0	x 0.15 =	\$ -	or	\$ 15,000 per unit	scoring threshold: \$ - per unit	12
ii. Population	0	x 0.10 =	\$ -	or	\$ 10,000 per unit	scoring threshold: \$ - per unit	11
iii. Population	0	x 0.05 =	\$ -	or	\$ 5,000 per unit	scoring threshold: \$ - per unit	10
iv. Population	0	x 0.025 =	\$ -	or	\$ 1,000 per unit	scoring threshold: \$ - per unit	9
v. Population	0	x 0.01 =	\$ -	or	\$ 500 per unit	scoring threshold: \$ - per unit	8

Firm Commitment from Unit of general Local Government in form of resolution?

Resolution of support from the Governing Body of the city or county in which the Development is located stating that they would provide development funding but have no funding available due to budgetary or fiscal constraints

Total Points Claimed: 0

2. Financial Feasibility (§11.9(e)(1))

- Eligible Pro-Forma and letter stating the Development is financially feasible. 0
- Eligible Pro-Forma and letter stating Development **and** Principals are acceptable. 0

Total Points Claimed: 0

3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))

Percent of Units restricted to serve households at or below 30% of AMGI 4.95%

Housing Tax Credit funding request as a percent of Total Housing Development Cost 1.99%

eligible for points:

- Development Leverages CDBG Disaster Recovery, HOPE VI, or Choice Neighborhood Funding 0
- Housing Tax Credit Request < 7% of Total Housing Development Cost 3
- Housing Tax Credit Request < 8% of Total Housing Development Cost 2
- Housing Tax Credit Request < 9% of Total Housing Development Cost 1

** Be sure no more than 50% of Developer fees are deferred.*

Total Points Claimed: 0

4.

Financing Narrative (All Applications)

Briefly describe the complete financing plan for the Development, including the sources and uses of funds, matching funds (if applicable), and any other financing. The information must be consistent with all other documentation in this section.

Houston 5110 Griggs Road Residential, LP ("Project Owner"), owner of the Village at Palm Center ("Project"), is requesting Housing Tax Credit funds through the Texas Department of Housing and Community Affairs (TDHCA) in the amount of \$774,350. The Project Owner is also requesting \$15,300,000 in Community Development Block Grant Funds for the 222 unit complex from the City of Houston. The construction and permanent bonds will be issued through the City of Houston Housing Finance Corporation and will be privately placed with CommunityBank of Texas, NA.

Houston 5110 Griggs Road, LP will purchase and own the 5110 Griggs Road property in Houston, Texas. Houston 5110 Griggs Road, LP will lease the land to Houston 5110 Griggs Road Residential, LP.

Houston 5110 Griggs Road, LP will also loan the CDBG Funds back to the project.

The financing for the new construction will be through a combination of sources. The sources of funds will be as follows: i) Construction and permanent bond debt privately placed from CommunityBank of Texas, NA; ii) Affordable Housing Partners, Inc. Tax Credit Equity; iii) Community Development Block Grant Funds from the City of Houston; iv) TIRZ#7 funding; and v) In-Kind Developer Contribution.

The construction phase will be funded as follows:

CommunityBank of Texas, NA has expressed in a conditional term sheet commitment to make a private placement of construction bonds of \$18,000,000 for 24 months at 4.5%. These bonds will become permanent at a rate 4.5%.

Affordable Housing Partners, Inc. has provided a letter of intent to provide equity of \$1,361,720 during construction. The total equity contribution will be \$7,356,321 through the purchase of the credits at \$0.95 per credit dollar.

A request to the City of Houston TIRZ # 7 has been made to provide \$3,203,500 to remove environmental issues, blight, and provide funding for the newly constructed sidewalks, streets, water, sewer, stormwater, and pocket parks.

Total Sources during Construction Period

Construction bonds	\$18,000,000
Equity	\$ 1,361,720
CDBG	\$15,300,000
TIRZ # 7	\$ 3,203,500
Deferred Developer Fees	\$ 3,478,665

Total: \$41,343,885

Total Development Uses \$38,934,993

The permanent sources will be funded as follows:

Total Permanent Sources

Permanent bonds	\$12,132,899
Equity	\$ 7,356,321
CDBG	\$15,300,000
TIRZ#7	\$ 3,203,500
Deferred Developer Fees	\$ 942,273

Total: \$38,934,993

Total Development Uses \$38,934,993

Supporting Documents Should be Included Behind this Tab

- NA Resolution from local Government confirming support for the Development, and citing specific budgetary constraints prohibiting financial support
- NA Statement from the applicable city or county (or instrumentality) acknowledging that a request for funds was submitted and that a decision about funding will occur no later than September 1, 2013
- NA Executed Pro Forma from Permanent or Construction Lender
- NA Letter from lender regarding approval of Principals
- X Evidence of Permanent and Construction Financing (term sheets, loan agreements)
- NA Evidence of any Gap Financing
- NA Evidence of any Owner Contributions
- X Evidence of Equity Financing (HTC applications only)
- NA Evidence of Rental Assistance/Subsidy



Debt Letter



October 16, 2013

Chris Akbari
Itex Group
3735 Honeywood Court
Port Arthur, Texas 77642

Re: The Village at Palm Center

Dear Chris,

CommunityBank of Texas (the "Bank") is pleased to provide the following term sheet for construction and permanent financing to Houston 5110 Griggs Road, LP (the "Borrower") for the development of The Village at Palm Center, a 222-unit LIHTC family project to be built in Houston, Texas. The proposed terms and conditions are as follows:

Summary of Terms

Borrower: Houston 5110 Griggs Road, LP

Guaranty: Construction loan guaranty – Ike Akbari and Chris Akbari will provide construction loan guarantees on the bonds purchased by the Bank.

General contractor entity will provide a completion guaranty or Payment & Performance Bond. Permanent loan will be non-recourse except as to normal "bad boy" carve outs.

Project: The Village at Palm Center

Credit Facilities: Please note that the proposed credit facilities below are based on a 4% LIHTC private activity bond purchased by the Bank in the amount of \$18,000,000 initially paying down to \$12,132,899 for a term of 18 years described below as the first 3 years for construction and lease-up (Credit facility A) and the remaining 15 years for the permanent period (Credit Facility B). Should the extension option be exercised, the remaining perm loan period (Credit Facility B) will be reduced the extension time period used.

A) Construction loan of approximately \$18,000,000 in the form of a \$15,884,000 4% LIHTC private activity tax-exempt bond purchase for 36 months.

- The tax-exempt bond will be priced at 4.50% fixed tax-exempt.

- one 6-month extension subject to 1) completion of project, 2) project sources and uses being balanced, 3) receipt of required tax credit equity payments, 4) No event of default has occurred or potential for default to occur, 5) 85% occupancy and 6) No material adverse change in the financial condition of the Project, Borrower and Guarantor(s).
- Interest only due monthly during construction period
- Total construction loan period including extension is 42-months

B) Permanent loan of approximately \$12,132,899 at an assumed underwriting rate of interest of 4.50% fixed tax-exempt:

- Permanent loan rate to be locked at no later than construction loan closing of 30-month construction loan. The permanent loan rate would be 4.50% tax-exempt locked today.
- 15-year term upon conversion to permanent status based on 90% occupancy for 90 days and a 1.20:1 debt service coverage.
- Zero pre-payment penalty – You may pay off the loan at anytime
- Principal and interest due monthly during permanent period based on a 30-year amortization; balloon payment due at maturity
- Replacement reserves to be \$250 per unit per year with agreed upon increases for future years.
- Operating deficit and other reserve requirements subject to Bank review and approval. It is expected that these reserve requirements will mirror the equity LOI.

Note: Construction draws will be processed through the Bank, Title Company, and with approval of a 3rd party construction engineering firm hired by or acceptable to the Bank.

Loan-to-value: 1) Actual combined loan amount will be based on LTV not to exceed 80% during construction period, based on rent-restricted value plus value of the tax credits; 2) LTV not to exceed 80% during permanent period, based on stabilized rent-restricted value. Appraisal report will be in form and substance acceptable to the Bank.

Collateral:

- 1st lien deed of trust and assignment of leases and rents on the subject property
- UCC filing on furniture, fixtures, and equipment
- Assignment of Tax Credits
- Security interest in operating and replacement reserve funds
- Assignment and subordination of deferred developer fee and other management fees collected by general partner or a related entity.
- Assignment and subordination of management, construction, architectural contracts, etc.

Fees: Origination fee of 1.00% of the construction bond component, a 1.00% of the permanent loan component (payable at construction loan closing), and a 0.25% fee for the construction period extension (payable upon exercise). Borrower will also pay for all reasonable costs incurred by the Bank in connection with the loans including, but not limited to, legal fees and expenses, appraisal/survey fees, title insurance premiums and search fees, UCC searches, environmental assessment fees, and inspecting architect fees, whether or not the facilities contemplated herein are funded. This obligation will survive whether or not the loans are approved.

Reporting Requirements: Include but are not limited to:

- Annual audited financial statements of Borrower
- Annual financial statements of Guarantors
- Annual evidence of tax credit compliance
- Monthly operating statements on the property once construction is complete
- Quarterly operating statements on the property during the permanent loan period

Summary of Conditions

This proposal is subject to all of the following conditions being met prior to construction closing:

- Tax Credit Allocation:** Receipt of an annual allocation of Low-Income Housing Tax Credits from the Texas Department of Housing & Community Affairs (TDHCA) in a minimum amount of \$870,023.
- Tax Credit Equity:** Tax credit investor and equity terms (including price and pay-in schedule) subject to Bank approval.
- Developer Fee:** Timing of payment of developer profit to be mutually agreed upon between Bank and Borrower. It is expected that the developer fee payment will mirror the developer fee payment schedule negotiated in the equity LOI.
- Project Budget:** The Bank's current understanding of the project budget is based on the budget and pro forma numbers submitted by borrower dated February 12, 2013 (most current version reviewed). The Bank acknowledges that this project budget is subject to change.
- However, significant changes to the budget that materially affect the project may result in changes to the terms and conditions proposed herein.
- Other Conditions:** Receipt and approval of those items listed in the Due Diligence Checklist (to be provided upon receipt of tax credit award)

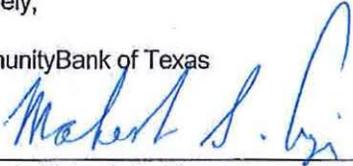
This discussion letter does not represent a commitment by the Bank for the proposed financing, nor does it define all the terms and conditions of loan documents, but is a framework upon which a loan request may be submitted and considered. Issuance of a commitment by the Bank is subject to the approval of the loan request under the Bank's internal approval process, which includes, but is not limited to, a review of the Borrower's then current financial condition and review and approval of all third party reports, in addition to completion of loan documents in form and substance acceptable to the Bank.

If you should have any questions concerning these terms and conditions, please feel free to call me at (832) 214-3129. Chris, thank you for giving us the opportunity to consider financing for this project.

Sincerely,

CommunityBank of Texas

By: _____



Mahesh S. Aiyer
Executive Vice President

Agreed to

By: _____



Authorized signer of Borrower

Equity Letter

CONFIDENTIAL

**Acquisition Proposal
and
Agreement**

October 28, 2013

Mr. Chris Akbari
ITEX Group, LLC
3735 Honeywood Court
Port Arthur, TX 77642

Re: The Village at Palm Center Apts (the "Apartment Complex")
222 Units – Houston, TX

Dear Mr. Akbari:

Thank you for giving us the opportunity to present this proposal to you. This proposal sets forth our understanding of the basic business terms to be included in an agreement (the "Partnership Agreement") by and between Affordable Housing Partners, Inc., or its designees, ("AHP"), Houston 5110 Griggs Road, LP a to be formed Texas Limited Partnership (the "Partnership"), and Houston 5110 Griggs Road GP, LLC (sometimes referred to herein as the "GP or "General Partner") regarding the Apartment Complex. AHP is sometimes referred to herein as the "LP" or "Limited Partner". Capitalized terms, not otherwise defined in this proposal, have the meaning given in AHP's standard form Partnership agreement.

A. BASIC INFORMATION

1. Partnership Interest to be Acquired

The proposal is based upon the acquisition of a 99.99% interest in the Partnership by AHP leaving a 0.01% interest to the General Partner.

2. Tax Credits to be Acquired

Year of Tax Credit Reservation	2014
Amount of Low Income Housing Tax Credits	\$7,744,270
Percentage of Partnership Interest	<u>99.99%</u>
Tax Credits Acquired by AHP	<u><u>\$7,743,496</u></u>

B. TOTAL DEVELOPMENT COSTS

Total Development Cost Net of AHP Due Diligence Fees	\$39,060,485
PLUS: AHP's Due Diligence Fee	<u>\$80,000</u>
Total Development Cost Equal:	<u>\$39,140,485</u>

Any increase in Development Costs above \$39,140,485 will be the responsibility of the General Partner and/or Guarantor to fund. Cost savings generated by the Partnership prior to the final audit, preparatory to filing the 8609, which are approved by AHP will be applied first 90% to the Deferred Developer Fee until retired and 10% to the LP as a distribution, and then any remaining balance, to the extent feasible, being applied to the reduction in the initial balance of the must pay permanent loan.

C. EQUITY INVESTMENT

1. Amount of AHP's Equity Investment

AHP will pay the Partnership \$0.95 per \$1.00 of Section 42 tax credits or a total of \$7,356,321. This is based upon the purchase of a 10-year stream of federal tax credits totaling \$7,743,496. The actual equity payment by AHP will be adjusted up or down based on the actual amount of tax credits received by the Partnership using the rate of \$0.95 per \$1.00 of Section 42 tax credit, with any increase in equity associated with an upward adjuster limited to 5% of AHP's original capital contribution.

2. AHP will invest in the Partnership as follows:

- a. Upon the closing of the Partnership Agreement, AHP will invest up to \$1,361,720 in equity to the Partnership (the "First Capital Contribution"). AHP reserves the right to limit the amount of the First Capital Contribution actually funded at Partnership closing to that amount needed to meet initial closing costs, construction expenses as well as approved reimbursables to the Developer, General Partner and/or Guarantor. Remaining proceeds (if any) would be retained by AHP and funded at the next scheduled draw(s) as submitted during the course of construction
- b. Upon the later of receipt of the last Certificate of Occupancy for the development and satisfaction of the other Partnership Agreement requirements as set forth in AHP's standard form Partnership agreement, and generally set forth in Exhibit A attached hereto, or April 1, 2015 AHP will invest an additional \$3,096,832 of its equity in the Partnership (the "Second Capital Contribution").
- c. Upon the later of placement of the First Mortgage on the property and upon satisfactory completion of all Partnership Agreement requirements as set forth in AHP's standard form Partnership agreement, and generally set forth in Exhibit A attached hereto, or January 2, 2016 AHP will invest an additional \$2,797,769 of its equity in the Partnership (the "Third Capital Contribution"). \$1,000,000 of this Third Capital Contribution will be used to fund initial Operating Reserves anticipated in Section J of this proposal.

- d. Upon the receipt of the final fully executed IRS Forms 8609, and upon satisfactory completion of all Partnership Agreement requirements as set forth in AHP's standard form Partnership agreement, and generally set forth in Exhibit A attached hereto, AHP will invest the final \$100,000 of its equity (the "Fourth Capital Contribution") in the Partnership.

D. TAX CREDIT TIMING

	<u>Amount</u>	<u>Projected Year</u>
Projected 1 st Year Tax Credits	\$435,959	2015
Projected Tax Credits Years 2-10	\$774,350	2016-2024
Projected 11 th Year Tax Credits	\$338,391	2025

In the event the tax credits actually delivered during the first tax credit year are different from the amounts shown above, the AHP Capital Contributions will be reduced by \$0.70 times the amounts of the difference between the actual LIHTC's delivered and the projected amount.

E. DEVELOPMENT FEE

The development fee is estimated at: \$3,978,665

Since there is a gap between the total Permanent Sources and Uses of Funds, a portion of this fee, or \$1,080,896, will need to be dedicated as a Permanent Source in the form of a Deferred Developer Fee (the "DDF"). The DDF will not bear interest and will be paid from available cash as set forth below. In the event that any portion of the DDF is remaining in Year 13, the General Partner shall make a special contribution to the Partnership to pay such amount. The remainder (cash portion) of the developer fee shall be funded as set forth below:

Closing of the Partnership Agreement and Construction Loan	\$500,000
Upon the Second Capital Contribution	\$500,000
Upon the Third Capital Contribution	\$1,797,769
Upon the Fourth Capital Contribution	<u>\$100,000</u>
Total:	<u><u>\$2,897,769</u></u>

F. CASH FLOW

After certain priorities as set forth in AHP's standard form Partnership agreement, cash flow available for distribution to the Partners will be shared as follows:

1. first, to the Asset Management Fee then, to the payment of LP Loans and General Partner Loans;

2. second, until the Deferred Development Fee has been paid in full, (A) 90% to the payment of the Deferred Development Fee; and (B) 10% to be distributed to the Partners, pro rata, in accordance with their Percentage Interests;
3. third, until the Operating Deficit Loans have been paid in full, (A) 80% to the payment of the outstanding Operating Deficit Loans; and (B) 20% to be distributed to the Partners, pro rata, in accordance with their Percentage Interests;
4. then, until the Incentive Management Fee is paid in full capped at \$300,000 per year, (A) 80% to the payment of the Incentive Management Fee, and (B) 20% to be distributed to Partners, pro rata, in accordance with Percentage Interests.

G. SALE OR REFINANCE

Upon sale of the Apartment Complex or a refinancing with a permanent mortgage loan, proceeds will generally be allocated in accordance with the following priority:

1. to the payment of all matured debts and liabilities of the Partnership (including amounts due pursuant to the Mortgage Loan (if any) and all expenses of the Partnership incident to any such sale or refinancing), excluding debts and liabilities of the Partnership to Partners or any Affiliates, and all unpaid fees owing to the General Partner under this Agreement;
2. to the payment of any debts and liabilities (including unpaid fees) owed to the Partners or any Affiliates by the Partnership for Partnership obligations; provided, however, that the foregoing debts and liabilities owed to Partners and their Affiliates shall be paid or repaid, as applicable, in the following order of priority, if and to the extent applicable: (i) to the payment of any outstanding Asset Management Fee; (ii) to the GP or LP to the extent of any excess Partner loans and any accrued, but unpaid interest; (iii) pro rata to any unpaid GP or LP loans and any accrued, but unpaid interest; (iv) to the payment of any outstanding developer fees; and (v) to the payment of any other debts and liabilities to the Partners.
3. to the setting up of any reserves deemed reasonably necessary for contingent, unmatured or unforeseen liabilities or obligations of the Partnership;
4. the balance of such remaining sum, 80% thereof in the aggregate to the General Partner and 20% thereof in the aggregate to the Limited Partner.

H. FINANCING ASSUMPTIONS

INTERIM SOURCES

Lender	Lender/Source	Amount	Interest Rate	Term
First Mortgage	Community Bank of Texas	\$18,000,000*	TBD	Anticipated to be a minimum of 24 months with a 6 month extension
Second Mortgage	City of Houston CDBG Loan	\$15,300,000	TBD	Not less favorable than the First Mortgage

*The interim bond financing amount will be of sufficient size to meet the 50% test required for a non-competitive 30% LIHTC award.

PERMANENT SOURCES

Lender	Lender/Source	Amount	Interest Rate	Term	Amortization
First Mortgage	Commerce Bank of Texas	\$12,199,668	4.50%	TBD	360 months
Second Mortgage	City of Houston, CDBG Loan	\$15,300,000	TBD	TBD	TBD
Third Mortgage	TIRZ #7 Loan	\$3,203,500	TBD	TBD	TBD

The actual debt sizing, both prior to closing the Partnership Agreement as well as prior to actual conversion of the permanent loan, will be subject to the approval of AHP. It is AHP's assumption that the Second and Third Mortgage loans contemplated herein will be payable from residual cash flow and to the extent that no cash flow exists after operational expenses then the loan payment will accrue. It is AHP's further assumption that the Second and Third Mortgage loans will not have any performance benchmarks (i.e. DSCR and/or occupancy for a given period of time) required to convert to a permanent loan.

I. GUARANTEES

At a minimum, the General Partner, Developer an acceptable ITEX entity, K.T. Akbari and Chris Akbari will guarantee the following:

1. Against recapture of the Section 42 Tax Credits for the entire compliance period. The guarantee shall not apply to amounts due solely as a result of a change in the tax law after the date hereof with which the General Partner is unable to comply despite the exercise of its good faith and reasonable efforts, and;
2. The payment in full of all costs and expenses of the development and construction

- of the Apartment Complex in excess of the total budgeted sources available therefrom, and;
3. Against a shortfall in actual Section 42 Tax Credits below the amount of the projected Section 42 Tax Credits; and
 4. Against Operating Deficits for the entire compliance period capped at \$1,000,000;
 5. To repurchase AHP's interest in the Partnership if the Apartment Complex fails to meet the minimum AHP requirements set forth in AHP's standard Partnership agreement, and generally set forth in Exhibit A attached hereto; and
 6. The obligations of the Borrower to fund any permanent loan shortfalls; and
 7. Against fraud, material misrepresentation, willful misconduct and/or criminal act of the General Partner, and any affiliated management Partnership and/or general contractor.
 8. The obligations of the General Partner under the Partnership Agreement.

Dilution provision will apply once the Operating Deficit period has expired or the cap has been reached. Under this provision, AHP would lend the first \$100,000 to post Operating Deficit shortfalls and dilution would commence if the General Partner fails to contribute 50% towards operational shortfalls above this initial \$100,000 amount. Generally, dilutions would occur in 5% point increments, on both cash flow and sale/refinance participation, for every \$25,000 of LP loans in excess of General Partner loans, after the aforementioned initial \$100,000 amount. AHP would grant a six month period for the General Partner to bring these subsequent contributions back into balance to avoid the dilutions taking permanent effect.

J. MISCELLANEOUS

1. Previous or Pending Equity Offers.

The General Partner and the Partnership represent and warrant that (i) neither the General Partner nor the Partnership has entered into any other enforceable agreement or commitment with any other equity investor to acquire the Tax Credits, or, in the alternative and (ii) the General Partner and/or the Partnership has obtained legally enforceable releases or termination agreements from all prior potential equity investors ("Potential Investors") with whom the General Partner and/or the Partnership has previously entered into an agreement whereby said Potential Investors may acquire the Tax Credits. The General Partner will promptly deliver to AHP copies of any equity proposals that have been executed by the Partnership or General Partner to be able to review them for termination provisions and copies of legally enforceable releases or termination agreements. The General Partner and the Partnership shall at all times indemnify and hold harmless AHP and its affiliates ("AHP Entities") and all past and present officers, directors, managers, employees, Partners, agents, shareholders, Partners, trustees, predecessors, successors, subrogees, attorneys, insurance carriers, and assigns of the AHP Entities (the "AHP Released Parties") against and from any

and all claims, suits, actions, damages, costs, judgments and expenses, of any nature whatsoever, suffered or incurred by the AHP Released Parties as a result of the General Partner and/or the Partnership's prior dealings, negotiations, agreements, and/or commitments with Potential Investors.

2. Exclusivity

The General Partner and the Partnership agree to give AHP an exclusive right to invest in the above-named development until 10 days after receipt of all due diligence documents. The General Partner and the above-named Section 42 Tax Credit Partnership represent and warrant that the grant of this exclusive right to invest does not and shall not, conflict or interfere with any existing or prospective contractual relations. The General Partner and the Partnership shall at all times indemnify and hold harmless the AHP Entities and the AHP Released Parties against and from any and all claims, suits, actions, damages, costs, judgments and expenses, of any nature whatsoever, suffered or incurred by the AHP Released Parties as a result of any person or entity arising out of or relating to the exclusive right to invest granted in this paragraph.

3. Acceptance

This Acquisition Agreement must be executed by the parties and received by AHP on or before November 29, 2013.

4. Payment of Fees to AHP

a. Asset Management Fee

The Partnership will pay a fee of \$10,000 (the "Asset Management Fee") to AHP, or its designee, on an annual basis beginning the first year rental revenue is received. The Asset Management Fee will trend at 3% annually and be paid only out of available Cash-Flow, and if there is insufficient cash flow, such fee will accrue with interest.

b. Environmental Fees

AHP will absorb a maximum of \$10,000 of the costs of our environmental review as invoiced by our environmental consultant (the "LP Environmental Fees"). The Partnership will pay all LP environmental fees in excess of \$10,000 and will add a sufficient amount to this line item of the development budget to accommodate these costs.

5. Management Fee

A maximum 5% management fee (the "Management Fee") shall be charged to the Partnership.

6. Distributions and Allocations

Distributions of cash and allocations of income gain or loss shall be in accordance with tax law.

7. Use of Products from the suppliers in Exhibit B.

AHP is providing this Letter based on the assumption that Developer/General Partner will endeavor to utilize, wherever appropriate, services, products and materials offered by the companies listed in Exhibit B of this proposal. AHP is willing to consider increases to the overall capital contribution amounts (where it deems appropriate) to offset reasonable cost increases associated with the utilization of the products offered by these companies. The timing for agreement on any such increased capital contribution is anticipated to occur prior to initial closing of the Partnership Agreement.

8. Operating Reserves.

Upon the funding of the capital contribution tied to Rental Achievement, as set forth in Section C of this agreement, an initial operating reserve in the amount of \$1,000,000 will be established. It is understood that this operating reserve may be funded from proceeds from the corresponding capital contribution and, therefore, the operating reserve is not required to be funded as a precondition to release of the capital contribution.

9. General Contractor

If the proposed General Contractor is acceptable to AHP's construction reviewer, both in terms of experience, capacity and/or financial condition, then we will waive both Payment and Performance bonding and/or letters of credit. This provision is subject to requirements set forth by the interim lender.

10. Replacement Reserves

Annual amount of \$300 per unit per year to be increased annually by three percent (3%) from revenues of The Apartment Complex.

11. Interim Income

Any income generated during the rehabilitation of the Apartment Complex will need to be treated in a manner so as to minimize, or eliminate altogether, any income recognition to AHP.

12. Master Lease on Commercial Space

An acceptable Master Lease for the commercial space contemplated in the Apartment Complex will be provided by the guarantors, and will extend, at a minimum, through the end of the compliance period.

13. Structure of Subordinate Debt

The subordinate debt contemplated within this proposal will be structured in such a manner as to be acceptable to AHP, which will also take into consideration the ability to show debt retirement from operations.

AHP's obligation under this proposal is contingent upon:

- (i) a satisfactory site visit;
- (ii) a satisfactory back ground and credit check on key principals and guarantors;
- (iii) the accuracy and verifiability of the assumptions data provided;
- (iv) Partnership agreement documentation acceptable to AHP and its counsel;
- (v) appropriate and satisfactory due diligence documentation and review;
- (vi) the final credit committee approval, in AHP's sole and absolute discretion; and
- (vii) closing of the Partnership Agreement by the date set forth herein.

By executing this letter and in consideration of AHP's entering into this proposal, you agree, on your own behalf and on behalf of your affiliates, officers, directors, and employees, and on behalf of any other Partners or joint venturers who are or will be involved in the development of the Apartment Complex, not to disclose any of the terms or provisions contained in this proposal to any other person or entity.

If the above is acceptable, please cause this agreement to be executed in duplicate; one original should be retained and one original returned to this office. Once received, AHP will prepare a Partnership Agreement and other related documents upon which we will acquire the LP interest in the Partnership.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The Village at Palm Center Apartments
October 28, 2013
Page 10 of 13

Again, thank you for your time and consideration. We look forward to working with you in the future.

Sincerely,
Affordable Housing Partners, Inc.



By: Robert Johnston
Senior Vice President

cc: Mike Fowler

AGREED AND ACCEPTED:

By: Muanda Asdluie

Date: 11/7/13

EXHIBIT A

1. First Capital Contribution:
 - (a) Closing of the Partnership Agreement;
 - (b) Closing of the interim financing contemplated herein;
 - (c) Confirmation of an acceptable projection based rental assistance agreement on 111 units for the duration of the compliance period on the Apartment Complex;
2. Second Capital Contribution:
 - (a) Completion of construction of the Apartment Complex and receipt of Certificates of Occupancy for all units;
 - (b) Physical inspection by a representative of AHP;
 - (c) Delivery by the General Partner of a final endorsement to the owner's title policy;
 - (d) Delivery by the General Partner of an updated and recertified "as-built" survey, together with an Architect's Certification for the Apartment Complex indicating no material modifications to the "for new construction" contract documents;
 - (e) Delivery by the General Partner of copies of any permits and approvals required for the operation and use of the Apartment Complex;
 - (f) Delivery by the General Partner of a report indicating that radon gas is not present above recommended EPA levels; and evidence that the construction/rehabilitation of the Apartment Complex did not result in the filling or disturbance of any wetlands; an update of the Phase I Environmental Survey, and submission of Radon testing results performed in accordance with AHP's standards; and sign off from AHP's environmental consultant concerning same.
 - (g) Delivery by the General Partner of a certified rent roll for the Apartment Complex;
 - (h) Delivery by the General Partner of an estoppel certificate from any lenders to the Partnership;
 - (i) AHP's receipt of evidence that the "Applicable Fraction" (as defined in Section 42(c)(1)(B) of the Code) equals or exceeds 40%;
 - (j) Delivery by the General Partner of an architect's certificate as to the Substantial Completion of the Apartment Complex;
 - (k) Delivery by the General Partner of evidence of payment of all real property taxes and assessments;
 - (l) Receipt of the final product utilization form, and related back up, showing materials from Exhibit B utilized in the construction of the Apartment Complex;
 - (m) Delivery by the General Partner of updated current certificate as to the representations, warranties, and covenants as the General Partner set forth in the Partnership Agreement, and a certificate that the General Partners are not in default of their obligations with respect

to the Apartment Complex.

3. Third Capital Contribution:

- (a) Upon Rental Achievement which is generally defined as a period of three consecutive months of 90% economic occupancy and a debt coverage ratio of 1.20;
- (b) Final permanent mortgage loan closing, or conversion of the construction loan to a permanent loan;
- (c) Receipt of the submission package for IRS Forms 8609 either submitted or to be submitted to the applicable housing credit agency, which would include at a minimum the audited low income housing tax credit cost certification, the recorded restrictive covenant for low income housing tax credits, and completed IRS Forms 8609 (pending execution by the applicable housing credit agency);
- (d) Delivery by the General Partner of an updated current certificate as to the representations, warranties and covenants as the General Partner set forth in the Partnership Agreement; and a certificate that the General Partners are not in default of their obligations with respect to the Apartment Complex.

4. Fourth Capital Contribution:

- (a) Fully executed IRS Forms 8609; and
- (b) Sustaining an average 1.20 Debt Coverage Ratio for the period between the funding of the Third and Fourth Capital Contributions.

5. To repurchase AHP's interest in the Partnership by payment to AHP of the full amount of its Capital Contribution, if (i) the General Member fails to place the Apartment Complex in service by such date stipulated by the Housing Credit Agency; (ii) the Partnership fails to meet the Low Income Housing Tax Credit minimum set-aside test, the tenant restriction test or other requirements necessary for the Apartment Complex to qualify for Low Income Housing Tax Credits during the compliance period; (iii) an Extended Use Agreement is not in effect on or before the end of the first year of the 10-year Low Income Housing Tax Credit Period; (iv) failure to meet the Internal Revenue Code Section 42 requirements for tax exempt bond financed projects; and (v) financing commitments have been terminated with respect to the Apartment Complex.

EXHIBIT B

Shaw Industries

ACME Brick

Johns Manville

Benjamin Moore Paint

MiTek

Cirro Wire

Cirro Flow

Clayton Homes (if applicable)

City of Houston's CDBG Letter



CITY OF HOUSTON
Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff
Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (713) 868-8300
F. (713) 868-8414
www.houstonhousing.org

September 27, 2013

Mr. Chris Akbari
Re: Houston 5110 Griggs Road, LP
3735 Honeywood Court
Port Arthur, TX 77642

Subject: City of Houston Conditional Funding Commitment for The Village at Palm Center located at
5110 Griggs Road, Houston, TX 77021

Dear Mr. Akbari:

The City of Houston (City) Housing and Community Development Department (HCDD) has reviewed your request of funding for The Village at Palm Center project ("Project") and is pleased to recommend approval for the following credit facility (the "City Loan") for Houston 5110 Griggs Road, LP ("Owner") to the City Council. The HCDD recommends the Loan in an amount not to exceed \$15,300,000.00 for eligible costs associated with the development of the Project. This recommendation is contingent upon several factors including, but not limited to, satisfactory final underwriting, environmental release of funds, compliance with applicable laws and regulations, and City Council approval.

This Loan will be made with Hurricane Ike Disaster Recovery Round II funds made available to the City through the Texas General Land Office and the U.S. Department of Housing and Urban Development. Acceptance of these funds shall constitute an agreement to comply with all restrictions imposed upon the use of such funds. To the extent that other funding sources in the Project's capital stack require affordability covenants which are more restrictive than those which will be required by the City per CDBG regulations, the more restrictive covenants may govern affordability. The funding request shall be fulfilled in the form of a Performance Based Loan for a minimum 10-year term bearing 0% interest, and will run concurrently with the terms of other sources of funding. Upon completion of the Project and successful compliance with the City's affordability requirements, the City Loan will be completely forgiven.

The Owner acknowledges that there are certain conditions which must be met subsequent to those listed above to induce the City to perform.

Sincerely,

Handwritten signature of Eta Paransky in black ink.

Eta Paransky
Assistant Director Multi-Family Division

Acknowledged,

Handwritten signature of Mr. Chris Akbari in blue ink.

Mr. Chris Akbari
Title:

TIRZ #7 Application



Clark Colvin <clark.colvin@itexgrp.com>

The Village at Palm Center

2 messages

Clark Colvin <clark.colvin@itexgrp.com>

Mon, Oct 21, 2013 at 11:11 AM

To: Theola Petteway <tdpetteway@ostalmeda.com>

Theola,

Would you be kind enough to send me an email confirming that ITEX has completed an Developer Reimbursement Application to TIRZ #7? The City has asked for this as part of their underwriting process. Thanks.

Clark

Clark T. Colvin

Vice President Corporate Development

The ITEX Group, LLC



3735 Honeywood Court, Port Arthur, Texas 77642

clark.colvin@itexgrp.com

Direct: 409.724.0020 X 263 | Fax: 409.721.6603

tdpetteway@ostalmeda.com <tdpetteway@ostalmeda.com>

Tue, Oct 22, 2013 at 10:34 AM

To: Clark Colvin <clark.colvin@itexgrp.com>

Clark,

This is to confirm that the Authority received a Developer Reimbursement Application from ITEX in June 2013.

tdp

Theola Petteway

Executive Director

OST/Almeda Corridors Redevelopment Authority - TIRZ #7

5445 Almeda, Suite 545

Houston, TX 77004

713-522-5154 (telephone)

713-522-1105 (fax)

tdpetteway@ostalmeda.com

[Quoted text hidden]

**OST/Alameda Corridors Redevelopment Authority
Reinvestment Zone Number Seven, City of Houston, Texas
APPLICATION FOR REIMBURSEMENT AGREEMENT**

PROJECT LOCATION:

Address: 5110 Griggs Road, Houston, TX 77021

Legal Description: PT TR 2A & TR 2B
Abstract 936 WCRR Co Sec 1

Harris County Appraisal District
(HCAD) Tax ID Number(s) 06 0460360000050

PROJECT NAME: 3 Village at Palm Center

PROJECT DESCRIPTION: Demolition of existing Retail structures &
new construction of mixed use development with
14,000 SF of Retail & 222 mixed income housing units

APPLICANT:

Name of Builder/Developer: ITEX Developers, LLC

Name of Property Owner (if different from above): Houston 5110 Griggs Road, LP

Contact Individual: Clark Colvin

Address: 3735 Honeywood Court, Port Arthur, TX 77642

Telephone: 409-724-0020 Fax: 409-721-6603

NAMES OF PROFESSIONAL CONSULTANTS:

Architect Long Architects, Inc Telephone: 409-866-3443

Engineer: Jones & Carter, Inc Telephone: 713-777-5337

Landscape Architect: Land Interactive LLC Telephone: 512-478-6738

Others: Llewelyn Davis Sahni Telephone: 713 850 1500

Beyt Lynch Design Telephone: _____

PROJECT VALUE:

Current Total Tax Value of Property: \$ 2,581,000

Estimated Total Construction Cost: \$ 24,901,523

Estimated Total Tax Value of Project After Completion: \$ 8,877,504

PROJECT SCHEDULE:

Estimated construction start date: 11/1/2013

Estimated completion date: 12/31/2014

TYPE OF PROJECT: (check all uses that apply)

Retail 14,000 Retail space (sq. ft.)

Residential _____ Number of Single Family Units

222 Number of Multi-Family Units

Industrial _____ Industrial (sq. ft.)

Office _____ Net Leasable Area (sq. ft.)

_____ Net Leasable Area Per Floor (sq. ft.)

Hotel/Motel _____ Number of Rooms

_____ Meeting Space (sq. ft.)

Parking 402 Number of Spaces

42,600
17,892 Surface (sq. ft.)

89,397 Structure (sq. ft.)

Other

Please explain _____

TYPE OF CONSTRUCTION:

- New Construction, Undeveloped Site
- New Construction, Demolition of Existing Structure(s)
- Renovation/Rehabilitation of Existing Structure(s)
- Addition to Existing Structure

STREET FRONTAGE OF PROPERTY:

By Street:

North	<u>Griggs Rd</u>	<u>552</u>	Feet
South	<u>N/A</u>		Feet
East	<u>M.L. King Jr Blvd.</u>	<u>462.96</u>	Feet
West	<u>Milant Street</u>	<u>681.09</u>	Feet

TIRZ ASSISTANCE REQUESTED:

1. INFRASTRUCTURE IMPROVEMENTS

(Roadways, Streets, Sidewalks, Lighting, Streetscape and ROW Acquisition)

Item Description	Unit	Quantity	Unit Price	Cost
<u>ROW Acquisition</u>	<u>SF</u>	<u>90,100</u>	<u>\$ 13.15</u>	<u>\$ 1,185,049</u>
<u>Streets</u>	<u>SF</u>	<u>74,700</u>	<u>\$ 4.50</u>	<u>\$ 336,150</u>
<u>Sidewalks</u>	<u>SF</u>	<u>25,400</u>	<u>\$ 4.00</u>	<u>\$ 101,600</u>
<u>Landscaping</u>	<u>SF</u>	<u>90,100</u>	<u>\$.83</u>	<u>\$ 74,783</u>
<u>Decorative Masonry</u>	<u>SF</u>	<u>4800</u>	<u>\$ 4.90</u>	<u>\$ 23,520</u>
			Subtotal	<u>\$ 1,721,102</u>

2. PUBLIC UTILITY IMPROVEMENTS

(Water Lines, Wastewater Lines, etc.)

Item Description	Unit	Quantity	Unit Price	Cost
<u>Electrical</u>	<u>LF</u>	<u>5790</u>	<u>\$ 4.20</u>	<u>\$ 23,520</u>
<u>Sanitary waste lines</u>	<u>LF</u>	<u>4000</u>	<u>\$ 40</u>	<u>\$ 160,000</u>
<u>Water lines</u>	<u>LF</u>	<u>4400</u>	<u>\$ 28</u>	<u>\$ 123,200</u>
<u>Storm traps</u>	<u>LF</u>	<u>4000</u>	<u>\$ 42</u>	<u>\$ 168,000</u>
			Subtotal	<u>\$ 561,210</u>
			Total	<u>\$ 2,282,312</u>

Upon Completion of the construction of the Project, the Developer shall provide the Authority with:

1. a written request for Reimbursement;
2. three (3) full and complete sets of final Plans and Specifications and final "record" drawing for the Project;
3. a final cost summary of all Project Costs associated with the Project;
4. a certificate of Completion, executed by an officer authorized to bind Developer or the architect/engineer engaged by the Developer certifying that the Project has been constructed in accordance with the Plans and Specifications;
5. evidence that all contractors, subcontractors, laborers, materialmen, architects, engineers and all other parties who have performed work on or furnished materials for the Project have been paid in full, together with executed and delivered releases of lien or customary affidavits executed by such contractors;
6. a certificate executed by an officer authorized to bind the Developer certifying that all contractors, subcontractors, laborers, materialmen, architects, engineers and all other parties who have performed work on or furnished materials for the Project have been paid in full;
7. evidence of MWDBE efforts for the Project; and
8. any other information reasonably requested by the Authority.

OTHER CITY ASSISTANCE:

Is a variance being requested from the City of Houston Planning & Development Department for this proposed project?

Yes No

If yes, please list the specific variances being requested.

Is an historic tax exemption being requested?

Yes No

Are any property tax abatements being requested?

Yes No

[NOTES: No reimbursement will be made for improvements other than those made in the public right-of-way or in a public easement. OST/Almeda Corridors Redevelopment Authority must approve all improvements, changes, or substitutes prior to construction to qualify for reimbursement.

All trees in street rights-of-way are the property of the City of Houston and may not be pruned or cut without permission of the Parks Department. Additional, trees over 20" caliper within the building setback line are protected by City Ordinance. The location of existing trees in the right of way and within 10 feet of the front property line needs to be shown on the plans submitted.]

I hereby warrant that all construction will be in accordance with City of Houston Building Codes and that work will not commence on items to be reimbursed until plans have been submitted to and approved by the OST/Alameda Corridors Redevelopment Authority. Costs and units given above are estimates only. I understand that actual reimbursements will be made only as provided in a development agreement to be entered into by the applicant and the OST/Alameda Corridors Redevelopment Authority for items constructed or installed and that all costs must be documented at the time reimbursement is required.

Owners Signature

Date

6/19/13

Submit to: OST/Alameda Corridors Redevelopment Authority, 5445 Alameda, Suite 545, Houston, Texas 77004. Telephone 713-522-5154; Fax 713-522-1105; Email tirz7@swbell.net

Disclaimer: This application does not obligate the OST/Alameda Corridors Redevelopment Authority or the Tax Increment Reinvestment Zone Number Seven to reimburse the applicant for any of the above items. All reimbursements are conditioned upon, and are subject to, a development agreement to be entered into and approved by the applicant and the Board of Directors of the OST/Alameda Corridors Redevelopment Authority, and the Finance Department of the City of Houston.

Information below to be completed by OST/Alameda Corridors Redevelopment Authority

PROJECT NAME: _____ **PROJECT#** _____

Date Application Received: _____

Date construction plans submitted: _____ Date construction plans approved: _____

Amount requested \$ _____ Percent of requested reimbursement to new property value _____%

PROJECT LOCATION:

Original Annexed #1 Annexed #1 Annual Remaining life of TIRZ #7 _____ years

TAX INCREMENT ANALYSIS:

Estimated Total Tax Value of Project after Completion \$ _____

Less - Deductions (Exemptions, Abatements, etc.) (\$ _____)

Estimated Net Tax Value: \$ _____

Less Baseline tax Value: (\$ _____)

Estimated Captured Appraised Tax Value: \$ _____

Estimated Annual Tax Revenue:

Net Tax Increment \$ _____

(_____ City, _____ County, _____ HISD)

Additional Tax Increment (\$ _____) per \$100 X **

(_____ City, _____ County, _____ HISD)

Date(s) of Development Committee or Board Review: _____

Changes required or items eliminated _____

Date of Board Approval: _____ Amount approved \$ _____ Pay back period _____ yrs.

Date Development Agreement Fully Executed: _____ Date Project Completed: _____.

Date(s) Project Certified: _____ Amount Reimbursed to Developer: \$ _____

Date of Reimbursement to Developer: _____

(If residential): Average sales price per unit \$ _____

Not Applicable

Sponsor Characteristics (Competitive HTC Only)

Self Score Total:

Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to one (1) point provided the ownership structure meets one of the following requirements in parts 1 or 2 below;

1. Application is attempting to score as a Qualified Nonprofit and meets the criteria below:

No Application is applying under the Nonprofit Set-Aside, and

No The Qualified Nonprofit has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 80% and no less than 5% for any category.

Ownership Interest: CANNOT BE LESS THAN 5%

Cash flow from operations: CANNOT BE LESS THAN 5%

Developer Fee: CANNOT BE LESS THAN 5%

Total:

The Qualified Nonprofit will materially participate in the Development and the operation of the Development throughout the Compliance Period.

The Qualified Nonprofit has experience directly related to the housing industry. (mark all that apply)

Property Management Construction Development Financing Compliance

There is no relationship between the Principals of the Qualified Nonprofit and any Principals of the Applicant or Developer. (unless the Related Party is wholly-owned subsidiary of the Nonprofit)

Evidence of experience in the housing industry and a statement regarding material participation are provided behind this tab.



Eligible Points:

2. Application is attempting to score as a HUB and meets the criteria below:

The ownership structure contains a HUB, and evidence from the Texas Comptroller of Accounts is provided behind this Tab.



No The HUB has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 80% and no less than 5% for any category.

Ownership Interest: CANNOT BE LESS THAN 5%

Cash flow from operations: CANNOT BE LESS THAN 5%

Developer Fee: CANNOT BE LESS THAN 5%

Total:

The HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period.

The HUB has experience directly related to the housing industry. (mark all that apply)

Property Management Construction Development Financing Compliance

There is no relationship between the Principals of the HUB and any Principals of the Applicant or Developer. (unless the Related Party is wholly-owned subsidiary of the HUB)

Evidence of experience in the housing industry and a statement regarding material participation are provided behind this tab.



Eligible Points:

Owner and Developer Organization Charts

Applicants should note that subsequent changes to the Development Ownership structure presented in this section will require the written consent of the Department.

Pursuant to §10.201(12)(A) of the Uniform Multifamily Rules, a chart must be submitted that clearly illustrates the complete organizational structure of the final proposed Development Owner and any Developer or Guarantor.

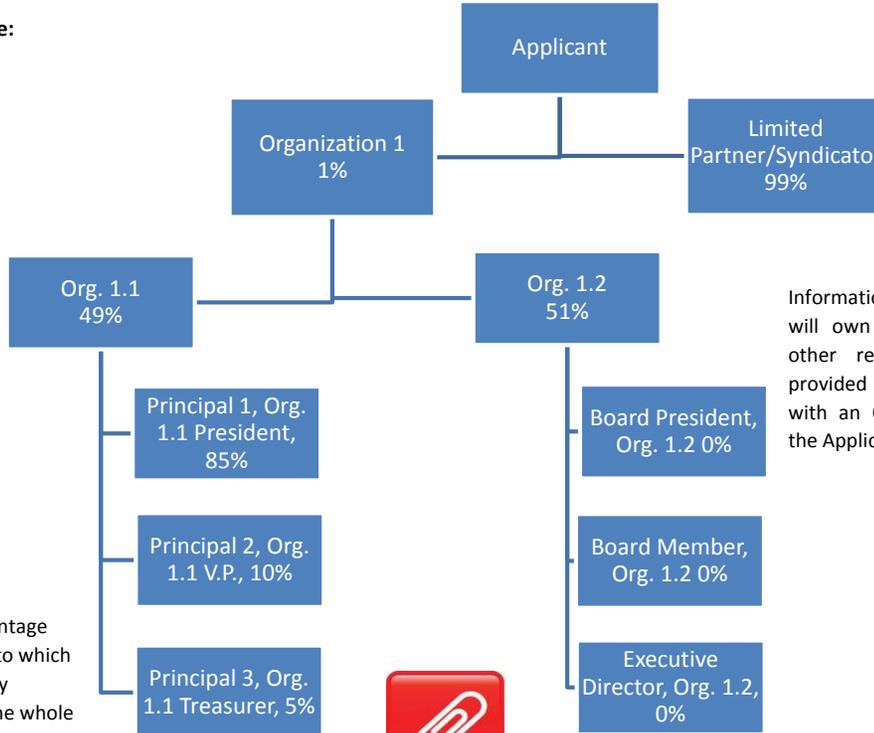
The organization charts must include:

- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.
- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.
- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:

- (A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a "Special LP");
- (B) Corporations - Principals include the executive director and all members of the board (shown with "0%" ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;
- (C) Limited liability companies - Principals include all the managing members and all other members.

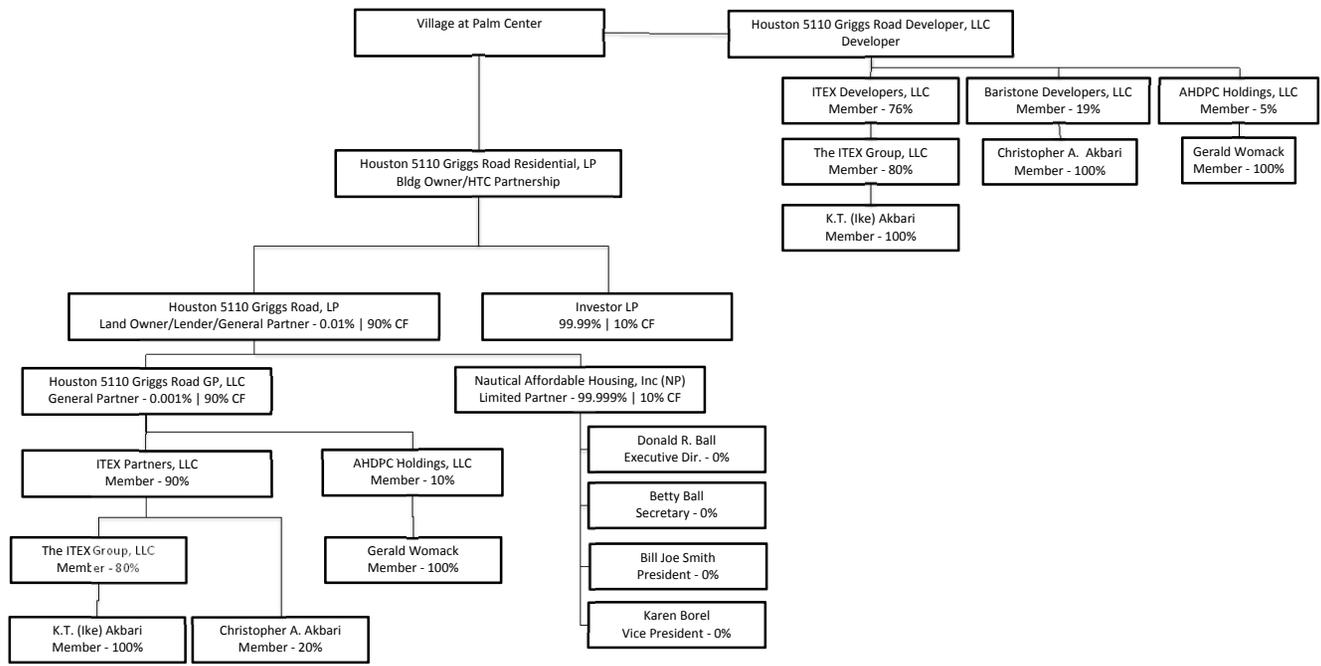
Org. Chart Example:



Information about Organizations that will own or control the Applicant or other related organizations will be provided in the List of Organizations with an Ownership Special Interest in the Applicant form.

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.





List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive more than 10% of the developer fee. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

Applicant Legal Name: Houston 5110 Griggs Road Residential, LP
 Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642
 Name(s) of Entities the Organization Owns or Controls: Not Applicable
 Is organization legally formed? No Date of Formation: TBD Legal Form of Organization is or will be: Limited Partnership
 Organization has previous TDHCA Experience: No Phone: (409) 724-0020 Email: info@itexgrp.com

Org. 1 Organization Legal Name: Houston 5110 Griggs Road, LP Role/Title: Land Owner, Lender, General Partner
 Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642
 Name(s) of Entities the Organization Owns or Controls: Houston 5110 Griggs Road Residential, LP
 Is organization legally formed? Yes Date of Formation: 2/11/2013 Legal Form of Organization is or will be: Limited Partnership
 Organization has previous TDHCA Experience: No Phone: (409) 724-0020 Email: info@itexgrp.com
 Organization is identified on Org. Chart: Yes
 List of Sub-Entities or Principals:
 1. Houston 5110 Griggs Road GP, LLC TDHCA Experience: No
 2. Nautical Affordable Housing, Inc TDHCA Experience: Yes
 3. _____ TDHCA Experience: _____
 4. _____ TDHCA Experience: _____
 5. _____ TDHCA Experience: _____
 6. _____ TDHCA Experience: _____

Org. Organization Legal Name: Houston 5110 Griggs Road GP, LLC Role/Title: General Partner
 Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642
 Name(s) of Entities the Organization Owns or Controls: Houston 5110 Griggs Road, LP
 Is organization legally formed? Yes Date of Formation: 02/11/13 Legal Form of Organization is or will be: Limited Liability Company
 Organization has previous TDHCA Experience: No Phone: (409) 724-0020 Email: info@itexgrp.com
 Organization is identified on Org. Chart: Yes
 List of Sub-Entities or Principals:
 1. ITEX Partners, LLC TDHCA Experience: Yes
 2. AHDPC Holdings, LLC TDHCA Experience: No
 3. _____ TDHCA Experience: _____
 4. _____ TDHCA Experience: _____
 5. _____ TDHCA Experience: _____
 6. _____ TDHCA Experience: _____

Org. Organization Legal Name: ITEX Partners, LLC Role/Title: Member of GP
 Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642
 Name(s) of Entities the Organization Owns or Controls: Houston 5110 Griggs Road GP, LLC
 Is organization legally formed? Yes Date of Formation: 01/09/07 Legal Form of Organization is or will be: Limited Liability Company
 Organization has previous TDHCA Experience: Yes Phone: (409) 724-0020 Email: info@itexgrp.com
 Organization is identified on Org. Chart: Yes
 List of Sub-Entities or Principals:
 1. The ITEX Group, LLC TDHCA Experience: Yes
 2. Christopher A. Akbari TDHCA Experience: Yes
 3. _____ TDHCA Experience: _____
 4. _____ TDHCA Experience: _____
 5. _____ TDHCA Experience: _____
 6. _____ TDHCA Experience: _____

Org. Organization Legal Name: The ITEX Group, LLC Role/Title: Member
 Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642
 Name(s) of Entities the Organization Owns or Controls: ITEX Partners, LLC
 Is organization legally formed? Yes Date of Formation: 07/08/09 Legal Form of Organization is or will be: Limited Liability Company
 Organization has previous TDHCA Experience: Yes Phone: (409) 724-0020 Email: info@itexgrp.com
 Organization is identified on Org. Chart: Yes
 List of Sub-Entities or Principals:
 1. K.T. (Ike) Akbari TDHCA Experience: Yes
 2. _____ TDHCA Experience: _____
 3. _____ TDHCA Experience: _____
 4. _____ TDHCA Experience: _____
 5. _____ TDHCA Experience: _____
 6. _____ TDHCA Experience: _____

Org. Organization Legal Name: AHDPC Holdings, LLC Role/Title Member of GP

Address: 4412 Alameda Road City: Houston State: TX Zip: 77004

Name(s) of Entities the Organization Owns or Controls: Houston 5110 Griggs Road GP, LLC

Is organization legally formed? Yes Date of Formation: 04/22/13 Legal Form of Organization is or will be: Limited Liability Company

Organization has previous TDHCA Experience: No Phone: (713) 523-7402 Email: womackdev@aol.com

Organization is identified on Org. Chart: Yes

List of Sub-Entities or Principals:

1. <u>Gerald Womack</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. Organization Legal Name: Nautical Affordable Housing, Inc Role/Title Limited Partner

Address: 1885 E. Farragut City: Orange State: TX Zip: 77630

Name(s) of Entities the Organization Owns or Controls: Houston 5110 Griggs Road, LP

Is organization legally formed? Yes Date of Formation: 05/24/02 Legal Form of Organization is or will be: Non-Profit

Organization has previous TDHCA Experience: Yes Phone: (409) 988-1851 Email: dball1@gt.rr.com

Organization is identified on Org. Chart: Yes

List of Sub-Entities or Principals:

1. <u>Donald R. Ball</u>	2. <u>Betty Ball</u>	3. <u>Billy Joe Smith</u>
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>
4. <u>Karen Borel</u>	5. _____	6. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____

Org. Organization Legal Name: Houston 5110 Griggs Road Developer, LLC Role/Title Developer

Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642

Name(s) of Entities the Organization Owns or Controls: N/A

Is organization legally formed? Yes Date of Formation: 02/11/13 Legal Form of Organization is or will be: Limited Liability Company

Organization has previous TDHCA Experience: No Phone: (409) 724-0020 Email: info@itexgrp.com

Organization is identified on Org. Chart: Yes

List of Sub-Entities or Principals:

1. <u>ITEX Developers, LLC</u>	2. <u>Baristone Developers, LLC</u>	3. <u>AHDPC Holdings, LLC</u>
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>No</u>
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. Organization Legal Name: ITEX Developers, LLC Role/Title Co-Developer

Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642

Name(s) of Entities the Organization Owns or Controls: Houston 5110 Griggs Road Developer, LLC

Is organization legally formed? Yes Date of Formation: 10/14/04 Legal Form of Organization is or will be: Limited Liability Company

Organization has previous TDHCA Experience: Yes Phone: (409) 724-0020 Email: info@itexgrp.com

Organization is identified on Org. Chart: Yes

List of Sub-Entities or Principals:

1. <u>The ITEX Group, LLC</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. Organization Legal Name: The ITEX Group, LLC Role/Title Member

Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642

Name(s) of Entities the Organization Owns or Controls: ITEX Developers, LLC

Is organization legally formed? Yes Date of Formation: 07/08/09 Legal Form of Organization is or will be: Limited Liability Company

Organization has previous TDHCA Experience: Yes Phone: (409) 724-0020 Email: info@itexgrp.com

Organization is identified on Org. Chart: Yes

List of Sub-Entities or Principals:

1. <u>K.T. (Ike) Akbari</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. Organization Legal Name: Baristone Developers, LLC Role/Title Co-Developer

Address: 3735 Honeywood Court City: Port Arthur State: TX Zip: 77642

Name(s) of Entities the Organization Owns or Controls: Houston 5110 Griggs Road Developer, LLC

Is organization legally formed? Yes Date of Formation: 01/13/06 Legal Form of Organization is or will be: Limited Liability Company

Organization has previous TDHCA Experience: Yes Phone: (409) 724-0020 Email: info@itexgrp.com

Organization is identified on Org. Chart: Yes

List of Sub-Entities or Principals:

1. <u>Christopher A. Akbari</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. Organization Legal Name: AHDPC Holdings, LLC Role/Title Co-Developer

Address: 4412 Alameda Road City: Houston State: TX Zip: 77004

Name(s) of Entities the Organization Owns or Controls: Houston 5110 Griggs Road Developer, LLC

Is organization legally formed? Yes Date of Formation: 04/22/13 Legal Form of Organization is or will be: Limited Liability Company

Organization has previous TDHCA Experience: No Phone: (713) 523-7402 Email: womackdev@aol.com

Organization is identified on Org. Chart: Yes

List of Sub-Entities or Principals:

1. <u>Gerald Womack</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Nonprofit Participation

0 Nonprofit Set-Aside (Competitive HTC Applications Only)

Qualification: Must meet the definition of a Qualified Nonprofit Development pursuant to §10.3(a)(102) of the Uniform Multifamily Rules, §42(h)(5) of the code, and the requirements of §11.5(a) of the Qualified Allocation Plan.

Documentation: Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

- By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.
- By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

Organization Name: Nautical Affordable Housing, Inc.

Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period? Yes

If no to the question above, what is the legal status of the organization? Not Applicable

If "Other" please specify: Not Applicable

Date of legal formation of Nonprofit Organization: 5/24/2002

1) Is the Applicant comprised of a joint venture between a Nonprofit Organization and for-profit entity? Yes

If "Yes", will this nonprofit organization Control the Applicant? Yes

What is the ownership percentage of this nonprofit organization? 0.009%

2) Describe the nonprofit's participation as part of the Applicant: Limited Partner

3) Describe the nonprofit's participation in the operation of the Development throughout the Compliance and/or extended use period:

Sole member of general partner, and will provide supportive services.

4) Will the nonprofit receive any part of the development fees paid in connection with the development? No

If "Yes," explain: Not Applicable

LIST OF THE NONPROFIT ORGANIZATION'S BOARD MEMBERS, DIRECTORS AND OFFICERS

Donald R. Ball		Executive Director	
Name		Title	
1885 E. Farragut St		Orange	TX 77630
Address		City	State Zip
(409) 988-1851		dball1@gt.rr.com	Developer
Phone	Ext.	Fax or Email	Occupation
Betty Ball		Secretary	
Name		Title	
1885 E. Farragut St		Orange	TX 77630
Address		City	State Zip
(409) 988-1851		dball1@gt.rr.com	Retired Bookkeeper
Phone	Ext.	Fax or Email	Occupation
Billy Joe Smith		President	
Name		Title	
1885 E. Farragut St		Orange	TX 77630
Address		City	State Zip
(409) 988-1851		dball1@gt.rr.com	Retired Steel Worker
Phone	Ext.	Fax or Email	Occupation
Karen Borel		Vice President	
Name		Title	
1885 E. Farragut St		Orange	TX 77630
Address		City	State Zip
(409) 988-1851		dball1@gt.rr.com	Retired Manager of Bealls
Phone	Ext.	Fax or Email	Occupation
Name		Title	
Address		City	State Zip
Phone	Ext.	Fax or Email	Occupation
Name		Title	
Address		City	State Zip
Phone	Ext.	Fax or Email	Occupation
Name		Title	
Address		City	State Zip
Phone	Ext.	Fax or Email	Occupation

Nonprofit Supporting Documents Should be Included Behind this Tab

Applications involving a Qualified Nonprofit Organization pursuant to Texas Government Code, §2306.6706 and have a 501(c)(3) or 501(c)(4) designation at the time of Application and for competitive HTC Applications, elect to compete under the set-aside must provide the following documentation behind this tab:

- IRS determination letter
- Third Party legal opinion (not applicable to Tax-Exempt Bond Developments)
- the Nonprofit's most recent financial statement as prepared by a Certified Public Accountant
(not applicable to Tax-Exempt Bond Developments)
- Certification regarding Board member residence
(not applicable to Tax-Exempt Bond Developments)





COMPTROLLER OF PUBLIC ACCOUNTS

P.O. BOX 13528
AUSTIN, TX 78711-3528

October 1, 2002

Mr. Don Ball
Nautical Affordable Housing, Inc.
1812 1st Street
Orange, Texas 77632

*NAME & ADDRESS WAS CHANGE
TO MY NAME & ADDRESS*

Dear Mr. Ball:

We have reviewed your recent request and are pleased to tell you that Nautical Affordable Housing, Inc., taxpayer number 3-20062-2023-3, qualifies for exemption from the Texas franchise tax and sales and use tax as a 501(c)(3) organization. The exemptions are effective May 31, 2002.

If Nautical Affordable Housing, Inc. changes its name, registered agent or registered office address, you must notify the Texas Secretary of State's Office. The Secretary of State is online at <http://www.sos.state.tx.us/> or you can call them at 512/463-5555.

When buying taxable items that relate to the exempt purpose of Nautical Affordable Housing, Inc., the organization can issue a sales tax exemption certificate in lieu of paying tax. Such purchases cannot be used for a member's personal benefit.

You may reproduce the enclosed certificate. The form is also online at <http://window.state.tx.us/taxinfo/taxforms/01-3392.pdf>.

If the organization sells any taxable items or services, please have them call us at 1-800-252-5555 to determine if they need a sales tax permit.

I hope this information is helpful. If you have any questions or need more information, e-mail us at taxhelp@cpa.state.tx.us. I can be reached toll-free at 1-800-531-5441, extension 3-4953. The local number is 512/463-4953.

Sincerely,

34600

Sherry Anderson

Sherry Anderson
Exempt Organizations Section

Internal Revenue Service
Director, EO Rulings & Agreements
P.O. Box 2508
Cincinnati, OH 45201

Department of the Treasury

Date: July 22, 2009

Employer Identification Number:
04-3674725

Document Locator Number:
17053-199-71806-9

Toll Free Number: 877-829-5500

NAUTICAL AFFORDABLE HOUSING INC
1812 1ST ST
ORANGE, TX 77630

Acknowledgement of Your Request

We received your Form 8734, Support Schedule for Your Advance Ruling, or other information regarding your public support status. When communicating with us, please refer to the employer identification number and document locator number shown above.

Your tax exempt status under section 501(c)(3) of the Internal Revenue Code remains in effect.

What Happens Next?

The information you submitted was entered into our computer system at our processing center in Covington, Kentucky, and has been sent to our Cincinnati office for initial review. We approve some cases based on this review. If this is the case, you will receive a letter stating that you are a publicly supported organization.

If the review indicates that additional information or changes are necessary, your case will be assigned to an Exempt Organization Specialist in Cincinnati who will call or write you. We assign cases in the order we receive them.

If the additional information indicates that you meet one of the public support tests, you will receive a letter stating that you are a publicly supported organization. If the public support tests are not met, we will send you a letter re-classifying you as a private foundation. That letter will tell you why we believe you do not meet the public support tests, and will include a complete explanation of your appeal rights.

When Can You Expect To Initially Hear From Us About Your Application?

Normally, you may expect to hear from us within 120 days. If you do not, you may call our toll free number at 1-877-829-5500 Monday through Friday. Please have your identification numbers available so that we can identify your case. If you would rather write than call, please include a copy of this notice with your correspondence.

Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the "Other" category should be used to list all known Development Team members that are included in the "Development Cost Schedule." If the team member that will be utilized is not yet known, indicate "TBD." If it is anticipated that the Development Team category will not be utilized, indicate "N/A."

*** If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form of the Application that explains the relationship(s).**

Houston 5110 Griggs Road Developer, LLC		K.T. (Ike) Akbari		(409) 724-0020	
Developer Name		Contact Name		Phone	
info@itexgrp.com		100% Dev Fee		TBD	
Email		Proposed Fee		Tax ID Number (TIN)	
Certified Texas HUB? <input type="checkbox"/>				<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*				<input type="checkbox"/> No	
ICON Builders		Megan Lunceford		(409) 724-0020	
Housing General Contractor Name		Contact Name		Phone	
info@iconbuilders.net		\$1,210,730		76-0526177	
Email		Proposed Fee		Tax ID Number (TIN)	
Certified Texas HUB? <input type="checkbox"/>				<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*				<input type="checkbox"/> No	
Same as Housing General Contractor					
Infrastructure General Contractor Name		Contact Name		Phone	
Email		Proposed Fee		Tax ID Number (TIN)	
Certified Texas HUB? <input type="checkbox"/>				<input type="checkbox"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*				<input type="checkbox"/>	
Same as Housing General Contractor					
Cost Estimator Name		Contact Name		Phone	
Email		Proposed Fee		Tax ID Number (TIN)	
Certified Texas HUB? <input type="checkbox"/>				<input type="checkbox"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*				<input type="checkbox"/>	
Humphreys & Partners Architects, LP		Suzette Sutton Grover		(972) 701-9636	
Architect Name		Contact Name		Phone	
suzette@humphreys.com		\$327,500		75-2378544	
Email		Proposed Fee		Tax ID Number (TIN)	
Certified Texas HUB? <input type="checkbox"/>				<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*				<input type="checkbox"/> No	
Same as Architect					
Engineer Name		Contact Name		Phone	
Email		Proposed Fee		Tax ID Number (TIN)	
Certified Texas HUB? <input type="checkbox"/>				<input type="checkbox"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*				<input type="checkbox"/>	
Jones & Carter, Inc		Clayton Black		(713) 777-5337	
Civil Engineer Name		Contact Name		Phone	
cblack@jonescarter.com		\$210,000		74-1848244	
Email		Proposed Fee		Tax ID Number (TIN)	
Certified Texas HUB? <input type="checkbox"/>				<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*				<input type="checkbox"/> No	

Valbridge Property Advisors	Tim Treadway	(832) 369-2556
Market Analyst Name	Contact Name	Phone
ttreadway@valbridge.com		76-0128295
Email	Proposed Fee	Tax ID Number (TIN)
	\$7,500	
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
Not Applicable		
Appraiser Name	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
Coats Rose	Tamea Dula	(713) 653-7322
Attorney	Contact Name	Phone
tdula@coatsrose.com		76-0294490
Email	Proposed Fee	Tax ID Number (TIN)
	\$120,000	
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
Novogradac & Company, LP	Tiffany French	(512) 340-0420
Accountant	Contact Name	Phone
tiffany.french@novoco.com		94-3108253
Email	Proposed Fee	Tax ID Number (TIN)
	\$50,000	
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
ITEX Property Management, LLC	K.T. (Ike) Akbari	(409) 720-0020
Property Manager Name	Contact Name	Phone
mgmt@itexmgmt.com		20-0163462
Email	5% of Gross Income	Tax ID Number (TIN)
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
CommunityBank of Texas, NA	Mahesh Aiyer	(713) 308-5778
Originator of Underwriter Name	Contact Name	Phone
MAiyer@communitybankoftx.com		74-1946814
Email	Proposed Fee	Tax ID Number (TIN)
	N/A	
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
Affordable Housing Partners, Inc.	Robert Johnston	(972) 342-6621
Syndicator Name	Contact Name	Phone
RJohnston@berkahp.com		45-3769803
Email	Proposed Fee	Tax ID Number (TIN)
	N/A	
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
ITEX Property Management, LLC	K.T. (Ike) Akbari	(409) 720-0020
Supportive Services Provider	Contact Name	Phone
mgmt@itexmgmt.com		20-0163462
Email	Proposed Fee	Tax ID Number (TIN)
	\$10,000	
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

Not Applicable		
Supportive Services Provider	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
ITEX Developers, LLC		
	K.T. (Ike) Akbari	(409) 720-0020
Application Consultant	Contact Name	Phone
info@itexgrp.com	TBD	20-2298201
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
Medina Consulting Company, Inc.		
	Tracy Watson	(210) 694-4545
ESA Provider	Contact Name	Phone
twatson@medinacci.com	\$25,000	14-1843448
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
Not Applicable		
PCA Provider	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
ITEX Developers, LLC		
	K.T. (Ike) Akbari	(409) 724-0020
Other Co-Developer	Contact Name	Phone
info@itexgrp.com	76% Dev Fee	20-2298201
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
Baristone Developer, LLC		
	Christopher A. Akbari	(409) 724-0020
Other Co-Developer	Contact Name	Phone
info@itexgrp.com	19% Dev Fee	20-4147619
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
AHDPC Holdings, Inc		
	Gerald Womack	(713) 523-7402
Other Co-Developer	Contact Name	Phone
womackdev@aol.com	5% of Dev Fee	46-2808869
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No
Nautical Affordable Housing, Inc.		
	Donald A. Ball	(409) 988-1851
Other (Describe)	Contact Name	Phone
dball1@gt.rr.com		04-3674725
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		No
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

Management Plan Certification

I (We) certify that the Management Plan used at the development site will include, at a minimum, the information listed below. The management plan will be maintained on-site at the development. The Management Plan should be organized and subtitled in a manner consistent with the list below, and signed by the Applicant.

- Roles and responsibilities - the plan must detail roles and responsibilities of the owner, management agent and tenants;
- Location of Management Office - the plan must detail whether the office is on or off site;
- Staffing - identify management staff for the project and specific duties, salaries, wages, fringe benefits, and qualifications are described;
- Equal Opportunity and Fair Housing - the plan must include a policy statement regarding equal opportunity and fair housing that complies with HUD guidelines is created and posted at the site;
- Rents, security deposits, and other charges - the plan must identify the initial rents, amount of security deposits that must be paid, and any other charges such as parking fees and utility and maintenance charges;
- Maintenance and Repair Procedures – the plan must detail the procedures for ensuring acceptable upkeep of the project, including those related to the purchase of maintenance equipment, servicing of appliances, annual Housing Quality Standards (HQS) inspection of units to assess their condition, preparation of vacated units for occupancy, billing and collection for tenant damage, and handling emergency repairs;
- Rent Collection Policies and Procedures – the plan must detail procedures that the management agent will follow in the collection of rents and other charges;
- Rent Changes – the plan must describe procedures for implementing rent increases or decreases for tenants; include information about HUD policies for changes to High and Low HOME rents;
- General Administration – the plan must include a description of services to be provided to tenants such as the forming of a tenant’s association, laundry and trash services, exterminating services and day care;
- Recordkeeping – the plan must include a description of record keeping policies and procedures with respect to construction and management history;
- Rental Application & Lease Agreement – the plan must include a copy of both the proposed tenant application and lease agreement; Lease agreements should not contain any prohibited provisions such as the provisions listed in the HOME Final Rule;
- Management Plan Addendum- The plan must include the TDHCA required, “Management Plan Addendum.” **The addendum (see below) must be on the letter head of the applicant and contain the exact language shown in the template.**

By:

*Signature of Applicant/Development
Owner*

Printed Name

Date

Management Plan Addendum Template

Include the exact language below on letterhead as the Management Addendum in the HOME Application:

1. Management will ensure that tenants are income eligible under the rules and regulations of the program or activity funded.
2. Management must apply all other screening criteria, including employment policies or procedures and other leasing criteria (such as rental history, credit history, criminal history, etc.) uniformly and in a manner consistent with the Texas and Federal Fair Housing Acts, program guidelines, and the Department
3. Income determination must be made in a manner consistent with Section 8 of the United States Housing Act of 1937 (42 U.S.C. Section 1437f) and the guidelines established in Handbook 4350.3, as amended and promulgated by the U.S. Department of Housing and Urban Development (HUD).
4. Management shall not exclude an individual or family from admission to the development because the individual or family participates in the housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f).
5. Management shall not use a financial or minimum income standard for an individual or family participating in the voucher program that requires the individual or family to have a monthly income that exceeds 2.5 times the individual or family's share of the total monthly rent payable to the owner of the development.
6. Management must maintain a written management plan that is available for review upon request and states the intention of the development owner to comply with state and federal fair housing and antidiscrimination laws.
7. Property management and on-site staff must have received and read a written management and affirmative marketing plan.
8. The Department shall require a land use restriction agreement providing for enforcement of the restrictions by the Department, tenants of the development, or by a private party that includes the right to recover reasonable attorney's fees if the party seeking enforcements of the restrictions is successful.
9. Any minimum income requirements for Section 8 voucher and certificate holders will only be applied to the portion of the rent the prospective tenant would pay, provided, however, that if Section 8 pays 100% of the rent for the unit, the housing sponsor may establish other reasonable minimum income requirements to establish other reasonable minimum income requirements to ensure that the tenant has the financial resources to meet daily living expenses. Minimum income requirements for Section 8 voucher and certificate holders will not exceed 2.5 times the portion of rent the tenant pays; and
10. All other screening criteria, including employment policies or procedures and other leasing criteria (such as rental history, credit history, criminal history, etc.) must be applied to the prospective tenants uniformly and in a manner consistent with the Texas and Federal Fair Housing Acts and with Department requirements.



Architect Certification Form

(The Development engineer, an accredited architect or Department-approved Third Party accessibility specialist must complete this form.)

I (We) certify that the Development will meet or exceed the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 C.F.R. Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 C.F.R. Parts 35 and 36, and the Department's Accessibility rules in 10 TAC Chapter 60, as may be amended from time to time.

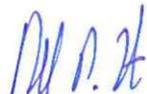
In accordance with Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8, if the Property includes the new construction or substantial rehabilitation of multifamily units (4 or more units per building), the Development Owner will ensure that at least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise compliant with Sections 3-8 of the Uniform Federal Accessibility Standards (UFAS) meets this requirement. In addition, at least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing or vision impairments.

If the Property includes the non-substantial rehabilitation of existing units, the Development Owner will ensure to the maximum extent feasible, that at least five percent (5%) of all dwelling units will be made accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise compliant with Sections 3-8 of the Uniform Federal Accessibility Standards (UFAS), meets this requirement. If it is not possible to make five percent (5%) of the dwelling units fully accessible, all other alterations will be made in an accessible manner until five percent (5%) of the Property's dwelling units are accessible for persons with mobility impairments. The Development Owner understands and agrees that if five percent (5%) of the total dwelling units are not fully accessible for persons with mobility impairments, that any and all alterations made to any element within any unit during the Term of the LURA must be in compliance with UFAS until five percent (5%) of the total dwelling units are in compliance with UFAS.

If the Property includes the new construction or rehabilitation of single family units (1 to 3 units per building), the Development Owner will ensure that every unit meets or exceeds the accessibility requirements of Section 2306.514 of the Texas Government Code, as it may be amended from time to time.

If the Development consists of new construction, I (We) further certify that the Development meets the Site and Neighborhood Standards in 24 C.F.R. §983.6 (b).

This certification meets the requirement that the Applicant provide a certification from the Development engineer, an accredited architect or Department-approved Third party accessibility specialist. A similar certification will also be required after the Development is completed from an inspector, architect, or accessibility specialist.

By: 
Signature of Development engineer, accredited architect, or Department approved Third Party accessibility specialist

10/17/13
Date

Robert Finto
Printed Name

Humphreys & Partners Architects
Firm Name (if applicable)



HUMPHREYS & PARTNERS ARCHITECTS L.P.

October 15, 2013

**Texas Department of Housing
and Community Affairs**
P.O. Box 13941
Austin, TX 78711-3941

The Itex Group
3795 Honeywood Court
Port Arthur, Tx. 77642

RE: 2013 Multifamily Housing Application Certification
for the Apartments and Townhomes near Houston, Texas, HPA #13499 (the "Griggs Rd.
Apartments")

Sir or Madam:

Enclosed herewith please find the Architect Certification Form for the above-referenced Project. The certifications contained therein are provided with the following qualifications:

1. Each certification is made subject to the standard of care applicable to architects in the state of Texas.
2. Each certification applies only to that portion of the Development within any building envelopes. Portions of the Development that are outside any building envelope are not within Humphreys & Partners Architects, L.P.'s scope of work.

If you have any questions, please do not hesitate to call me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "M.P. H", is written over a horizontal line.

/SPH

Certificate of Completion

This Certifies That

Robert Finta

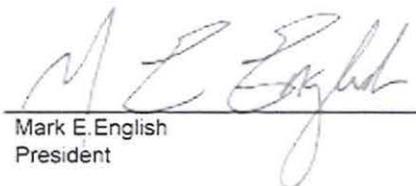
successfully completed the five-hour
Understanding the Fair Housing Act and Section 504
Design Requirements for Multifamily Housing Course

on June 19, 2013

Certification Expires two years from date of completion

*This course meets the Texas Department of Housing & Community Affairs
Qualified Allocation Plan for Fair Housing Training related to design issues.*




Mark E. English
President

Evidence of Experience Must be Provided Behind this Tab

Pursuant to §10.204(5) of the Uniform Multifamily Rules, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

Evidence of experience behind this tab includes:

- An Experience certificate issued by the Department in the past two years (for certificates issued in 2011, the certificate must be for at least 150 units).
- An Application for experience and supporting documentation in accordance with §10.204(A)(ii)(I) through
- Evidence from the Department that the application for experience was received, and is being processed by the Department.



DUNS Number AND CCR Documentation (HOME Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including HOME funds, on or after October 1, 2003. The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. Applicants must also register with the Central Contractor Registration (CCR) database, see the website at <https://www.sam.gov/portal/public/SAM/>. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website at: <https://iupdate.dnb.com/iUpdate/companylookup.htm>

DUNS Number

Registrant Name

Evidence of CCR is attached behind this exhibit



Davis Bacon Labor Standards (HOME Applications Only)

24 CFR §92.354, Davis-Bacon Act (40 U.S.C. §276(a)-276(a)(5), the Davis-Bacon Related Acts, the Contract Work Hours and Safety Standards Act, and the Copeland (Anti-Kickback) Act (40 U.S.C. §276(c)) apply to developments being assisted with HOME funds if (Select all that apply):

- Twelve (12) or more HOME assisted units will be rehabilitated or constructed under one construction contract.
- Community Development Block Grant (CDBG) funds are being used to support the Development, which requires a lower number of units (8) be used as a threshold.
- The construction includes commercial/community space and the cost for such space will exceed \$2,000.
- Mortgage insurance under §223(f) of the National Housing Act is obtained on the Development, and the construction costs exceed \$6,500 per dwelling unit.

Affirmative Marketing Plan (HOME Applications Only)

Complete and submit HUD's Affirmative Marketing Plan form (Form 935.2 or successors). This form may be found on the Department's website at <http://www.tdhca.state.tx.us/home-division/mf-home/index.htm>

An Affirmative Marketing Plan that describes the procedure the applicant will take to market and make available housing units to the full range of potential clients and must be consistent with the completed HUD Form 935.2. All applicants for HOME funds must establish an Affirmative Marketing Policy and show through a corporate resolution that the policy will be enforced by the applicant.

The Affirmative Marketing Plan must comply with the Affirmative Marketing requirements in the Compliance Rules.

Attach any additional sheets as necessary to complete the requirements and meet the Department's rules.

Where the form or rules require current or previous actions to be documented, an Applicant may instead document proposed or planned actions, as necessary.

HUD approval is not necessary unless the property receives project-based Section 8 assistance.

Submit the completed application and bookmark in electronic submission.





TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Rick Perry
GOVERNOR

BOARD MEMBERS
J. Paul Oxer, *Chair*
Juan S. Muñoz, PhD, *Vice Chair*
Tom H. Gann
Leslie Bingham-Escareño
Robert D. Thomas
J. Mark McWatters

October 28, 2013

Writer's direct phone # 512-475-2213
Email: cameron.dorsey@tdhca.state.tx.us

Mr. K.T. (Ike) Akbari
c/o Tracy Ambridge
3735 Honeywood Court
Port Arthur, Texas 77642

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2013 UNIFORM MULTIFAMILY RULES

Dear Mr. Akbari:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(5) of the Uniform Multifamily Rules. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(5)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing that has been in material non-compliance under the Department's rules or for affordable housing in another state, has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

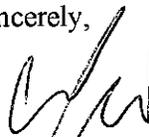
(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.

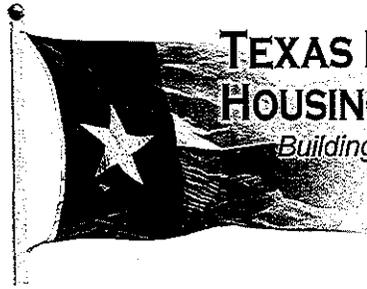


If you have any questions or concerns regarding this certificate or the experience requirements, please contact Jean Latsha at jean.latsha@tdhca.state.tx.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Dorsey', written over the word 'Sincerely,'.

Cameron F. Dorsey
Director of Multifamily Finance



**TEXAS DEPARTMENT OF
HOUSING & COMMUNITY AFFAIRS**
Building Homes. Strengthening Communities.

CERTIFICATE OF EXPERIENCE

Christopher A. Akbari

Has a Record of Successfully Documenting Experience
In Accordance with the Requirements of §50.8(4) of the
2012 - 2013 Housing Tax Credit Program
Qualified Action Plan

A handwritten signature in black ink, appearing to read 'C. Dorsey', is written over a horizontal line.

Cameron E. Dorsey
Director, Multifamily Finance

February 17, 2012

Date

Not Applicable

**Applicant Credit Limit Documentation and Certification
(Competitive HTC Only)**

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than \$3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.	b. Person/entity has at least one other application in the current Application Round.	
1. Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input type="checkbox"/>	<input type="checkbox"/>
7.	<input type="checkbox"/>	<input type="checkbox"/>
8.	<input type="checkbox"/>	<input type="checkbox"/>
9.	<input type="checkbox"/>	<input type="checkbox"/>
10.	<input type="checkbox"/>	<input type="checkbox"/>
11.	<input type="checkbox"/>	<input type="checkbox"/>
12.	<input type="checkbox"/>	<input type="checkbox"/>
13.	<input type="checkbox"/>	<input type="checkbox"/>
14.	<input type="checkbox"/>	<input type="checkbox"/>
15.	<input type="checkbox"/>	<input type="checkbox"/>
16.	<input type="checkbox"/>	<input type="checkbox"/>
17.	<input type="checkbox"/>	<input type="checkbox"/>
18.	<input type="checkbox"/>	<input type="checkbox"/>
19.	<input type="checkbox"/>	<input type="checkbox"/>
20.	<input type="checkbox"/>	<input type="checkbox"/>
21.	<input type="checkbox"/>	<input type="checkbox"/>
22.	<input type="checkbox"/>	<input type="checkbox"/>
23.	<input type="checkbox"/>	<input type="checkbox"/>
24.	<input type="checkbox"/>	<input type="checkbox"/>
25.	<input type="checkbox"/>	<input type="checkbox"/>
26.	<input type="checkbox"/>	<input type="checkbox"/>
27.	<input type="checkbox"/>	<input type="checkbox"/>
28.	<input type="checkbox"/>	<input type="checkbox"/>
29.	<input type="checkbox"/>	<input type="checkbox"/>
30.	<input type="checkbox"/>	<input type="checkbox"/>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part b. above.

By: _____ Date: _____ Its: _____
Signature of Applicant *Date*

Not Applicable

Part II. Credit Limit Certification

Instructions:

Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form (as listed in Part I): _____

- Which is: the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
 a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
 a Developer for the Applicant for this specific Application
 an Affiliate to the Applicant
 a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than \$3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

Development Name:	Region:	City:	% Ownership:	% of Dev. Fee:
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

I acknowledge that _____ is the person with the authority to withdraw or terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of \$3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding \$3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: _____ 0 _____
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate) *Printed Name* *Date*

Required Third Party Reports

Pursuant to §10.205 of the Uniform Multifamily Rules complete the information below as applicable.

1. Environmental Site Assessment (ESA) (All Multifamily Applications)

Prepared by: Medina Consulting Company, Inc. Date of Report: 2/13/2013

- Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.
- If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.
- Development is funded by USDA and is not required to supply an ESA.

2. Environmental Clearance (HOME applications)

All Applications for Direct Loans by the Department must complete an environmental clearance process in accordance with 24 CFR Parts 50 and 58. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of HOME funds.

- Development has received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.
- Environmental Clearance received through TDHCA; or
- Development received an Environmental Clearance under 24 CFR Parts 50 or 58 from any other entity.
- If applicable, documentation of HUD Environmental Clearance must be included behind this exhibit.
- I have reviewed the environmental clearance materials available on the Department's website and understand that environmental clearance must be received prior to closing and engaging in any choice limiting activities (24 CFR §58.22).
<http://www.tdhca.state.tx.us/home-division/environmental.htm>
- A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:
- Name of Firm: _____
- Contact Person: _____
- Contact Telephone: _____ Email: _____

If the proposed site has been environmentally cleared through HUD under 24 CFR Parts 50 or 58, evidence of this clearance must be provided in this tab.



3. Market Analysis

- A map of the Primary Market Area is included behind this tab.

Prepared by: Valbridge Property Advisors Date of Report: 10/23/2013

4. Property Condition Assessment (PCA)

Prepared by: Not Applicable Date of Report: Not Applicable

5. Appraisal

Prepared by: Not Applicable Date of Report: Not Applicable

6. Site Design and Development Feasibility Report

Prepared by: Jones & Carter, Inc Date of Report: 11/5/2013

ESA Phase I

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

In Compliance With ASTM E 1527-05 and EPA's All Appropriate Inquiry Standards



**THE VILLAGE AT PALM CENTER
5110 GRIGGS ROAD
HOUSTON, HARRIS COUNTY, TEXAS**

Prepared for:

**Houston OSTSU Griggs Rd., LP
3735 Honeywood Court
Port Arhur, Texas 77642**

Prepared by:

**Medina Consulting Company, Inc.
6391 De Zavala, Suite 113
San Antonio, Texas 78249**

**Project N^o 272-3009
February 13, 2013**

February 13, 2013

Mr. Chris Akbari
Houston OSTSU Griggs Rd., LP
3735 Honeywood Court
Port Arhur, Texas 77642

***Phase I Environmental Site Assessment
The Village at Palm Center
5110 Griggs Road
Houston, Harris County, Texas***

Dear Mr. Akbari:

Medina Consulting Company, Inc. (MCC) performed a Phase I Environmental Site Assessment (ESA) for The Village at Palm Center property, which is a developed commercial property consisting of a flea market and a automobile repair garage. The property is located at 5110 Griggs Road in Houston, Harris County, Texas.

Our services were formed in accordance with MCC Proposal No 272-3009P dated January 15, 2013. The attached report meets the minimum requirements of the American Society of Testing and Materials (ASTM) E 1527-05 titled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and 40 CFR Part 312; *Standards and Practices for All Appropriate Inquiries*. In addition to the ASTM standards, the report conforms to the provisions listed under Section 1.35 Environmental Site Assessment Rules and Guidelines of the 2013 Real Estate Analysis Rules administrated by the Texas Department of Housing and Community Affairs (TDHCA), and the US HUD Multifamily Accelerated Processing (MAP) Guide. In conformance with the rules, MCC will not materially benefit from the development of the above stated property in any way other than receiving a fee for performing the ESA. In addition, the fee for conducting the ESA is not contingent upon the outcome of the assessment.

The objective of our services was to identify and record any obvious existing or potential conditions that could cause potential environmental liability to, or restrict the use of, the subject property. We observed the standard of care generally exercised by the profession under similar circumstances and conditions to complete this Phase I ESA.

The report represents the condition of the property at the time the work was performed and may not represent the condition of the properties at a later date. This Phase I ESA did not include any inquiry with respect to methane, formaldehyde, subsurface investigation activities, regulatory compliance, air quality, mold, ecological resources, endangered species, cultural and historic resources, or other services, potential conditions, or features not specifically identified and discussed herein. The discovery of any additional information concerning the environmental conditions at the Site should be reported to us for our review, so that we can reassess potential environmental issues and modify our recommendations, if necessary.

The information collected for this project is confidential and will not be released to anyone other than Houston OSTSU Griggs Rd., LP and the Texas Department of Housing and Community Affairs without your authorization. If you have any questions, please do not hesitate to contact us. We appreciate the opportunity to perform this service for you.

Very Truly Yours,
Medina Consulting Company, Inc.



Samuel A. Escobar
Senior Environmental Scientist



Tracy A. Watson
Senior Project Manager

Copies Submitted: Houston OSTSU Griggs Rd., LP (electronic)

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EXECUTIVE SUMMARY

Medina Consulting Company, Inc. (MCC) performed a Phase I Environmental Site Assessment (ESA) using the guidance provided by the American Society for Testing and Materials (ASTM) 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and 40 Code of Federal Regulations (CFR) Part 312; *Standards and Practices for All Appropriate Inquiries* for The Village at Palm Center property. The objective of our services was to identify and record any obvious existing or potential conditions that could cause potential environmental liability to, or restrict the use of, the subject property.

The Village at Palm Center is an approximate 9.6-acre developed commercial property at 5110 Griggs Road in Houston, Harris County, Texas. This property is herein referred to as the 'Site'. The Site is developed with two large commercial structures, including one two-story former Montgomery Ward Department Store and an automotive repair garage. The property is 90% paved with asphalt and fenced around the perimeter with chain-link and metal fencing. The scope of work performed, objectives, extent and limitations of the services are described in more detail in the text of the report.

In summary, our findings are:

ASTM 1527-05 Phase I ESA Findings:

- ***Historical Summary:*** Review of the historical sources indicates that the Site was developed with a small residential structure in the early 1950s prior to the construction of a Montgomery Ward department store in 1959. Associated with the store was an automotive repair facility which sold gasoline from three registered underground storage tanks (USTs) until they were removed by 1988. The store closed in the 1980s and was later converted to a flea market. Commercial development of the adjacent properties began as early as the mid-1950s.
- ***Flood Hazard Area:*** The Site is not located in a flood hazard area according to the FEMA National Flood Insurance Program *Flood Insurance Rate Map*, Map Number 48201C0880L for Harris County, Texas and Incorporated Areas dated June 18, 2007.
- ***Regulatory List Review:*** MCC reviewed selected federal and state environmental regulatory lists. Below are key findings from the review:
 - The Site is registered as a Petroleum Storage Tank (PST) facility and the tanks were removed by 1988. No closure documents that might include a record of a clean closure of the tankhold after the removal of the tanks were found.
 - The adjacent property at 5828 Martin Luther King Boulevard was listed as a dry cleaners facility with an active air permit. City directories show cleaners at this facility in 1999, however addresses within the same strip center also listed

cleaners in the 1960 and 1970 directories at 5834 and 5836 Martin Luther King Boulevard.

- The adjacent property at 5820 Martin Luther King Boulevard was listed as a Leaking Petroleum Storage Tank (LPST) facility. Site closure documents indicate that the release from this property is unlikely to have affected the Site.
- Site Reconnaissance: The below environmental concerns were identified during the site reconnaissance conducted January 31, 2013:
 - The elevator pit at the service elevator showed evidence of significant, chronic hydraulic fluid leakage; puddles of oil were observed and inadequate efforts were being made to contain puddling by absorbing the leaks with cardboard strewn at the bottom of the pit, making impossible to ascertain the construction (concrete and/or bare soil) of the pit floor.
 - The passenger elevator was not in service and was stuck on the ground floor during the site visit and the elevator pit could not be observed.
 - Within the former repair bays of the automotive repair building, eight hydraulic lift systems were observed. The metal lids to one of the lifts was missing and allowed for visual inspection of the lift system, which still had the fluid reservoir tank and piston assembly in place. Based on the similar condition of the remaining lifts, it is assumed that all hydraulic lift systems are still in place.
 - The tenant in the automotive repair building appears to use the space for informal automotive maintenance and oil staining and puddles beyond a *de minimis* condition were observed.

Non-ASTM 1527-05 Phase I ESA Considerations for the Site:

- Vapor Intrusion Screen: MCC conducted an initial Tier 1 Vapor Intrusion Screen as a supplement to the Phase I ESA. Based on the environmental review, a potential vapor intrusion condition (*pVIC*) is likely to be an issue of concern in connection with existing or proposed structures on the Site.
- Asbestos Containing Materials: The buildings on the Site were constructed in the late 1950s, prior to the restrictive use of asbestos, thus building materials may contain asbestos.
- Lead Based Paint: Since the buildings were constructed prior to 1978, the year lead-based paint was banned in the U.S., the buildings may contain lead-based paint (LBP) on the interior and exterior painted surfaces.
- Noise Conditions: Two major roadways are adjacent to the Site, including Griggs Road to the north and Martin Luther King Boulevard to the east. A rail yard is located within 3,000 feet to northeast and a Union Pacific rail road track is within 2,500 feet to the

southeast. Additionally, the William P. Hobby Airport is located within five miles to the southeast. Based on this information, a noise survey is recommended for the Site.

ASTM Phase I ESA Conclusions:

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of The Village at Palm Center property, the Site. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Site except for the following:

- The lack of documentation of the removal of the PSTs that might contain clean closure documents showing that the former PSTs removed from the property had not impacted the soils or groundwater on the Site is a REC;
- The amount of hydraulic fluid observed within the elevator pit of the service elevator of the retail building is an indication of a release and is considered a REC. The condition of the passenger elevator pit is unknown and assumed to be a REC;
- A potential release from the hydraulic lifts and excessive staining and poor housekeeping observed within the former service bays of the automotive building are a REC.
- The close proximity to a historical dry cleaners and lack of service operation documents is a REC.

ATSM Phase I ESA Recommendations:

Additional investigation to determine the location of the former tank hold on the Site and subsequent sampling of the soils and groundwater is recommended to determine if on-site contamination is present. Soils and groundwater is also recommended for sampling near the southeastern corner of the property to identify any impacts from the former dry cleaners. To determine if soils have been impacted by the poor housekeeping, hydraulic lifts, and elevators soil sampling should be collected at the time of removal of this equipment.

Non-ASTM Phase I ESA Recommendations:

- Surveys for Asbestos Containing Materials and Lead-Based Paint should be conducted on the existing structures prior to any demolition to determine proper handling and disposal.
- A Noise Assessment is recommended to be completed to evaluate the Day and Night Noise Levels (DNLs) for the Site prior to re-development for the purposes of compliance with HUD requirements for applications for HUD funding or housing tax credits.

- A Tier II Vapor Intrusion Screen is recommended to be completed for the Site using new analytical data that will reflect the current condition of soils and groundwater presently on the property.

MCC reserves the right to alter our findings based on our review of any information received after the date of this report.

1.0 INTRODUCTION AND SCOPE OF SERVICE

1.1 Purpose

The purpose of the Phase I ESA is to identify reasonably observable, on site and/or adjacent potential sources of contamination, which could adversely affect the environmental quality of the Site, and to ascertain the possibility of site contamination that may have resulted from historical use of the Site. This Phase I ESA was performed to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability: that is, the practices that constitute “appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined by the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments, E 1527-05. The project was performed in general accordance with MCC’s Proposal No. 272-3009, dated January 15, 2013.

The opinions included herein are based upon the information obtained during the study and our professional experience. In the event that other relevant information becomes available, we request the opportunity to review the information, and to modify our opinions, if warranted.

1.2 Detailed Scope of Services

This Phase I ESA was conducted to identify recognized environmental conditions on the Site and was performed in accordance with current ASTM standards and MCC's standard scope of services which are presented below:

- Perform a site visit (reconnaissance) to look for surficial indications of past and present activities involving hazardous substances and/or petroleum products. Mr. Samuel Escobar, a professional who is experienced in performing environmental assessments, performed the site reconnaissance on January 31, 2013;
- Conduct interviews with the current property owner(s) and/or "knowledgeable site personnel" in an attempt to determine current and/or historical onsite activities that may be relevant to the Site and/or adjoining properties;
- Review selected, available, historical information, including aerial photographs, *Sanborn* Fire Insurance Maps and topographic maps (where coverage is available) of the Site and surrounding properties in an attempt to determine on-site and off-site historical activities;

- Review selected, available, lists published by state and federal environmental regulatory agencies for records or comments pertaining to past or present environmental concerns at the Site and/or within the specified “search distances” from the Site. These search distances adhere to the standard distances proposed by the ASTM;
- Review title records pertaining to past and present property owners and land use descriptions, if provided by the user;
- Perform a vehicular reconnaissance of selected areas in an attempt to verify the locations of listed facilities within search distances specified by ASTM and to assist in visually identifying nearby land use which may create the potential for an adverse, environmental impact on the Site; and
- Provide a written final report summarizing the Phase I ESA observations, interviews, file reviews, findings and conclusions.

1.3 Significant Assumptions

This Phase I ESA is intended to minimize, but not eliminate, uncertainty regarding potential for recognized environmental conditions in connection with the Site with reasonable limits of time and cost. It is assumed that the user has provided MCC with any specialized knowledge or experience that is material to recognized environmental conditions in connection with the Site, including the reason why the property may have a significantly lower purchase price than comparable properties, if applicable (ASTM 1527-05 Section 6.5).

In general, groundwater flow direction has been inferred based on topography in the vicinity of the Site with the assumption that shallow groundwater flow will follow surface topography or other available water resources. No site-specific measurements of groundwater depth and flow direction have been performed.

Based on this interpretation, MCC has reviewed regulatory agency information for facilities that are located in a presumed up gradient direction that, further based on proximity and knowledge of potential contaminant fate and transport, may present a potential impact to the Site.

MCC has reviewed historical aerial photographs in an attempt to determine the past use of the Site and adjoining properties. Although some uses can be determined, due to the quality and scale of the photographs, few on-site details are identifiable.

1.4 Limitations and Exceptions

MCC has endeavored to meet what it believes is the standard of care for the services performed and, in doing so, is obliged to advise the user of Phase I ESA limitations. MCC believes that providing information about limitations is essential to help the user identify and thereby manage risks. These risks can be mitigated, but not eliminated, through additional research. MCC will, upon request, advise the user of the additional research opportunities available and the associated costs.

This report is an instrument of service of MCC and includes limited research, a review of specified and reasonably ascertainable listings and a site reconnaissance to identify "recognized environmental conditions" using the *ASTM E 1527-05; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. "Recognized environmental conditions" are defined by the ASTM as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property." The Phase I ESA was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area. MCC has observed a standard of care generally exercised by the profession under similar circumstances and conditions.

The Phase I ESA did not include any inquiry with respect to methane, lead in drinking water, formaldehyde, endangered species, subsurface investigation activities or other services or potential conditions or features not specifically identified and discussed herein.

This report represents MCC's service to the addressee as of the report date. In that regard, the report constitutes MCC's final document, and the text of the report may not be altered in any manner after final issuance of the same. Opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein. The addressee is herewith advised that the conditions observed by our firm are subject to change. Certain indicators of the presence of hazardous materials may have been latent or not present at the time of the most recent site reconnaissance and may have subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that MCC's research, while fully appropriate for a Phase I ESA and in compliance with the scope of service, may not include other important information sources. Assuming such sources exist, their information could not have been considered in the formulation of our findings and conclusions.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources and

comments made by interviewees. Specifically, MCC does not and cannot represent that the Site contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by our company during the site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice.

1.5 Special Terms and Conditions

In those instances where additional services or service enhancements are included in the report as requested or authorized by the user, those services are presented in the scope of work. There are no special terms and conditions.

1.6 User Reliance

The study and report have been prepared on behalf of and for the exclusive use of the addressee and the Texas Department of Housing and Community Affairs (TDHCA) solely for their use and reliance in the environmental assessment of this Site. The addressee and the TDHCA are the only parties to which MCC has explained the risks involved and which have been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from the addressee's point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature lead to a distorted meaning and impact of the findings and opinions related herein. MCC's findings and opinions related in this report may not be relied upon by any party except the addressee and TDHCA. With the consent of the addressee and MCC, we may be available to contract with other parties to develop findings and opinions that relate specifically to such other parties' unique risk management concerns related to the Site.

2.0 SITE DESCRIPTION

2.1 Locations and Legal Descriptions

The Site is located at 5110 Griggs Road in Houston, Harris County, Texas and is surrounded by mostly commercial properties with some residential neighborhoods in the vicinity.

According to the Harris County Appraisal District information obtained from www.hcad.org, the subject property is owned by Jason Song and identified as Property ID Number 046-036-000-0050. The legal description of the Site is Part of Track 2A & Track 2B, Abstract 936 Washington County Railroad Survey Section 1 and totals 9.6477 acres. The building information reports that the buildings on the property were built in 1959 and 1968. Previous owners included Montgomery Ward. A Site Location Map (Figure 1), Site and Vicinity Map (Figure 2), and Topographic Map (Figure 3) are provided at the end of this report.

2.2 Site and Vicinity General Characteristics

2.2.1 Topography

The Site is approximately 37 feet above mean sea level (MSL) according to a USGS Topographic Map obtained from the Texas Natural Resources Information System (TNRIS). The Site is relatively flat, and surface drainage in the area appears to flow to the north towards Kuhlman Gulley, which lies north of the Site and north of Griggs Road.

2.2.2 Soil Conditions

Soil survey information from the USDA website indicates the Site is located on Urban land. This mapping unit is made up of extensively built-up areas where 75 to 100% of each mapped area is either covered by structures or disturbed by cutting, filling, or grading. The soils making up Urban land have been so altered and obscured that they cannot be classified (Soil survey information from the USDA website and the Soil Survey of Harris County, Texas, US Department of Agriculture, Soil Conservation Service, 1976).

2.2.3 Geology

The Site is located on the Beaumont Formation. This Pleistocene age formation consists of mostly of clay and mud of low permeability, high water holding capacity, high compressibility, and high to very high shrink swell capacity. Sediments were deposited in interdistributary muds, abandoned channel fill muds, and overbank fluvial muds (*Geologic Atlas of Texas, Houston Sheet*, revised 1982, published by the University of Texas at Austin, Bureau of Economic Geology).

2.2.4 Regional Groundwater Conditions

The Site is not located over a sole source aquifer according to the EPA Region VI, Sole Source Aquifer Office in Dallas, Texas. The depth to shallow ground water is dependent on several parameters such as seasonal water table conditions, elevation and site geology. Based on surface elevations, shallow groundwater probably flows to the north towards a Kuhlman Gully. Shallow groundwater is not known to be used as a source of drinking water in the area.

2.2.5 Floodplain and Wetland Information

The Site is not located in a flood hazard area according to the FEMA National Flood Insurance Program *Flood Insurance Rate Map*, Map Number 48201C0880L for Harris County, Texas and Incorporated Areas dated June 18, 2007.

The Site does not contain a wetland and is not located in an area designated as a wetland according to the United States Fish and Wildlife Service *National Wetlands Inventory* online mapper found at <http://107.20.228.18/Wetlands/WetlandsMapper.html>.

2.2.6 Lead-Based Paint and Asbestos-Containing Materials

The subject property contains two structures that were constructed *circa* late 1950s-60s, before the use of Lead-Based Paint or Asbestos Containing Materials were restricted. Prior to demolition of the structures, MCC recommends the building materials be tested for Lead-Based Paint and Asbestos and be properly abated by a qualified professional.

2.2.7 Lead in Drinking Water

A review of the 2011 Water Quality Report for the City of Houston's Main System indicated that the water supply has very low levels of lead in the water with 90% of samples collected below 3.4 parts per billion (ppb) and the water is not known to be corrosive. Although based on the age of the existing structures the plumbing service lines may contain lead solder, lead pipes, or lead pipe fittings. Future development on the Site will include the removal and replacement of all the water lines on the Site. Since all the piping will be replaced, the water supply does not contain elevated levels of lead, and the water supply is not corrosive, MCC does not recommend testing for lead in the drinking water.

2.2.8 Regional Radon Conditions

The potential for the presence of Radon on the property was assessed by referring to a map developed by the Environmental Protection Agency (EPA) locating Radon Zones. Harris County is in Zone 3 according to the EPA, which is has the lowest potential for elevated radon concentrations. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon controls. Harris County has an arithmetic mean radon concentration of less than 2.0 pCi/L (picoCuries per liter), which is below the EPA level of concern of 4.0 pCi/L. Radon 222 is a naturally occurring inert, colorless, odorless radioactive gas derived from the decay of radium-226. Radium occurs in geologic formations containing uranium, granite, shale, phosphate or pitchblende and was commercially used in luminescent products. Radium decays into reactive, radioactive daughter particles that attach themselves to other particles such as dust and are a lung cancer risk. Radon can move through any permeable rocks and soils and can eventually seep into buildings. The movement of radon into buildings is controlled largely by the soil permeability under a foundation and access to the interior of buildings through openings in the foundation. The sedimentary deposits and rocks that underlie the area have not historically produced radon in concentrations that have been a health concern.

2.2.9 Noise Conditions

Properties that are to be considered for HUD funding or tax credits must be assessed for excessive noise levels from all major noise sources such as airports, major roadways, and railroads according to the U.S. Department of Housing and Urban Development (HUD). The guidance documents provided by HUD state that if any major civil airports are located within 5 miles, military airports within 15 miles, major roadways within 1,000 feet, and railroads within 3,000 feet of the subject property, then the proposed development should be evaluated for excessive noise exposure.

Two major roadways are adjacent to the Site, including Griggs Road to the north and Martin Luther King Boulevard to the east. A rail yard is located within 3,000 feet to northeast and a Union Pacific rail road track is within 2,500 feet to the southeast. Additionally, the William P. Hobby Airport is located within five miles to the southeast. Based on this information, a noise survey is recommended for the Site.

2.3 Current Use of the Property

The Site contains two commercial buildings at 5110 Griggs Road in Houston, Harris County, Texas. One building is a two-story 174,000 square foot retail store currently occupied by King's Best Market, a flea market with operating hours on Thursday – Sunday. The second building is an inactive automotive repair garage. Most of the surrounding area is commercial, with a few residential neighborhoods in the vicinity.

2.4 Structures, Roads and Other Improvements

The retail building is constructed of tiltwall construction with precast concrete floors and walls, and cinder block and gypsum board interior walls. The roof is of precast concrete with a membrane cover. A loading dock is on the western side of the building and a metal awning over the first floor surrounds the north, east, and southern walls. The automotive garage is of similar construction, and is comprised of two main areas, with offices on the east side of the building and auto repair bays on the western portion. Seven overhead garage doors open to repair bays on both the northern and southern facing walls of the building. Over 90% of the property is paved with asphalt.

2.5 Current Uses of Adjoining Properties

Adjacent properties were visually examined from public access right-of-ways or from the legal boundaries of the Site. Visual assessment of adjacent property use, as well as the potential for environmental conditions was conducted during the site reconnaissance.

Adjacent properties and nearby descriptions are as follows:

- North of the Site is Griggs Road, a four-line divided roadway which was under construction at the time of the site reconnaissance. To the north of the road are businesses including a restaurant (5055 Griggs Road), Mr. Music Car Audio and Alarms (5103 Griggs Road), a former car wash facility (5105 Griggs Road) and a vacant lot.
- South of the Site are multi-family residential properties. An Exxon Service Station is located near the southeast corner of the Site and addressed as 5820 Martin Luther King Boulevard.
- East of the Site is Martin Luther King Boulevard, a wide six-lane divided roadway, followed by the Houston Texans YMCA addressed at 5202 Griggs Road. A strip center is adjacent to the Site near the southeast boundary. Businesses within the strip center include a washateria (5828 Martin Luther King Boulevard), a convenience store, tattoo parlor, nail salon, and barbershop. Farther to the east, beyond the YMCA is a large office strip center known as Palm Center.
- West of the Site is Milart Street, a two-lane local road, followed by a large retail shopping center occupied by Family Dollar, a beauty supply store, and other retail stores.

The service station near the southeast corner of the Site is listed as an LPST facility in the regulatory review. Additional information regarding the LPST facility is found in *Section 4.1 Standard Record Sources*. The washateria found on the adjacent southwestern property is registered as a drycleaners facility. No other environmental concerns were identified in the assessment of surrounding properties.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Review of a title report was not included in the scope of this project.

3.2 Environmental Liens or Activity and Use Limitations

Activity and use limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a property or facility to prevent exposure of hazardous substances or petroleum products. These restrictions may include institutional and engineering controls that may be recorded in a regulatory database or in the restrictions on the record of title. According to the GeoSearch regulatory review report, the Site was not identified in the TCEQ's Brownfield database.

Ms. Miranda Ashline, the user and representative of Houston OSTSU Griggs Rd., LP, is unaware of any environmental liens or restrictions against the Site.

3.3 Specialized Knowledge

According to Ms. Ashline, a prior Phase I ESA has not been conducted for the Site. She was aware that the past use of the property was a Montgomery Ward Department Store and auto garage, however, does not have knowledge of any environmental concerns associated with the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

Based on our interviews, Ms. Ashline has no commonly known or reasonably ascertainable information about the Site that is material to determining recognized environmental conditions, other than the historic use as an auto garage.

3.5 Valuation Reduction for Environmental Issues

Ms. Ashline indicated that the purchase price for the Site reflects a fair market value and environmental issues has not devalued the property.

3.6 Owner, Property Manger, and Occupant Information

The Site is currently owned by Mr. Jason Song. Mr. Victor Song is the leasing agent for the property and escorted Mr. Escobar during the site reconnaissance. The main building is currently operating as a Flea Market with multiple tenants and the auto garage is vacant. Houston OSTSU Griggs Rd., LP is seeking to purchase the property, and is the user for this report.

3.7 Reason for Performing Phase I ESA

This Phase I ESA was requested by Houston OSTSU Griggs Rd., LP as part of their due diligence prior to a finance agreement to purchase and redevelop the property.

4.0 RECORDS REVIEW

The purpose of the record review is to obtain and examine reasonably obtainable records to help identify recognized environmental conditions in connection with the Site. For this review, records were obtained from GeoSearch. The approximate maximum search distance (MSD) radius, as recommended in the ASTM 1527-05 Section 8.2, for the site vicinity review is noted after each database listed below. The distance from the Site to the listed facilities represents the approximate distances from the boundary of the Site to the identified facilities

addresses and may not represent the actual distance from the boundary of the Site to the boundary of the listed facilities. Only those databases that contained listings are described below. For a complete list of databases searched in provided in the regulatory data report in the appendices.

4.1 Standard Environmental Record Sources

A summary of the federal and state databases searched is provided below.

- Federal **NPL** and **Delisted NPL** (MSD = 1.0 mile and 0.5 mile): The National Priorities List (NPL) was reviewed to identify facilities that the United States Environmental Protection Agency (EPA) considers to present the greatest risk to human health and the environment. No NPL, proposed NPL, or delisted NPL facilities were identified within the search radius.
- Federal **CERCLIS/NFRAP** (MSD = 0.5 mile): The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and the No Further Remedial Action Planned (NFRAP) databases are maintained by the EPA. CERCLIS contains facilities that are either proposed to be placed, or are currently on the NPL and facilities that are in the screening and assessment phase for possible inclusion on the NPL. NFRAP includes facilities where, following an initial investigation, no contamination was found, contamination was quickly removed, or the contamination does not require further NPL consideration as determined by the EPA. One CERCLIS/NFRAP facility was identified within the search radius that is described below.

The Houston methanol explosion occurred at 4904 Griggs Road approximately 0.26 mile west of the Site. The response began on August 7, 2009 and was completed on August 8, 2009. Since no releases have been reported for this event, it is unlikely the Site has been affected.

- Federal **RCRA COR** (MSD = 1.0 mile): The EPA maintains a database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing “corrective action”. A Corrective Action Order (COR) is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. No RCRA COR facility was identified within the search radius.
- **RCRA Non-CORRACTS TSD Facilities (RCRAT & NLRRCRAT)** (MSD = 0.5 mile): This database includes RCRA non-Corrective Action TSD facilities that are no longer regulated by the US EPA or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored, or disposed of hazardous waste. One NLRRCRAT facility was identified within the search radius.

CES Environmental Services at 4904 Griggs Road (the same address as the Houston methanol explosion listed in CERCLIS/NFRAP facilities above). Although several hazardous materials are listed as being stored and violations and enforcement actions were initiated, this incident was reported on August 7, 2009 and was completed on August 8, 2009. None of the available information indicated that a release occurred that might adversely affect the Site.

- Federal **RCRA GEN** (MSD = Site and adjacent properties): This EPA database identifies RCRA facilities that are generators of hazardous waste. Inclusion on the RCRA GEN registry does not necessarily imply that an environmental release/problem exists at the facility. No RCRA GEN facilities were identified for the Site or adjacent properties.
- Federal **IC/EC** (MSD = Site): The EPA Brownfield Management System (BMS) database is designed to assist EPA in collecting, tracking, and updating information. Federal Institutional/Engineering Controls (IC/ECs) are Superfund sites that have either had engineering or an institutional control placed on them. No Federal IC/EC facilities were identified for the Site.
- Federal **ERNS** (MSD = Site): The Emergency Response Notification System (ERNS) is an EPA database used to collect information on reported releases of oil and hazardous substances. No ERNS incident was identified for the Site.
- **Facility Registration System (FRSTX) and Aerometric Information Retrieval System/Air Facility Subsystem (AIRSAFS)** (MSD = Target Property and adjacent): The US EPA's Office of Environmental Information (OEI) developed the Facility Registration System (FRS) as the centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database. Two FRSTX listings for one facility that is adjacent to the Site are described below.

MLK \$1.49 Dry Cleaners at 5828 Martin Luther King Boulevard is adjacent to the southeast corner of the Site in a small strip center. The facility is listed in the TCEQ Central Registry and in the AIRS/AFS Aerometric Information Retrieval System/AIRS Facility System. TCEQ requires that dry cleaners perform monthly leak detection for perchloroethylene. Due to the close proximity of this facility and lack of available information, it is considered an environmental concern to the Site.

- **State and tribal Industrial and Hazardous Waste Sites (IHW)** (MSD = 1.0 mile and 0.5 mile): The State Hazardous Waste Sites records are the states' equivalent to CERCLIS or NPL. These sites may or may not already be listed on the federal

CERCLIS list. Priority sites planned for cleanup using the State Superfund Registry are identified along the sites where cleanup will be paid for by potentially responsible parties. The date comes from the TCEQ. Three State NPL-equivalent Hazardous Waste Sites were identified within the search radius.

Tailor Cleaners at 5056 Griggs Road is approximately 0.09 mile west of the Site. The dry cleaning registration for the facility was inactivated because it was registered before 1995 and no waste activity was reported in 1995, 1996, and 1997. Since no releases have been reported for the facility, the soils are relatively impermeable, and it is not up gradient relative to the Site it is unlikely the Site has been affected. The facility at this address is also listed as the Advance Cleaners owned by 1 Hour Tailor Cleaners in the Dry Cleaners Registration Database (DCR).

Earl Scheib at 5237 Griggs Road is approximately 0.16 mile east of the Site. The registration for the facility indicates it was not a hazardous waste generator and the status of the registration is inactive. Since no releases have been reported for the facility, the soils are relatively impermeable, and it is not up gradient relative to the Site it is unlikely the Site has been affected.

Goodyear Tire and Rubber at 5402 Palm Center is approximately 0.21 mile southeast of the Site. This registration was inactivated because there were only 6-digit wastes codes on the NOR and no waste activity was reported in 1994, 1995, and 1996. Since no releases have been reported, it is unlikely a release from this facility has affected the Site.

- **Dry Cleaner Registration Database (DCR)** (MSD = 0.25 mile). The database includes dry cleaning drop stations and facilities registered with the TCEQ. One DCR facility was identified within the search radius that is described below.

Advance Cleaners at 5056 Griggs Road is approximately 0.09 mile west of the Site. The facility disposes of approximately 100 gallons of perchloroethylene per year. Since no releases have been reported for the facility, the soils are relatively impermeable, and it is not up gradient relative to the Site it is unlikely the Site has been affected. The facility at this address is also listed as the Tailor Cleaners in the IHW database.

- **State LPST** (MSD = 0.5 mile): The Texas Commission on Environmental Quality (TCEQ) Petroleum Storage Tank Division maintains a database of Leaking Petroleum Storage Tank (LPST) facilities. Eight LPST facilities were identified within the search radius and described below.

Texaco MLK at 5820 Martin Luther King Boulevard is adjacent to the southeast corner of the Site and is an active service station. No tank information was available

for the facility. A release was reported on January 22, 2010. Final concurrence is pending documentation of well plugging. Additional information for this facility is discussed in *Section 4.2, TCEQ Central File Room Records*.

Gulf Oil Corporation facility at 5203 Griggs is within 250 feet to the northeast on the northeast corner of Griggs Road and Martin Luther King Boulevard. This facility formerly had four USTs that contained gasoline that were installed in 1974 and removed in 1989. A release was reported on May 12, 1989 that only affected soil but required a site assessment and remedial action plan. Final concurrence was issued by the TCEQ for closure of this LPST case. Since this facility is down-gradient from the Site, it is unlikely the release from this facility adversely affected the Site.

East End Transfer at 5607 Cavanaugh is approximately 0.20 mile east of the Site. This facility formerly had one 10,000-gallon UST that contained gasoline that was installed in 1966 and removed in 1998. A release was reported in 1998 that affected soil and groundwater. No apparent threats or impact to receptors was reported. Final concurrence was issued by the TCEQ for closure of this LPST case. It is unlikely the release from this facility adversely affected the Site.

Service Station at 5422 Griggs Road is approximately 0.33 mile east of the Site. Four USTs were removed from the facility in 1988. A release was reported that affected soil. No apparent threats or impact to receptors was reported. Final concurrence was issued by the TCEQ for closure of this LPST case. It is unlikely the release from this facility adversely affected the Site.

PC Motor Cars at 5503 Griggs Road is approximately 0.36 mile east of the Site. No tank information was available for the facility. A release was reported on July 12, 2010. The assessment is incomplete, but no impacts to receptors have been reported. Since this facility is more than 0.25 miles from the Site, it is not up gradient relative to the Site, and the soils underlying the Site are relatively impermeable, it is unlikely a release from this facility has affected the Site.

The former Kerr McGee facility at 5201 Martin Luther King is approximately 0.43 mile northeast of the Site. No tank information was available for the facility. A release was reported on May 21, 1996. Groundwater was impacted, but no impacts to receptors have been reported. Final concurrence was issued by the TCEQ for closure of this LPST case. It is unlikely the release from this facility adversely affected the Site.

Bams Auto Detailing at 4703 Griggs Road is approximately 0.43 mile northwest of the Site. One 6,000-gallon UST that contained gasoline was installed in 1987 and

removed in 1995. Final concurrence was issued by the TCEQ for closure of this LPST case. It is unlikely the release from this facility adversely affected the Site.

Calhoun Service Center at 5510 Calhoun is approximately 0.51 mile northwest of the Site. One 8,000-gallon UST that contained gasoline was installed in 1974 and removed in 1994. Final concurrence was issued by the TCEQ for closure of this LPST case. It is unlikely the release from this facility adversely affected the Site.

The Bureau of Economic Geology of the University of Texas published a report titled *Characterization of Benzene Plumes at Leaking Petroleum Storage Tank Sites in Texas*, by R. E. Mace and others that indicated that most benzene plumes from LPSTs as defined by the 10-part per billion (ppb) contour are less than 250 feet long and impact an area of less than 100,000 square feet. In the absence of karst topography or other subsurface features that may enhance the migration of contaminants, it is unlikely LPST facilities greater than 0.10 miles from a facility would cause an adverse impact.

- State **UST/AST** (MSD = Site and adjacent properties): The TCEQ provides the Petroleum Storage Tank Database and the Aboveground Storage Tank Database for underground storage tank (UST) and aboveground storage tank (AST) facilities. Six UST/AST facilities were identified within the search radius and described below.

The Site contained a Montgomery Wards Retail Store that formerly managed six USTs. Three USTs contained gasoline, but the size and location of the tanks was not provided in the regulatory information obtained from TCEQ. The other three USTs are 550-gallon used oil USTs. The USTs were removed between 1962 and 1988. Additional information for this facility is discussed in *Section 4.2, TCEQ Central File Room Records*.

The MLK C-Store at 5820 Martin Luther King Boulevard adjacent to the southeast corner of the Site and found as an active service station. This facility currently has one 20,000-gallon UST in use that contains gasoline separated by compartments. The UST was installed in 2005 and is constructed of steel with fiberglass-reinforced plastic external laminate. The UST system has corrosion protection, leak detection, and spill prevention equipment to prevent and detect any releases. A release was reported on January 22, 2010. Additional information for this facility is discussed above under LPSTs and *Section 4.2, TCEQ Central File Room Records*.

The 7 Days Food Store at 5203 Griggs Road was located just to the northeast on the northeast corner of Griggs Road and Martin Luther King Boulevard. Seven USTs are listed for the facility, four of which were removed from the ground in 1989. The USTs in use include three 10,000-gallon tanks that contain gasoline that were installed in 1989 and registered in 1990. The USTs are constructed of steel with

fiberglass-reinforced plastic cladding. The UST system has corrosion protection, leak detection, and spill prevention equipment to prevent and detect any releases. Since the system has the TCEQ required leak detection and spill prevention equipment, it is unlikely a release from this facility has affected the Site.

Jet Car Wash at 5105 Griggs Road is located to the north of the Site across Griggs Road. Two USTs are listed for the facility. The USTs are temporarily out of use and were registered in 1986. The USTs are constructed of steel with fiberglass-reinforced plastic. Since the system has not reported a leak or spill, it is unlikely a release from this facility has affected the Site.

- **TIER 2 Chemical Reporting Program Facilities (TIERII)** (MSD = 0.50 mile): A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report. One TIER 2 facility was identified within the search radius that is described below.

HRT Southeast Corridor – 5503 Griggs Road (Fuel Oil Storage Facility) is 0.36 east of the Site. This listing is for a construction project fuel oil storage area.

- **Non-Geocoded Sites:** The Geosearch report did not report any listings that were not locatable in the regulatory review report.

4.2 Additional Environmental Record Sources

TCEQ Online Databases. MCC reviewed the online databases of the TCEQ in Austin to ascertain general environmental and developmental land use information regarding the subject property and its immediately surrounding vicinity. The TCEQ maintains online records of underground storage tank installation and removal as well as hazardous material spill incidents. Records available for the Site indicate an inactive registration in the Petroleum Storage Tank Registration with PST #19053.

TCEQ Central File Room Records. MCC completed a file review on available records for the Site and adjacent properties at the TCEQ's central file room in Austin, Texas. The Site is registered as a Petroleum Storage Tank (PST) facility #55553. According to available information, there were six tanks located on the property. Three tanks contained gasoline and the other three contained used oil. All the tanks were removed by 1988; however the location of the tanks on the property is unknown.

Near the southeast corner of the property, 5820 Martin Luther King Boulevard is listed as a PST facility #77796 with one active 20,000-gallon PST containing gasoline that was installed in July 2005. Hydrocarbons were discovered in soils and groundwater collected from three soil borings in December 2009 around the tank hold and pump island. The release was reported to the TCEQ and assigned LPST #118348. Additional investigations included the installation of

four monitoring wells at the facility in May 2010, and subsequent quarterly groundwater monitoring events in May 2010 and September 2010. A final closure letter was provided in December 2010 stating that no further remedial action is necessary. The closure documentation indicated that although the analytical data collected from monitoring wells exceeded Plan A levels for Category II groundwater, the plume appeared to be delineated with decreasing concentrations from the source. The groundwater gradient was reported to flow toward the southeast and away from the subject Site. Tank and supply lines had passed tests for tightness and the release was assumed to be historic. Since the contamination plume had been delineated, did not appear to reach the Site boundary, and the facility met closure requirements, the release incident does not present an environmental concern to the Site.

Houston-Galveston Area Council of Governments. MCC reviewed the Houston-Galveston Area Council of Governments (HGAC) website at www.h-gac.com to ascertain general environmental and developmental land use information regarding the Site and its immediately surrounding vicinity. The HGAC maintains records of permitted and unpermitted landfills and presents their location in an interactive web-based mapping tool. MCC reviewed the map and found no closed landfills within one mile of the Site.

4.3 Physical Setting Sources

The *Park Place, Texas*, 7.5-minute topographic quadrangle map 2009, obtained from the Texas Natural Resource Information System (TNRIS) and printed at a scale of 1:24,000 by the United States Geologic Survey (USGS) (Figure 3) was used to determine the physical setting of the Site. Other published information utilized in conducting this environmental assessment is listed in Section 10.0 *References*, of this report.

4.4 Historical Use Information of the Property

Standard historical sources (i.e. fire insurance maps, historical topographic maps, aerial photographs, etc.) are typically used to help determine historical site use. This section provides the “reasonably ascertainable” information obtained from our historical information search of the Site.

4.4.1 From First Development

Review of the historical sources indicates that the Site was developed with a small residential structure in the early 1950s prior to the construction of a Montgomery Ward department store in 1959. Associated with the store was an automotive repair facility which sold gasoline from three registered underground storage tanks (USTs) until they were removed by 1988. The store closed in the 1980s and was later converted to a flea market. Commercial development of the adjacent properties began as early as the mid-1950s.

4.4.2 City Directories

City directories are published for urban areas and provide listings of residents, businesses, and professional concerns. MCC reviewed the collection of city directories in the Houston Metropolitan Research Center on January 23, 2013 and summarized below (Appendix D).

The Site was first found listed in the 1960 city directory as Montgomery Ward and again in 1970 and 1980 as the same. The 5110 Griggs Road address was vacant in 1990; however at 5100 Griggs Road was King Flea Market from 1990 to 2010. Also at the 5110 address were multiple retail shops since 1990 and King's Best Market in 2010.

The adjacent strip center near the southeast corner of the Site was listed as addresses 5822 to 5836 Martin Luther King Boulevard (MLK). Businesses listed within the strip center have included a liquor store, barbershop, hair and nail salons, ice cream shop, photography studio, a washateria, and cleaners. The cleaners were addressed at 5834 MLK in 1960 and 1970 and at 5828 MLK in 1999. To the northeast of the Site at 5203 Griggs Road, a service station was listed from 1960 to 1980. At 5056 Griggs Road and west of the Site is listed as Tailors and Advance Cleaners from 1990 to 2010.

The above listed addresses are addressed in *Section 4.1 Standard Record Sources* as LPST, UST, and Drycleaners facilities.

4.4.3 Sanborn Fire Insurance Maps

Fire Insurance Maps are typically published for pre-1960 central business districts. In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. One *Sanborn* Fire Insurance Map was available for this area of Houston.

The 1951 Houston, Texas, Volume 16, Sheet 1617 Sanborn map shows the Site as vacant property. Griggs Road is located just to the north, Holmes Road (presently known as Martin Luther King Boulevard) is along the eastern boundary, and Broadmore Lane is along the western boundary. The west adjacent property is shown as Roberts Pipe and Supply Co and residential dwellings along Broadmore Lane.

No environmental concerns were identified from review of the Sanborn map.

4.4.4 Historical Topographic Map Review

Historical topographic maps depicting development of the Site and surrounding areas were reviewed and are summarized below.

HISTORICAL TOPOGRAPHIC MAP REVIEW		
Date	Map	Scale
1915	USGS Topographic Map of <i>Park Place, Texas</i>	Scale: 1: 31680
The Site is vacant, cleared land, and much of the surrounding area is undeveloped. Griggs Road lies north of the Site, and an unnamed tributary is north of the road. Several small structures that appear to be residences lie along Griggs Road. The Galveston and Harrisburg Railroad lies about one-half mile south of the Site, and the South Yards, which is a series of railroad tracks for storing, sorting, or loading and unloading lies about one-half mile northeast of the Site.		
1947	USGS Topographic Map of <i>Park Place, Texas</i>	Scale: 1: 25000
The Site remains vacant, cleared land, and much of the surrounding area remains undeveloped. Griggs Road lies north of the Site, and Holmes Road lies east of the Site. Several small structures that appear to be residences lie along Griggs Road and along streets that lie north and south of Griggs Road. A railroad lies about one-half mile south of the Site, and a railroad yard lies about one-half mile northeast of the Site.		
1967	USGS Topographic Quadrangle Map of <i>Park Place, Texas</i>	Scale: 1: 24000
A large building is shown on the Site, and a smaller outbuilding is present in the northeast corner. A second outbuilding is adjacent and southeast of the Site on a separate property. Griggs Road is north of the Site, and South Park Boulevard is east of the Site. North of Griggs Road is a residential neighborhood with several churches. East of the Site is the Palms Shopping Center in two large buildings. South and west of the Site is a residential neighborhood identified as Foster Place. The railroad remains about one-half mile south of the Site, and a railroad yard lies about one-half mile northeast of the Site.		
1982	USGS Topographic Quadrangle Map of <i>Park Place, Texas</i>	Scale: 1: 24000
The Site and surrounding area appear similar to the 1967 topographic map.		
2009	USGS Topographic Quadrangle Map of <i>Park Place, Texas</i>	Scale: 1: 24000
The Site and surrounding area appear similar to the 1967 and 1982 topographic map.		

No environmental concerns were identified from review of the historical topographic map.

4.4.5 Aerial Photograph Review

Available aerial photographs depicting development of the Site and vicinity at periodic intervals were reviewed, and summarized below. The information obtained from the evaluation of the aerial photograph depends upon the scale and quality. Copies of the aerials are provided in the appendices.

AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Scale
1944	Agricultural Stabilization and Conservation Service	Scale: 1 inch = 700 feet
<p>The Site is vacant, cleared land in a largely rural setting. North of the Site is a road, identified as Griggs Road on topographic maps. East of the Site is a road identified as Holmes Road on topographic maps. North of Griggs road is a line of trees along a gully, and north of the gully are a few small structures that are likely residences along Holmes Road. The area south of the Site is cleared and vacant. West of the Site are residences along streets that connect to Griggs Road.</p>		
1953	United States Geological Survey	Scale: 1 inch = 700 feet
<p>The Site is vacant, cleared land with what appears to be a residence in the northeast corner of the Site. North of the Site is Griggs Road, and north of Griggs Road are two small structures with parking lots that are likely small commercial buildings. North of the small structures are a gully and then a residential neighborhood. East of the Site is a road, and east of the road is vacant, cleared land. South and southeast of the Site is a residential neighborhood. West of the Site is a yard identified as a pipe and supply company on the 1951 Sanborn map and residences along streets that connect to Griggs Road.</p>		
1969	Wallace	Scale: 1 inch = 700 feet
<p>A large building is present on the Site, and a smaller outbuilding is present in the northeast. A second outbuilding is adjacent and southeast of the Site on a separate property. Griggs Road is north of the Site, and South Park Boulevard (identified on topographic maps) is east of the Site. North of Griggs Road are small structures with parking lots that are likely small commercial buildings. North of the small structures is a gully and then what appears to be mixed commercial and residential development. East of the Site is South Park Boulevard, and east of the road is a large shopping center and parking lots identified as the Palms Shopping Center on topographic maps. South and southeast of the Site is a residential neighborhood identified as Foster Place. West of the Site is commercial and residential development along Griggs Road and streets that connect to Griggs Road.</p>		
1979	Texas Department of Transportation	Scale: 1 inch = 700 feet
<p>The Site and surrounding area appear similar to the 1969 aerial photograph.</p>		

AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Scale
1989	Texas Department of Transportation	Scale: 1 inch = 700 feet
The Site and surrounding area appear similar to the 1979 aerial photograph.		
1996	United States Geological Survey	Scale: 1 inch = 700 feet
The Site and surrounding area appear similar to the 1989 aerial photograph.		
2010	United States Department of Agriculture	Scale: 1 inch = 700 feet
The Site and surrounding area appear similar to the 1996 aerial photograph.		

The buildings apparent on the Site beginning in 1969 appear to be the same structures present at the time of the site reconnaissance. Regulatory information indicates that USTs storing gasoline and use oil were installed on the Site from the 1960s to the mid-1980s. Additional information regarding the USTs is discussed in Sections 4.1 and 4.2. No other environmental concerns for the Site were identified from review of the aerial photographs.

4.5 Historical Use Information of Adjoining Properties

The same standard historical sources used in the previous section (i.e. fire insurance maps, historical topographic maps, aerial photographs, etc.) were used to determine the property use of adjoining properties. Information obtained from the historical sources are summarized below.

HISTORICAL USE OF ADJOINING PROPERTIES		
Direction	First Known Development	Description of Development and Use
North	Prior to 1940	Griggs Road is present since at least 1915. Residences are listed to the north of Griggs Road since at least 1940 and commercial development appears by the early 1950s.
East	Prior to 1960	Martin Luther King Boulevard was historically known as Holms Road in the 1940s and 1950s. Since at least 1967 it was renamed to South Park Boulevard and later to Martin Luther King Boulevard. The Palm Center Shopping Center was developed by 1969. A small commercial strip center was constructed to the southeast of the Site since the mid-1950s.
South	Prior to 1953	Residential neighborhood since at least 1953.

HISTORICAL USE OF ADJOINING PROPERTIES		
Direction	First Known Development	Description of Development and Use
West	Prior to 1944	The road to west was historically known as Broadmore Lane in the 1950s and later renamed to Milart Street. Residential dwellings were located to the west prior to 1944 and commercial development appears by 1960.

Dry cleaners have been listed in the strip center adjacent to the southeast of the Site and addition information is addressed in *Section 4.1 Standard Record Sources*. No other environmental concerns at the adjoining properties were identified from review of the historical use of surrounding properties.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying ASTM recognized environmental conditions in connection with the Site to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

The Site and adjoining properties were visually observed on January 31, 2013 by Samuel Escobar. The purpose of the reconnaissance was to note evidence of recognized environmental conditions. Additionally, reconnaissance of the adjoining properties was performed to identify land use and the associated potential for producing recognized environmental conditions.

Selected photographs taken during the site reconnaissance are provided in the appendices.

5.2 General Site Setting

The Site is situated on the southeast corner of the intersection of Griggs Road and Martin Luther King Boulevard, in a mixed-use area with commercial development along and to the north of the Griggs Road traffic corridor, and commercial and residential development to the south along Martin Luther King Boulevard. At the time of the site visit, the Site was improved with a two-story retail building in fair condition for its age, a former automotive repair building in fair to poor condition, and an asphalt-paved parking lot in poor condition.

- **Topographic Observations:** The Site is relatively flat and level terrain that appears to very gently drain to the north-northwest.

- **Source of Drinking Water:** Drinking water in the site vicinity is provided by the City of Houston.
- **Sewage Disposal/Septic System:** No sewage disposal or septic systems are present on the Site. The property is connected to the City of Houston's underground sewer system.
- **Hazardous Substances and Petroleum Products associated with Operations other than Storage Tanks:** The retail building has one service elevator near the southwestern corner, and a one passenger elevator along the north wall. Both are hydraulic systems with nearby pump and reservoir closets. Hydraulic fluid leaks were observed on and below both reservoirs, but the leaks can be considered *de minimis* conditions, having occurred on concrete surfaces. The passenger elevator was not in service and was stuck on the ground floor during the site visit and the elevator pit could not be observed. The elevator pit at the service elevator showed evidence of significant, chronic hydraulic fluid leakage; puddles of oil were observed and inadequate efforts were being made to contain puddling by absorbing the leaks with cardboard strewn at the bottom of the pit, making impossible to ascertain the construction (concrete and/or bare soil) of the pit floor. Based on the amount of fluid observed, hydraulic fluid releases at the service elevator are considered a REC. The condition of the passenger elevator pit is unknown and assumed to be a REC.

The eastern portion of the former shop building was in use as an automobile state inspection facility and oil stains caused from incidental leaks were noted. The remainder of the building is the location of former repair bays and eight hydraulic lift systems were observed. The metal lids to one of the lifts was missing and allowed for visual inspection of the lift system, which still had the fluid reservoir tank and piston assembly in place. Based on the similar condition of the remaining lifts, it is assumed that all hydraulic lift systems are still in place. Further, the tenant in the building appears to use the space for informal automotive maintenance and oil staining and puddles beyond a *de minimis* condition were observed.

- **Storage Tanks and Associated Equipment:** No evidence of aboveground storage tanks (ASTs) was observed on the Site. While the hydraulic fluid reservoir tanks of the automotive systems are not ASTs by definition, they may contain stored fluid. The condition of the reservoir tanks is unknown.
- **Odors:** The odor of hydraulic fluid was noticeable at the elevator pits and reservoirs, and in the former shop building. No other odors suggesting a release or recognized environmental conditions were detected on the Site.
- **Surficial Staining and Stressed Vegetation:** No stressed vegetation was observed on the Site. Oil staining was also observed in the retail building mechanical penthouse.

The stains are considered a *de minimis* condition since they have occurred on an elevated concrete floor. Please refer to paragraphs above for further information on oil staining.

- **Drums and Other Containers:** Scattered drums of automotive oil were observed in the former shop building. Drums with water treatment chemicals, lubricants and refrigerants for the HVAC system were observed in the mechanical penthouse of the retail building. *De minimis* staining was observed below some of the drums.
- **Polychlorinated Biphenyls (PCBs):** Three pole-mounted electrical transformers were observed on one pole along the western edge of the Site. The transformers appeared to be in fairly new condition and no evidence of dielectric fluid leaks was observed on or below the transformers. PCBs can occur in hydraulic fluids such as those used in hydraulic lifts; their potential presence may have to be evaluated and addressed during future removal of hydraulic systems at the Site.
- **Heating and Cooling Systems:** The retail building is serviced by a cooling tower and chiller system located on the roof and mechanical penthouse, respectively. Storage of water treatment chemicals, lubricants and refrigerants was observed in drums in the penthouse. *De minimis* staining was observed below some of the drums.
- **Drains or Sumps:** Floor drains were observed in the former repair shop, and at the loading dock of the retail building. The presence of potential impacts will have to be evaluated and addressed during removal of the drains.

There is one restaurant in the retail building. The grease trap, which is serviced by an offsite contractor, was observed along the exterior western wall of the building. One kitchen oil drum and a grease tank were also observed a few feet from the trap.

- **Pits, Ponds or Lagoons:** No pits, ponds or lagoons were observed on the Site.
- **Solid Waste Disposal:** Two solid waste dumpsters were observed at the loading dock on the western exterior of the retail building. No evidence of hazardous materials was identified in or around the dumpsters.
- **Wastewater Discharges:** No evidence of wastewater discharges were observed on the Site.
- **Hydraulic Lifts:** Two hydraulic elevators, and eight automobile hydraulic lifts were observed on the Site. Please see above for additional information regarding their condition.

5.3 Exterior and Interior Observations of Structures

The retail building is entirely occupied by Kings Best Market, a flea market with numerous specialty vendors on the two floors of the building. A mechanical penthouse and a cooling tower are located on the roof of the building. The former shop building, located on the northeast portion of the Site, is a single-story structure with two tenants. A mechanical service pit was observed in the former bay areas; no evidence of environmental concerns was observed in the pit. Both buildings are of precast concrete construction and have typical interior finishes such as resilient floor tile, gypsum board walls, suspended ceilings and concrete floor slabs.

The Site exteriors are entirely occupied with asphalt-paved parking and driveway spaces in fair to poor condition. Four mobile canopies were observed on the southern and western edges of the parking lot; the canopies were in use by car window tinting and security alarm installers.

6.0 INTERVIEWS

6.1 Interview With Owner

MCC interviewed Mr. Victor Song, the on-site owner representative, who provided access and information. Mr. Song indicated that the Site property was purchased from Montgomery Ward by the current owners in 1989, at which time the retail building was completely gutted and refurbished for its current use. He was not aware of activities by the previous owner and could not provide information of the historical UST system associated with Montgomery Ward.

6.2 Interview With User

MCC interviewed Ms. Miranda Ashline with Houston OSTSU Griggs Rd., LP to ascertain information about the past history of the Site. She is not aware of any environmental liens or restrictions against the use of the property and does not have any specialized knowledge about the Site or adjacent properties. To her knowledge, the purchase price of the Site is of reasonably fair market value and does not reflect any suspected environmental concerns. Ms. Ashline was aware that past use of the property was as a Montgomery Ward department store and auto garage. She believes the historic use as an auto garage may be likely source of contamination at the property.

6.3 Interviews With Property Management

Mr. Song manages the Site property for the owners. Please refer to Section 6.1.

6.4 Interview With Occupants

MCC did not interview the tenants operating at the Flea Market on the Site.

6.5 Interview With Others

No other interviews were conducted.

7.0 VAPOR INTRUSION SCREEN

A vapor intrusion screen was conducted on the Site using the guidance provided by ASTM E 2600-08, *Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions*. An initial Tier 1 screen was evaluated as a supplement to this Phase I ESA. The same record sources and information gathered during the Phase I ESA was also used to determine the presence of a potential vapor intrusion condition (*pVIC*).

The facilities identified in the regulatory review were compared to the approximate minimum search distances from the Site as listed in ATSM E 2600-08. Four facilities, including the Site, are located within the minimum search distance for the primary area of concern for the Site, which is 0.10 miles. The other three facilities include the former Texaco Service Station at 5820 Martin Luther King Boulevard, cleaners at 5828 Martin Luther King Boulevard, and a former Gulf Service Station at 5203 Griggs Road. More information regarding these facilities and previous investigations is located under *Section 4.1 Standard Environmental Record Sources*.

Based on the information obtained from the regulatory review, historical review, and the current site characteristics, a *pVIC* is present on the Site.

8.0 FINDINGS

In summary, our findings are:

ASTM 1527-05 Phase I ESA Findings:

- *Historical Summary:* Review of the historical sources indicates that the Site was developed with a small residential structure in the early 1950s prior to the construction of a Montgomery Ward department store in 1959. Associated with the store was an automotive repair facility which sold gasoline from three registered underground storage tanks (USTs) until they were removed by 1988. The store closed in the 1980s and was later converted to a flea market. Commercial development of the adjacent properties began as early as the mid-1950s.

- *Flood Hazard Area:* The Site is not located in a flood hazard area according to the FEMA National Flood Insurance Program *Flood Insurance Rate Map*, Map Number 48201C0880L for Harris County, Texas and Incorporated Areas dated June 18, 2007.
- *Regulatory List Review:* MCC reviewed selected federal and state environmental regulatory lists. Below are key findings from the review:
 - The Site is registered as a Petroleum Storage Tank (PST) facility and the tanks were removed by 1988. No closure documents that might include a record of a clean closure of the tankhold after the removal of the tanks were found.
 - The adjacent property at 5828 Martin Luther King Boulevard was listed as a dry cleaners facility with an active air permit. City directories show cleaners at this facility in 1999, however addresses within the same strip center also listed cleaners in the 1960 and 1970 directories at 5834 and 5836 Martin Luther King Boulevard.
 - The adjacent property at 5820 Martin Luther King Boulevard was listed as a Leaking Petroleum Storage Tank (LPST) facility. Site closure documents indicate that the release from this property is unlikely to have affected the Site.
- *Site Reconnaissance:* The below environmental concerns were identified during the site reconnaissance conducted January 31, 2013:
 - The elevator pit at the service elevator showed evidence of significant, chronic hydraulic fluid leakage; puddles of oil were observed and inadequate efforts were being made to contain puddling by absorbing the leaks with cardboard strewn at the bottom of the pit, making impossible to ascertain the construction (concrete and/or bare soil) of the pit floor.
 - The passenger elevator was not in service and was stuck on the ground floor during the site visit and the elevator pit could not be observed.
 - Within the former repair bays of the automotive repair building, eight hydraulic lift systems were observed. The metal lids to one of the lifts was missing and allowed for visual inspection of the lift system, which still had the fluid reservoir tank and piston assembly in place. Based on the similar condition of the remaining lifts, it is assumed that all hydraulic lift systems are still in place.
 - The tenant in the automotive repair building appears to use the space for informal automotive maintenance and oil staining and puddles beyond a *de minimis* condition were observed.

Non-ASTM 1527-05 Phase I ESA Considerations for the Site:

- *Vapor Intrusion Screen:* MCC conducted an initial Tier 1 Vapor Intrusion Screen as a supplement to the Phase I ESA. Based on the environmental review, a potential vapor

intrusion condition (pVIC) is likely to be an issue of concern in connection with existing or proposed structures on the Site.

- *Asbestos Containing Materials:* The buildings on the Site were constructed in the late 1950s, prior to the restrictive use of asbestos, thus building materials may contain asbestos.
- *Lead Based Paint:* Since the buildings were constructed prior to 1978, the year lead-based paint was banned in the U.S., the buildings may contain lead-based paint (LBP) on the interior and exterior painted surfaces.
- *Noise Conditions:* Two major roadways are adjacent to the Site, including Griggs Road to the north and Martin Luther King Boulevard to the east. A rail yard is located within 3,000 feet to northeast and a Union Pacific rail road track is within 2,500 feet to the southeast. Additionally, the William P. Hobby Airport is located within five miles to the southeast. Based on this information, a noise survey is recommended for the Site.

9.0 OPINION, CONCLUSIONS, AND RECOMMENDATIONS

ASTM Phase I ESA Conclusions:

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of The Village at Palm Center property, the Site. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Site except for the following:

- The lack of documentation of the removal of the PSTs that might contain clean closure documents showing that the former PSTs removed from the property had not impacted the soils or groundwater on the Site is a REC;
- The amount of hydraulic fluid observed within the elevator pit of the service elevator of the retail building is an indication of a release and is considered a REC. The condition of the passenger elevator pit is unknown and assumed to be a REC;
- A potential release from the hydraulic lifts and excessive staining and poor housekeeping observed within the former service bays of the automotive building are a REC.
- The close proximity to a historical dry cleaners and lack of service operation documents is a REC.

ATSM Phase I ESA Recommendations:

Additional investigation to determine the location of the former tank hold on the Site and subsequent sampling of the soils and groundwater is recommended to determine if on-site contamination is present. Soils and groundwater is also recommended for sampling near the southeastern corner of the property to identify any impacts from the former dry cleaners. To determine if soils have been impacted by the poor housekeeping, hydraulic lifts, and elevators soil sampling should be collected at the time of removal of this equipment.

Non-ASTM Phase I ESA Recommendations:

- Surveys for Asbestos Containing Materials and Lead-Based Paint should be conducted on the existing structures prior to any demolition to determine proper handling and disposal.
- A Noise Assessment is recommended to be completed to evaluate the Day and Night Noise Levels (DNLs) for the Site prior to re-development for the purposes of compliance with HUD requirements for applications for HUD funding or housing tax credits.
- A Tier II Vapor Intrusion Screen is recommended to be completed for the Site using new analytical data that will reflect the current condition of soils and groundwater presently on the property.

MCC reserves the right to alter our findings based on our review of any information received after the date of this report.

10.0 DEVIATIONS

There were no significant deviations to the American Society for Testing and Materials (ASTM) 1527-05 *Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process* and 40 Code of Federal Regulations (CFR) Part 312; *Standards and Practices for All Appropriate Inquiries*.

11.0 REFERENCES

The following information sources were relied upon in the preparation of this Phase I Environmental Site Assessment:

- Bureau of Economic Geology, published by the University of Texas at Austin, *Geologic Atlas of Texas, Houston Sheet*, revised 1962.

- EPA Region VI, Sole Source Aquifer Office, Dallas, Texas found at <http://www.epa.gov/earth1r6/6wq/swp/ssa/maps.htm>.
- FEMA National Flood Insurance Program *Flood Insurance Rate Map*, Map Number 48201C0880L for Harris County, Texas and Incorporated Areas dated June 18, 2007.
- Google Maps, Map of the Houston, Texas area copyrighted 2012 (Figure 1).
- Google Maps, Aerial maps of the Houston, Texas area copyrighted 2012 (Figure 2).
- Harris County Appraisal District information obtained from www.hcad.org.
- Historical Aerial Photographs for 1944, 1953, 1969, 1979, 1989, 1996, and 2010 obtained from the Agricultural Stabilization and Conservation Service, Texas Department of Transportation, US Geological Survey, Wallace, and US Department of Agriculture.
- Mace, R. E., R. S. Fisher, D. M. Welch, And S. P. Parra; *Extent, Mass, and Duration of Hydrocarbon Plumes from Leaking Petroleum Storage Tanks in Texas*, Bureau of Economic Geology, The University of Texas at Austin, Geologic Circular 97-1, 1997.
- United States Geologic Survey (USGS), *Park Place, Texas*, 7.5-minute topographic quadrangle map dated 2009, obtained from the Texas Natural Resource Information System (TNRIS) and printed at a scale of 1:24,000 by the (Figure 3).
- United States Fish and Wildlife Service (USFWS), *Park Place, Texas*, National Wetlands Inventory Map, 1999.
- United States Department of Agriculture (USDA), Web Soil Survey: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

12.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

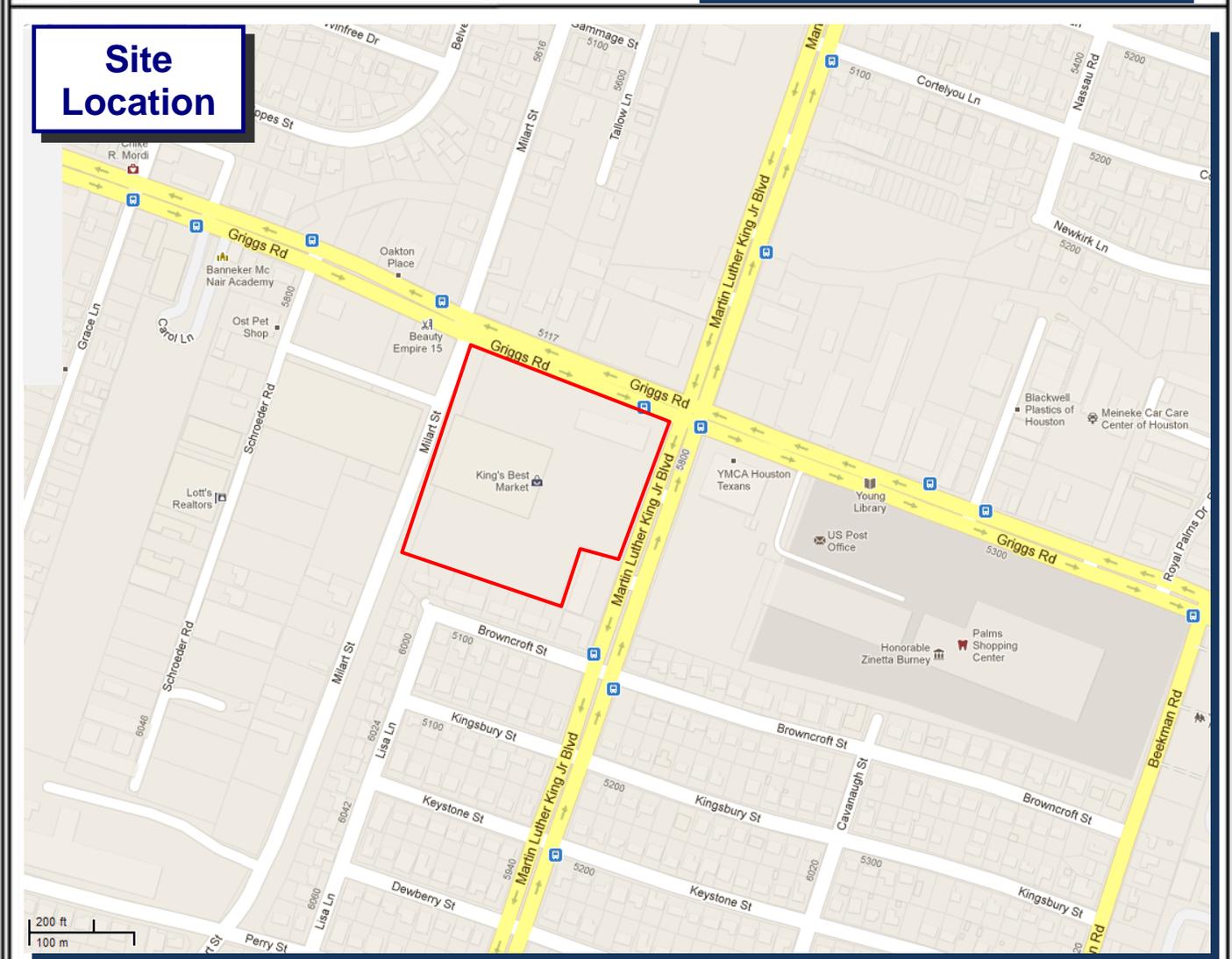
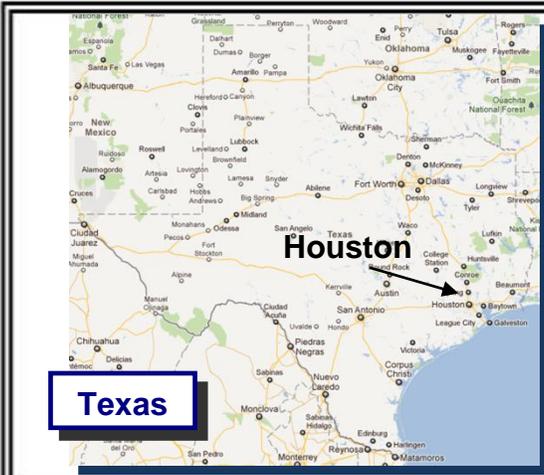
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Douglas A. McGookey, P.G.
Principal Geologist

FIGURES

- | | |
|------------------|---------------------------------|
| Figure 1: | Site Location Map |
| Figure 2: | Site and Vicinity Map |
| Figure 3: | Topographic Map |
| Figure 4: | FEMA Flood Insurance Map |
| Figure 5: | Site Plan |



Source: 2013 Google Maps; Site is outlined in Red



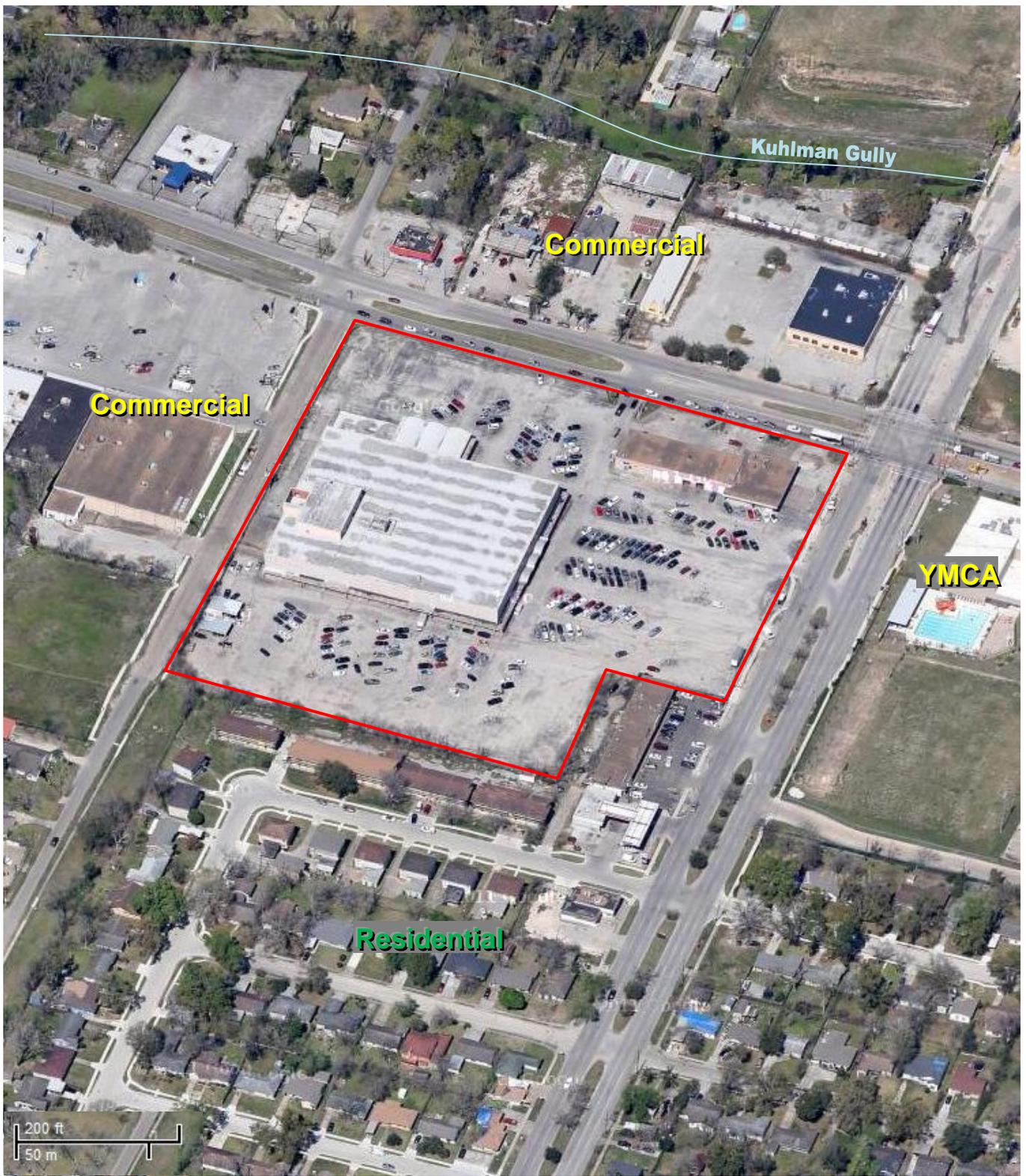
Drawn By: TW

Scale: As Shown

Date: January 2013



Figure 1
Site Location Map
The Village at Palm Center
Houston, Harris County, Texas



Source: 2013 Google Maps; Site outlined in RED



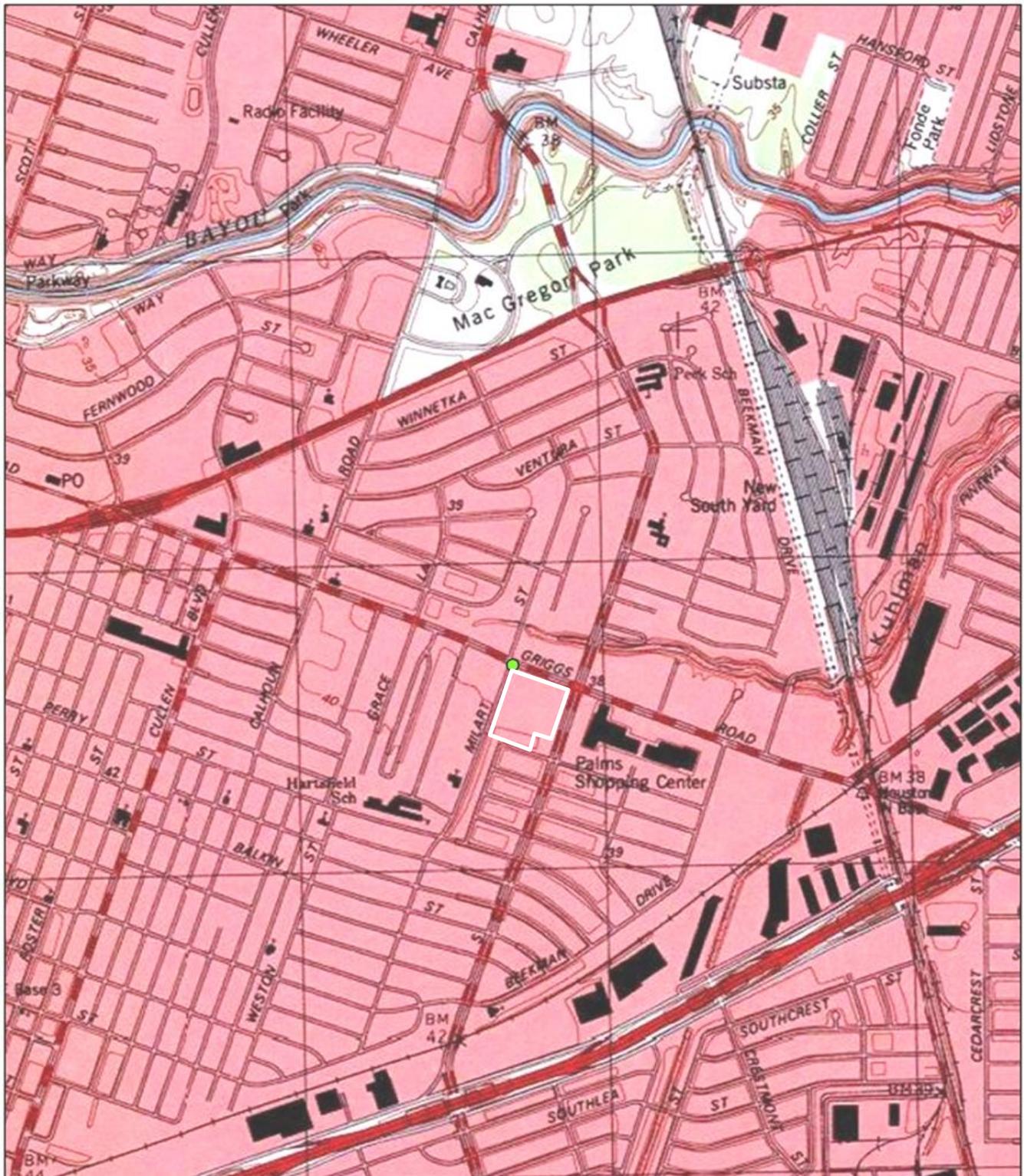
Drawn By: TW

Scale: As Shown

Date: January 2013



Figure 2
Site and Vicinity Map
The Village at Palm Center
Houston, Harris County, Texas



Source: Park Place, Texas USGS Topographic Quadrangle Map, 2009
 (Approximate Site Boundary outlined in White)



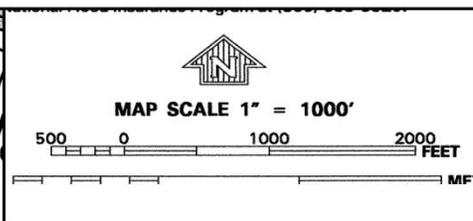
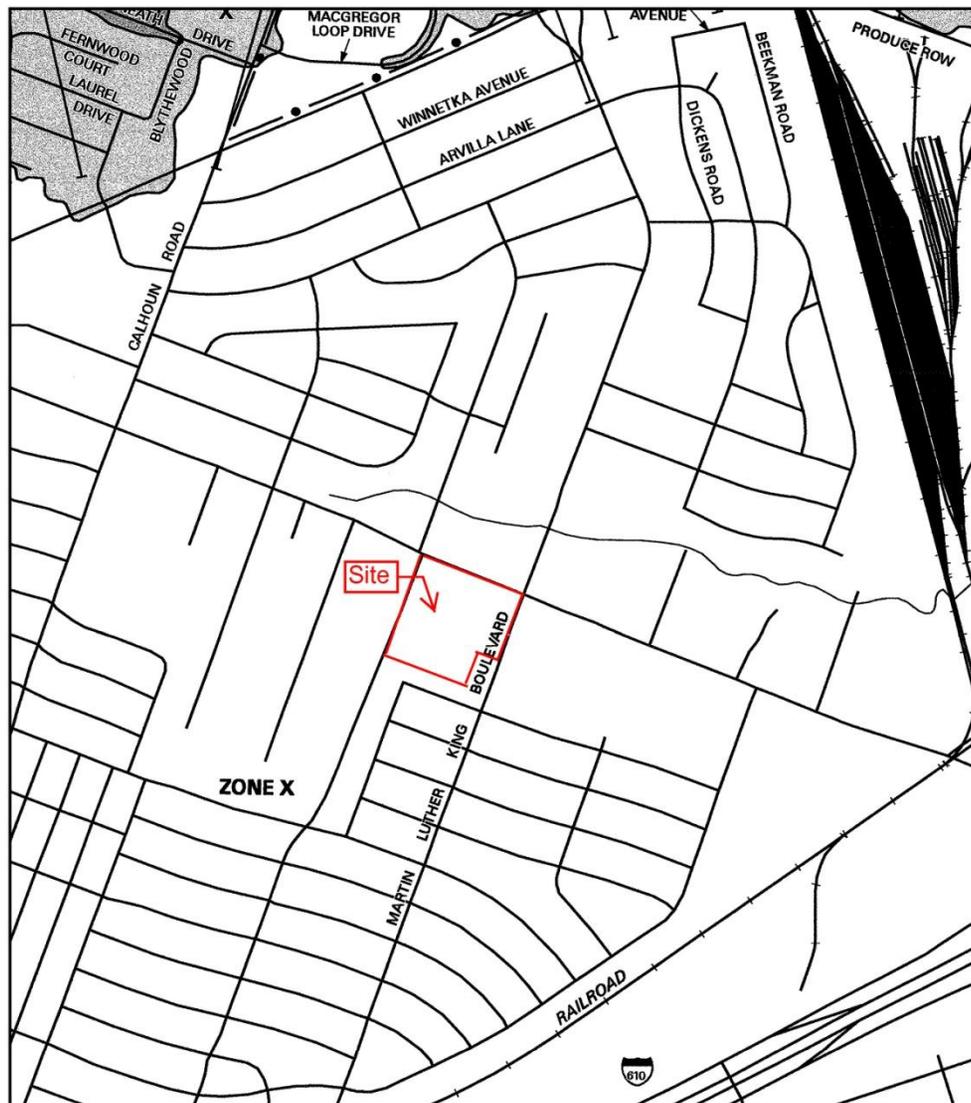
Drawn By: DM

Scale: As Shown

Date: January 2013



Figure 3
Topographic Map
The Village at Palm Center
Houston, Harris County, Texas



PANEL 0880L

FIRM
FLOOD INSURANCE RATE MAP
 HARRIS COUNTY,
 TEXAS
 AND INCORPORATED AREAS

PANEL 880 OF 1150
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOUSTON, CITY OF	48208	0880	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48201C0880L

MAP REVISED:
JUNE 18, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Source: FEMA FIRM Map Number 48201C0880L, Harris County, Texas and Incorporated Areas, June 18, 2007 (Approximate Site boundary outlined in RED)



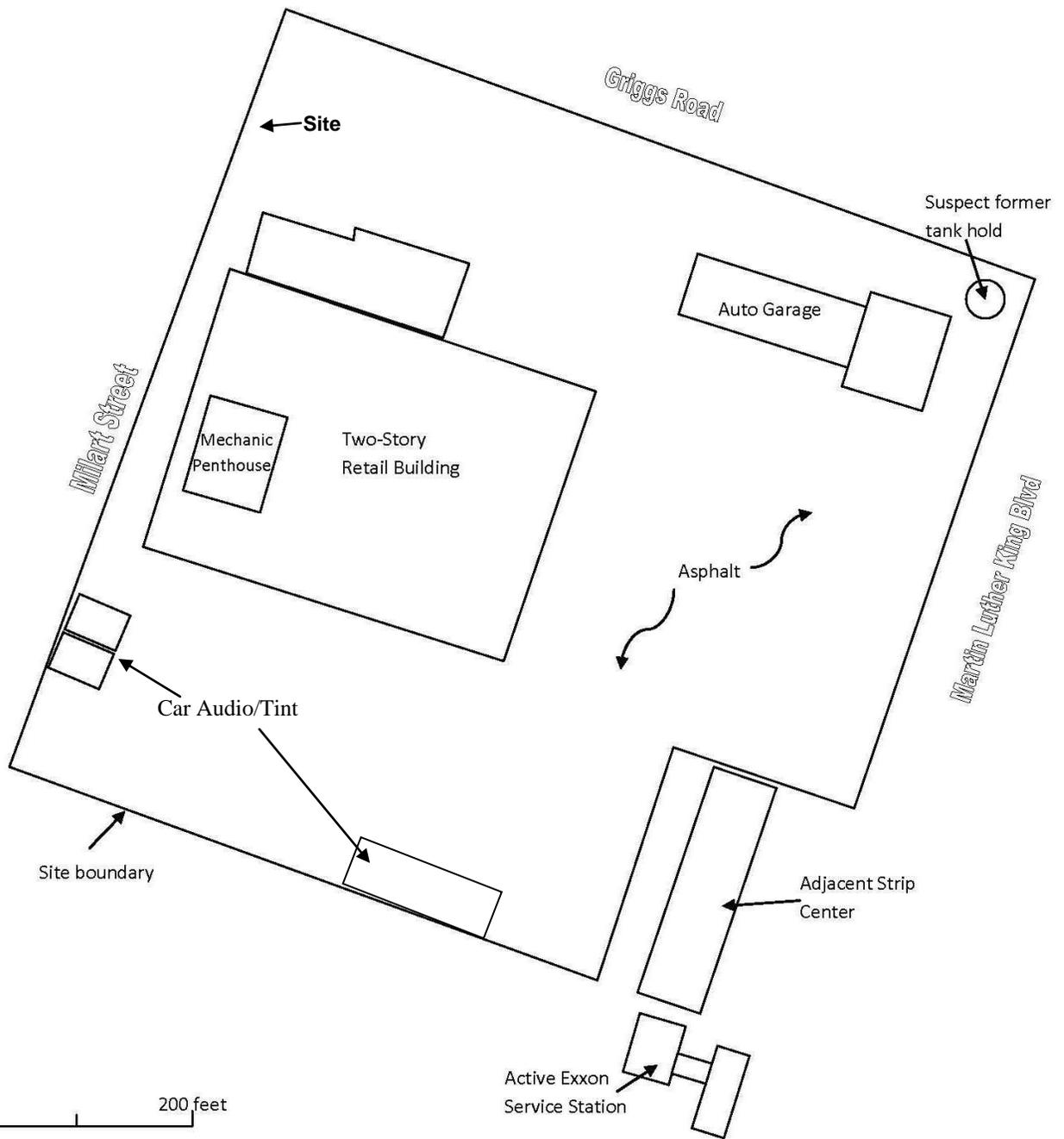
Drawn By: TW

Scale: As Shown

Date: January 2013



Figure 4
FEMA Floop Map
The Village at Palm Center
Houston, Harris County, Texas



Source: Site Observations



Drawn By: TW

Scale: As Shown

Date: February 2013



Figure 5
Site Plan
The Village at Palm Center
Houston, Harris County, Texas

APPENDIX A
SITE PHOTOGRAPHS



Photo 1: View to the west showing the main retail building occupied by King's Best Market, a flea market.



Photo 2: View to the north near the front entrance to the retail building. The auto repair garage is shown in the background of the photo.



Photo 3: Typical view of interior of the retail building showing merchandise of the flea market.

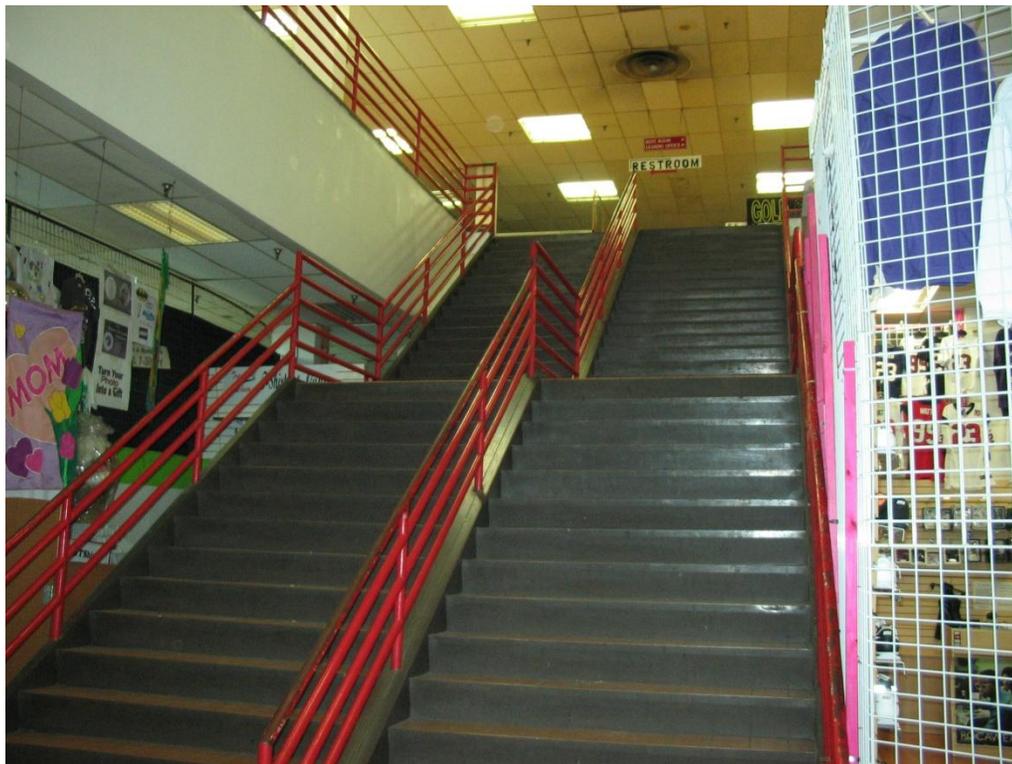


Photo 4: Stairway to second floor of the retail building.



Photo 5: Elevator near the northwest corner of the store which was inoperable at the time of the site reconnaissance.



Photo 6: Photo of the reservoir closet for the elevator shown in photo #5. *De minimis* staining is visible under the equipment.



Photo 7: Drums containing water treatment chemicals for the cooling tower associated with the HVAC system, stored inside the mechanic penthouse.



Photo 8: Staining under the chiller inside the mechanic penthouse and associated with the HVAC system.



Photo 9: Photo view of drum containing C-1300 LPH, cooling water treatment chemicals showing corrosion stains on the floor of the penthouse.



Photo 10: HVAC cooling tower on the roof of the retail building.



Photo 11: View to the southeast from the roof of the retail building. The strip center and Exxon Service Station are visible in the background of the photo.



Photo 12: View to the northwest from the roof of the retail building. Three pole-mounted transformers are visible along the western boundary of the Site.



Photo 13: View of pit below the freight elevator near the southwest corner of the retail building. Excessive staining of hydraulic fluid was present within the pit and cardboard used to absorb the fluid prevented observation of the ground surface.



Photo 14: Photo of the reservoir closet for the freight elevator shown in photo #13. *De minimis* staining is visible under the equipment.



Photo 15: Photo view shows an active grease trap on the western exterior wall of the retail building.



Photo 16: View is of a container of used kitchen grease along the western exterior wall of the retail building.



Photo 17: View to the southeast showing the southern wall of the former automotive garage.



Photo 18: View of the interior of the office space in the eastern portion of the automotive garage building.



Photo 19: View to the north showing a disturbed area at the northeastern corner of the property where the asphalt had been removed. This area is suspected to be the location of a former tank hold where three USTs containing gasoline may have been located.



Photo 20: View of a pit within the automotive garage used to service vehicles.



Photo 21: View of reservoir and equipment associated with one of at least eight hydraulic lifts set in the ground of the automotive garage.



Photo 22: Hydraulic lift set in the ground inside the automotive garage.

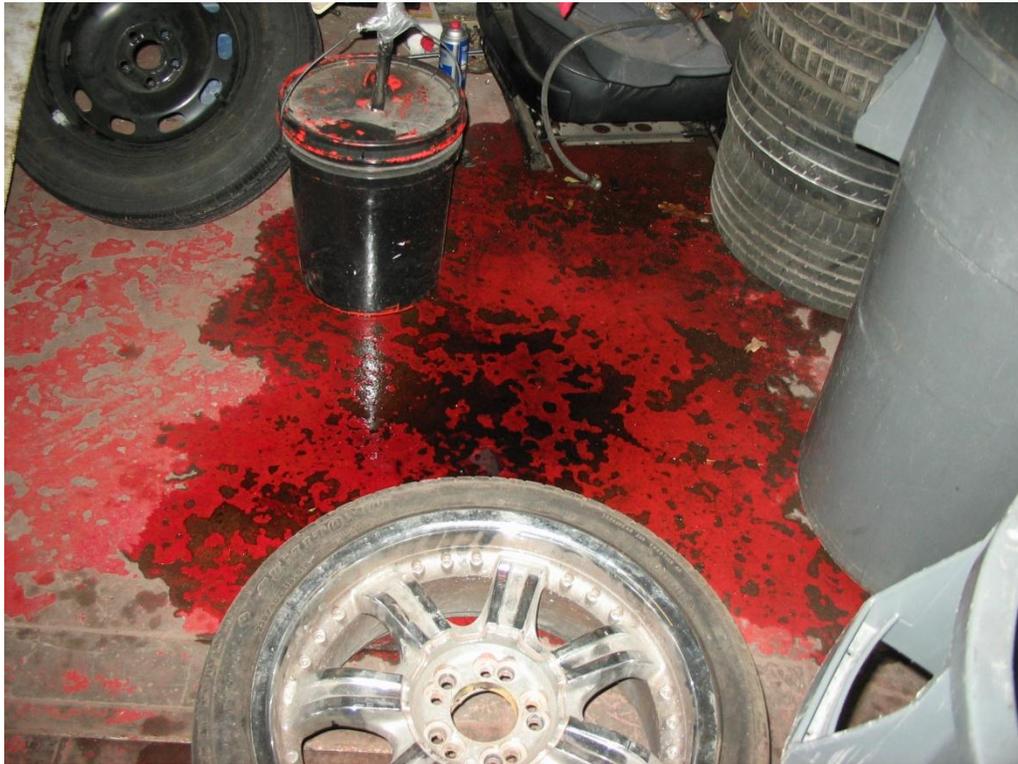


Photo 23: Housekeeping issues inside the automotive garage showing buckets of used oil and staining on the concrete floor.

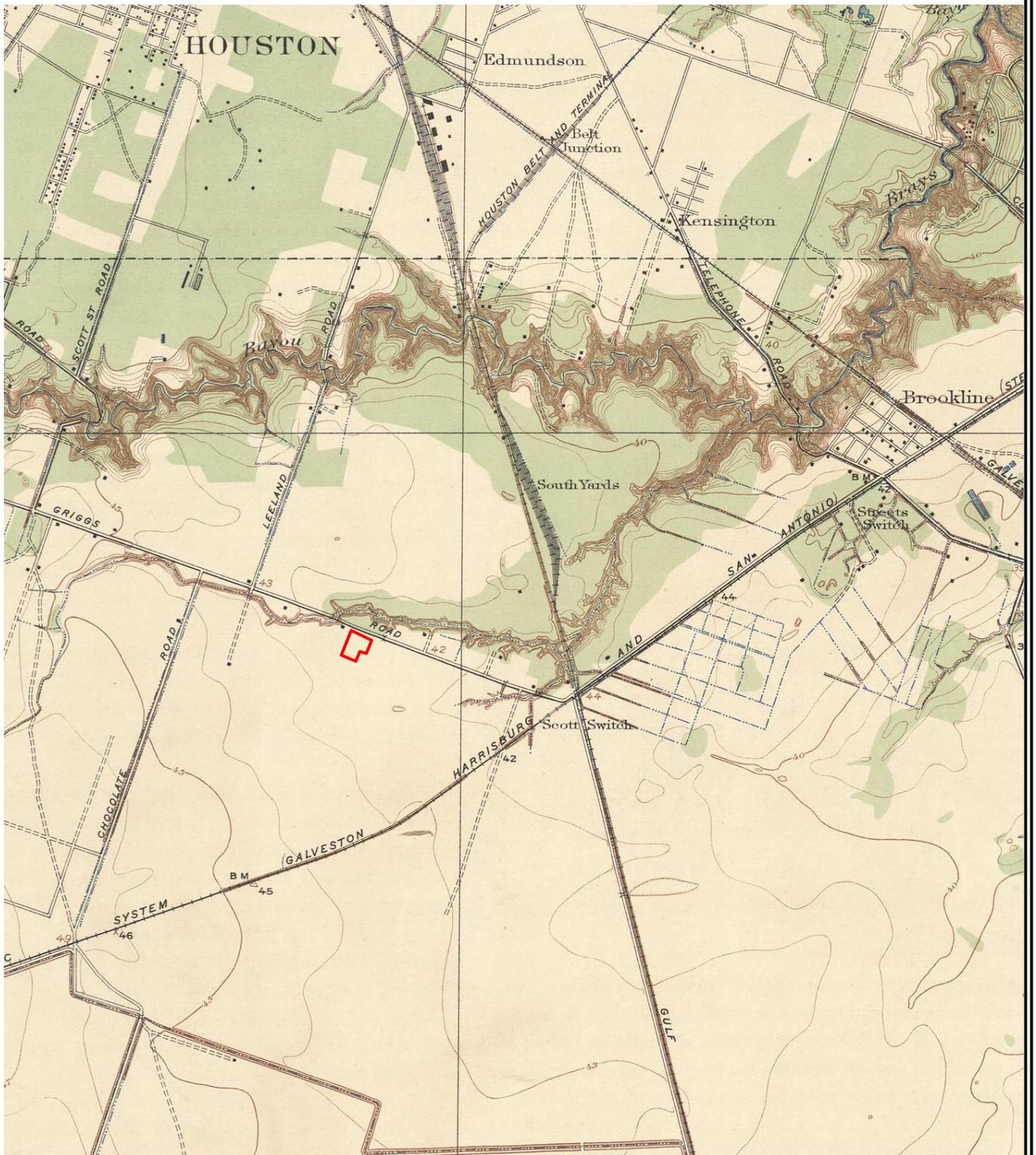


Photo 24: Additional signs of housekeeping issues inside the automotive garage showing buckets of used oil and staining on the concrete floor.

APPENDIX B

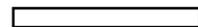
HISTORICAL MAPS

- | | |
|-------------------|-----------------------------|
| Figure 6: | 1915 Topographic Map |
| Figure 7: | 1947 Topographic Map |
| Figure 8: | 1967 Topographic Map |
| Figure 9: | 1986 Topographic Map |
| Figure 10: | 1951 Sanborn Map |



Source: *Park Place, Texas* USGS Topographic Map, 1915
 (Approximate Site Boundary outlined in Red)

0 1/2 Mile



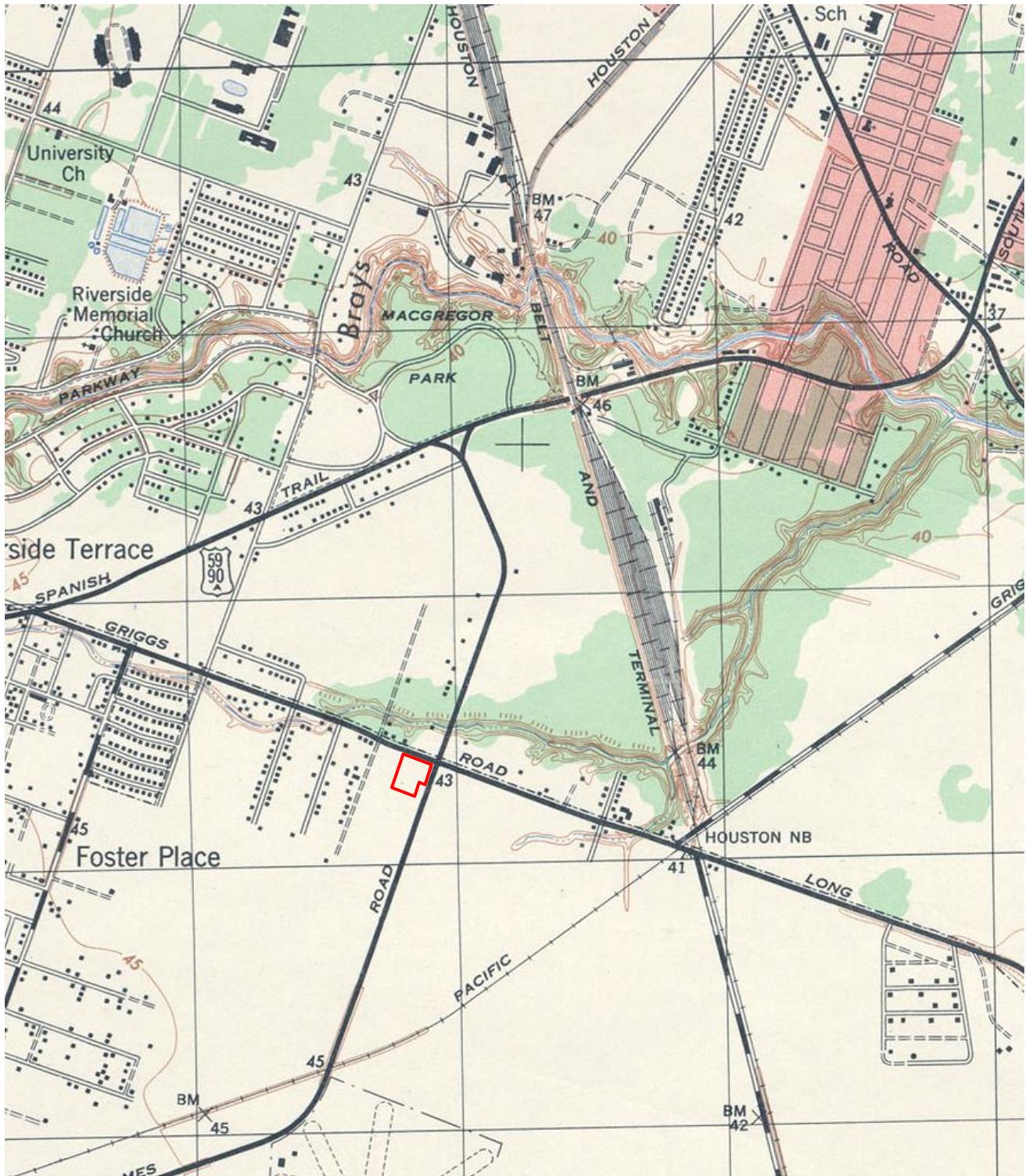
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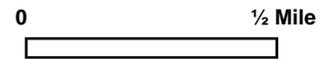
Date: January 2013



Figure 6
1915 Historical Topographic Map
The Village at Palm Center
Houston, Harris County, Texas



Source: Park Place, Texas USGS Topographic Map, 1947
 (Approximate Site Boundary outlined in Red)

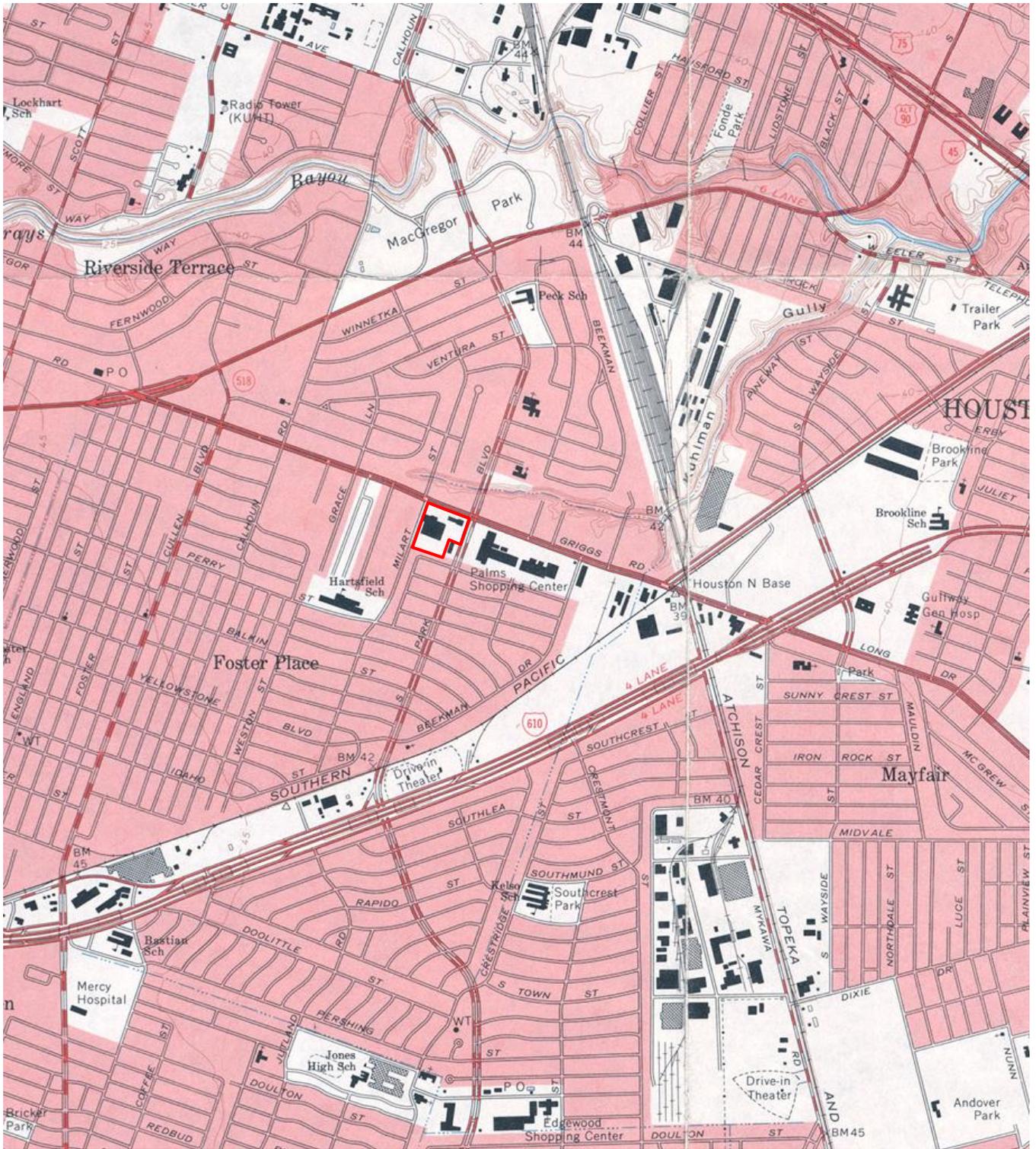


Medina
 Consulting
 Company, Inc.

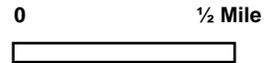
Drawn By: DM
 Scale: As Shown
 Date: January 2013



Figure 7
1947 Historical Topographic Map
The Village at Palm Center
Houston, Harris County, Texas



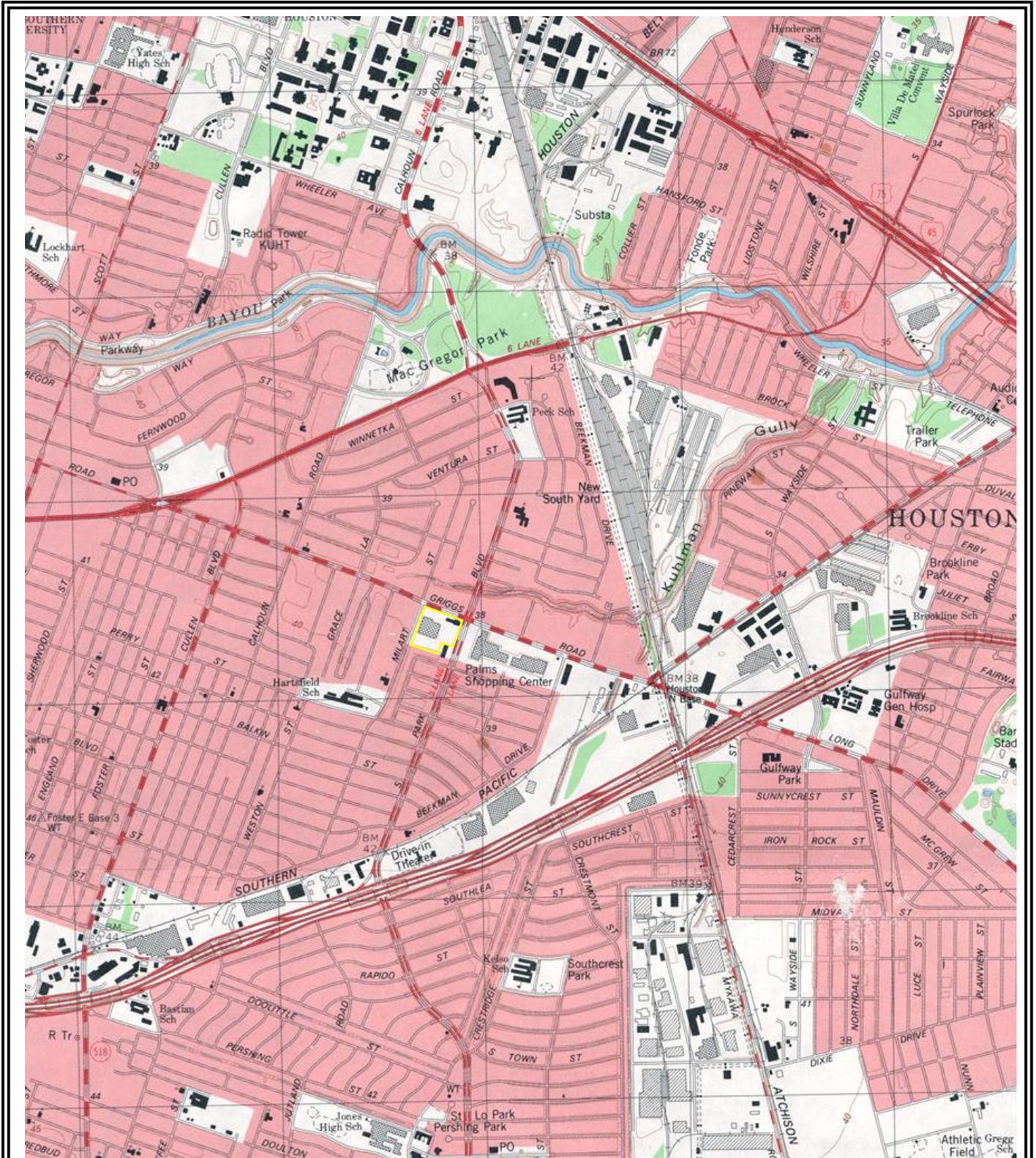
Source: Park Place, Texas USGS Topographic Quadrangle Map, 1967
 (Approximate Site Boundary outlined in Red)



Drawn By: DM
 Scale: As Shown
 Date: January 2013



Figure 8
1967 Historical Topographic Map
The Village at Palm Center
Houston, Harris County, Texas



Source: Park Place, Texas USGS Topographic Quadrangle Map, 1982
 (Approximate Site Boundary outlined in Yellow)

0 1/2 Mile



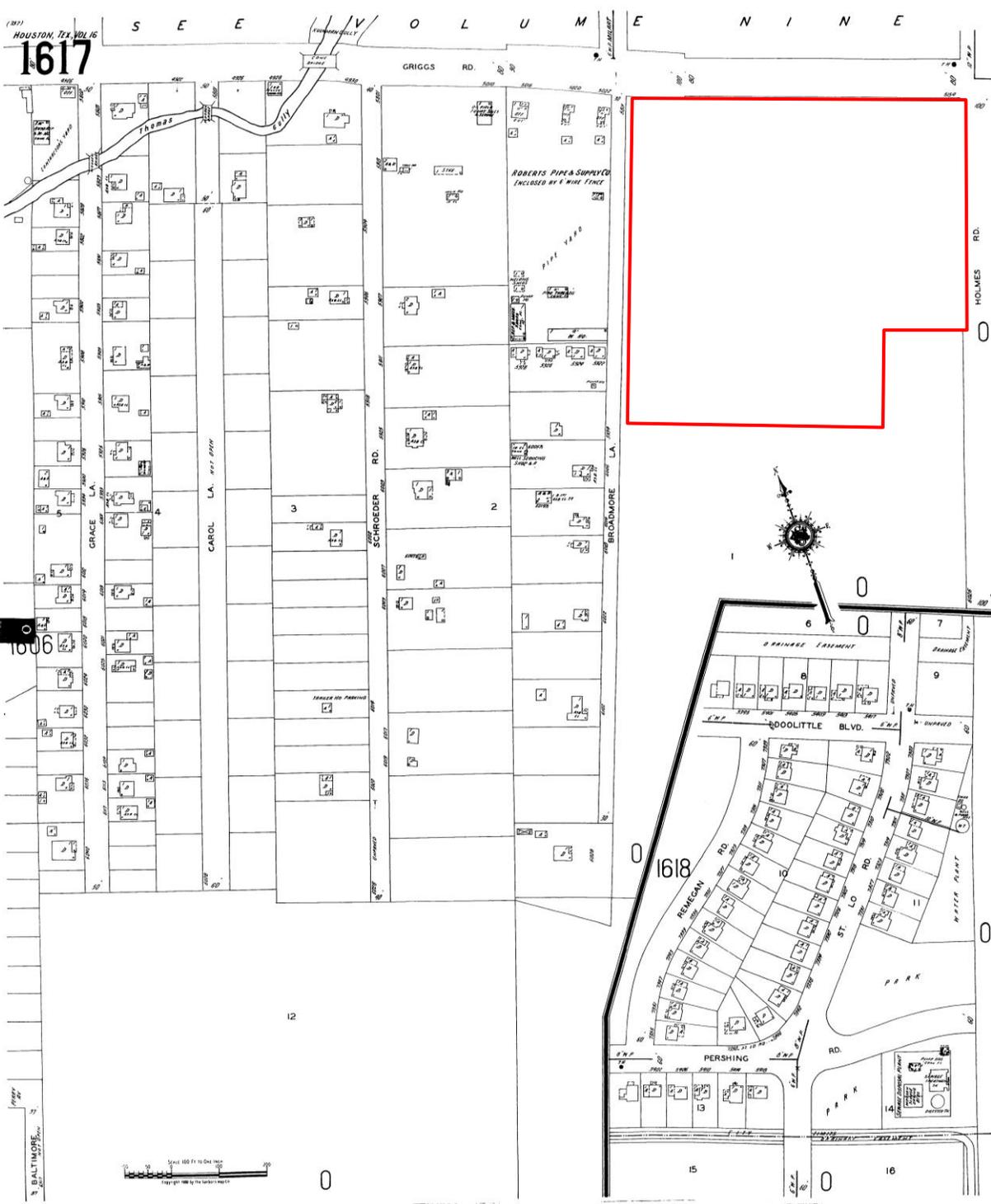
Drawn By: DM

Scale: As Shown

Date: January 2013



Figure 9
 1982 Historical Topographic Map
 The Village at Palm Center
 Houston, Harris County, Texas



Source: Sanborn Map, 1951 Sheet 1617



Drawn By: DM

Scale: As Shown

Date: January 2013



Figure 10
1951 Sanborn Map
The Village at Palm Center
Houston, Harris County, Texas

APPENDIX C

AERIAL PHOTOGRAPHS

Figure 11:	1944
Figure 12:	1953
Figure 13:	1969
Figure 14:	1979
Figure 15:	1989
Figure 16:	1996
Figure 17:	2010



JOB#: 52063 - 1/18/2013

SITE: THE VILLAGE AT PALM CENTER
SOURCE: ASCS
DATE: 4-03-1944
COUNTY: HARRIS, TX
SCALE: 1" = 700'
Site is outlined in **RED**

GeoSearch



Drawn By: DM

Scale: As Shown

Date: January 2013



Figure 11
1944 Aerial Photograph
The Village at Palm Center
Houston, Harris County, Texas



JOB #: 52063 - 1/18/2013

SITE: THE VILLAGE AT PALM CENTER
SOURCE: USGS
DATE: 10-08-1953
COUNTY: HARRIS, TX
SCALE: 1" = 700'

GeoSearch

Site is outlined in **RED**



Drawn By: DM

Scale: As Shown

Date: January 2013



Figure 12
1953 Aerial Photograph
The Village at Palm Center
Houston, Harris County, Texas



JOB #: 52063 - 1/18/2013

SITE: THE VILLAGE AT PALM CENTER
SOURCE: WALLACE
DATE: 2-21-1969
COUNTY: HARRIS, TX
SCALE: 1" = 700'

GeoSearch

Site is outlined in **RED**



Drawn By: **DM**

Scale: **As Shown**

Date: **January 2013**



Figure 13
1969 Aerial Photograph
The Village at Palm Center
Houston, Harris County, Texas



JOB # 52063 - 1/18/2013

SITE: THE VILLAGE AT PALM CENTER
SOURCE: TXDOT
DATE: 3-26-1979
COUNTY: HARRIS, TX
SCALE: 1" = 700'

GeoSearch

Site is outlined in RED



Drawn By: DM

Scale: As Shown

Date: January 2013



Figure 14
1979 Aerial Photograph
The Village at Palm Center
Houston, Harris County, Texas



JOB# 52063 - 1/18/2013

SITE: THE VILLAGE AT PALM CENTER
SOURCE: TXDOT
DATE: 10-09-1989
COUNTY: HARRIS, TX
SCALE: 1" = 700'

GeoSearch

Site is outlined in **RED**



Drawn By: **DM**

Scale: **As Shown**

Date: **January 2013**



Figure 15
1989 Aerial Photograph
The Village at Palm Center
Houston, Harris County, Texas



JOB #: 52063 - 1/18/2013

SITE: THE VILLAGE AT PALM CENTER
SOURCE: USGS
DATE: 1996
COUNTY: HARRIS, TX
SCALE: 1" = 700'

GeoSearch

Site is outlined in **RED**



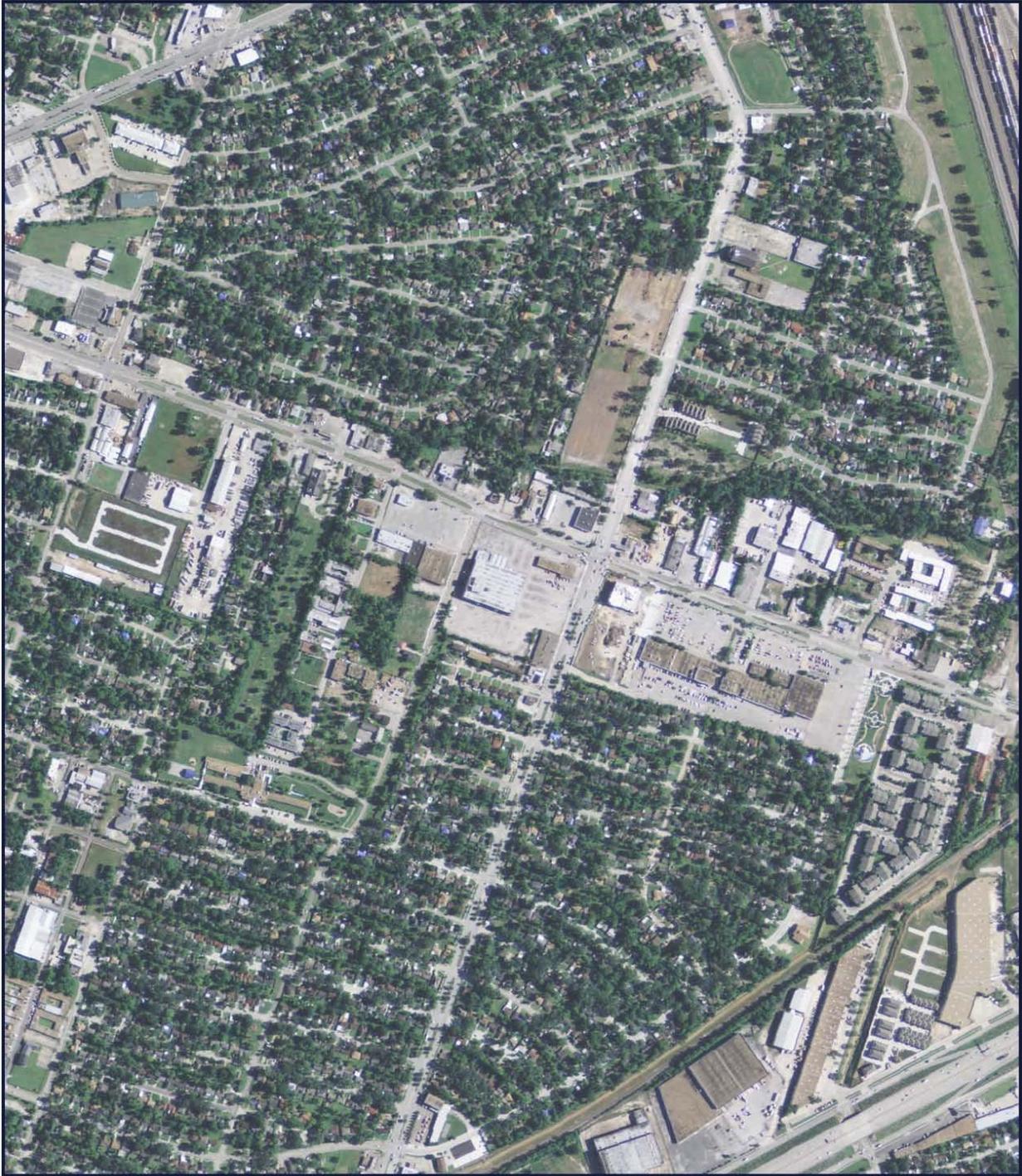
Drawn By: DM

Scale: As Shown

Date: January 2013



Figure 16
1996 Aerial Photograph
The Village at Palm Center
Houston, Harris County, Texas



JOB #: 52063 - 1/18/2013

SITE: THE VILLAGE AT PALM CENTER
SOURCE: USDA
DATE: 8-02-2010
COUNTY: HARRIS, TX
SCALE: 1" = 700'

GeoSearch

Site is outlined in **RED**



Drawn By: DM

Scale: As Shown

Date: January 2013



Figure 17
2010 Aerial Photograph
The Village at Palm Center
Houston, Harris County, Texas

APPENDIX D
CITY DIRECTORIES

City Directories - Village at Palm Center

Street Name	Address	2010	1999-2000	1990-1991	1980	1970	1960	December 1950 (Kriss Kross)	August 1940 (Kriss Kross)
Griggs Road	5001					Hancock Apex Oil Co	Starfire Serv Station		
	5010						Sales & Service	Kimray Parks (sales & Tools)	
	5011	Oakton Place	Oakton Place (1994)	Not listed		Shakesy Pizza Parlor			
	5016						Volcano Burner	Construct. Corp/Pipe Co	
	5019						Houston Auto Service		
	5025					Allied Finance Co			
	5055	China Wing Restaurant	Country Chicken (1995)	Tasty Fast Food (1986)		Church's Fried Chicken			
	5056	Advance Cleaners	Tailors Cleaners (1985)	Tailors Cleaner (1985)	Not listed				
	5064		Griggs Rd Shop	Not listed					
	5076	Family Dollar Store		Not listed					
	5086	Beauty Empire 15	Beauty Depot (1992)	Walgreen Drug	Not listed				
	5100	King's Flea Market	King's Flea Market(1990)	King Flea Market					
	5101						Aero TV & Appliance Co		ET Onrad
	5103			UTC Motors (1988)	Treehouse Nursery	Palms Nursery	Palms Nursery		
	5105		Prime Car Rental	Not listed	Jet Car Wash	Scruba Dub Car Wash	Rent-it Inc.	Residential	A. Richter
	5107			Gulf St Paint/San Jan Paint (1988)	Kary Auto Supply	Palm Center Auto Supply			
	5110	King's Best Market	Multiple Retail Shops (1990)	Not listed	Montgomery Ward	Montgomery Ward	Montgomery Ward	Not listed	
	5111						Golden Hour Restaurant		
	5113					Texas Key Co	Texas Key Co		
	5150							Dryden Corp	
	5200					Adv. Adgency		Atlantic Bldg/Lavaca Gulf Corp/McGreger Palms/Kerlin Homes	
	5203	7-Days Food Store	7-Days Food Store (1986)	Timewise food store (1986)		Gays Gulf Service Station	VanCleave Service Station		
	5207	Meineke Car Car Center	Meineke Discount (1974)	Meineke (1974)	Meineke Muffler				
	5210	US Post Office	Not listed						
	5217						Fleton Motor Co	Bus Listing	
	5218					Walgreen Drugs	Walgreen Drug		
	5229					Metro Toyota	Hollywood Door Sales	Bus Listing	
	5230	Dentist	Not listed						
	5235	Express Import Auto	Not listed	ABCO Aluminum & Brass (1981)	ABCO Aluminum	ABCO Aluminum & Bras	ABCO Aluminum		
	5237					E. Scheib Auto Paint	E. Scheib Auto Paint	RA Tuffy (residential?)	
Martin Luther King Blvd	5822		Big Max Liquor (1987)	Big Max Liquor (1987)	Dr. Office	Household finance		Holms Road not listed south of Griggs Road	Holms Road not listed south of Griggs Road

City Directories - Village at Palm Center

Street Name	Address	2010	1999-2000	1990-1991	1980	1970	1960	December 1950 (Kriss Kross)	August 1940 (Kriss Kross)
(South Park Blvd from 1970 & later)	5824	TS Barber & Syle	Barber (1978)	Barber (1978)	Barber	Barbershop			
(was Holms Road in 1950s and 1940s)	5826	Nail Salon	Nails (1997)	Boot Repair & Wigs (1989)	Wig World	Beauty Salon			
	5828		JB Cleaners	Not listed	Baskin Robbins	Baskin Robbins			
	5830		Hair Salon (1989-92)	Hair Salon (1989)	Photography Studio	Medic Pharmacy			
	5832	Alco Food Mart	Not listed		Utotem, Inc.	U-Totem, Inc.	U Totem, Inc		
	5834			5834-King Washateria (1987)		Circle Cleaners	Circle Cleaners		
	5836		King Washateria (1997)	Not listed	Not Listed		Kenos Barbershop		
	5842		K&T Seafood (1993)	Not listed			Kinghams Conoco Sr		
	5858			Ice Cream	Not Listed				
Milart	6000 Block	All Residential or no listings		All Residential except C. Whaley Well Serv	Block not listed	Block not listed			
	6006								

Concern Property
Subject Property

NL = Not Listed
(Year) = date of first listing

APPENDIX E
RECORDS OF COMMUNICATION



USER QUESTIONNAIRE
Phase I Environmental Site Assessment (ESA)
ASTM E 1527-05 / AAI 40 CFR 312

Subject Property Name:	The Village of Palm Center
Subject Property Address:	5110 Griggs Road, Houston, TX

In order to qualify for one of the Landowner Liability Protections (LLP's) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfield's Amendments"), the user must provide the following information (if available) to the environmental professional (EP). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. **Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25):** Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? No

Yes _____

2. **Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26):** Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? No

Yes _____

3. **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28):** As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? No

Yes _____

4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29):** Does the purchase price being paid for this property reasonably reflect the fair market value of the property? No Yes

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? No

Yes _____

5. **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30):** Are you aware of commonly known or reasonably ascertainable information about the property that would help the EP to identify conditions indicative of releases or threatened releases? For example, as user:

(a.) Do you know the past uses of the property? No

Yes Montgomery Ward Store and Auto garage

(b.) Do you know of specific chemicals that are or once were present at the property? No

Yes _____

(c.) Do you know of spills or chemical releases that have taken place at the property? No

Yes _____

(d.) Do you know of any environmental cleanups taken place at the property? No

Yes _____

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31): As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? No

Yes Auto Garage

In addition, the following information is also needed to assist the EP in the performance of the ESA:

(a.) The reason why the ESA is required:

- Lender requirement
- Buyer due diligence
- Anticipation of sale
- Other: Required for the Application for the City of Houston

(b.) The type of property and type of property transaction, for example, sale, purchase, exchange, etc. _____

Purchase of Property

(c.) Has a legal description and correct address for the property been provided (i.e., map/plat or other documentation showing/identifying the property location and boundaries)? yes, attached

(d.) The scope of services desired for the ESA (including whether any parties to the property transaction may have a required scope of services on whether any considerations beyond the requirements of Practice E 1527-05 are to be considered). Phase I Report

(e.) Identification of all parties who will rely on the ESA report City of Houston, Houston Housing Authority
HUD, TDHCA

Please provide the following documentation to MCC, if available:

- *Previous Phase I Environmental Site Assessments
- *Environmental compliance audit reports
- *Registrations for USTs and/or ASTs
- *Hazardous waste generator notices
- *Asbestos or Lead-Based Paint Reports
- *Environmental Permits
- *Registrations for underground injection systems

Identity of person providing this information

Printed Name: Miranda Ashline

Signature: Miranda Ashline

Relationship to User: Authorized Agent

Date: 1/17/13

EXHIBIT A

9.6477 acres of land at the southwest corner of Griggs Road and South Park Boulevard and being out of the Washington County Railroad Survey No. 1, Abstract No. 936, Houston, Harris County, Texas, described as follows, to-wit: D

BEGINNING at a point on the north line of MacGregor Terrace, Section 4, said point being located North 70 deg. 49' 20" West, 150 feet from the west line of South Park Boulevard, 120 feet wide;

THENCE North 70 deg. 49' 20" West along the north line of MacGregor Terrace, Section 4, a distance of 524.36 feet to a point for corner on the east line of Milart Street;

THENCE North 20 deg. 46' 40" East along the east line of Milart Street, a distance of 687.07 feet to a point for corner on the south line of Griggs Road;

THENCE in an easterly direction along the south line of Griggs Road with a curve to the left whose radius is 2905 feet and central angle is 2 deg. 02' 26", a distance of 103.49 feet to a POINT OF TANGENT;

THENCE South 69 deg. 25' 20" East continuing along the south line of Griggs Road, a distance of 552 feet to a point for corner on the west line of South Park Boulevard;

THENCE South 19 deg. 10' 40" West along the west line of South Park Boulevard, a distance of 469 feet to a point for corner;

THENCE North 70 deg. 49' 20" West, a distance of 150 feet to a point for interior corner;

THENCE South 19 deg. 10' 40" West, a distance of 200 feet to the PLACE OF BEGINNING and containing 9.6477 acres of land.

Subject Property Name:	King's Best Market
Subject Property Address:	5110 Griggs Rd. Houston, TX 77021

1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property?
 No Yes _____

2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property?
 No Yes _____

3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
 No Yes _____

4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?
 No Yes _____

5. Are you aware of commonly known or reasonably ascertainable information about the property? For example: Do you know the past uses of the property?
 No Yes Operated as a Montgomery Wards _____

6. Do you know specific chemicals that are present or once were present at the property?
 No Yes Liquid refrigerant, oil, paint _____

7. Do you know of spills or other chemical releases that have taken place at the property?
 No Yes Oil spills _____

8. Do you know of environmental cleanups that have taken place at the property?
 No Yes _____

9. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?
 No Yes _____

10. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?
 No Yes _____

11. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals at the subject property?
 No Yes _____

12. Are there currently any industrial drums or chemicals at the subject property?

No Yes Liquid refrigerant, oil

13. Are you aware of contaminated fill dirt at the subject property? (i.e. Fill dirt from off-site.)

No Yes _____

14. Are there currently any pits, ponds, or lagoons in connection with waste disposal or treatment at the subject property?

No Yes _____

15. Are there any current or previous underground storage tanks or aboveground storage tanks at the subject property?

No Yes There may be UST's from when Montgomery Wards occupied building. Location is unknown

16. Are there currently any vent pipes, fill pipes, or access ways protruding from the ground at the subject property?

No Yes _____

17. Is the subject property served by a private well and or a private septic system?

No Yes _____

18. Does the property discharge industrial wastewater (excluding sanitary sewer)?

No Yes _____

19. Are there monitoring wells at the subject property?

No Yes _____

20. What year did you/or current owner purchase the subject property?

1989

Additional Comments: _____

Please provide the following documentation to MCC, if available:

*Previous Phase I Environmental Site Assessments

*Asbestos or Lead-Based Paint Reports

*Environmental compliance audit reports

*Environmental Permits

*Registrations for USTs and/or ASTs

*Registrations for underground injection systems

*Hazardous waste generator notices

Identity of person providing this information

Printed Name: Victor Song

Signature: 

Title/Relationship to Property: Manager

Date: 2/13/12

APPENDIX F
REGULATORY DOCUMENTATION



Radius Report

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000052062>

Click on link above to access the map and satellite view of current property

Target Property:
The Village at Palm Center
5110 Griggs Rd
Houston, Harris County, Texas 77021

Prepared For:
Medina Consulting Company, Inc.

Order #: 22468
Job #: 52062
Project #: 272-3009
PO #: 108001
Date: 01/18/2013

TARGET PROPERTY SUMMARY

The Village at Palm Center
5110 Griggs Rd
Houston, Harris County, Texas 77021

USGS Quadrangle: **Park Place, TX**
Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):
(-95.338934, 29.698519), (-95.338934, 29.698519), (-95.339736, 29.696745), (-95.338132, 29.696252),
(-95.337946, 29.696776), (-95.337514, 29.696653), (-95.336975, 29.697887), (-95.338934, 29.698535),
(-95.338934, 29.698519)

County/Parish Covered:
Harris (TX)

Zipcode(s) Covered:
Houston TX: 77004, 77021, 77023, 77033, 77087

State(s) Covered:
TX

***Target property is located in Radon Zone 3.**
Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L
(picocuries per liter).

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.



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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
<u>FEDERAL</u>				
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	1	0	Target Property
BIENNIAL REPORTING SYSTEM	BRS	0	0	Target Property
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	Target Property
EPA DOCKET DATA	DOCKETS	0	0	Target Property
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	Target Property
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSTX	0	0	Target Property
FACILITY REGISTRY SYSTEM	FRSTX	2	0	Target Property
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRS06	0	0	Target Property
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	Target Property
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	Target Property
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	Target Property
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDES06	0	0	Target Property
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	Target Property
PERMIT COMPLIANCE SYSTEM	PCSR06	0	0	Target Property
RCRA SITES WITH CONTROLS	RCRASC	0	0	Target Property
CERCLIS LIENS	SFLIENS	0	0	Target Property
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	Target Property
TOXICS RELEASE INVENTORY	TRI	0	0	Target Property
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	Target Property
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	Target Property and Adjoining
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR06	0	0	Target Property and Adjoining
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	1	0	0.5000



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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	1	0	0.5000
OPEN DUMP INVENTORY	ODI	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	1.0000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		5	0	

STATE (TX)

GROUNDWATER CONTAMINATION CASES	GWCC	0	0	Target Property
HISTORIC GROUNDWATER CONTAMINATION CASES	HISTGWCC	0	0	Target Property
TCEQ LIENS	LIENS	0	0	Target Property
MUNICIPAL SETTING DESIGNATIONS	MSD	0	0	Target Property
NOTICE OF VIOLATIONS	NOV	0	0	Target Property
STATE INSTITUTIONAL/ENGINEERING CONTROL SITES	SIEC01	0	0	Target Property
SPILLS LISTING	SPILLS	0	0	Target Property
DRY CLEANER REGISTRATION DATABASE	DCR	1	0	0.2500
INDUSTRIAL AND HAZARDOUS WASTE SITES	IHW	3	0	0.2500
PERMITTED INDUSTRIAL HAZARDOUS WASTE SITES	PIHW	0	0	0.2500



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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
PETROLEUM STORAGE TANKS	PST	8	0	0.2500
AFFECTED PROPERTY ASSESSMENT REPORTS	APAR	0	0	0.5000
BROWNFIELDS SITE ASSESSMENTS	BSA	0	0	0.5000
CLOSED & ABANDONED LANDFILL INVENTORY	CALF	0	0	0.5000
INNOCENT OWNER / OPERATOR DATABASE	IOP	0	0	0.5000
LEAKING PETROLEUM STORAGE TANKS	LPST	8	0	0.5000
MUNICIPAL SOLID WASTE LANDFILL SITES	MSWLF	0	0	0.5000
RAILROAD COMMISSION VCP AND BROWNFIELD SITES	RRCVCP	0	0	0.5000
RADIOACTIVE WASTE SITES	RWS	0	0	0.5000
TIER I I CHEMICAL REPORTING PROGRAM FACILITIES	TIERII	3	0	0.5000
VOLUNTARY CLEANUP PROGRAM SITES	VCP	0	0	0.5000
RECYCLING FACILITIES	WMRF	0	0	0.5000
STATE SUPERFUND SITES	SF	0	0	1.0000
SUB-TOTAL		23	0	
TRIBAL				
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR06	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR06	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		28	0	



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<u>FEDERAL</u>								
AIRSAFS	1	.0200	0	0	0	0	NS	1
BRS		.0200	0	0	0	0	NS	0
CDL		.0200	0	0	0	0	NS	0
DOCKETS		.0200	0	0	0	0	NS	0
EC		.0200	0	0	0	0	NS	0
ERNSTX		.0200	0	0	0	0	NS	0
FRSTX	2	.0200	0	0	0	0	NS	2
HMIRSR06		.0200	0	0	0	0	NS	0
ICIS		.0200	0	0	0	0	NS	0
ICISNPDES		.0200	0	0	0	0	NS	0
MLTS		.0200	0	0	0	0	NS	0
NPDES06		.0200	0	0	0	0	NS	0
PADS		.0200	0	0	0	0	NS	0
PCSR06		.0200	0	0	0	0	NS	0
RCRASC		.0200	0	0	0	0	NS	0
SFLIENS		.0200	0	0	0	0	NS	0
SSTS		.0200	0	0	0	0	NS	0
TRI		.0200	0	0	0	0	NS	0
TSCA		.0200	0	0	0	0	NS	0
NLRRCRAG		.1250	0	0	0	0	NS	0
RCRAGR06		.1250	0	0	0	0	NS	0
HISTPST		.2500	0	0	0	0	NS	0
BF		.5000	0	0	0	0	NS	0
CERCLIS		.5000	0	0	1	0	NS	1
LUCIS		.5000	0	0	0	0	NS	0
NFRAP		.5000	0	0	0	0	NS	0
NLRRCRAT		.5000	0	0	1	0	NS	1



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ODI		.5000	0	0	0	0	NS	0
RCRAT		.5000	0	0	0	0	NS	0
DNPL		1.000	0	0	0	0	NS	0
DOD		1.000	0	0	0	0	NS	0
FUDS		1.000	0	0	0	0	NS	0
NLRRCRAC		1.000	0	0	0	0	NS	0
NPL		1.000	0	0	0	0	NS	0
PNPL		1.000	0	0	0	0	NS	0
RCRAC		1.000	0	0	0	0	NS	0
RODS		1.000	0	0	0	0	NS	0
SUB-TOTAL	3		0	0	2	0	0	5

STATE (TX)

GWCC		.0200	0	0	0	0	NS	0
HISTGWCC		.0200	0	0	0	0	NS	0
LIENS		.0200	0	0	0	0	NS	0
MSD		.0200	0	0	0	0	NS	0
NOV		.0200	0	0	0	0	NS	0
SIEC01		.0200	0	0	0	0	NS	0
SPILLS		.0200	0	0	0	0	NS	0
DCR		.2500	1	0	0	0	NS	1
IHW		.2500	1	2	0	0	NS	3
PIHW		.2500	0	0	0	0	NS	0
PST	1	.2500	3	4	0	0	NS	8
APAR		.5000	0	0	0	0	NS	0
BSA		.5000	0	0	0	0	NS	0
CALF		.5000	0	0	0	0	NS	0
IOP		.5000	0	0	0	0	NS	0



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
LPST		.5000	2	1	4	1	NS	8
MSWLF		.5000	0	0	0	0	NS	0
RRCVCP		.5000	0	0	0	0	NS	0
RWS		.5000	0	0	0	0	NS	0
TIERII		.5000	1	0	2	0	NS	3
VCP		.5000	0	0	0	0	NS	0
WMRF		.5000	0	0	0	0	NS	0
SF		1.000	0	0	0	0	NS	0
SUB-TOTAL	1		8	7	6	1	0	23

TRIBAL

USTR06		.2500	0	0	0	0	NS	0
LUSTR06		.5000	0	0	0	0	NS	0
ODINDIAN		.5000	0	0	0	0	NS	0
INDIANRES		1.000	0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

TOTAL	4		8	7	8	1	0	28
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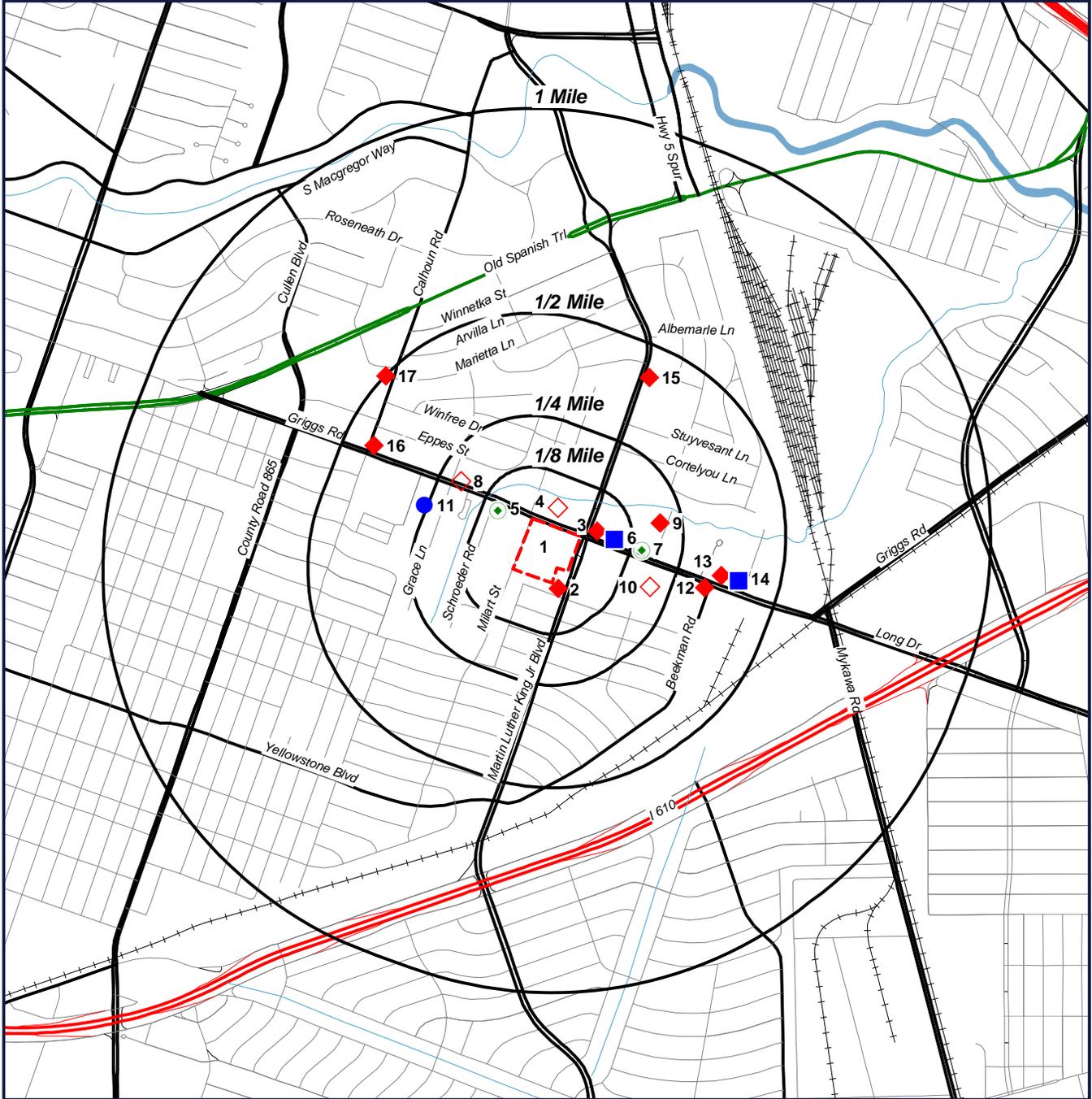
NOTES:

NS = NO SEARCH REQUESTED BY CUSTOMER



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RADIUS MAP



- Target Property (TP)
- LPST
- PST
- IHW
- TIERII
- CERCLIS

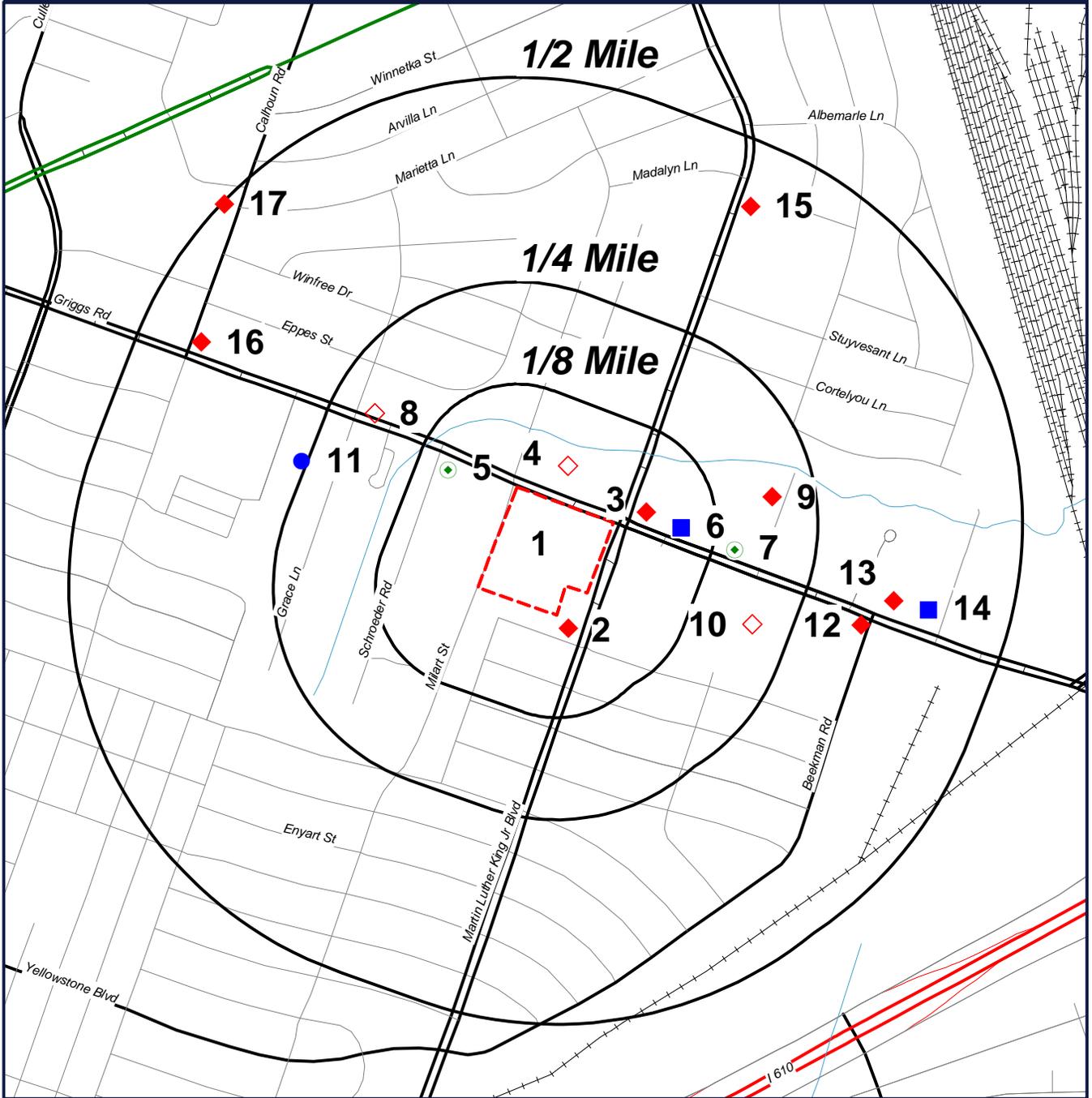
The Village at Palm Center
5110 Griggs Rd
Houston, Texas
77021



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RADIUS MAP



- Target Property (TP)
- LPST
- PST
- IHW
- TIERII
- CERCLIS

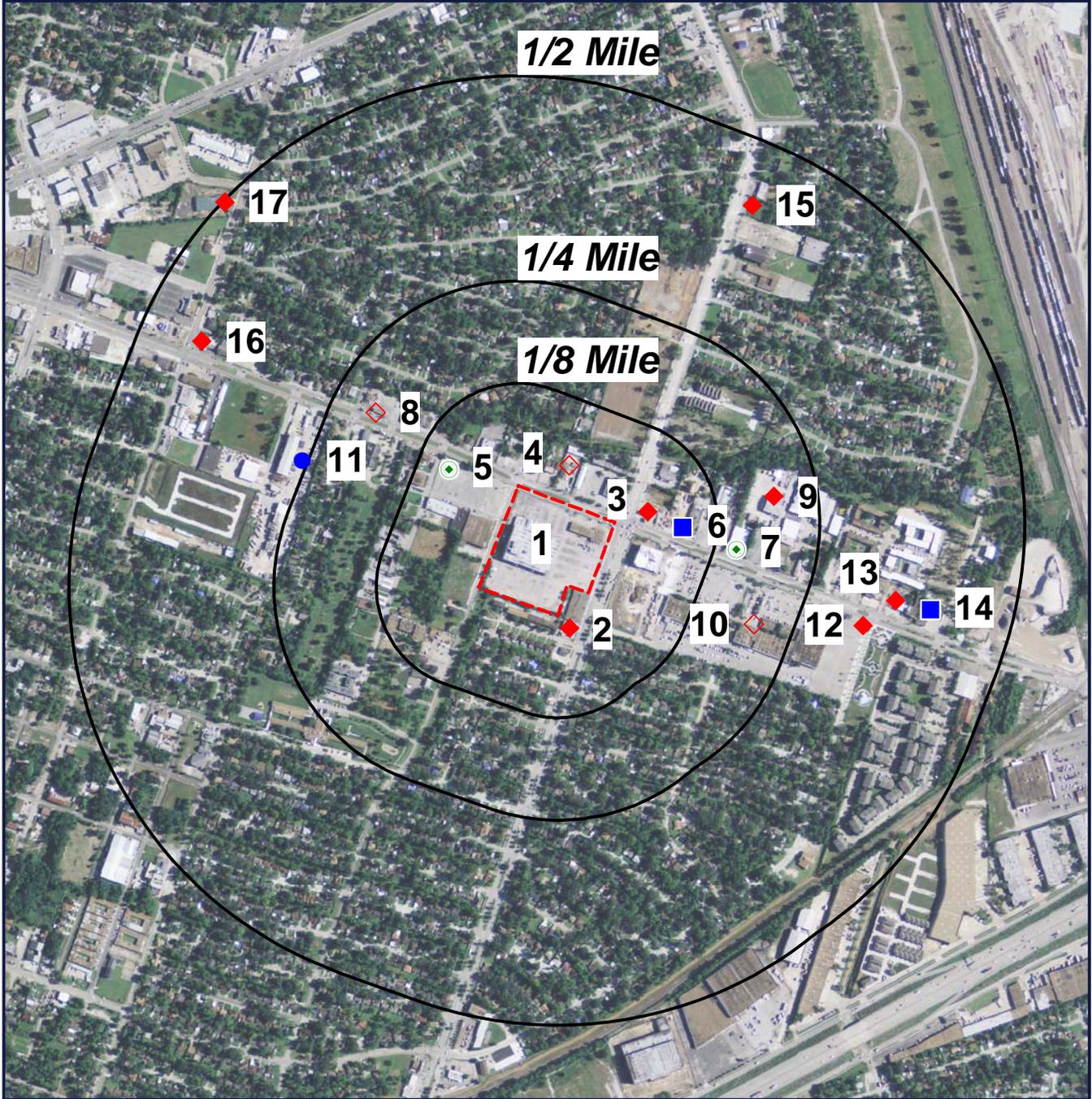
The Village at Palm Center
5110 Griggs Rd
Houston, Texas
77021



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ORTHOPHOTO MAP

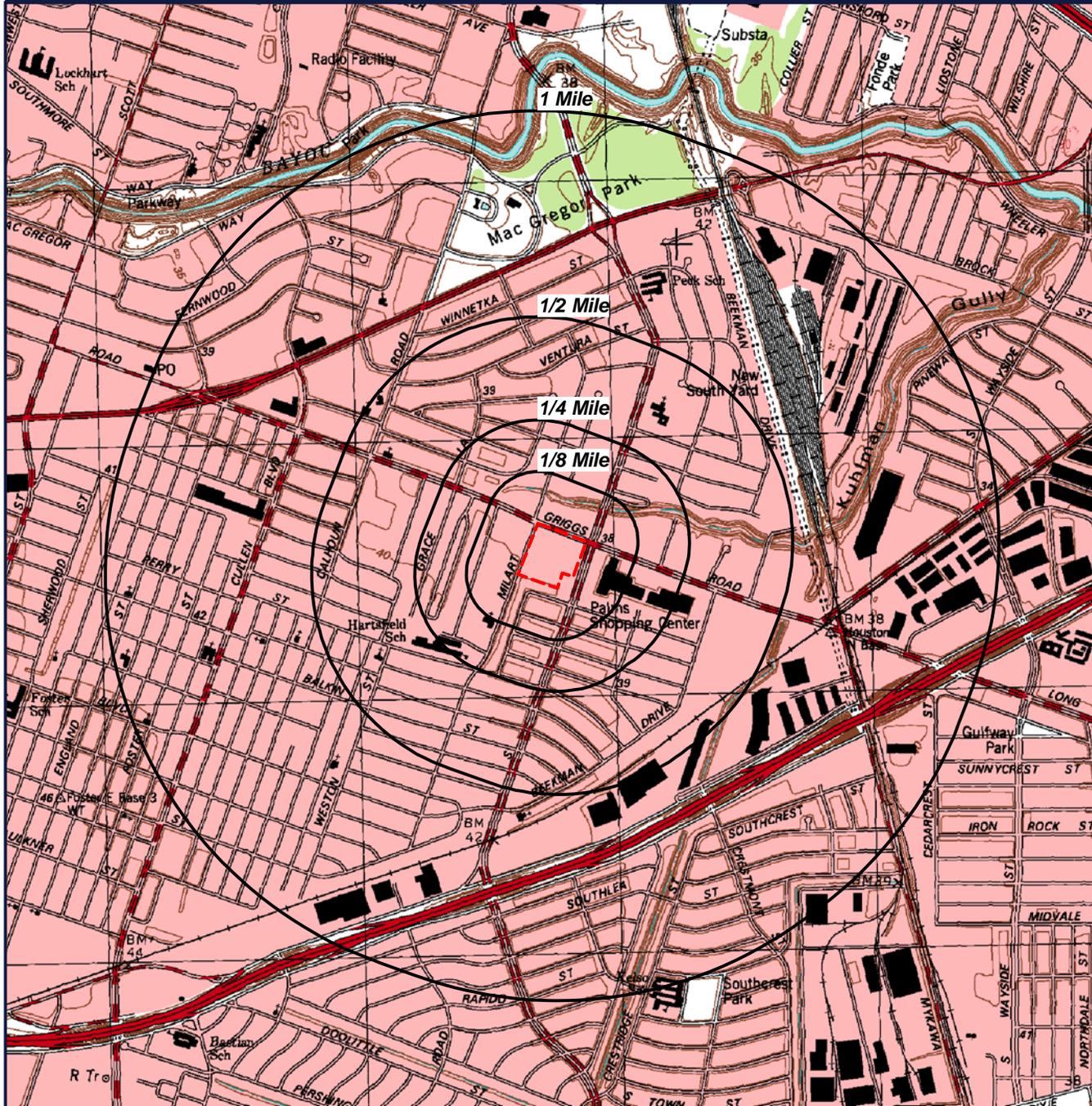


-  Target Property (TP)
-  LPST
-  PST
-  IHW
-  TIERII
-  CERCLIS

Quadrangle(s): Park Place
Source: USDA (2010)
The Village at Palm Center
5110 Griggs Rd
Houston, Texas
77021



TOPOGRAPHIC MAP



 Target Property (TP)

Quadrangle(s): Park Place
Source: USGS, 1998
The Village at Palm Center
5110 Griggs Rd
Houston, Texas
77021



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REPORT SUMMARY OF LOCATABLE SITES

MAP ID#	DATABASE NAME	SITE ID#	DISTANCE FROM SITE	SITE NAME	ADDRESS	CITY, ZIP CODE	PAGE #
1	PST	0019053	TP	MONTGOMERY WARD	5110 GRIGGS RD	HOUSTON, 77021	1
2	PST	0077796	0.030 S	MLK C-STORE	5820 MARTIN LUTHER KING JR BLVD	HOUSTON, 77021	6
2	AIRSAFS	482016E033	0.020 SE	MLK \$1.49 DRY CLEANERS	5828 MLK BLVD	HOUSTON, 77021	8
2	FRSTX	110006533607	0.020 SE	MLK \$1.49 DRY CLEANERS	5828 MLK BLVD	HOUSTON, 77021	9
2	FRSTX	110034460535	0.020 SE	MLK 1.25 DRY CLEANERS	5828 MARTIN LUTHER KING JR BLVD	HOUSTON, 770213613	10
2	LPST	118348	0.030 S	TEXACO MLK	5820 MARTIN LUTHER KING BLVD	HOUSTON, 77021	11
3	PST	0029240	0.050 E	7 DAYS FOOD STORE	5203 GRIGGS RD	HOUSTON, 77021	12
3	LPST	093007	0.050 E	GULF OIL CORP	5203 GRIGGS	HOUSTON, 77021	19
4	PST	0036811	0.050 E	JET CAR WASH	5105 GRIGGS RD	HOUSTON, 77021	20
5	IHW	81759	0.090 W	TAILOR CLEANERS	5056 GRIGGS	HOUSTON, 77021	22
5	DCR	RN100558923	0.090 W	ADVANCE CLEANERS	5056 GRIGGS RD	HOUSTON, 77021	24
6	TIERII	7VUBC001RU6Z	0.090 E	HRT SOUTHEAST CORRIDOR - 5217 GRIGGS RD	5217 GRIGGS RD.	HOUSTON, 77021	25
7	IHW	71873	0.160 E	EARL SCHEIB	5237 GRIGGS ROAD	HOUSTON, 77021	26
8	PST	0057399	0.200 NW	GRIGGS SHELL	4901 GRIGGS RD	HOUSTON, 77022	27
9	PST	0041042	0.200 E	EAST END TRANSFER & STORAGE	5607 CAVANAUGH ST	HOUSTON, 77021	31
9	LPST	114064	0.200 E	EAST END TRANSFER	5607 CAVANAUGH	HOUSTON, 77021	33
10	PST	0049021	0.210 SE	PALM CENTER	5400 GRIGGS RD	HOUSTON, 77021	34
10	PST	0013310	0.210 SE	GOODYEAR TIRE & RUBBER	5402 PALM CTR	HOUSTON, 77021	36
10	IHW	73077	0.210 SE	THE GOODYEAR TIRE & RUBBER COMPANY	5402 PALM CENTER	HOUSTON, 77021	38
11	NLRRCRAT	TXD008950461	0.260 W	CES ENVIRONMENTAL SERVICES	4904 GRIGGS RD	HOUSTON, 77213298	39
11	CERCLIS	TXN000607026	0.260 W	HOUSTON METHANOL EXPLOSION	4904 GRIGGS	HOUSTON, 770213208	49
12	LPST	111762	0.330 E	SERVICE STATION	5422 GRIGGS	HOUSTON, 77021	50
13	TIERII	7VUBPC01WN3F	0.360 E	HRT SOUTHEAST CORRIDOR - 5503 GRIGGS RD	5503 GRIGGS RD.	HOUSTON, 77021	51
13	LPST	118378	0.360 E	P C MOTOR CARS	5503 GRIGGS RD	HOUSTON, 77023	52
14	TIERII	7VUBUX021F61	0.410 E	HRT SOUTHEAST CORRIDOR - 5515 GRIGGS	5515 GRIGGS RD.	HOUSTON, 77021	53



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REPORT SUMMARY OF LOCATABLE SITES

MAP ID#	DATABASE NAME	SITE ID#	DISTANCE FROM SITE	SITE NAME	ADDRESS	CITY, ZIP CODE	PAGE #
				RD			
15	LPST	111063	0.430 NE	FORMER KERR MCGEE 1249062	5201 S MARTIN LUTHER KING	HOUSTON	54
16	LPST	113033	0.430 NW	BAMS AUTO DETAILING	4703 GRIGGS RD	HOUSTON, 77021	55
17	LPST	109199	0.510 NW	CALHOUN SOC	5510 CALHOUN	HOUSTON, 77021	56



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PETROLEUM STORAGE TANKS (PST)

MAP ID# 1

Distance from Property: 0.00 mi. X

FACILITY INFORMATION

FACILITY ID #: 0019053
NAME: MONTGOMERY WARD
ADDRESS: 5110 GRIGGS RD
HOUSTON, TX 77021
TYPE: UNIDENTIFIED
TCEQ REGION: 12
FACILITY IN OZONE NON-ATTAINMENT AREA: YES
NUMBER OF UNDERGROUND TANKS AT FACILITY: 6
NUMBER OF ABOVEGROUND TANKS AT FACILITY: 0
FACILITY CONTACT: D GOODSON, ACTING MGR
PHONE: 713-749-5500
DATE REGISTRATION FORM RECEIVED: 05/08/86
SIGNATURE ON REGISTRATION FORM: J S BARRAS JR
DATE OF SIGNATURE ON REGISTRATION FORM: 01/07/86

SELF-CERTIFICATION INFORMATION

NO SELF-CERTIFICATION DATA REPORTED FOR THIS FACILITY

UNDERGROUND STORAGE TANK INFORMATION

TANK ID #: 1 TANK STATUS: REMOVED FROM GROUND
INSTALL DATE: NOT REPORTED STATUS DATE: 01/01/1982
REGISTRATION DATE: 05/08/1986
CAPACITY: 0 GALLONS SUBSTANCE STORED: GASOLINE
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
NOT REPORTED
PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
NOT REPORTED
TYPE OF PIPING: NOT REPORTED
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: NOT REPORTED
TANK MATERIAL: UNKNOWN
OTHER TANK MATERIAL:
PIPE MATERIAL: UNKNOWN
OTHER PIPE MATERIAL:
PIPE CONNECTORS AND VALVES (I thru III)
NOT REPORTED
TANK CORROSION PROTECTION (I thru III)
NOT REPORTED
TANK CORROSION PROTECTION VARIANCE: NO VARIANCE
PIPE CORROSION PROTECTION (I thru III)
NOT REPORTED
PIPE CORROSION PROTECTION VARIANCE: NO VARIANCE
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED
STAGE 1 EQUIPMENT INSTALL DATE: NOT REPORTED
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED
STAGE 2 EQUIPMENT INSTALL DATE: NOT REPORTED
TANK TESTED?: YES
INSTALLER NAME:

OWNER INFORMATION

CUSTOMER #: 09067
NAME: MONTGOMERY WARD LLC
ADDRESS: PO BOX 9456
MINNEAPOLIS, MN 55440
TYPE: PRIVATE OR CORPORATE
NUMBER OF FACILITIES REPORTED BY CURRENT OWNER: 42
NUMBER OF UNDERGROUND TANKS FOR CURRENT OWNER: 84
NUMBER OF ABOVEGROUND TANKS FOR CURRENT OWNER: 0
OWNER CONTACT: JERRY CRIM
PHONE: 817-338-3343



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PETROLEUM STORAGE TANKS (PST)

TANK ID #: **3** TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **NOT REPORTED** STATUS DATE: **01/01/1982**
REGISTRATION DATE: **05/08/1986**
CAPACITY: **0 GALLONS** SUBSTANCE STORED: **GASOLINE**

TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**

TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**

TANK MATERIAL: **UNKNOWN**

OTHER TANK MATERIAL:

PIPE MATERIAL: **UNKNOWN**

OTHER PIPE MATERIAL:

PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED ? : **YES**

INSTALLER NAME:

TANK ID #: **2** TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **NOT REPORTED** STATUS DATE: **01/01/1982**
REGISTRATION DATE: **05/08/1986**
CAPACITY: **0 GALLONS** SUBSTANCE STORED: **GASOLINE**

TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**

TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**

TANK MATERIAL: **UNKNOWN**

OTHER TANK MATERIAL:

PIPE MATERIAL: **UNKNOWN**

OTHER PIPE MATERIAL:

PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED ? : **YES**

INSTALLER NAME:



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PETROLEUM STORAGE TANKS (PST)

TANK ID #: **6** TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **NOT REPORTED** STATUS DATE: **01/01/1962**
REGISTRATION DATE: **05/08/1986**
CAPACITY: **550 GALLONS** SUBSTANCE STORED: **USED OIL**

TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**

TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**

TANK MATERIAL: **UNKNOWN**

OTHER TANK MATERIAL:

PIPE MATERIAL: **UNKNOWN**

OTHER PIPE MATERIAL:

PIPE CONNECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSION PROTECTION VARIANCE: **NO VARIANCE**

STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED?: **YES**

INSTALLER NAME:

TANK ID #: **5** TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **NOT REPORTED** STATUS DATE: **NOT REPORTED**
REGISTRATION DATE: **05/08/1986**
CAPACITY: **550 GALLONS** SUBSTANCE STORED: **USED OIL**

TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**

TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**

TANK MATERIAL: **UNKNOWN**

OTHER TANK MATERIAL:

PIPE MATERIAL: **UNKNOWN**

OTHER PIPE MATERIAL:

PIPE CONNECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSION PROTECTION VARIANCE: **NO VARIANCE**

STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED?: **YES**

INSTALLER NAME:



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PETROLEUM STORAGE TANKS (PST)

TANK ID #: **4** TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **NOT REPORTED** STATUS DATE: **01/01/1988**
REGISTRATION DATE: **05/08/1986**
CAPACITY: **550 GALLONS** SUBSTANCE STORED: **USED OIL**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**

TANK MATERIAL: **UNKNOWN**

OTHER TANK MATERIAL:

PIPE MATERIAL: **UNKNOWN**

OTHER PIPE MATERIAL:

PIPE CONNECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED?: **YES**

INSTALLER NAME:

UNIT ID: **00049642** TANK ID: **1** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NONE

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NONE

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: **00049643** TANK ID: **3** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NONE

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NONE

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: **00049644** TANK ID: **2** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NONE

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NONE

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**



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PETROLEUM STORAGE TANKS (PST)

UNIT ID: 00049645 TANK ID: 6 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

NONE

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NONE

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: 00049646 TANK ID: 5 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

NONE

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NONE

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: 00049647 TANK ID: 4 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

NONE

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NONE

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

PETROLEUM STORAGE TANKS (PST)

MAP ID# 2

Distance from Property: 0.03 mi. S

FACILITY INFORMATION

FACILITY ID #: 0077796
NAME: MLK C-STORE
ADDRESS: 5820 MARTIN LUTHER KING JR BLVD
HOUSTON, TX 77021
TYPE: RETAIL
TCEQ REGION: 12
FACILITY IN OZONE NON-ATTAINMENT AREA: YES
NUMBER OF UNDERGROUND TANKS AT FACILITY: 1
NUMBER OF ABOVEGROUND TANKS AT FACILITY: 0
FACILITY CONTACT: MR MOHAMMAD, MGR
PHONE: 713-741-0000
DATE REGISTRATION FORM RECEIVED: 02/03/06
SIGNATURE ON REGISTRATION FORM: TAHIR ASMAT, PRESIDENT
DATE OF SIGNATURE ON REGISTRATION FORM: 01/10/06

SELF-CERTIFICATION INFORMATION

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: 05/19/12
TYPE OF CERTIFICATION SUBMITTED: ANNUAL RENEWAL
UST DELIVERY CERTIFICATE EXPIRATION DATE: 2013/07
SIGNATURE ON CERTIFICATION: M SADIQ DURRANI, REP, LEGALLY-AUTHORIZED REP OF OWNER

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: 07/10/11
TYPE OF CERTIFICATION SUBMITTED: INITIAL
UST DELIVERY CERTIFICATE EXPIRATION DATE: 2012/07
SIGNATURE ON CERTIFICATION: M SADIQ DURRANI, REP, OWNER

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: 06/08/10
TYPE OF CERTIFICATION SUBMITTED: ANNUAL RENEWAL
UST DELIVERY CERTIFICATE EXPIRATION DATE: 2011/07
SIGNATURE ON CERTIFICATION: SYED ALI MUSTAFA, PRESIDENT, OWNER

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: 07/23/09
TYPE OF CERTIFICATION SUBMITTED: ANNUAL RENEWAL
UST DELIVERY CERTIFICATE EXPIRATION DATE: 2010/07
SIGNATURE ON CERTIFICATION: MANSOOR A BUKHARI, REP, LEGALLY-AUTHORIZED REP OF OWNER

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: 06/11/08
TYPE OF CERTIFICATION SUBMITTED: ANNUAL RENEWAL
UST DELIVERY CERTIFICATE EXPIRATION DATE: 2009/07
SIGNATURE ON CERTIFICATION: SYED ALI MUSTAFA, PRES, OWNER

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: 07/01/07
TYPE OF CERTIFICATION SUBMITTED: ANNUAL RENEWAL
UST DELIVERY CERTIFICATE EXPIRATION DATE: 2008/07
SIGNATURE ON CERTIFICATION: SYED ALI MUSTAFA, PRES, OWNER

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: 01/11/06
TYPE OF CERTIFICATION SUBMITTED: ANNUAL RENEWAL
UST DELIVERY CERTIFICATE EXPIRATION DATE: 2007/07
SIGNATURE ON CERTIFICATION: TAHIR ASMAT, PRES, OWNER

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: 01/10/06
TYPE OF CERTIFICATION SUBMITTED: INITIAL
UST DELIVERY CERTIFICATE EXPIRATION DATE: 2006/07
SIGNATURE ON CERTIFICATION: TAMIR ASMAT, PRES, OWNER

OWNER INFORMATION

CUSTOMER #: 72337
NAME: MLK REALTY LLC
ADDRESS: 5820 MARTIN LUTHER KING JR BLVD
HOUSTON, TX 77021
TYPE: PRIVATE OR CORPORATE
NUMBER OF FACILITIES REPORTED BY CURRENT OWNER: 1
NUMBER OF UNDERGROUND TANKS FOR CURRENT OWNER: 1
NUMBER OF ABOVEGROUND TANKS FOR CURRENT OWNER: 0
OWNER CONTACT: MR MOHAMMAD
PHONE: 713-741-0000



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PETROLEUM STORAGE TANKS (PST)

UNDERGROUND STORAGE TANK INFORMATION

TANK ID #: 1 TANK STATUS: **IN USE**
INSTALL DATE: **07/10/2005** STATUS DATE: **NOT REPORTED**
REGISTRATION DATE: **02/03/2006**
CAPACITY: **20000 GALLONS** SUBSTANCE STORED: **GASOLINE**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
FACTORY-BUILT NONMETALLIC JACKET, SINGLE WALL
PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
SINGLE WALL
TYPE OF PIPING: **PRESSURIZED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **COMPOSITE (STEEL WITH EXTERNAL FIBERGLASS-REINFORCED PLASTIC CLADDING)**
OTHER TANK MATERIAL:
PIPE MATERIAL: **FRP(FIBERGLASS-REINFORCED PLASTIC)**
OTHER PIPE MATERIAL:
PIPE CONNECTORS AND VALVES (I thru III)
SHEAR/IMPACT VALVES (UNDER DISPENSER)
TANK CORROSION PROTECTION (I thru III)
COMPOSITE TANK (STEEL WITH FIBERGLASS-REINFORCED PLASTIC EXTERNAL LAMINATE
TANK CORROSION PROTECTION VARIANCE: **NO VARIANCE**
PIPE CORROSION PROTECTION (I thru III)
FIBERGLASS-REINFORCED PLASTIC TANK OR PIPING (NONCORRODIBLE)
PIPE CORROSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **TWO-POINT SYSTEM OR COAXIAL SYSTEM TYPE**
STAGE 1 EQUIPMENT INSTALL DATE: **07/10/2005**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED ? : **YES**
INSTALLER NAME: **ALPINE ENVIRO**

UNIT ID: **00206236** TANK ID: 1 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C, ANNUAL PIPING TIGHTNESS TEST (@ 0.1 GPH)

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

AUTO. FLOW RESTRICTOR VALVE, FACTORY/BUILT SPILL CONTAINER/BUCKET/SUMP, TIGHT-FILL FITTING

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: **00206236** TANK ID: 1 COMPARTMENT LETTER: B

TANK RELEASE DETECTION METHOD

SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C, ANNUAL PIPING TIGHTNESS TEST (@ 0.1 GPH)

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

AUTO. FLOW RESTRICTOR VALVE, FACTORY/BUILT SPILL CONTAINER/BUCKET/SUMP, TIGHT-FILL FITTING

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM (AIRSAFS)

MAP ID# 2

Distance from Property: 0.02 mi. SE

SITE INFORMATION

ID#: 482016E033

NAME: MLK \$1.49 DRY CLEANERS

ADDRESS: 5828 MLK BLVD
HOUSTON, TX

CLASSIFICATION: POTENTIAL UNCONTROLLED EMISSIONS<100 TONS/YEAR

OPERATING STATUS: OPERATING

PRIMARY SIC CODE: 7216 - ESTABLISHMENTS PRIMARILY ENGAGED IN DRYCLEANING OR DYEING APPAREL AND
HOUSEHOLD FABRICS OTHER THAN RUGS.

EPA COMPLIANCE STATUS: IN COMPLIANCE - INSPECTION

ENFORCEMENT ACTIONS

DATE: 05/21/1997 PROGRAM: MACT (SECTION 63 NESHAPS)

ACTION TYPE: FE - EPA FCE/ON-SITE



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FACILITY REGISTRY SYSTEM (FRSTX)

MAP ID# 2

Distance from Property: 0.02 mi. SE

FACILITY INFORMATION

REGISTRY ID: 110006533607

NAME: **MLK \$1.49 DRY CLEANERS**

LOCATION ADDRESS: **5828 MLK BLVD
HOUSTON , TX 77021**

COUNTY: **HARRIS**

EPA REGION: **06**

FEDERAL FACILITY: **NO DATA PROVIDED**

TRIBAL LAND: **NO DATA PROVIDED**

ALTERNATIVE NAME/S:

MLK \$1.49 DRY CLEANERS

PROGRAM/S LISTED FOR THIS FACILITY

AIRS/AFS - AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIRS FACILITY SYSTEM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

7216 - DRYCLEANING PLANTS, EXCEPT RUG CLEANING

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

FACILITY REGISTRY SYSTEM (FRSTX)

MAP ID# 2

Distance from Property: 0.02 mi. SE

FACILITY INFORMATION

REGISTRY ID: 110034460535

NAME: **MLK 1.25 DRY CLEANERS**

LOCATION ADDRESS: **5828 MARTIN LUTHER KING JR BLVD
HOUSTON , TX 770213613**

COUNTY: **HARRIS**

EPA REGION: **06**

FEDERAL FACILITY: **NO DATA PROVIDED**

TRIBAL LAND: **NO DATA PROVIDED**

ALTERNATIVE NAME/S:

MLK 1.25 DRY CLEANERS

PROGRAM/S LISTED FOR THIS FACILITY

TX-TCEQ ACR - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY - AGENCY CENTRAL REGISTRY

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

9999 - NONCLASSIFIABLE ESTABLISHMENTS

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED



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LEAKING PETROLEUM STORAGE TANKS (LPST)

MAP ID# 2

Distance from Property: 0.03 mi. S

FACILITY INFORMATION

LPST ID#: 118348 FACILITY ID#: 0077796

REPORTED DATE: 1/22/2010

NAME: TEXACO MLK

ADDRESS: 5820 MARTIN LUTHER KING BLVD
HOUSTON ,TX

FACILITY LOCATION: 5820 MARTIN LUTHER KING BLVD

PRIORITY CODE: (4.0) ASSESSMENT INCOMPLETE, NO APPARENT RECEPTORS IMPACTED

STATUS CODE: (6P) FINAL CONCURRENCE PENDING DOCUMENTATION OF WELL PLUGGING

NO TANK INFORMATION AVAILABLE

PRP INFORMATION

NAME: ROSHAAN INVESTMENTS

ADDRESS: 5820 MARTIN LUTHER KING BL
HOUSTON, TX 77021

CONTACT: ALI MUSTAFA

PHONE: 281/323-9394



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PETROLEUM STORAGE TANKS (PST)

MAP ID# 3

Distance from Property: 0.05 mi. E

FACILITY INFORMATION

FACILITY ID #: **0029240**
NAME: **7 DAYS FOOD STORE**
ADDRESS: **5203 GRIGGS RD**
HOUSTON, TX 77021
TYPE: **RETAIL**
TCEQ REGION: **12**
FACILITY IN OZONE NON-ATTAINMENT AREA: **YES**
NUMBER OF UNDERGROUND TANKS AT FACILITY: **7**
NUMBER OF ABOVEGROUND TANKS AT FACILITY: **0**
FACILITY CONTACT: **MOUSSA MOURAD, OWNER**
PHONE: **713-644-2334**
DATE REGISTRATION FORM RECEIVED: **01/01/87**
SIGNATURE ON REGISTRATION FORM: **H ODONNELL, ENGINEER**
DATE OF SIGNATURE ON REGISTRATION FORM: **04/30/86**

SELF-CERTIFICATION INFORMATION

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **06/06/09**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2010/07**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, OWNER, OPERATOR**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **06/05/09**
TYPE OF CERTIFICATION SUBMITTED: **INITIAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2009/07**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, OWNER, OPERATOR**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **09/30/08**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2009/10**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, OWNER, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **09/18/07**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2008/10**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, OWNER, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **08/16/06**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2007/10**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, OWNER, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **08/18/05**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2006/10**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, OWNER, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **08/30/04**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2005/10**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, OWNER, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **08/20/03**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2004/10**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, , OWNER**

OWNER INFORMATION

CUSTOMER #: **48357**
NAME: **MAHS ENTERPRISES INC**
ADDRESS: **PO BOX 631381**
HOUSTON, TX 77263
TYPE: **CORPORATION**
NUMBER OF FACILITIES REPORTED BY CURRENT OWNER: **1**
NUMBER OF UNDERGROUND TANKS FOR CURRENT OWNER: **7**
NUMBER OF ABOVEGROUND TANKS FOR CURRENT OWNER: **0**
OWNER CONTACT: **MOHID ALMOHAMAD**
PHONE: **713-466-9864**



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PETROLEUM STORAGE TANKS (PST)

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **08/09/02**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2003/10**
SIGNATURE ON CERTIFICATION: **MOUSSA MOURAD, OWNER, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **08/30/00**
TYPE OF CERTIFICATION SUBMITTED: **INITIAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2002/10**
SIGNATURE ON CERTIFICATION: **MOUSSI A MOURAD, PRES, OWNER**

UNDERGROUND STORAGE TANK INFORMATION

TANK ID #: **4** TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **01/01/1974** STATUS DATE: **10/02/1989**
REGISTRATION DATE: **01/01/1987**
CAPACITY: **8000 GALLONS** SUBSTANCE STORED: **UNKNOWN**

TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**

TANK MATERIAL: **STEEL**

OTHER TANK MATERIAL:

PIPE MATERIAL: **UNKNOWN**

OTHER PIPE MATERIAL:

PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED ? : **YES**

INSTALLER NAME:

PETROLEUM STORAGE TANKS (PST)

TANK ID #: **3** TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **01/01/1974** STATUS DATE: **10/02/1989**
REGISTRATION DATE: **01/01/1987**
CAPACITY: **8000 GALLONS** SUBSTANCE STORED: **UNKNOWN**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **STEEL**
OTHER TANK MATERIAL:
PIPE MATERIAL: **UNKNOWN**
OTHER PIPE MATERIAL:
PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
PIPE CORROSSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED?: **YES**
INSTALLER NAME:

TANK ID #: **2** TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **01/01/1974** STATUS DATE: **10/02/1989**
REGISTRATION DATE: **01/01/1987**
CAPACITY: **8000 GALLONS** SUBSTANCE STORED: **UNKNOWN**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **STEEL**
OTHER TANK MATERIAL:
PIPE MATERIAL: **UNKNOWN**
OTHER PIPE MATERIAL:
PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
PIPE CORROSSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED?: **YES**
INSTALLER NAME:



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PETROLEUM STORAGE TANKS (PST)

TANK ID #: 1 TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: 01/01/1971 STATUS DATE: 10/02/1989
REGISTRATION DATE: 01/01/1987
CAPACITY: 550 GALLONS SUBSTANCE STORED: **UNKNOWN**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **NOT REPORTED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**

TANK MATERIAL: **STEEL**

OTHER TANK MATERIAL:

PIPE MATERIAL: **UNKNOWN**

OTHER PIPE MATERIAL:

PIPE CONNECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED?: **YES**

INSTALLER NAME:

TANK ID #: 2 TANK STATUS: **IN USE**
INSTALL DATE: 08/01/1989 STATUS DATE: **NOT REPORTED**
REGISTRATION DATE: 01/01/1990
CAPACITY: 10000 GALLONS SUBSTANCE STORED: **GASOLINE**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

TYPE OF PIPING: **PRESSURIZED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**

TANK MATERIAL: **COMPOSITE (STEEL WITH EXTERNAL FIBERGLASS-REINFORCED PLASTIC CLADDING)**

OTHER TANK MATERIAL:

PIPE MATERIAL: **FRP(FIBERGLASS-REINFORCED PLASTIC)**

OTHER PIPE MATERIAL:

PIPE CONNECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION (I thru III)

ISOLATED IN OPEN AREA, COMPOSITE TANK (STEEL WITH FIBERGLASS-REINFORCED PLASTIC EXTERNAL LAMINATE

TANK CORROSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSION PROTECTION (I thru III)

ISOLATED IN OPEN AREA, EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP, FIBERGLASS-REINFORCED PLASTIC TANK OR PIPING (NONCORRODIBLE)

PIPE CORROSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED?: **YES**

INSTALLER NAME:



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PETROLEUM STORAGE TANKS (PST)

TANK ID #: 1 TANK STATUS: **IN USE**
INSTALL DATE: 08/01/1989 STATUS DATE: **NOT REPORTED**
REGISTRATION DATE: 01/01/1990
CAPACITY: **10000 GALLONS** SUBSTANCE STORED: **GASOLINE**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

TYPE OF PIPING: **PRESSURIZED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **COMPOSITE (STEEL WITH EXTERNAL FIBERGLASS-REINFORCED PLASTIC CLADDING)**
OTHER TANK MATERIAL:
PIPE MATERIAL: **FRP(FIBERGLASS-REINFORCED PLASTIC)**
OTHER PIPE MATERIAL:
PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION (I thru III)

COMPOSITE TANK (STEEL WITH FIBERGLASS-REINFORCED PLASTIC EXTERNAL LAMINATE, ISOLATED IN OPEN AREA

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSSION PROTECTION (I thru III)

ISOLATED IN OPEN AREA, FIBERGLASS-REINFORCED PLASTIC TANK OR PIPING (NONCORRODIBLE)

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED ? : **YES**
INSTALLER NAME:

TANK ID #: 3 TANK STATUS: **IN USE**
INSTALL DATE: 08/01/1989 STATUS DATE: **NOT REPORTED**
REGISTRATION DATE: 01/01/1990
CAPACITY: **10000 GALLONS** SUBSTANCE STORED: **GASOLINE**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

TYPE OF PIPING: **PRESSURIZED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **COMPOSITE (STEEL WITH EXTERNAL FIBERGLASS-REINFORCED PLASTIC CLADDING)**
OTHER TANK MATERIAL:
PIPE MATERIAL: **FRP(FIBERGLASS-REINFORCED PLASTIC)**
OTHER PIPE MATERIAL:
PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION (I thru III)

COMPOSITE TANK (STEEL WITH FIBERGLASS-REINFORCED PLASTIC EXTERNAL LAMINATE, ISOLATED IN OPEN AREA

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSSION PROTECTION (I thru III)

ISOLATED IN OPEN AREA, EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP, FIBERGLASS-REINFORCED PLASTIC TANK OR PIPING (NONCORRODIBLE)

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED ? : **YES**
INSTALLER NAME:



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PETROLEUM STORAGE TANKS (PST)

UNIT ID: **00077123** TANK ID: **4** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NOT REPORTED

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NOT REPORTED

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: **00077124** TANK ID: **3** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NOT REPORTED

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NOT REPORTED

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: **00077125** TANK ID: **2** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NOT REPORTED

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NOT REPORTED

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: **00077126** TANK ID: **1** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NOT REPORTED

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

NOT REPORTED

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: **00077127** TANK ID: **2** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

AUTOMATIC TANK GAUGE TEST & INVENTORY CNTRL, GROUNDWATER MONITORING

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

AUTOMATIC LINE LEAK DETECTOR (3.0 GPH FOR PRESSURE PIPIN

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

AUTO. FLOW RESTRICTOR VALVE, AUTO. DELIVERY SHUT/OFF VALVE, FACTORY/BUILT SPILL CONTAINER/BUCKET/SUMP

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**



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PETROLEUM STORAGE TANKS (PST)

UNIT ID: 00077128 TANK ID: 1 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

AUTOMATIC TANK GAUGE TEST & INVENTORY CNTRL, GROUNDWATER MONITORING

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

AUTOMATIC LINE LEAK DETECTOR (3.0 GPH FOR PRESSURE PIPIN

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

AUTO. FLOW RESTRICTOR VALVE, AUTO. DELIVERY SHUT/OFF VALVE, FACTORY/BUILT SPILL CONTAINER/BUCKET/SUMP

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: 00077129 TANK ID: 3 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

AUTOMATIC TANK GAUGE TEST & INVENTORY CNTRL, GROUNDWATER MONITORING

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

AUTOMATIC LINE LEAK DETECTOR (3.0 GPH FOR PRESSURE PIPIN

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

AUTO. FLOW RESTRICTOR VALVE, AUTO. DELIVERY SHUT/OFF VALVE, FACTORY/BUILT SPILL CONTAINER/BUCKET/SUMP

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

LEAKING PETROLEUM STORAGE TANKS (LPST)

MAP ID# 3

Distance from Property: 0.05 mi. E

FACILITY INFORMATION

LPST ID#: **093007** FACILITY ID#: **0029240**

REPORTED DATE: **5/12/1989**

NAME: **GULF OIL CORP**

ADDRESS: **5203 GRIGGS**

HOUSTON ,TX

FACILITY LOCATION: **5203 GRIGGS**

PRIORITY CODE: **(4A) SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT & REMEDIAL ACTION PLAN (RAP)**

STATUS CODE: **(6A) FINAL CONCURRENCE ISSUED, CASE CLOSED**

TANK INFORMATION

TANKID#/TYPE: **4/UST** INSTALLED: **01/01/1974** STATUS(DATE): **REMOVED FROM GROUND (10/02/1989)**

CAPACITY(gal.): **8000** CONTENTS: **GASOLINE**

TANK MATERIAL/CONTAINMENT: **STEEL / NOT REPORTED**

PIPE MATERIAL/CONTAINMENT: **NOT REPORTED / NOT REPORTED**

TANK/PIPE RELEASE DETECTION:

NOT REPORTED / NOT REPORTED

TANK/PIPE CORROSION PROTECTION:

NOT REPORTED / NOT REPORTED

SPILL/OVERFILL PROTECTION: **NOT REPORTED**

PRP INFORMATION

NAME: **CHEVRON PRODUCTS CO**

ADDRESS: **PO BOX 4256**

HOUSTON, TX 77210

CONTACT: **GRAIG DODD**

PHONE: **713/219-5229**

PETROLEUM STORAGE TANKS (PST)

MAP ID# 4

Distance from Property: 0.05 mi. E

FACILITY INFORMATION

FACILITY ID #: 0036811
NAME: JET CAR WASH
ADDRESS: 5105 GRIGGS RD
HOUSTON, TX 77021-3211
TYPE: UNIDENTIFIED
TCEQ REGION: 12
FACILITY IN OZONE NON-ATTAINMENT AREA: YES
NUMBER OF UNDERGROUND TANKS AT FACILITY: 2
NUMBER OF ABOVEGROUND TANKS AT FACILITY: 0
FACILITY CONTACT: RAHAMAN ABAYOMI
PHONE: 832-656-0770
DATE REGISTRATION FORM RECEIVED: 05/08/86
SIGNATURE ON REGISTRATION FORM: BOYCE PATTERSON, PRES
DATE OF SIGNATURE ON REGISTRATION FORM: 04/21/86

SELF-CERTIFICATION INFORMATION

NO SELF-CERTIFICATION DATA REPORTED FOR THIS FACILITY

UNDERGROUND STORAGE TANK INFORMATION

TANK ID #: 1 TANK STATUS: TEMPORARILY OUT OF USE
INSTALL DATE: NOT REPORTED STATUS DATE: 08/31/1986
REGISTRATION DATE: 05/08/1986
CAPACITY: 0 GALLONS SUBSTANCE STORED: GASOLINE
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
NOT REPORTED
PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
NOT REPORTED
TYPE OF PIPING: NOT REPORTED
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: NOT REPORTED
TANK MATERIAL: FRP(FIBERGLASS-REINFORCED PLASTIC)
OTHER TANK MATERIAL:
PIPE MATERIAL: UNKNOWN
OTHER PIPE MATERIAL:
PIPE CONNECTORS AND VALVES (I thru III)
NOT REPORTED
TANK CORROSION PROTECTION (I thru III)
NOT REPORTED
TANK CORROSION PROTECTION VARIANCE: NO VARIANCE
PIPE CORROSION PROTECTION (I thru III)
NOT REPORTED
PIPE CORROSION PROTECTION VARIANCE: NO VARIANCE
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED
STAGE 1 EQUIPMENT INSTALL DATE: NOT REPORTED
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED
STAGE 2 EQUIPMENT INSTALL DATE: NOT REPORTED
TANK TESTED?: NO
INSTALLER NAME:

OWNER INFORMATION

CUSTOMER #: 67499
NAME: ABAYOMI
ADDRESS: 607 BEECHBEND DR
MISSOURI CITY, TX 77489
TYPE: INDIVIDUAL
NUMBER OF FACILITIES REPORTED BY CURRENT OWNER: 1
NUMBER OF UNDERGROUND TANKS FOR CURRENT OWNER: 2
NUMBER OF ABOVEGROUND TANKS FOR CURRENT OWNER: 0
OWNER CONTACT: RAHAMAN ABAYOMI
PHONE: 832-656-0770



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PETROLEUM STORAGE TANKS (PST)

TANK ID #: 2 TANK STATUS: TEMPORARILY OUT OF USE
INSTALL DATE: NOT REPORTED STATUS DATE: 08/31/1986
REGISTRATION DATE: 05/08/1986
CAPACITY: 0 GALLONS SUBSTANCE STORED: GASOLINE

TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: NOT REPORTED

TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: NOT REPORTED

TANK MATERIAL: FRP(FIBERGLASS-REINFORCED PLASTIC)

OTHER TANK MATERIAL:

PIPE MATERIAL: UNKNOWN

OTHER PIPE MATERIAL:

PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION VARIANCE: NO VARIANCE

PIPE CORROSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSION PROTECTION VARIANCE: NO VARIANCE

STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED

STAGE 1 EQUIPMENT INSTALL DATE: NOT REPORTED

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED

STAGE 2 EQUIPMENT INSTALL DATE: NOT REPORTED

TANK TESTED?: NO

INSTALLER NAME:

UNIT ID: 00097375 TANK ID: 1 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

NOT REPORTED

TANK RELEASE DETECTION VARIANCE: NO VARIANCE

PIPE RELEASE DETECTION METHOD

NOT REPORTED

PIPE RELEASE DETECTION VARIANCE: NO VARIANCE

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: NO VARIANCE

UNIT ID: 00097376 TANK ID: 2 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

NOT REPORTED

TANK RELEASE DETECTION VARIANCE: NO VARIANCE

PIPE RELEASE DETECTION METHOD

NOT REPORTED

PIPE RELEASE DETECTION VARIANCE: NO VARIANCE

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: NO VARIANCE

ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

INDUSTRIAL AND HAZARDOUS WASTE SITES (IHW)

MAP ID# 5

Distance from Property: 0.09 mi. W

FACILITY INFORMATION

REGISTRATION #: **81759** EPA ID: **NOT REPORTED**

TNRCC ID #: **36830**

NAME: **TAILOR CLEANERS**

ADDRESS: **5056 GRIGGS
HOUSTON, TX**

CONTACT: **MR LEE**

PHONE: **713-7477639**

BUSINESS DESCRIPTION: **DRY CLEANING THIS REGISTRATION WAS INACTIVATED BECAUSE THE FACILITY WAS REGISTERED PRIOR TO 1995 AND NO WASTE ACTIVITY WAS REPORTED IN 95,96, AND 97.**

INDUSTRIAL WASTE PERMIT #: **NOT REPORTED**

MUNICIPAL WASTE PERMIT #: **NOT REPORTED**

SIC CODE:

WASTE GENERATOR: **YES**

WASTE RECEIVER: **NO**

WASTE TRANSPORTER: **NO**

TRANSFER FACILITY: **NO**

MAQUILADORA (MEXICAN FACILITY): **NO**

STATUS: **INACTIVE**

AMOUNT OF WASTE GENERATED: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

GENERATOR TYPE: **NON-INDUSTRIAL AND/OR MUNICIPAL**

THIS FACILITY IS A NOTIFIER

THIS FACILITY IS NOT A STEERS REPORTER - (STATE OF TEXAS ENVIRONMENTAL ELECTRONIC REPORTING SYSTEM)

THIS FACILITY IS NOT REQUIRED TO SUBMIT AN ANNUAL WASTE SUMMARY REPORT

THIS FACILITY IS NOT INVOLVED IN RECYCLING ACTIVITIES

LAST UPDATE TO TRACS (TCEQ REGULATORY ACTIVITIES AND COMPLIANCE SYSTEM): **06/04/2010**

ACTIVITIES

ACTIVITY TYPE: **UNKNOWN**

ACTIVITY DESCRIPTION: **NOT REPORTED**

WASTE

WASTE ID: **77470**

WASTE CODE STATUS: **INACTIVE**

WASTE IS RADIOACTIVE: **NO**

WASTE IS TREATED OFF SITE: **YES**

GENERATOR'S DESCRIPTION OF WASTE: **SPENT TETRACHLOROETHYLENE, DRY CLEANING RESIDUE**

WASTE ID: **77471**

WASTE CODE STATUS: **INACTIVE**

WASTE IS RADIOACTIVE: **NO**

WASTE IS TREATED OFF SITE: **YES**

GENERATOR'S DESCRIPTION OF WASTE: **TETRACHLOROETHYLENE CONTAMINATED FILTER, PROCESS FILTRATION**

INDUSTRIAL AND HAZARDOUS WASTE SITES (IHW)

WASTE ID: **77472**

WASTE CODE STATUS: **INACTIVE**

WASTE IS RADIOACTIVE: **NO**

WASTE IS TREATED OFF SITE: **YES**

GENERATOR'S DESCRIPTION OF WASTE: **TETRACHLOROETHYLENE CONTAMINATED SLUDGE, PROCESS DISTILLATION**

DRY CLEANER REGISTRATION DATABASE (DCR)

MAP ID# 5

Distance from Property: 0.09 mi. W

FACILITY INFORMATION

REGISTRATION #: **RN100558923**

CUSTOMER #: **CN600269732**

NAME: **ADVANCE CLEANERS**

ADDRESS: **5056 GRIGGS RD
HOUSTON, TX 77021**

ACCOUNT NUMBER: **24001177**

PRINCIPAL NAME: **1 HOUR TAILOR CLEANERS**

PHONE NUMBER: **NOT REPORTED**

SITE TYPE: **FACILITY REGISTRATION**

FISCAL YEAR: **FY2004**

SOLVENT: **PERCHLOROETHYLENE (TETRACHLOROETHYLENE)**

QUANTITY: **0 GALLONS**

FISCAL YEAR: **FY2006**

SOLVENT: **PERCHLOROETHYLENE (TETRACHLOROETHYLENE)**

QUANTITY: **100 GALLONS**

FISCAL YEAR: **FY2007**

SOLVENT: **PERC**

QUANTITY: **100 GALLONS**



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TIER I / CHEMICAL REPORTING PROGRAM FACILITIES (TIERII)

MAP ID# 6

Distance from Property: 0.09 mi. E

SITE INFORMATION

UNIQUE ID: 7VUBC001RU6Z

SITE ID: FATR20117VUBC001RU6Z

NAME: HRT SOUTHEAST CORRIDOR - 5217 GRIGGS RD. (FUEL OIL STORA

ADDRESS: 5217 GRIGGS RD.

HOUSTON, TX 77021

SIGNED DATE: 2/29/2012

VALIDATION REPORT:

MAILING ADDRESS: 2979 MCKINNEY STREET

HOUSTON, TX 77003

SITE DETAILS

SITE TYPE: HIGHWAY AND STREET CONSTRUCTION

SITE TYPE: HIGHWAY AND STREET CONSTRUCTION

CHEMICAL LOCATION:

FUEL OIL STORAGE AREA

CHEMICAL AMOUNT: 7094 POUNDS

CHEMICAL LOCATION:

FUEL OIL STORAGE AREA

CHEMICAL AMOUNT: 7094 POUNDS

CHEMICAL NAME: DIESEL FUEL

MAXIMUM AMOUNT: 7094 UNITS (value of unit not provided by reporting agency)

FIRE: YES GAS: NOT REPORTED LIQUID: YES SOLID: NOT REPORTED

PURE: YES MIXTURE: NOT REPORTED

CHEMICAL NAME: DIESEL FUEL

MAXIMUM AMOUNT: 7094 UNITS (value of unit not provided by reporting agency)

FIRE: YES GAS: NOT REPORTED LIQUID: YES SOLID: NOT REPORTED

PURE: YES MIXTURE: NOT REPORTED

INDUSTRIAL AND HAZARDOUS WASTE SITES (IHW)

MAP ID# 7

Distance from Property: 0.16 mi. E

FACILITY INFORMATION

REGISTRATION #: 71873 EPA ID: TXD105184048

TNRCC ID #: 26455

NAME: EARL SCHEIB

ADDRESS: 5237 GRIGGS ROAD
HOUSTON, TX

CONTACT: CHRIS MALLIOS

PHONE: 713-6446221

BUSINESS DESCRIPTION: NOT REPORTED

INDUSTRIAL WASTE PERMIT #: NOT REPORTED

MUNICIPAL WASTE PERMIT #: NOT REPORTED

SIC CODE:

WASTE GENERATOR: YES

WASTE RECEIVER: NO

WASTE TRANSPORTER: NO

TRANSFER FACILITY: NO

MAQUILADORA (MEXICAN FACILITY): NO

STATUS: INACTIVE

AMOUNT OF WASTE GENERATED: NOT A HW GENERATOR

GENERATOR TYPE: NON-INDUSTRIAL AND/OR MUNICIPAL

THIS FACILITY IS A NOTIFIER

THIS FACILITY IS NOT A STEERS REPORTER - (STATE OF TEXAS ENVIRONMENTAL ELECTRONIC REPORTING SYSTEM)

THIS FACILITY IS NOT REQUIRED TO SUBMIT AN ANNUAL WASTE SUMMARY REPORT

THIS FACILITY IS NOT INVOLVED IN RECYCLING ACTIVITIES

LAST UPDATE TO TRACS (TCEQ REGULATORY ACTIVITIES AND COMPLIANCE SYSTEM): 09/02/2003

ACTIVITIES

ACTIVITY TYPE: UNKNOWN

ACTIVITY DESCRIPTION: NOT REPORTED

WASTE

NO RECORDS

OWNER INFORMATION

NAME: EARL SCHEIB OF TEXAS INC

ADDRESS: 11181 HARRY HINES BLVD STE 125
DALLAS, TX 75229

PHONE: 1-713-6446221

PETROLEUM STORAGE TANKS (PST)

MAP ID# 8

Distance from Property: 0.20 mi. NW

FACILITY INFORMATION

FACILITY ID #: **0057399**
NAME: **GRIGGS SHELL**
ADDRESS: **4901 GRIGGS RD**
HOUSTON, TX 77022
TYPE: **RETAIL**
TCEQ REGION: **12**
FACILITY IN OZONE NON-ATTAINMENT AREA: **YES**
NUMBER OF UNDERGROUND TANKS AT FACILITY: **3**
NUMBER OF ABOVEGROUND TANKS AT FACILITY: **0**
FACILITY CONTACT: **MR NADEEM, MGR**
PHONE: **713-747-3722**
DATE REGISTRATION FORM RECEIVED: **01/23/91**
SIGNATURE ON REGISTRATION FORM: **RAYMOND HABR, PRESIDENT**
DATE OF SIGNATURE ON REGISTRATION FORM: **11/11/90**

SELF-CERTIFICATION INFORMATION

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **05/11/12**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2013/01**
SIGNATURE ON CERTIFICATION: **M SADIQ DURRANI, REP, LEGALLY-AUTHORIZED REP OF OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **05/17/11**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2012/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRES, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **05/16/11**
TYPE OF CERTIFICATION SUBMITTED: **UPDATE**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2011/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRES, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **04/06/10**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2011/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRES, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **04/28/09**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2010/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRES, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **05/06/08**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2009/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRES, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **04/30/07**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2008/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRESIDENT, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **02/24/06**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2007/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRES, LEGALLY-AUTHORIZED REP OF OWNER**

OWNER INFORMATION

CUSTOMER #: **73271**
NAME: **HOUSTON GRIGGS RD LLC**
ADDRESS: **4901 GRIGGS RD**
HOUSTON, TX 77021
TYPE: **PRIVATE OR CORPORATE**
NUMBER OF FACILITIES REPORTED BY CURRENT OWNER: **1**
NUMBER OF UNDERGROUND TANKS FOR CURRENT OWNER: **3**
NUMBER OF ABOVEGROUND TANKS FOR CURRENT OWNER: **0**
OWNER CONTACT: **MR NADEEM**
PHONE: **713-382-2622**



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PETROLEUM STORAGE TANKS (PST)

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **04/21/05**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2006/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRESIDENT, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **04/23/04**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2005/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, , OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **06/06/03**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2004/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRES, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **04/09/02**
TYPE OF CERTIFICATION SUBMITTED: **ANNUAL RENEWAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2003/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOULOS, PRESIDENT, OWNER**

* MOST RECENT INFORMATION REPORTED

CERTIFICATION DATE: **02/01/02**
TYPE OF CERTIFICATION SUBMITTED: **INITIAL**
UST DELIVERY CERTIFICATE EXPIRATION DATE: **2002/06**
SIGNATURE ON CERTIFICATION: **ASSAD BOLOUS, VP, LEGALLY-AUTHORIZED REP OF OWNER**

UNDERGROUND STORAGE TANK INFORMATION

TANK ID #: **3** TANK STATUS: **IN USE**
INSTALL DATE: **01/01/1975** STATUS DATE: **NOT REPORTED**
REGISTRATION DATE: **01/23/1991**
CAPACITY: **8000 GALLONS** SUBSTANCE STORED: **DIESEL**

TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

TYPE OF PIPING: **PRESSURIZED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **FRP(FIBERGLASS-REINFORCED PLASTIC)**
OTHER TANK MATERIAL:
PIPE MATERIAL: **STEEL**
OTHER PIPE MATERIAL:

PIPE CONECTORS AND VALVES (I thru III)

FLEXIBLE CONNECTORS (AT ENDS OF PIPING), SHEAR/IMPACT VALVES (UNDER DISPENSER)

TANK CORROSSION PROTECTION (I thru III)

CATHODIC PROTECTION - FACTORY INSTALLATION, EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSSION PROTECTION (I thru III)

CATHODIC PROTECTION - FIELD INSTALLATION, CATHODIC PROTECTION - FACTORY INSTALLATION, EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **TWO-POINT SYSTEM OR COAXIAL SYSTEM TYPE**

STAGE 1 EQUIPMENT INSTALL DATE: **12/14/2002**

STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:

STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**

TANK TESTED ?: **YES**

INSTALLER NAME:



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PETROLEUM STORAGE TANKS (PST)

TANK ID #: 2 TANK STATUS: **IN USE**
INSTALL DATE: 01/01/1975 STATUS DATE: **NOT REPORTED**
REGISTRATION DATE: 01/23/1991
CAPACITY: **8000 GALLONS** SUBSTANCE STORED: **GASOLINE**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

TYPE OF PIPING: **PRESSURIZED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **FRP(FIBERGLASS-REINFORCED PLASTIC)**
OTHER TANK MATERIAL:
PIPE MATERIAL: **STEEL**
OTHER PIPE MATERIAL:
PIPE CONECTORS AND VALVES (I thru III)

FLEXIBLE CONNECTORS (AT ENDS OF PIPING), SHEAR/IMPACT VALVES (UNDER DISPENSER)

TANK CORROSSION PROTECTION (I thru III)

CATHODIC PROTECTION - FACTORY INSTALLATION, EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSSION PROTECTION (I thru III)

CATHODIC PROTECTION - FIELD INSTALLATION, CATHODIC PROTECTION - FACTORY INSTALLATION, EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **TWO-POINT SYSTEM OR COAXIAL SYSTEM TYPE**
STAGE 1 EQUIPMENT INSTALL DATE: **12/14/2002**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **BALANCE SYSTEM OR ASSIST SYSTEM TYPE**
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED ? : **YES**
INSTALLER NAME:

TANK ID #: 1 TANK STATUS: **IN USE**
INSTALL DATE: 01/01/1975 STATUS DATE: **NOT REPORTED**
REGISTRATION DATE: 01/23/1991
CAPACITY: **12000 GALLONS** SUBSTANCE STORED: **GASOLINE**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

TYPE OF PIPING: **PRESSURIZED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **FRP(FIBERGLASS-REINFORCED PLASTIC)**
OTHER TANK MATERIAL:
PIPE MATERIAL: **STEEL**
OTHER PIPE MATERIAL:
PIPE CONECTORS AND VALVES (I thru III)

FLEXIBLE CONNECTORS (AT ENDS OF PIPING), SHEAR/IMPACT VALVES (UNDER DISPENSER)

TANK CORROSSION PROTECTION (I thru III)

CATHODIC PROTECTION - FACTORY INSTALLATION, EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**

PIPE CORROSSION PROTECTION (I thru III)

CATHODIC PROTECTION - FIELD INSTALLATION, CATHODIC PROTECTION - FACTORY INSTALLATION, EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **TWO-POINT SYSTEM OR COAXIAL SYSTEM TYPE**
STAGE 1 EQUIPMENT INSTALL DATE: **12/14/2002**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **BALANCE SYSTEM OR ASSIST SYSTEM TYPE**
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED ? : **YES**
INSTALLER NAME:



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PETROLEUM STORAGE TANKS (PST)

UNIT ID: 00137749 TANK ID: 3 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

AUTOMATIC TANK GAUGE TEST & INVENTORY CNTRL, SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C, ANNUAL PIPING TIGHTNESS TEST (@ 0.1 GPH)

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

AUTO. HIGHT LEVEL ARLARM WITH 3 OR 4, AUTO. FLOW RESTRICTOR VALVE, AUTO. DELIVERY SHUT/OFF VALVE

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: 00137750 TANK ID: 2 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

AUTOMATIC TANK GAUGE TEST & INVENTORY CNTRL, SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C, ANNUAL PIPING TIGHTNESS TEST (@ 0.1 GPH)

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

AUTO. HIGHT LEVEL ARLARM WITH 3 OR 4, AUTO. FLOW RESTRICTOR VALVE, AUTO. DELIVERY SHUT/OFF VALVE

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

UNIT ID: 00137751 TANK ID: 1 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

AUTOMATIC TANK GAUGE TEST & INVENTORY CNTRL, SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**

PIPE RELEASE DETECTION METHOD

SIR (STATISTICAL INVENTORY RECONCILIATION) & INVENTORY C, ANNUAL PIPING TIGHTNESS TEST (@ 0.1 GPH)

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**

SPILL AND OVERFILL PREVENTION

AUTO. HIGHT LEVEL ARLARM WITH 3 OR 4, AUTO. FLOW RESTRICTOR VALVE, AUTO. DELIVERY SHUT/OFF VALVE

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

PETROLEUM STORAGE TANKS (PST)

MAP ID# 9

Distance from Property: 0.20 mi. E

FACILITY INFORMATION

FACILITY ID #: 0041042
NAME: EAST END TRANSFER & STORAGE
ADDRESS: 5607 CAVANAUGH ST
HOUSTON, TX 77021-3801
TYPE: FLEET REFUELING
TCEQ REGION: 12
FACILITY IN OZONE NON-ATTAINMENT AREA: YES
NUMBER OF UNDERGROUND TANKS AT FACILITY: 1
NUMBER OF ABOVEGROUND TANKS AT FACILITY: 1
FACILITY CONTACT: GAYLON SURRATT
PHONE: 713-644-1811
DATE REGISTRATION FORM RECEIVED: 05/08/86
SIGNATURE ON REGISTRATION FORM: JOE LE JEUNE, OFFICE MGR.
DATE OF SIGNATURE ON REGISTRATION FORM: 05/01/86

SELF-CERTIFICATION INFORMATION

NO SELF-CERTIFICATION DATA REPORTED FOR THIS FACILITY

UNDERGROUND STORAGE TANK INFORMATION

TANK ID #: 1 TANK STATUS: REMOVED FROM GROUND
INSTALL DATE: 01/01/1966 STATUS DATE: 12/16/1998
REGISTRATION DATE: 05/08/1986
CAPACITY: 10000 GALLONS SUBSTANCE STORED: GASOLINE
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

TYPE OF PIPING: SUCTION
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: NOT REPORTED
TANK MATERIAL: STEEL
OTHER TANK MATERIAL:
PIPE MATERIAL: STEEL
OTHER PIPE MATERIAL:
PIPE CONNECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION (I thru III)

NOT REPORTED

TANK CORROSION PROTECTION VARIANCE: NO VARIANCE

PIPE CORROSION PROTECTION (I thru III)

NOT REPORTED

PIPE CORROSION PROTECTION VARIANCE: NO VARIANCE
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED
STAGE 1 EQUIPMENT INSTALL DATE: NOT REPORTED
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED
STAGE 2 EQUIPMENT INSTALL DATE: NOT REPORTED

TANK TESTED ?: YES

INSTALLER NAME:

UNIT ID: 00108751 TANK ID: 1 COMPARTMENT LETTER: A

TANK RELEASE DETECTION METHOD

NONE

TANK RELEASE DETECTION VARIANCE: NO VARIANCE

PIPE RELEASE DETECTION METHOD

NONE

PIPE RELEASE DETECTION VARIANCE: NO VARIANCE

SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: NO VARIANCE

OWNER INFORMATION

CUSTOMER #: 18832
NAME: EAST END TRANSFER & STORAGE INC
ADDRESS: 5607 CAVANAUGH ST
HOUSTON, TX 77021
TYPE: PRIVATE OR CORPORATE
NUMBER OF FACILITIES REPORTED BY CURRENT OWNER: 1
NUMBER OF UNDERGROUND TANKS FOR CURRENT OWNER: 1
NUMBER OF ABOVEGROUND TANKS FOR CURRENT OWNER: 1
OWNER CONTACT: GAYLON SURRATT
PHONE: 713-644-1811



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PETROLEUM STORAGE TANKS (PST)

ABOVEGROUND STORAGE TANK INFORMATION

TANK ID #: 1 TANK STATUS: IN USE
INSTALL DATE: 05/03/1999
REGISTRATION DATE: 05/13/1999
CAPACITY: 10000 GALLONS
SUBSTANCE STORED: GASOLINE
TANK MATERIAL: CONCRETE
CONTAINMENT: CONCRETE

LEAKING PETROLEUM STORAGE TANKS (LPST)

MAP ID# 9

Distance from Property: 0.20 mi. E

FACILITY INFORMATION

LPST ID#: **114064** FACILITY ID#: **0041042**

REPORTED DATE: **12/21/1998**

NAME: **EAST END TRANSFER**

ADDRESS: **5607 CAVANAUGH**

HOUSTON ,TX

FACILITY LOCATION: **5607 CAVANAUGH**

PRIORITY CODE: **(4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS**

STATUS CODE: **(6A) FINAL CONCURRENCE ISSUED, CASE CLOSED**

TANK INFORMATION

TANKID#/TYPE: **1/UST** INSTALLED: **01/01/1966**

CAPACITY(gal.): **10000** CONTENTS: **GASOLINE**

TANK MATERIAL/CONTAINMENT: **STEEL / SINGLE WALL**

PIPE MATERIAL/CONTAINMENT: **STEEL / SINGLE WALL**

TANK/PIPE RELEASE DETECTION:

NOT REPORTED / NOT REPORTED

TANK/PIPE CORROSION PROTECTION:

NOT REPORTED / NOT REPORTED

SPILL/OVERFILL PROTECTION: **NOT REPORTED**

PRP INFORMATION

NAME: **EAST END TRANSFER**

ADDRESS: **5607 CAVANAUGH**

HOUSTON, TX 77021

CONTACT: **GAYLON SURRETT**

PHONE: **713/644-1811**

STATUS(DATE): **REMOVED FROM GROUND (12/16/1998)**

PETROLEUM STORAGE TANKS (PST)

MAP ID# 10

Distance from Property: 0.21 mi. SE

FACILITY INFORMATION

FACILITY ID #: 0049021
NAME: PALM CENTER
ADDRESS: 5400 GRIGGS RD
HOUSTON, TX 77021
TYPE: FLEET REFUELING
TCEQ REGION: 12
FACILITY IN OZONE NON-ATTAINMENT AREA: YES
NUMBER OF UNDERGROUND TANKS AT FACILITY: 2
NUMBER OF ABOVEGROUND TANKS AT FACILITY: 0
FACILITY CONTACT: GABRIEL MUSSIO
PHONE: 713-868-8353
DATE REGISTRATION FORM RECEIVED: 09/05/89
SIGNATURE ON REGISTRATION FORM: G W DARLING, CHIEF
DATE OF SIGNATURE ON REGISTRATION FORM: 08/31/89

SELF-CERTIFICATION INFORMATION

NO SELF-CERTIFICATION DATA REPORTED FOR THIS FACILITY

UNDERGROUND STORAGE TANK INFORMATION

TANK ID #: 1 TANK STATUS: REMOVED FROM GROUND
INSTALL DATE: 01/01/1989 STATUS DATE: 08/25/1995
REGISTRATION DATE: 09/05/1989
CAPACITY: 12000 GALLONS SUBSTANCE STORED: GASOLINE
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
NOT REPORTED
PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
NOT REPORTED
TYPE OF PIPING: NOT REPORTED
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: NOT REPORTED
TANK MATERIAL: FRP(FIBERGLASS-REINFORCED PLASTIC)
OTHER TANK MATERIAL:
PIPE MATERIAL: FRP(FIBERGLASS-REINFORCED PLASTIC)
OTHER PIPE MATERIAL:
PIPE CONNECTORS AND VALVES (I thru III)
NOT REPORTED
TANK CORROSION PROTECTION (I thru III)
NOT REPORTED
TANK CORROSION PROTECTION VARIANCE: NO VARIANCE
PIPE CORROSION PROTECTION (I thru III)
NOT REPORTED
PIPE CORROSION PROTECTION VARIANCE: NO VARIANCE
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED
STAGE 1 EQUIPMENT INSTALL DATE: NOT REPORTED
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: NOT REPORTED
STAGE 2 EQUIPMENT INSTALL DATE: NOT REPORTED
TANK TESTED ? : NO
INSTALLER NAME:

OWNER INFORMATION

CUSTOMER #: 06049
NAME: CITY OF HOUSTON
ADDRESS: GENERAL SERVICES DEPT-ENVIRONMENTAL PO BOX 1562
HOUSTON, TX 77251
TYPE: LOCAL GOVERNMENT
NUMBER OF FACILITIES REPORTED BY CURRENT OWNER: 216
NUMBER OF UNDERGROUND TANKS FOR CURRENT OWNER: 664
NUMBER OF ABOVEGROUND TANKS FOR CURRENT OWNER: 44
OWNER CONTACT: GABRIEL MUSSIO
PHONE: 832-393-8079



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PETROLEUM STORAGE TANKS (PST)

TANK ID #: **1a** TANK STATUS: **TEMPORARILY OUT OF USE**
INSTALL DATE: **08/25/1995** STATUS DATE: **07/20/2007**
REGISTRATION DATE: **10/25/1995**
CAPACITY: **12000 GALLONS** SUBSTANCE STORED: **GASOLINE**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

SINGLE WALL

PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)

NOT REPORTED

TYPE OF PIPING: **PRESSURIZED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **FRP(FIBERGLASS-REINFORCED PLASTIC)**
OTHER TANK MATERIAL:
PIPE MATERIAL: **UNKNOWN**
OTHER PIPE MATERIAL:
PIPE CONECTORS AND VALVES (I thru III)

NOT REPORTED

TANK CORROSSION PROTECTION (I thru III)

EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP, FIBERGLASS-REINFORCED PLASTIC TANK OR PIPING (NONCORRODIBLE)

TANK CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
PIPE CORROSSION PROTECTION (I thru III)

EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP

PIPE CORROSSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED ? : **YES**
INSTALLER NAME: **R.E.M. INC.**

UNIT ID: **00127397** TANK ID: **1** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NONE

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**
PIPE RELEASE DETECTION METHOD

NONE

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**
SPILL AND OVERFILL PREVENTION

NOT REPORTED

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**
UNIT ID: **00176552** TANK ID: **1a** COMPARTMENT LETTER: **A**

TANK RELEASE DETECTION METHOD

NOT REPORTED

TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**
PIPE RELEASE DETECTION METHOD

AUTOMATIC LINE LEAK DETECTOR (3.0 GPH FOR PRESSURE PIPIN

PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**
SPILL AND OVERFILL PREVENTION

AUTO. FLOW RESTRICTOR VALVE, AUTO. HIGHT LEVEL ARLARM WITH 3 OR 4, FACTORY/BUILT SPILL CONTAINER/BUCKET/SUMP

SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY



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PETROLEUM STORAGE TANKS (PST)

MAP ID# 10

Distance from Property: 0.21 mi. SE

FACILITY INFORMATION

FACILITY ID #: 0013310
NAME: **GOODYEAR TIRE & RUBBER**
ADDRESS: 5402 PALM CTR
HOUSTON, TX 77021
TYPE: **UNIDENTIFIED**
TCEQ REGION: 12
FACILITY IN OZONE NON-ATTAINMENT AREA: **YES**
NUMBER OF UNDERGROUND TANKS AT FACILITY: 1
NUMBER OF ABOVEGROUND TANKS AT FACILITY: 0
FACILITY CONTACT: **HENRY WATSON, MGR**
PHONE: 214-339-6571
DATE REGISTRATION FORM RECEIVED: 08/11/86
SIGNATURE ON REGISTRATION FORM: **R M HELDRIDGE, MGR CHEM & ENVIR**
DATE OF SIGNATURE ON REGISTRATION FORM: 04/30/86

SELF-CERTIFICATION INFORMATION

NO SELF-CERTIFICATION DATA REPORTED FOR THIS FACILITY

UNDERGROUND STORAGE TANK INFORMATION

TANK ID #: 1 TANK STATUS: **REMOVED FROM GROUND**
INSTALL DATE: **NOT REPORTED** STATUS DATE: 06/30/2006
REGISTRATION DATE: 08/11/1986
CAPACITY: 500 GALLONS SUBSTANCE STORED: **USED OIL**
TANK DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
NOT REPORTED
PIPING DESIGN AND EXTERNAL CONTAINMENT (I thru IV)
NOT REPORTED
TYPE OF PIPING: **NOT REPORTED**
TANK INTERNAL PROTECTION (INTERNAL LINING) DATE: **NOT REPORTED**
TANK MATERIAL: **STEEL**
OTHER TANK MATERIAL:
PIPE MATERIAL: **STEEL**
OTHER PIPE MATERIAL:
PIPE CONNECTORS AND VALVES (I thru III)
NOT REPORTED
TANK CORROSION PROTECTION (I thru III)
NOT REPORTED
TANK CORROSION PROTECTION VARIANCE: **NO VARIANCE**
PIPE CORROSION PROTECTION (I thru III)
NOT REPORTED
PIPE CORROSION PROTECTION VARIANCE: **NO VARIANCE**
STAGE 1 VAPOR RECOVERY EQUIPMENT STATUS: **NOT REPORTED**
STAGE 1 EQUIPMENT INSTALL DATE: **NOT REPORTED**
STAGE 2 VAPOR RECOVERY EQUIPMENT STATUS:
STAGE 2 EQUIPMENT INSTALL DATE: **NOT REPORTED**
TANK TESTED ?: **YES**
INSTALLER NAME:
UNIT ID: 00034306 TANK ID: 1 COMPARTMENT LETTER: A
TANK RELEASE DETECTION METHOD
NOT REPORTED
TANK RELEASE DETECTION VARIANCE: **NO VARIANCE**
PIPE RELEASE DETECTION METHOD
NOT REPORTED
PIPE RELEASE DETECTION VARIANCE: **NO VARIANCE**
SPILL AND OVERFILL PREVENTION
NOT REPORTED
SPILL AND OVERFILL PREVENTION VARIANCE: **NO VARIANCE**

OWNER INFORMATION

CUSTOMER #: 06049
NAME: **CITY OF HOUSTON**
ADDRESS: **GENERAL SERVICES DEPT-ENVIRONMENTAL PO BOX 1562**
HOUSTON, TX 77251
TYPE: **LOCAL GOVERNMENT**
NUMBER OF FACILITIES REPORTED BY CURRENT OWNER: 216
NUMBER OF UNDERGROUND TANKS FOR CURRENT OWNER: 664
NUMBER OF ABOVEGROUND TANKS FOR CURRENT OWNER: 44
OWNER CONTACT: **GABRIEL MUSSIO**
PHONE: 832-393-8079



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PETROLEUM STORAGE TANKS (PST)

ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

INDUSTRIAL AND HAZARDOUS WASTE SITES (IHW)

MAP ID# 10

Distance from Property: 0.21 mi. SE

FACILITY INFORMATION

REGISTRATION #: 73077 EPA ID: TXD981595432

TNRCC ID #: 27510

NAME: THE GOODYEAR TIRE & RUBBER COMPANY

ADDRESS: 5402 PALM CENTER

HOUSTON, TX

CONTACT: A S LISTER

PHONE: 713-6729481

BUSINESS DESCRIPTION: THIS REGISTRATION WAS INACTIVATED BECAUSE THERE WERE ONLY 6-DIGIT WASTE CODES ON THE
NOR AND NO WASTE ACTIVITY WAS REPORTED IN 1994, 1995 AND 1996.

INDUSTRIAL WASTE PERMIT #: NOT REPORTED

MUNICIPAL WASTE PERMIT #: NOT REPORTED

SIC CODE:

WASTE GENERATOR: YES

WASTE RECEIVER: NO

WASTE TRANSPORTER: NO

TRANSFER FACILITY: NO

MAQUILADORA (MEXICAN FACILITY): NO

STATUS: INACTIVE

AMOUNT OF WASTE GENERATED: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

GENERATOR TYPE: NON-INDUSTRIAL AND/OR MUNICIPAL

THIS FACILITY IS A NOTIFIER

THIS FACILITY IS NOT A STEERS REPORTER - (STATE OF TEXAS ENVIRONMENTAL ELECTRONIC REPORTING SYSTEM)

THIS FACILITY IS NOT REQUIRED TO SUBMIT AN ANNUAL WASTE SUMMARY REPORT

THIS FACILITY IS NOT INVOLVED IN RECYCLING ACTIVITIES

LAST UPDATE TO TRACS (TCEQ REGULATORY ACTIVITIES AND COMPLIANCE SYSTEM): 04/22/2003

ACTIVITIES

ACTIVITY TYPE: UNKNOWN

ACTIVITY DESCRIPTION: NOT REPORTED

WASTE

WASTE ID: 53608

WASTE CODE STATUS: INACTIVE

WASTE IS RADIOACTIVE: NO

WASTE IS TREATED OFF SITE: YES

GENERATOR'S DESCRIPTION OF WASTE: NOT REPORTED

NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

MAP ID# 11 Distance from Property: 0.26 mi. W

FACILITY INFORMATION

EPA ID#: TXD008950461

NAME: CES ENVIRONMENTAL SERVICES

ADDRESS: 4904 GRIGGS RD

HOUSTON, TX 772213298

CONTACT NAME: PRABHAKAR THANGUDU

CONTACT ADDRESS: 4904 GRIGGS RD

HOUSTON, TX 77021

CONTACT PHONE: 713-6761460

NON-NOTIFIER: NOT A NON-NOTIFIER

DATE RECEIVED BY AGENCY: 03/06/2012

OWNER TYPE: PRIVATE

OWNER NAME: CES ENVIRONMENTAL SERVICES INC

OPERATOR TYPE: PRIVATE

OPERATOR NAME: CES ENVIRONMENTAL SERVICES INC

CERTIFICATION

CERTIFICATION NAME:	CERTIFICATION TITLE:	CERTIFICATION SIGNED DATE:
PRABHAKAR THANGUDU	AUTHORIZED COMPANY AGENT	20100301
DAN BOWMAN	UNKNOWN	20051114
SEAN E EASTON	VP	20030725
SEAN EASTON	VP	20030930
DAN BOWMAN	UNKNOWN	20050512
DAN BOWMAN	UNKNOWN	20040727
DAN BOWMAN	UNKNOWN	20050823
DAN BOWMAN	UNKNOWN	20050927
PRABHAKAR THANGUDU	UNKNOWN	20051129
PRABHAKAR THANGUDU	UNKNOWN	20051205
PRABHAKAR THANGUDU	UNKNOWN	20060104
PRABHAKAR THANGUDU	UNKNOWN	20060707
PRABHAKAR THANGUDU	UNKNOWN	20060808
PRABHAKAR THANGUDU	UNKNOWN	20060901
PRABHAKAR THANGUDU	UNKNOWN	20061010
PRABHAKAR THANGUDU	VICE PRESIDENT	20070309
PRABHAKAR THANGUDU	VICE PRESIDENT	20070924
PRABHAKAR THANGUDU	VICE PRESIDENT	20071204
PRABHAKAR THANGUDU	VICE PRESIDENT	20080108
PRABHAKAR THANGUDU	VICE PRESIDENT	20080226
PRABHAKAR THANGUDU	VICE PRESIDENT	20080415
PRABHAKAR THANGUDU	VICE PRESIDENT	20090113
PRABHAKAR THANGUDU	VICE PRESIDENT	20090901
PRABHAKAR THANGUDU	VICE PRESIDENT	20090922



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NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

PRABHAKAR THANGUDU	VICE PRESIDENT	20091006
PRABHAKAR THANGUDU	VICE PRESIDENT	20091006
PRABHAKAR THANGUDU	VICE PRESIDENT	20091124
PRABHAKAR THANGUDU	VICE PRESIDENT	20091214
PRABHAKAR THANGUDU	UNKNOWN	20100709
PRABHAKAR THANGUDU	UNKNOWN	20100727
PRABHAKAR THANGUDU	MGR	20101109
PRABHAKAR THANGUDU	MGR	20101214
PRABHAKAR THANGUDU	MGR	20101214
PRABHAKAR THANGUDU	ENV MGR	20120306
DODIE STERLING	TERMINAL MGR	19920601
DAN BOWMAN	AUTHORIZEDAGENT	20040301
PRABHAKAR THANGUDU	AUTHORIZEDAGENT	20060301
PRABHAKAR THANGUDU	AUTHORIZEDAGENT	20080301

INDUSTRY CLASSIFICATION (NAICS)

23332 -

48849 - OTHER SUPPORT ACTIVITIES FOR ROAD TRANSPORTATION

488999 - ALL OTHER SUPPORT ACTIVITIES FOR TRANSPORTATION

562111 - SOLID WASTE COLLECTION

562112 - HAZARDOUS WASTE COLLECTION

562219 - OTHER NONHAZARDOUS WASTE TREATMENT AND DISPOSAL

56291 - REMEDIATION SERVICES

SITE HISTORY (INCLUDES GENERATORS AND NON-GENERATORS)

DATE RECEIVED BY AGENCY: 03/06/2012

NAME: CES ENVIRONMENTAL SERVICES INC

GENERATOR CLASSIFICATION: NOT A GENERATOR

DATE RECEIVED BY AGENCY: 12/14/2010

NAME: CES ENVIRONMENTAL SERVICES

GENERATOR CLASSIFICATION: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

DATE RECEIVED BY AGENCY: 12/14/2010

NAME: CES ENVIRONMENTAL SERVICES

GENERATOR CLASSIFICATION: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

DATE RECEIVED BY AGENCY: 11/09/2010

NAME: CES ENVIRONMENTAL SERVICES

GENERATOR CLASSIFICATION: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

DATE RECEIVED BY AGENCY: 07/27/2010

NAME: CES ENVIRONMENTAL SERVICES INC

GENERATOR CLASSIFICATION: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR



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NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

DATE RECEIVED BY AGENCY: 07/09/2010
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 03/01/2010
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 12/14/2009
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 11/24/2009
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 10/06/2009
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 10/06/2009
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 09/22/2009
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 09/01/2009
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 01/13/2009
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 04/15/2008
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 03/01/2008
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 02/26/2008
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 01/08/2008
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 12/04/2007
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

DATE RECEIVED BY AGENCY: 09/24/2007
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 03/09/2007
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 10/10/2006
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 09/01/2006
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 08/08/2006
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 07/07/2006
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 03/01/2006
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 01/04/2006
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 12/05/2005
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 11/29/2005
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 11/14/2005
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 09/27/2005
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 08/23/2005
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 05/12/2005
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**



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NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

DATE RECEIVED BY AGENCY: 05/12/2005
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 05/12/2005
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 07/27/2004
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 05/04/2004
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 03/01/2004
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 10/15/2003
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 08/06/2003
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 07/07/2003
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 08/19/2002
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 07/26/2002
NAME: **CES ENVIRONMENTAL SERVICES INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 03/01/1996
NAME: **YOUNGER BROTHERS, INC.**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 06/01/1992
NAME: **YOUNGER BROTHERS**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

DATE RECEIVED BY AGENCY: 03/01/1990
NAME: **YOUNGER BROTHERS INC**
GENERATOR CLASSIFICATION: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR**

NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

ACTIVITY INFORMATION

GENERATOR STATUS: **LARGE QUANTITY GENERATOR**
SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**
TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**
TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**
NON TDSFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**
CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**
IMPORTER: **NO** UNDERGROUND INJECTION: **NO**
MIXED WASTE GENERATOR: **NO** UNIVERSAL WASTE DESTINATION FACILITY: **NO**
RECYCLER: **NO** TRANSFER FACILITY: **NO**
TRANSPORTER: **NO** USED OIL FUEL BURNER: **NO**
ON-SITE BURNER EXEMPTION: **NO** USED OIL PROCESSOR: **NO**
FURNACE EXEMPTION: **NO** USED OIL FUEL MARKETER TO BURNER: **NO**
USED OIL REFINER: **NO** SPECIFICATION USED OIL MARKETER: **NO**
USED OIL TRANSFER FACILITY: **NO** USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS

1998/06/23 CEI COMPLIANCE EVALUATION INSPECTION ON-SITE
1998/10/27 NRR NON-FINANCIAL RECORD REVIEW
2004/06/29 FCI FOCUSED COMPLIANCE INSPECTION
2007/04/16 FRR FINANCIAL RECORD REVIEW
2008/11/05 CEI COMPLIANCE EVALUATION INSPECTION ON-SITE
2009/03/17 CEI COMPLIANCE EVALUATION INSPECTION ON-SITE
2010/04/01 FCI FOCUSED COMPLIANCE INSPECTION

VIOLATIONS

1998/06/23 262.A GENERATORS - GENERAL
1998/06/23 XXS STATE STATUTE OR REGULATION
2008/11/05 262.A GENERATORS - GENERAL
2008/11/05 262.C GENERATORS - PRE-TRANSPORT
2008/11/05 270.A PERMITS - GENERAL INFORMATION
2010/04/01 262.A GENERATORS - GENERAL
2010/04/01 262.C GENERATORS - PRE-TRANSPORT
2010/04/01 265.C TSD IS-PREPAREDNESS AND PREVENTION
2010/04/01 270.B PERMITS - APPLICATION
2010/04/01 279.C USED OIL - GENERATORS
2010/04/01 XXS STATE STATUTE OR REGULATION

ENFORCEMENTS

1998/07/23 120 WRITTEN INFORMAL
2009/07/14 410 REFERRAL TO ATTORNEY GENERAL
2009/08/21 140 LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
2009/09/25 141 REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
2009/10/20 510 INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
2010/09/08 140 LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
2010/09/14 141 REFERRAL TO ESC ENFORCEMENT SCREEN COMM.

HAZARDOUS WASTE



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NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

D001	IGNITABLE WASTE
D002	CORROSIVE WASTE
D003	REACTIVE WASTE
D004	ARSENIC
D005	BARIUM
D006	CADMIUM
D007	CHROMIUM
D008	LEAD
D009	MERCURY
D010	SELENIUM
D011	SILVER
D012	ENDRIN(1,2,3,4,10,10-HEXACHLORO-1,7-EPOXY-1,4,4A,5,6,7,8,8A-OCTAHYDRO-1,4-ENDO, ENDO-5,8-DIMETH-ANO-NAPHTHALENE)
D013	LINDANE (1,2,3,4,5,6-HEXACHLOROCYCLOHEXANE,GAMMA ISOMER)
D014	METHOXYCHLOR (1,1,1-TRICHLORO-2,2-BIS [PMETHOXYPHENYL]ETHANE)
D015	TOXAPHENE (C10 H10 CL8, TECHNICAL CHLORINATED CAMPHERE, 67-69 PERCENT CHLORINE)
D016	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
D017	2,4,5-TP SILVEX (2,4,5-TRICHLOROPHENOXYPROPIONIC ACID)
D018	BENZENE
D020	CHLORDANE
D021	CHLOROBENZENE
D022	CHLOROFORM
D023	O-CRESOL
D024	M-CRESOL
D025	P-CRESOL
D026	CRESOL
D027	1,4-DICHLOROBENZENE
D028	1,2-DICHLOROETHANE
D029	1,1-DICHLOROETHYLENE
D030	2,4-DINITROTOLUENE
D031	HEPTACHLOR (AND ITS EPOXIDE)
D032	HEXACHLOROBENZENE
D033	HEXACHLOROBUTADIENE
D034	HEXACHLOROETHANE
D035	METHYL ETHYL KETONE
D036	NITROBENZENE
D037	PENTACHLOROPHENOL
D038	PYRIDINE
D039	TETRACHLOROETHYLENE
D040	TRICHLORETHYLENE
D041	2,4,5-TRICHLOROPHENOL
D042	2,4,6-TRICHLOROPHENOL
D043	VINYL CHLORIDE
F001	THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE,TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON

NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- F002 THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- F003 THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- F004 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- F005 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- F034 WASTEWATERS, PROCESS RESIDUALS, PRESERVATIVE DRIPPAGE, AND SPENT FORMULATIONS FROM WOOD PRESERVING PROCESSES GENERATED AT PLANTS THAT USE CREOSOTE FORMULATIONS. THIS LISTING DOES NOT INCLUDE K001 BOTTOM SEDIMENT SLUDGE FROM THE TREATMENT OF WASTEWATER FROM WOOD PRESERVING PROCESSES THAT USE CREOSOTE AND/OR PENTACHLOROPHENOL.
- U037 BENZENE, CHLORO-
- U223 BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T)
- D001 IGNITABLE WASTE
- D002 CORROSIVE WASTE
- D003 REACTIVE WASTE
- D004 ARSENIC
- D005 BARIUM
- D006 CADMIUM
- D007 CHROMIUM
- D008 LEAD
- D009 MERCURY
- D010 SELENIUM
- D011 SILVER
- D012 ENDRIN(1,2,3,4,10,10-HEXACHLORO-1,7-EPOXY-1,4,4A,5,6,7,8,8A-OCTAHYDRO-1,4-ENDO, ENDO-5,8-DIMETH-ANO-NAPHTHALENE)
- D013 LINDANE (1,2,3,4,5,6-HEXACHLOROCYCLOHEXANE, GAMMA ISOMER)

NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

- D014 METHOXYCHLOR (1,1,1-TRICHLORO-2,2-BIS [PMETHOXYPHENYL]ETHANE)
D015 TOXAPHENE (C10 H10 CL8, TECHNICAL CHLORINATED CAMPHENE, 67-69 PERCENT CHLORINE)
D016 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
D017 2,4,5-TP SILVEX (2,4,5-TRICHLOROPHENOXYPROPIONIC ACID)
D018 BENZENE
D019 CARBON TETRACHLORIDE
D020 CHLORDANE
D021 CHLOROBENZENE
D022 CHLOROFORM
D023 O-CRESOL
D024 M-CRESOL
D025 P-CRESOL
D026 CRESOL
D027 1,4-DICHLOROBENZENE
D028 1,2-DICHLOROETHANE
D029 1,1-DICHLOROETHYLENE
D030 2,4-DINITROTOLUENE
D031 HEPTACHLOR (AND ITS EPOXIDE)
D032 HEXACHLOROBENZENE
D033 HEXACHLOROBUTADIENE
D034 HEXACHLOROETHANE
D035 METHYL ETHYL KETONE
D036 NITROBENZENE
D037 PENTACHLOROPHENOL
D038 PYRIDINE
D039 TETRACHLOROETHYLENE
D040 TRICHLORETHYLENE
D041 2,4,5-TRICHLOROPHENOL
D042 2,4,6-TRICHLOROPHENOL
D043 VINYL CHLORIDE
D092
F001 THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:
TETRACHLOROETHYLENE,TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON
TETRACHLORIDE ANDCHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN
DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF
THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS
FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F002 THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE
CHLORIDE,TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE,CHLOROBENZENE,
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2,
TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN
PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE
SOLVENTS LISTED IN F001,F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS
AND SPENT SOLVENT MIXTURES.
F003 THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE,
ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT

NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES (NLRRCRAT)

SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

F004 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

F005 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

F034 WASTEWATERS, PROCESS RESIDUALS, PRESERVATIVE DRIPPAGE, AND SPENT FORMULATIONS FROM WOOD PRESERVING PROCESSES GENERATED AT PLANTS THAT USE CREOSOTE FORMULATIONS. THIS LISTING DOES NOT INCLUDE K001 BOTTOM SEDIMENT SLUDGE FROM THE TREATMENT OF WASTEWATER FROM WOOD PRESERVING PROCESSES THAT USE CREOSOTE AND/OR PENTACHLOROPHENOL.

U002 2-PROPANONE (I)

U031 1-BUTANOL (I)

U037 BENZENE, CHLORO-

U118 2-PROPENOIC ACID, 2-METHYL-, ETHYL ESTER

U154 METHANOL (I)

U162 2-PROPENOIC ACID, 2-METHYL-, METHYL ESTER (I,T)

U165 NAPHTHALENE

U220 BENZENE, METHYL-

U223 BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T)

U239 BENZENE, DIMETHYL- (I,T)

U359 ETHANOL, 2-ETHOXY-

UNIVERSAL WASTE

WASTE TYPE:	ACCUMULATED WASTE ON-SITE:	GENERATED WASTE ON-SITE:
BATTERIES	YES	YES
LAMPS	YES	YES

**COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM
(CERCLIS)**

MAP ID# 11

Distance from Property: 0.26 mi. W

FACILITY INFORMATION

EPA ID#: TXN000607026

SITE ID#: 607026

NAME: HOUSTON METHANOL EXPLOSION

ADDRESS: 4904 GRIGGS

HOUSTON, TX 77021 3208

COUNTY: HARRIS

NATIONAL PRIORITY LISTING: N - NOT ON THE NPL

FEDERAL FACILITY CLASSIFICATION: N - NOT A FEDERAL FACILITY

NON-NPL STATUS: RO - REMOVAL ONLY SITE (NO SITE ASSESSMENT

NON-NPL STATUS DATE: 09/09/09

PHYSICAL CLASSIFICATION OF SITE / INCIDENT: NO INFORMATION AVAILABLE

SITE DESCRIPTION - NO SITE DESCRIPTION INFORMATION AVAILABLE -

SITE HISTORY - NO SITE HISTORY INFORMATION AVAILABLE -

ACTIONS

START DATE COMPLETION DATE TYPE

08/07/2009 08/08/2009 PJ - POTENTIALLY RESPONSIBLE PARTY EMERGENCY REMOVAL EMERGENCY



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LEAKING PETROLEUM STORAGE TANKS (LPST)

MAP ID# 12

Distance from Property: 0.33 mi. E

FACILITY INFORMATION

LPST ID#: 111762 FACILITY ID#: 0048100

REPORTED DATE:

NAME: SERVICE STATION

ADDRESS: 5422 GRIGGS

HOUSTON, TX

FACILITY LOCATION: 5422 GRIGGS

PRIORITY CODE: (4.2) NO GROUNDWATER IMPACT, NO APPARENT THREATS OR IMPACTS TO RECEPTORS

STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

TANK INFORMATION

TANKID#/TYPE: 4/UST INSTALLED: NOT REPORTED STATUS(DATE): REMOVED FROM GROUND (11/30/1988)

CAPACITY(gal.): 1000 CONTENTS: UNKNOWN

TANK MATERIAL/CONTAINMENT: STEEL / NOT REPORTED

PIPE MATERIAL/CONTAINMENT: STEEL / NOT REPORTED

TANK/PIPE RELEASE DETECTION:

NOT REPORTED / NOT REPORTED

TANK/PIPE CORROSION PROTECTION:

NOT REPORTED / NOT REPORTED

SPILL/OVERFILL PROTECTION: NOT REPORTED

PRP INFORMATION

NAME: PALM CENTER MANAGEMENT CO

ADDRESS: PO BOX 131685

HOUSTON, TX 77219

CONTACT: WELCOME WILSON

PHONE: 713/788-0321

TIER I / CHEMICAL REPORTING PROGRAM FACILITIES (TIERII)

MAP ID# 13

Distance from Property: 0.36 mi. E

SITE INFORMATION

UNIQUE ID: 7VUBPC01WN3F

SITE ID: FATR20117VUBPC01WN3F

NAME: HRT SOUTHEAST CORRIDOR - 5503 GRIGGS RD. (FUEL OIL STORA

ADDRESS: 5503 GRIGGS RD.

HOUSTON, TX 77021

SIGNED DATE: 2/29/2012

VALIDATION REPORT:

MAILING ADDRESS: 2979 MCKINNEY STREET

HOUSTON, TX 77003

SITE DETAILS

SITE TYPE: HIGHWAY AND STREET CONSTRUCTION

SITE TYPE: HIGHWAY AND STREET CONSTRUCTION

CHEMICAL LOCATION:

FUEL OIL STORAGE AREA

CHEMICAL AMOUNT: 6384 POUNDS

CHEMICAL LOCATION:

FUEL OIL STORAGE AREA

CHEMICAL AMOUNT: 6384 POUNDS

CHEMICAL NAME: DIESEL FUEL

MAXIMUM AMOUNT: 6384 UNITS (value of unit not provided by reporting agency)

FIRE: YES GAS: NOT REPORTED LIQUID: YES SOLID: NOT REPORTED

PURE: YES MIXTURE: NOT REPORTED

CHEMICAL NAME: DIESEL FUEL

MAXIMUM AMOUNT: 6384 UNITS (value of unit not provided by reporting agency)

FIRE: YES GAS: NOT REPORTED LIQUID: YES SOLID: NOT REPORTED

PURE: YES MIXTURE: NOT REPORTED

LEAKING PETROLEUM STORAGE TANKS (LPST)

MAP ID# 13

Distance from Property: 0.36 mi. E

FACILITY INFORMATION

LPST ID#: 118378 FACILITY ID#: 0031673

REPORTED DATE: 7/12/2010

NAME: P C MOTOR CARS

ADDRESS: 5503 GRIGGS RD
HOUSTON ,TX

FACILITY LOCATION: 5503 GRIGGS RD

PRIORITY CODE: (4.0) ASSESSMENT INCOMPLETE, NO APPARENT RECEPTORS IMPACTED

STATUS CODE: (1) INCIDENT REPORTED, INITIAL DIRECTIVES NOT YET ISSUED

NO TANK INFORMATION AVAILABLE

PRP INFORMATION

NAME: P C MOTOR CARS/LE CO INC

ADDRESS: 7515 BELLFORT ST
HOUSTON, TX 77061

CONTACT: JEWELL WINDHAM

PHONE: 713/643-3333



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TIER I / CHEMICAL REPORTING PROGRAM FACILITIES (TIERII)

MAP ID# 14 Distance from Property: 0.41 mi. E

SITE INFORMATION

UNIQUE ID: 7VUBUX021F61
SITE ID: FATR20117VUBUX021F61
NAME: HRT SOUTHEAST CORRIDOR - 5515 GRIGGS RD. (FUEL OIL STORA
ADDRESS: 5515 GRIGGS RD.
HOUSTON, TX 77021

SIGNED DATE: 2/29/2012

VALIDATION REPORT:

MAILING ADDRESS: 2979 MCKINNEY STREET
HOUSTON, TX 77003

SITE DETAILS

SITE TYPE: HIGHWAY AND STREET CONSTRUCTION

SITE TYPE: HIGHWAY AND STREET CONSTRUCTION

CHEMICAL LOCATION:

FUEL OIL STORAGE AREA

CHEMICAL AMOUNT: 6718 POUNDS

CHEMICAL LOCATION:

FUEL OIL STORAGE AREA

CHEMICAL AMOUNT: 6718 POUNDS

CHEMICAL NAME: DIESEL FUEL

MAXIMUM AMOUNT: 6718 UNITS (value of unit not provided by reporting agency)

FIRE: YES GAS: NOT REPORTED LIQUID: YES SOLID: NOT REPORTED

PURE: YES MIXTURE: NOT REPORTED

CHEMICAL NAME: DIESEL FUEL

MAXIMUM AMOUNT: 6718 UNITS (value of unit not provided by reporting agency)

FIRE: YES GAS: NOT REPORTED LIQUID: YES SOLID: NOT REPORTED

PURE: YES MIXTURE: NOT REPORTED

LEAKING PETROLEUM STORAGE TANKS (LPST)

MAP ID# 15

Distance from Property: 0.43 mi. NE

FACILITY INFORMATION

LPST ID#: **111063** FACILITY ID#: **NOT REPORTED**

REPORTED DATE: **5/21/1996**

NAME: **FORMER KERR MCGEE 1249062**

ADDRESS: **5201 S MARTIN LUTHER KING
HOUSTON ,TX**

FACILITY LOCATION: **5201 S MLK**

PRIORITY CODE: **(4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS**

STATUS CODE: **(6A) FINAL CONCURRENCE ISSUED, CASE CLOSED**

NO TANK INFORMATION AVAILABLE

PRP INFORMATION

NAME: **KERR MCGEE REFINING CORP**

ADDRESS: **KERR MCGEE CENTER**

OKLAHOMA CITY, OK 73125

CONTACT: **SATYA SINHA**

PHONE: **405/270-2921**



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LEAKING PETROLEUM STORAGE TANKS (LPST)

MAP ID# 16

Distance from Property: 0.43 mi. NW

FACILITY INFORMATION

LPST ID#: **113033** FACILITY ID#: **0010424**

REPORTED DATE:

NAME: **BAMS AUTO DETAILING**

ADDRESS: **4703 GRIGGS RD**

HOUSTON ,TX

FACILITY LOCATION: **4703 GRIGGS RD**

PRIORITY CODE: **(4.0) ASSESSMENT INCOMPLETE, NO APPARENT RECEPTORS IMPACTED**

STATUS CODE: **(6A) FINAL CONCURRENCE ISSUED, CASE CLOSED**

TANK INFORMATION

TANKID#/TYPE: **1/UST** INSTALLED: **08/31/1987** STATUS(DATE): **REMOVED FROM GROUND (06/02/1995)**

CAPACITY(gal.): **6000** CONTENTS: **GASOLINE**

TANK MATERIAL/CONTAINMENT: **STEEL / SINGLE WALL**

PIPE MATERIAL/CONTAINMENT: **FRP(FIBERGLASS-REINFORCED PLASTIC) / NOT REPORTED**

TANK/PIPE RELEASE DETECTION:

NOT REPORTED / NOT REPORTED

TANK/PIPE CORROSION PROTECTION:

NOT REPORTED / NOT REPORTED

SPILL/OVERFILL PROTECTION: **NOT REPORTED**

PRP INFORMATION

NAME: **ROSSMORE ENTERPRISE**

ADDRESS: **23041 AVENIDA STE 210**

LAGUNA HILLS, CA 92653

CONTACT: **PHILLIP SIRIANNI**

PHONE: **714/707-5400**

LEAKING PETROLEUM STORAGE TANKS (LPST)

MAP ID# 17

Distance from Property: 0.51 mi. NW

FACILITY INFORMATION

LPST ID#: **109199** FACILITY ID#: **0061877**

REPORTED DATE: **10/3/1994**

NAME: **CALHOUN SOC**

ADDRESS: **5510 CALHOUN
HOUSTON ,TX**

FACILITY LOCATION: **5510 CALHOUN**

PRIORITY CODE: **(4.2) NO GROUNDWATER IMPACT, NO APPARENT THREATS OR IMPACTS TO RECEPTORS**

STATUS CODE: **(6A) FINAL CONCURRENCE ISSUED, CASE CLOSED**

TANK INFORMATION

TANKID#/TYPE: **1/UST** INSTALLED: **01/01/1974**

STATUS(DATE): **REMOVED FROM GROUND (09/07/1994)**

CAPACITY(gal.): **8000** CONTENTS: **GASOLINE**

TANK MATERIAL/CONTAINMENT: **STEEL / SINGLE WALL**

PIPE MATERIAL/CONTAINMENT: **STEEL / SINGLE WALL**

TANK/PIPE RELEASE DETECTION:

NOT REPORTED / AUTO. LINE LEAK DETECTOR (3.0 GPH FOR PRESSURE PIPING)

TANK/PIPE CORROSION PROTECTION:

EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP / ISOLATED IN OPEN AREA

SPILL/OVERFILL PROTECTION: **AUTO. FLOW RESTRICTOR VALVE**

PRP INFORMATION

NAME: **SOUTHWESTERN BELL TELEPHONE CO**

ADDRESS: **308 S AKARD ROOM 900
DALLAS, TX 75202-5399**

CONTACT: **HARRY HIXSON**

PHONE: **214/464-1805**

ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 8/2012

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BF Brownfields Management System

VERSION DATE: 10/2012

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment.

BRS Biennial Reporting System

VERSION DATE: 12/2009

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 3/2012

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.



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CERCLIS Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 10/2012

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL Delisted National Priorities List

VERSION DATE: 10/2012

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS EPA Docket Data

VERSION DATE: 12/2005

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

DOD Department of Defense Sites

VERSION DATE: 12/2005

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 11/2012

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.



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ERNSTX Emergency Response Notification System

VERSION DATE: 12/2011

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSTX Facility Registry System

VERSION DATE: 11/2012

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

FUDS Formerly Used Defense Sites

VERSION DATE: 10/2011

The 2010 FUDS inventory includes properties previously owned by or leased to the United States and under Secretary of Defense jurisdiction. The remediation of these properties is the responsibility of the Department of Defense.

HISTPST Historical Gas Stations

VERSION DATE: 7/1930

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

HMIRSR06 Hazardous Materials Incident Reporting System

VERSION DATE: 1/2013

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

ICIS Integrated Compliance Information System (formerly DOCKETES)

VERSION DATE: 8/2012

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning



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and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System
VERSION DATE: 8/2012

In 2006, the Integrated Compliance Information System (ICIS) - National Pollutant Discharge Elimination System (NPDES) became the NPDES national system of record for select states, tribes and territories. ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

LUCIS Land Use Control Information System
VERSION DATE: 9/2006

The LUCIS database is maintained by the U.S. Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System
VERSION DATE: 2/2012

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NFRAP No Further Remedial Action Planned Sites
VERSION DATE: 10/2012

This database includes sites which have been determined by the United States Environmental Protection Agency, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities
VERSION DATE: 11/2012

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

NLRRCRAG No Longer Regulated RCRA Generator Facilities

VERSION DATE: 11/2012

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 11/2012

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

NPDES06 National Pollutant Discharge Elimination System

VERSION DATE: 4/2007

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. This database includes permitted facilities located in



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EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data.

NPL National Priorities List

VERSION DATE: 10/2012

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

ODI Open Dump Inventory

VERSION DATE: 6/1985

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

PADS PCB Activity Database System

VERSION DATE: 11/2012

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

PCSR06 Permit Compliance System

VERSION DATE: 8/2012

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

PNPL Proposed National Priorities List

VERSION DATE: 10/2012

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.



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RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 11/2012

This database includes hazardous waste sites listed with corrective action activity in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RCRAGR06 Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 11/2012

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous



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waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRASC RCRA Sites with Controls

VERSION DATE: 6/2012

This list of Resource Conservation and Recovery Act sites with institutional controls in place is provided by the U.S. Environmental Protection Agency.

RCRAT Resource Conservation & Recovery Act - Treatment, Storage & Disposal Facilities

VERSION DATE: 11/2012

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 1/2013

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

SFLIENS CERCLIS Liens

VERSION DATE: 6/2012

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 12/2009

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new



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establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/2011

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/2006

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

ENVIRONMENTAL RECORDS DEFINITIONS - STATE (TX)

APAR Affected Property Assessment Reports

VERSION DATE: 11/2012

As regulated by the Texas Commission on Environmental Quality, an Affected Property Assessment Report is required when a person is addressing a release of chemical of concern (COC) under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and COCs, determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary. The Texas Administrative Code Title 30 §350.4(a)(1) defines affected property as the entire area (i.e. on-site and off-site; including all environmental media) which contains releases of chemicals of concern at concentrations equal to or greater than the assessment level applicable for residential land use and groundwater classification.

BSA Brownfields Site Assessments

VERSION DATE: 10/2012

The Brownfields Site Assessments database is maintained by the Texas Commission on Environmental Quality (TCEQ). The TCEQ, in close partnership with the U.S. Environmental Protection Agency (EPA) and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of brownfields through the development of regulatory, tax, and technical assistance tools.

CALF Closed & Abandoned Landfill Inventory

VERSION DATE: 11/2005

The Texas Commission on Environmental Quality, under a contract with Texas State University, and in cooperation with the 24 regional Council of Governments in the State, has located over 4,000 closed and abandoned municipal solid waste landfills throughout Texas. This listing contains "unauthorized sites". Unauthorized sites have no permit and are considered abandoned. The information available for each site varies in detail. For landfills located in the Capital Area Planning Council of Governments (CAPCOG) Region, both unpermitted and permitted landfills are contained in this database. The CAPCOG regional landfill data was originally developed by Southwest Texas State University (1997) and combined with aerial photography and other GIS data from CAPCO GIS (2002).

DCR Dry Cleaner Registration Database

VERSION DATE: 7/2012

The database includes dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.



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GWCC Groundwater Contamination Cases

VERSION DATE: 12/2011

This report contains a listing of groundwater contamination cases which were documented for the 2011 calendar year. Texas Water Code, Section 26.406 requires the annual report to describe the current status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The agencies reporting these contamination cases include the Texas Commission on Environmental Quality, Railroad Commission of Texas, Texas Alliance of Groundwater Districts, and Department of State Health Services.

HISTGWCC Historic Groundwater Contamination Cases

VERSION DATE: NR

This historic report contains all agency groundwater contamination cases documented from 1994 to 2010. The agencies that reported these contamination cases included the Texas Commission on Environmental Quality, Railroad Commission of Texas, Texas Alliance of Groundwater Districts, and Department of State Health Services.

IHW Industrial and Hazardous Waste Sites

VERSION DATE: 11/2012

Owner and facility information is included in this database of permitted and non-permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. The IHW database is maintained by the Texas Commission on Environmental Quality.

IOP Innocent Owner / Operator Database

VERSION DATE: 10/2012

Texas Innocent Owner / Operator (IOP), created by House Bill 2776 of the 75th Legislature, provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination. The IOP database is maintained by the Texas Commission on Environmental Quality.

LIENS TCEQ Liens

VERSION DATE: 7/2012

Liens filed upon State and/or Federal Superfund Sites by the Texas Commission on Environmental Quality.



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ENVIRONMENTAL RECORDS DEFINITIONS - STATE (TX)

LPST Leaking Petroleum Storage Tanks

VERSION DATE: 11/2012

The Leaking Petroleum Storage Tank listing is derived from the Petroleum Storage Tank (PST) database and is maintained by the Texas Commission on Environmental Quality. This listing includes aboveground and underground storage tank facilities with reported leaks.

MSD Municipal Setting Designations

VERSION DATE: 7/2012

The Texas Commission on Environmental Quality defines an MSD as an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records. The MSD property can be a single property, multi-property, or a portion of property.

MSWLF Municipal Solid Waste Landfill Sites

VERSION DATE: 8/2012

The municipal solid waste landfill database is provided by the Texas Commission on Environmental Quality. This database includes active landfills and inactive landfills, where solid waste is treated or stored.

NOV Notice of Violations

VERSION DATE: 12/2012

This database containing Notice of Violations (NOV) is maintained by the Texas Commission on Environmental Quality. An NOV is a written notification that documents and communicates violations observed during an inspection to the business or individual inspected.

PIHW Permitted Industrial Hazardous Waste Sites

VERSION DATE: 11/2012

Owner and facility information is included in this database of all permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. Permitted IHW facilities are regulated under 30 Texas Administrative Code Chapter 335 in addition to federal regulations. The IHW database is maintained by the Texas Commission on Environmental Quality.



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PST Petroleum Storage Tanks

VERSION DATE: 11/2012

The Petroleum Storage Tank database is administered by the Texas Commission on Environmental Quality (TCEQ). Both Underground storage tanks (USTs) and Aboveground storage tanks (ASTs) are included in this report. Petroleum Storage Tank registration has been a requirement with the TCEQ since 1986.

RRCVCP Railroad Commission VCP and Brownfield Sites

VERSION DATE: 11/2012

According to the Railroad Commission of Texas, their Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.

RWS Radioactive Waste Sites

VERSION DATE: 7/2006

This Texas Commission on Environmental Quality database contains all sites in the State of Texas that have been designated as Radioactive Waste sites.

SF State Superfund Sites

VERSION DATE: 12/2012

The state Superfund program mission is to remediate abandoned or inactive sites within the state that pose an unacceptable risk to public health and safety or the environment, but which do not qualify for action under the federal Superfund program (NPL - National Priority Listing). As required by the Texas Solid Waste Disposal Act, Texas Health and Safety Code, Chapter 361, the Texas Commission on Environmental Quality identifies and evaluates these facilities for inclusion on the state Superfund registry. This registry includes any recent developments and the anticipated action for these sites.

SIEC01 State Institutional/Engineering Control Sites

VERSION DATE: 10/2012

The Texas Risk Reduction Program (TRRP) requires the placement of institutional controls (e.g., deed notices or restrictive covenants) on affected property in different circumstances as part of completing a response action. In its simplest form, an institutional control (IC) is a legal document that is recorded in the county deed records. In certain circumstances, local zoning or ordinances can serve as an IC. This listing may also include locations where Engineering Controls are in effect, such as a cap, barrier, or other engineering device to prevent access, exposure, or continued migration of contamination. The sites included on this list are regulated by various



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programs of the Texas Commission on Environmental Quality (TCEQ).

SPILLS Spills Listing

VERSION DATE: 12/2012

This Texas Commission on Environmental Quality database includes releases of hazardous or potentially hazardous materials into the environment.

TIERII Tier II Chemical Reporting Program Facilities

VERSION DATE: 12/2011

The Texas Tier II Chemical Reporting Program in the Department of State Health Services (DSHS) is the state repository for EPCRA-required Emergency Planning Letters (EPLs), which are one-time notifications to the state from facilities that have certain extremely hazardous chemicals in specified amounts. The Program is also the state repository for EPCRA/state-required hazardous chemical inventory reports called Texas Tier Two Reports. This data contains those facility reports for the 2005 through the 2011 calendar years.

VCP Voluntary Cleanup Program Sites

VERSION DATE: 10/2012

The Texas Voluntary Cleanup Program (VCP) provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or underused properties may be restored to economically productive or community beneficial uses. The VCP database is maintained by the Texas Commission on Environmental Quality.

WMRF Recycling Facilities

VERSION DATE: 11/2012

This listing of recycling facilities is provided by the Texas Commission on Environmental Quality's Recycle Texas Online service. The company information provided in this database is self-reported. Since recyclers post their own information, a facility or company appearing on the list does not imply that it is in compliance with TCEQ regulations or other applicable laws. This database is no longer maintained and includes the last compilation of the program participants before the Recycle Texas Online program was closed.



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ENVIRONMENTAL RECORDS DEFINITIONS - TRIBAL

INDIANRES Indian Reservations

VERSION DATE: 1/2000

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

LUSTR06 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 2/2012

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/2006

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

USTR06 Underground Storage Tanks On Tribal Lands

VERSION DATE: 2/2012

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.



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APPENDIX G

RESUMES

Tracy Watson



Title, Years in Position, Years in Field

Project Manager, Biologist, Chemist

With Medina Since December 2006

Experience in the Field Since March 2003

Ms. Watson has ten years of professional experience which includes quality control, analytical chemistry, and environmental science. She meets the definition of Environmental Professional as defined in ASTM E1527-05 for completing Phase I Environmental Site Assessments and has completed many Phase I and II Environmental Site Assessments (ESAs). She has extensive experience in environmental compliance reviews for residential properties seeking federal and state funding through the US Department of Housing and Urban Development and the Texas Department of Housing and Community Affairs. Ms. Watson also participated as the Project Manager for a project to collect compliance drinking water samples from Public Water Systems (PWS) in Texas for the TCEQ. The contract covered a large geographically disperse area and required intense planning between the sampling team, water systems, and the state agency in order to accurately meet the standards of the contract.

Education and Training

05/2002	Bachelor of Science, Biology/Chemistry, University of Mary Hardin-Baylor
2007, renewing each year	OSHA 40 Hour Hazardous Waste Operations and Emergency Response (HAZWOPER, 40CFR1910.120) Training and 8hr refreshers
2011	Society of American Military Engineers Leadership Lab
04/2011	Class D Water Operator, License No. WO0029615, Texas Commission on Environmental Quality (TCEQ), expires April 14, 2014
02/2011	ASTM Training E1527-05 Phase I Environmental Site Assessments
09/2006	Continuing education courses in Principles of Real Estate
08/2008	TxDOT – Small Business LINC Program

Related Experience

Texas State Affordable Housing Corporation (TSAHC), 2011-Present	Ms. Watson currently provides Environmental Assessments & Reviews pursuant to the 24 CFR 58 <i>Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities</i> for the Texas State Affordable Housing Corporation (TSAHC). In 2011, Ms. Watson completed a tiered Categorical Exclusion Review for a large residential neighborhood in Bastrop, Texas. Ultimately, TSAHC used the review to purchase 11 foreclosed lots using Neighborhood Stabilization Program (NSP) Funds through the Texas Department of Housing and Community Affairs, TDHCA, (the agency responsible for granting clearance under TSAHC's contract).
Culebra 58F Phase II-A Stockpile	Ms. Watson participated in the execution of stockpile delineation and characterization for an approximate 30-acre tract of land for the City of San Antonio (COSA). Ms. Watson collected soil samples, screened soil

Delineation and Characterization May 2009	samples for hydrocarbons using a photo iodization detector (PID), and screened soils samples for heavy metals using an Innov-x XRF field screening device. Approximately 1800 stockpiles were delineated and characterized during the project.
Phase I ESAs for Street and Drainage Improvements, November 2008	The City of San Antonio (COSA) requested Medina to perform eleven Phase I ESAs for the proposed improvements along several city streets and drainage outfalls within the city. The projects are related to the City of San Antonio 2007-2012 Bond Package. Several of the projects included city streets and associated easements up to a mile in length. The historical uses of the adjoining properties along the easements were reviewed and several environmental concerns were identified from the Phase I ESAs. Medina recommended further environmental assessments in relation to the concerns which included Leaking Petroleum Storage Tanks (LPST) and unpermitted landfills. Ms. Watson conducted the site reconnaissance for several of the projects, provided project oversight, and final review of the Phase I ESAs.
Due Diligence for Cellular Towers Throughout Texas, 2006-Present	Ms. Watson conducted due diligence services for cellular tower projects throughout Texas that included Phase I ESAs, geotechnical studies, and National Environmental Policy Act (NEPA) Reviews. NEPA reviews include: State Historical Preservation Officer (SHPO) view shed assessments, communication with Native American Tribes via the Tower Construction Notification System (TCNS), notifications and cultural resources reviews, wetland determinations, Federal Emergency Management Agency (FEMA) floodplain reviews, endangered species reviews, and issuance of public notices.
Desktop Environmental Screening	After years of focusing on the environmental needs of MCC's various clients, Ms. Watson helped develop a screening report we now offer to our clients. Experience has found that clients could use a tool to advise them on the environmental risk of a property prior to a sales/lease agreement or funding application, however don't have the budget or time luxuries required for a Phase I ESA. In addition, many other environmental factors may affect the proposed use of a property which aren't typically covered in a Phase I ESA, specifically, critical habitats, noise impacts, and historic preservation to name a few.

Professional Associations

- San Antonio Manufacturing Association
- Society of American Military Engineers – San Antonio Post – Readiness Committee
- Air and Waste Management Association
- Sweet Adelines International
- Basura Bash – Planning Committee, Registration Chair

Samuel A. Escobar



Title, Years in Position, Years in Field

Senior Project Manager,
With Medina Since February 2011
Experience in the Field Since 1987

Mr. Escobar has over 24 years of experience in engineering and environmental consulting which includes quality assurance/control of construction projects and environmental science. He has worked directly on and/or reviewed thousands of Phase I and Phase II Environmental Site Assessments (ESAs) and is an accomplished Environmental Professional, Approved Project Reviewer and mentor. Mr. Escobar has worked on a variety of projects including single and multifamily residences, light and heavy industrial complexes, Environmental Assessment (EAs) of proposed gas wells, and risk screenings for cellular tower locations.

Education and Training

1987	EPA Accredited Asbestos Inspector
1994	OSHA 40 Hour Hazardous Waste Operations and Emergency Response (HAZWOPER, 40CFR1910.120) Training
1999	Bachelor of Science, Agriculture, Southwest Texas State University
1999	38-Hour U.S. Army Corps of Engineers Wetlands Delineation Training Course
2006	TxDOT – Pre-Certification in Hazardous Materials Initial Site Assessment, and Wetlands Delineation

Related Experience

Phase I & II ESA Arias & Associates	As the project manager, Mr. Escobar conducted a Phase 1 and a Phase II ESA for a Temporary Concrete Batch Plant on Wetmore Road on the City of San Antonio International Airport property in San Antonio, Texas.
Wetlands Determination ITEX Group	Mr. Escobar conducted the wetlands investigation and reporting for the Lumberton La Belle Vie property located in Lumberton, Texas. The property is the proposed location for a multi-family complex.
NEPA Goodman Networks and AT&T Mobility	Mr. Escobar completed several NEPA documentation reports for existing cellular towers in the Houston and Austin markets of AT&T.

Professional Associations

San Antonio Manufacturing Association
Society of American Military Engineers – San Antonio Post
Air and Waste Management Association

Douglas A. McGookey



Title, Years in Position, Years in Field

Vice-President, Principal Geologist, Chief Operations Officer

Experience with Medina: Since August 2002

Total Experience: Since August 1979

Mr. McGookey is Vice-President and Principal Geologist for MCC. The firm has provided services to the City of San Antonio, the TCEQ, TXDOT, several cellular tower corporations, and numerous engineering, architectural, and developer companies.

Education and Training

1977	Bachelor of Arts in Geology, University of Texas at Austin
1985	Master of Arts in Geology, University of Texas at Austin

Professional Registrations

	Professional Geologist License No. 368 by the Texas Board of Professional Geoscientists
	Texas Commission on Environmental Quality LPST Project Manager

Memberships

	SAME – Society of American Military Engineers as past board member 10 years and currently committee member.
	AWMA – Air and Waste Management Association as past board member and currently a member.

Related Experience

	Managed completion of Water Pollution Abatement Plans (WPAPs) Aboveground Storage Tank Management Plans, and Geologic Assessments for properties that lie over the Recharge and Transition Zones of the Edwards Aquifer. Managed completion of several hundred Transaction Screen Site Assessments (ESAs), Phase I ESAs, Archaeological (Cultural Resource) Reviews and NEPA reviews for cellular tower sites in Texas and across the country. The assessments were performed for T-Mobile and AT&T.
--	--

February to April 2008	Managed review of Phase I ESA documents and developed Site Specific Work Plan for additional investigations, including Phase II ESA evaluations which required sampling and analysis of environmental media based on the results and recommendations of the Phase I ESA.
------------------------	--

TXDOT State Highway 130

2005 to Present <i>City of San Antonio CIMS Department Hike & Bike/Pedestrian Trails</i>	Managed the completion of several City of San Antonio Capital Improvements Management Services Department projects. A Phase I and Phase II ESA for the Eagleland Hike and Bike Trail project and the San Antonio Missions Trail IV project. A Phase III ESA for the SARIP Eagleland River/Walk Pedestrian walkway project.
---	--

STATE OF TEXAS

BOARD OF PROFESSIONAL GEOSCIENTISTS

DOUGLAS A. MCGOOKEY

Geology

**License Number
368**

In accordance with the provisions of the Texas Geoscience Practice Act, the Texas Board of Professional Geoscientists hereby certifies that the above named individual was licensed as a Professional Geoscientist on April 3, 2003.



W. Kevin Coleman
Chairman, Texas Board of Professional Geoscientists



ESA Compliance Letter

Houston 5110 Griggs Road Residential, LP

3735 Honeywood Court
Port Arthur, Texas 77642

P: 409.724.0020

F: 409.721.6603

November 7, 2013

Teresa Morales
Texas Dept. of Housing and Community Affairs
221 E 11th Street
Austin, Texas 78701

RE: ESA Preparer's Recommendations for Village at Palm Center

Ms. Morales,

We certify the Houston 5110 Griggs Road Residential, LP, Village at Palm Center, will comply with any and all recommendations made by the ESA preparer, Medina Consulting Company, Inc.

Please feel free to call me with any questions at 409-724-0020 ext 231.

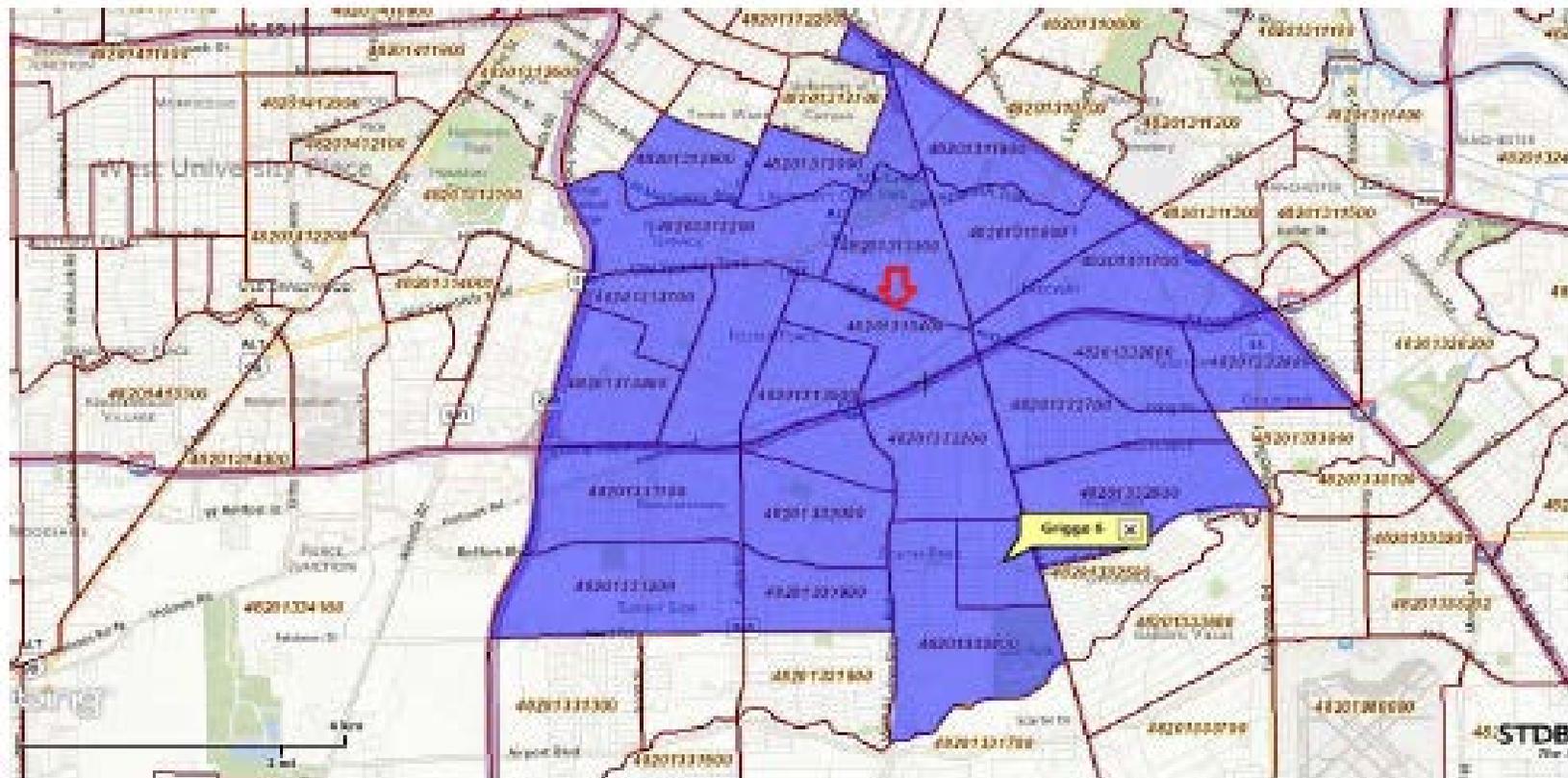
Sincerely,



K.T. (Ike) Akbari
Authorized Agent

PMA

No secondary market has been considered in the analysis. The PMA map follows.



The subject property would be near the central part of the PMA. The Griggs 6 pin does not denote the subject property, which is located at the point of the red arrow.

Market Study



Valbridge
PROPERTY ADVISORS

Market Study

Village at Palm Center Apartments
SW corner of Griggs and MLK Boulevard
Houston, Harris County Texas



FOR

Houston 5110 Griggs Rd, LP
3735 Honeywood Court
Port Arthur, Texas 77642

**Valbridge Property Advisors |
Gerald A. Teel Company, Inc.**

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Valbridge Job No.:
[TX02-13-0674]



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valbridge.com

October 23, 2013

Mr. Chris Akbari
Houston 5110 Griggs Rd, LP
3735 Honeywood Court
Port Arthur, Texas 77642

Re: Market Study for The Village at Palm Center Apartments, a proposed Restricted Rents property, located in Houston, Texas, targeted to families pursuant to a Community Development Block Grant (CDBG) award by the City of Houston

Dear Mr. Akbari:

In fulfillment of the agreement outlined in the letter of engagement dated October 10, 2013, this letter is to transmit the attached report of our market study of the property rights identified within the report concerning the referenced above, as of October 21, 2013. The report sets forth supporting data and reasoning which form the basis of our opinion of the market value.

The value opinion reported is qualified by certain definitions, limiting conditions, and certifications which are set forth within this report. The reader is directed to review all assignment conditions set forth in the introduction section of this report. Those included are the General Assumptions, General Limiting Conditions, Extraordinary Assumptions, and any Hypothetical Conditions which may affect the final opinion of value.

This report was prepared for and invoiced to ITEX Property Management, LLC. It is intended only for use by to ITEX Property Management, LLC. and the City of Houston. It may not be distributed to or relied upon by other persons or entities without our written permission. This report was prepared in a self-contained format.

The property was inspected by Tim N. Treadway, MAI, CCIM, and David D Magnuson and the market study was developed by Tim N. Treadway, MAI, CCIM and David D Magnuson. If you have any questions concerning the report, please contact our office. The Valbridge Property Advisors/Gerald A. Teel Company appreciates the opportunity to provide these real estate valuation and consultation services.

This letter is appended to the accompanying market study that contains the reasoning and basis for the conclusions contained herein. All persons providing significant assistance in the preparation of the study are listed as signatories or referenced in the letter of transmittal. The providers of said market study are independent analysts and are not a part of the development

team or associated with the owner of the property, nor affiliated with any member of the team engaged in the development of the above referenced property.

This market study is in accordance with The Department of Housing and Community Affairs (TDHCA) guidelines and City of Houston Guidelines. The City is granted full authority to rely on the findings and conclusions in this report. The market analyst and appraiser has/have read and understands the 2013 TDHCA REA Rules and Guidelines Sections 1.34 through 1.36.

This market study was performed during October 2013, with an effective date of October 21, 2013. If you have any questions regarding any of our conclusions, please call.

Sincerely,

VALBRIDGE PROPERTY ADVISORS | THE GERALD A. TEEL COMPANY, INC.



BY: _____

Tim N. Treadway, MAI, CCIM,
Senior Managing Director
Texas Certification No. 1323331-G

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PMA DEMOGRAPHIC DATA

Note: For developments targeting Seniors, fill in Population and Household data for both the General population and the Senior population

	GENERAL			SENIORS		
	current year	place-in-service	five year	current year	place-in-service	five year
	2013		2018	2012		2017
Population p.	103,898		109,771			
Households p.						
Total HH	34,126		36,133			
Renter HH	15,883		16,848			
Homeowner HH	18,243		19,285			

DEMAND CALCULATION p.

Subject Units	222	Total Households	34,126
Unstabilized Comparable Units	0	Potential Demand	9,159
		Other Demand	0
RELEVANT SUPPLY	222	GROSS DEMAND	9,159

RELEVANT SUPPLY / GROSS DEMAND = GROSS CAPTURE RATE 2.4%

SUBJECT UNIT MIX				PROPOSED RENT		p.	DEMAND by UNIT TYPE p.			
AMI Level	Beds	Baths	Size (sqft)	Gross	Net	MARKET RENT	Demand	Subject Units	Comp Units	Unit Capture Rate
60%	1	1	731	\$746	\$659	\$875	574	37		5.76%
60%	2	2	954	\$894	\$780	\$1,130	769	85		11.14%
60%	3	2	1,131	\$1,033	\$889	\$1,370	480	45		9.77%
80%	1	1	731	\$994	\$907	\$875	783	10		1.38%
80%	2	2	954	\$1,192	\$1,078	\$1,130	589	22		3.80%
80%	3	2	1,131	\$1,377	\$1,233	\$1,370	324	12		3.62%
30%	1	1	731	\$373	\$286	\$875	674	3		0.39%
30%	2	2	954	\$447	\$333	\$1,130	800	5		0.57%
30%	3	2	1,194	\$516	\$372	\$1,370	517	3		0.54%

ASSUMPTIONS, CONTINGENCY AND LIMITING CONDITIONS

Extraordinary Assumptions

1. The construction components/details, floor plan sizes and unit mix, as well as a description of the site improvements, were provided by the client and developer. It is assumed that this information is correct, or the conclusions in this report could change.
2. It is also assumed that the subject site is not impacted by environmental contamination as it was previously used in part to service automobiles.

Assumptions

This real estate consulting service is made with the following General Assumptions:

1. This is a Real Estate Consulting Service, which is intended to comply with the reporting requirements set forth under Standard Rules 4 and 5 of the Uniform Standards of Professional Appraisal Practice. Supporting documentation concerning the data, reasoning and analyses is located in the Addenda.
2. 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.
3. The property is assumed to be free and clear of any or all liens or encumbrances unless otherwise stated. All taxes are assumed to be current.
4. The property is assumed to be under responsible, adequately capitalized ownership and competent property management.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or apparent conditions of the property, subsoil or structures 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.
8. It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a nonconformity has been stated, defined and considered in the report.
10. 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.
11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass unless noted in the report.

Contingency

The opinions expressed herein are contingent upon the conditions set forth in this report. Field data from which this report was prepared is retained in our files.

Limiting Conditions

The market consultant will not be required to give testimony or appear in court because of having made this market study with reference to the property in question, unless arrangements have been previously made thereof.

Any cause of action resulting between the Valbridge Property Advisors: Gerald A. Teel Company, Inc. and the client in conjunction with this market study, either directly or indirectly, will be limited in damages to the amount of the fee received for the assignment.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the market consultant and, in any event, only with proper written qualification and only in its entirety.

In the case where an improvement is considered, the distribution of the total valuation between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other market study, and are invalid if so used.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the market consultant. Nor shall the market consultant, firm or professional organization of which the market consultant is a member be identified without prior written consent of the market consultant.

The physical condition of the improvements (if existing) described herein is based on visual inspection only. No liability is assumed for the soundness of structural members including roof (wear and leakage), foundation (settling or leakage), footings, exterior and interior walls, partitions, floors, or any other part of the structure, since no engineering tests were made of same and no termite inspection was conducted. Furthermore, we accept no legal responsibility for the efficiency of the plumbing and electrical systems, the heating and air conditioning equipment, or any major appliances. Unless otherwise noted, all of these items appeared adequate and operational.

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

The market consultants have inspected the subject property with the due diligence expected of a professional real estate market consultant. In this assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation or asbestos and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The market consultant is not qualified to detect such substances. We urge the client to retain an expert in this field if desired.

FACTUAL DATA

Identification of the property: The property is described as a proposed walk up, garden type apartment project with a total of 222 units. It is located south of the Houston CBD “inside the Loop” just north of Loop 610 at the southwest corner of Griggs Road and Martin Luther King Boulevard. The subject tract is legally described as

9.6477 acres out of the Washington County Railroad Survey No. 1, Abstract 936, Harris County, Texas

The subject tract is in the city limits of Houston, Texas.

Purpose of the Study: The purpose of this Market Study is to estimate market rents and demand for the proposed development as an HTC family’s property.

Statement of Ownership of the Subject Property: The subject property is presently under the ownership of Jason Song and has been since 1989. The property is under contract to ITEX Developers, LLC for \$5,500,000 or \$13.08 per square foot. The planned closing date was August of 2013 with option periods. There are also two option periods after August of 2013. The subject has not closed as of the date of this report.

Effective Date of the Study: This market study was performed in October 2013 with an effective date of October 21, 2013.

Disclosure of Competency: Tim N. Treadway, MAI, CCIM and David Magnuson are competent to appraise the subject property, having appraised numerous similar properties. Mr. Treadway and Mr. Magnuson have experience in market studies and appraisals for properties subject to the Low Income Housing Tax Credit program. The educational program followed by the firm is developed by the Appraisal Institute in order to remain abreast of current and future trends in the real estate market and the appraisal profession.

Identity of Interest: Valbridge Property Advisors| The Gerald A. Teel Company, Inc., Tim N. Treadway and David D Magnuson have no financial interest in the outcome of this market study. We are not affiliated with, nor part of, the development team nor any member of the development team engaged in the development of this property. The qualifications of the market consultants are located in the Addenda of this report.

Scope of the Market Study: As part of this market study, the consultants have made several independent investigations, conducted interviews and performed different research and analyses. Most of the data relied on to reach conclusions are included within this report. The data analysis process is a systematic procedure employed to provide the answer to specific questions. A marketability study is a process that investigates how a particular piece of property will be absorbed, sold or leased under current or anticipated market conditions. This includes a market study or analysis of the general class of property being studied. It does not analyze demand for the commercial or retail component of the property.

The specific objective of this study is to determine the market feasibility of the restricted rent apartments as well as a market rents component, if applicable, that are the subject of this report. This objective is achieved through the following research and analysis:

1. An inspection of the subject site for physical aspects including, but not limited to, transportation access, exposure, impact of surrounding land uses and proximity to services.
2. A demographic and economic analysis of the area was conducted to determine whether the growth prospects for the area are capable of absorbing the proposed development. Included in this analysis are a study of area growth, which significantly determines the potential for real estate investments, and a determination of the competitive market area of the subject project.
3. An analysis of the multi-family trends in the area was conducted to determine the macro development trends and characteristics and their relationship to the subject project's market area.
4. A survey and analysis of a selected sample of competitive and comparable rental complexes to the subject project was conducted to determine the market characteristics and development parameters of the products with which the subject project will compete.
5. A market area analysis of the potential demand for multi-family units in general and specifically HTC units is presented, which is based on household growth and income banding estimates and projections.
6. An evaluation of the existing occupancy rates in comparable multi-family rental residential developments in the same market area as the proposed project.
7. An evaluation of the need for affordable housing within the project market area, which includes an analysis of any existing federal, state and/or locally subsidized rental housing units in the market area.
8. An evaluation of the appropriateness of the unit size in terms of number of bedrooms for the low income housing market area.
9. An evaluation of the appropriateness of the location and total development cost of the project for the low income target population.
10. An evaluation of appropriateness of the anticipated operating costs of the project for the housing market in which the project is located.
11. An evaluation of appropriateness of the existing or proposed physical amenities at the project for the target population.

The scope of the market study outlined above was conducted through the use of methods and techniques that are generally accepted in the industry. The primary statistical basis of the effort included in the use of published materials from federal, state and local governmental sources and private agencies. These sources most prominently include the 1990 and 2000 *U.S. Census of Population and Housing* by the Department of Commerce demographic reports through the CCIM Site to do Business (STDB), ESRI, Hista (Ribbon Demographics), and Texas A&M Data Research Center; demographic and economic area reports by local Chambers of Commerce; Texas Department of Commerce - Research and Planning Division; *Texas Labor Market Review* by the Texas Employment Commission - Economic Research and Analysis Department, and the U.S. Department of Labor.

Interviews were conducted with apartment managers to obtain the most current market information with regard to competitive and comparable complexes selected for specific analysis. Information regarding the subject project including key market aspects (unit mix, sizes, amenities, etc.) was provided by the client/developer.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The market consultants have not made a specific compliance survey and analysis of the plans to determine whether or not it is in conformity with the various detailed requirements of the ADA. We have surveyed the properties to determine need for accessible units, and no specific demand could be gleaned from the data. Based on the survey, it appears that the competing projects accept handicap individuals but typically convert the units as needed. No waiting lists for handicap units were reported, and only one project specified the number of units in this regard. This is contained in the rental survey, which is detailed on a per project basis further in the report. It has been estimated that approximately 5% of the population have mobility or self care limitations, or both. A mobility limitation is defined as a physical or mental condition which has existed for at least six months and which makes it difficult for an individual to independently lease his or her home. A self care limitation is defined as a physical or mental condition which has existed for at last six months and which makes it difficult for an individual to take care of his or her personal needs such as dressing, bathing, or getting around inside a home. This figure is not determinable for the subject sub-market, as there is no study or specified amount of units designed for these limitations on a market wide basis. In this regard, it is typical for developers to put into a number of units, typically on the first floor, design criteria that would allow conversion of these units to address tenants with such limitations on an as-needed basis. An unknown percent of the subject units will be allocated to those with self-care limitations.

Problem: The problem considered in this analysis is whether sufficient potential demand exists for the proposed development with restricted rents. Potential demand is the pool of households that are income qualified and can afford the proposed development's rents. Thus, this analysis determines the supply and demand for apartments in the market area (including, but not limited to, low income units) of the project, the marketability of the project, and its overall competitiveness to the market. The population to be served are

those households whose incomes do not exceed applicable program limits but do attain a sufficient annual income to require 30% or less of that income for housing costs.

Definition

Market Study: A market study is a macroeconomic analysis that examines the general market conditions of supply, demand and pricing for the demographics or demand for a specific area or property type. A market study may also include analysis of construction and absorption trends.

Marketability Study: A marketability study is a process that investigates how a particular piece of property will be absorbed, sold or leased under current or anticipated market conditions; it includes a market study or analysis of the general class of property being studied.

Assumptions: A list of standard assumptions has been previously provided within the body of this report. The construction components/details, floor plan sizes and unit mix, as well as a description of the site improvements, were provided by the client. When specific data was not available, the appraiser has relied upon past experience with similar proposed improvements. It is assumed that this information is correct, or the conclusions in this report could change.

Identity of Interest

Valbridge Property Advisors | The Gerald A. Teel Company, Inc. Tim N. Treadway and David D Magnuson, have no financial interest in the outcome of this market study. We are not affiliated with, nor part of, the development team or any member of the development team engaged in the development of this property. The qualifications of the market consultants are located in the Addenda of this report.

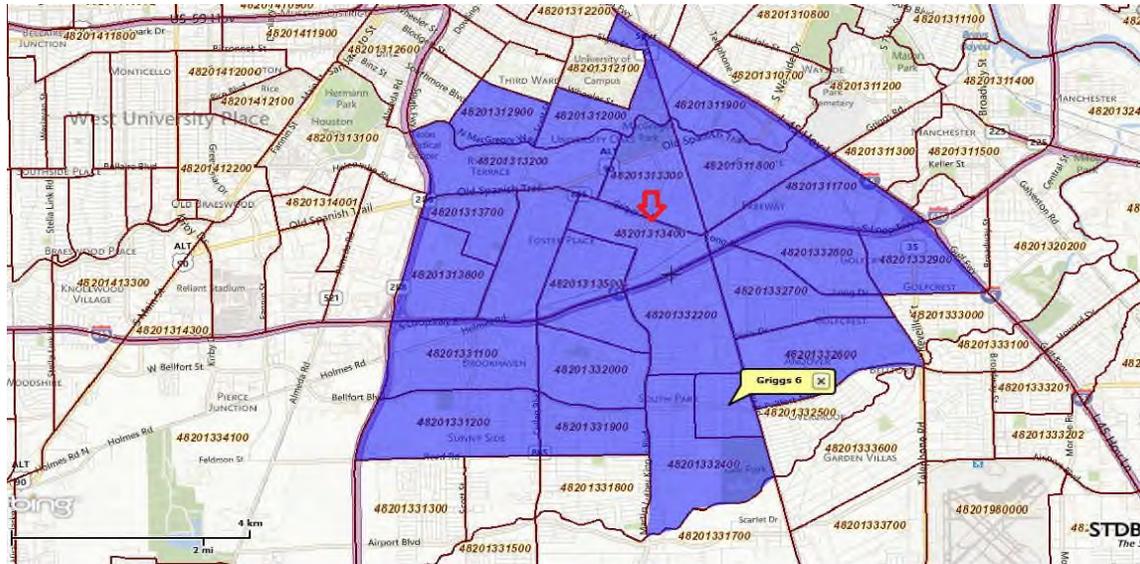
Definition of the Market Area

The competitive area is the geographic or locational delineation in which similar properties effectively compete with the subject property in the minds of potential users. The primary market area is located in the south central portion of Houston, east of Highway 288, west of Interstate 45 along both sides of Loop 610. The area is approximately five miles south of the Houston Central Business District. This includes the following 24 Census Tracts:

- 48201311700, 48201311800, 48201311900, 48201312000, 48201312900,
48201313200, 48201313300, 48201313400, 48201313500, 48201313600,
48201313700, 48201313800
- 48201331100, 48201331200, 48201331900, 48201332000, 48201332100,
48201332200, 48201332300, 48201332400, 48201332600, 48201332700,
48201332800, 48201332900

The foregoing 24 census tracts are essentially bound by the Gulf Freeway (Interstate 45) to the east, Highway 288 to the west, Reed Road/Sims Bayou to the south, and the Brays Bayou to the north.

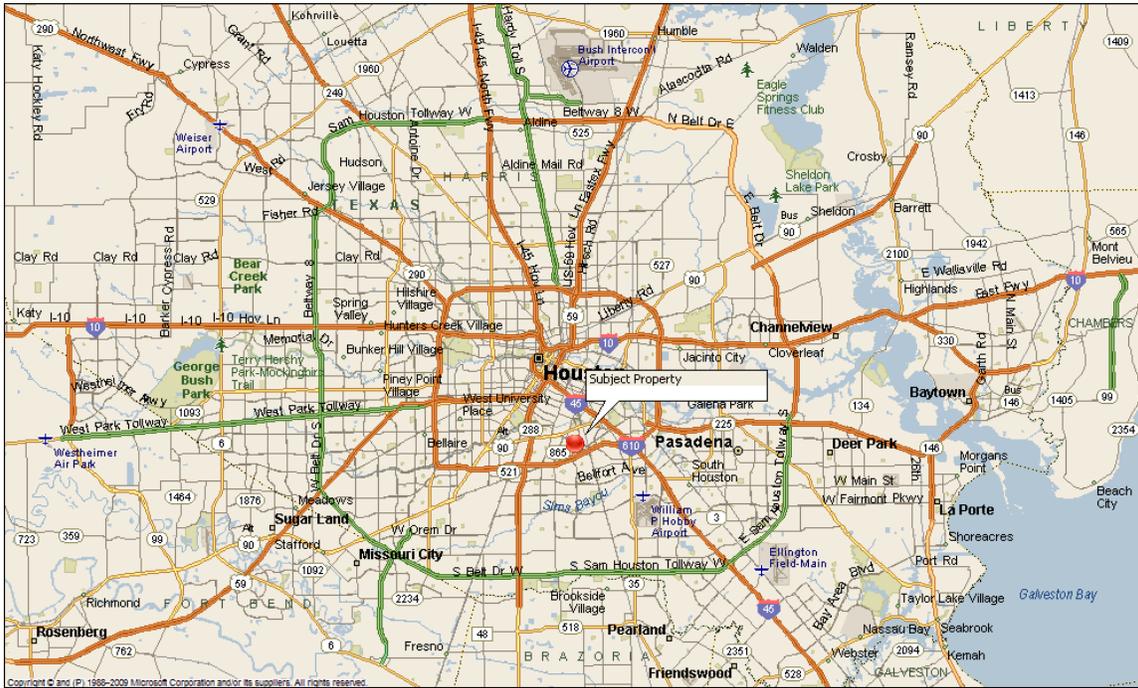
No secondary market has been considered in the analysis. The PMA map follows.



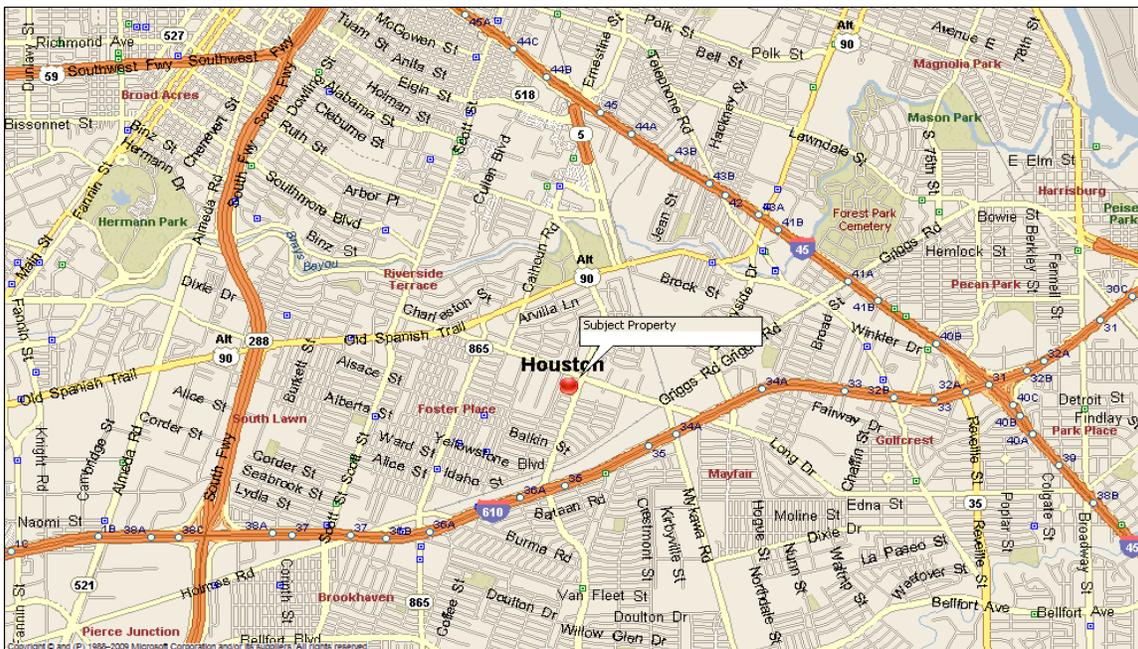
The subject property would be near the central part of the PMA. **The Griggs 6 pin does not denote the subject property, which is located at the point of the red arrow.**

The proposed subject property is located approximately five mile south of Houston’s CBD. The area in the immediate vicinity of the subject is oriented toward single and multi-family residential uses. This is generally a lower income area, with many secondary and tertiary uses. The neighborhood is older, and mostly developed in the 1930’s through 1960’s. There are isolated instances of gentrification, but no large scale use as of yet, save for the redevelopment of the Gulfgate Mall at the westerly intersection of Interstate 45 and Loop 610. This redevelopment has a profound affect on the PMA. There are also a number of newer rent restricted multi-family developments in the vicinity. The highest concentration of office space is located to the north of the subject in the CBD and west in the Medical Center. Both are outside the PMA. Retail development is evident along the major roadways, such as the Highway 288, Interstate 45, Loop 610 and other commercial thoroughfares.

HOUSTON AREA MAP



GENERAL NEIGHBORHOOD MAP



The secondary market would include the neighborhood south of the current PMA extending to Airport Boulevard. However, the secondary market is not analyzed within this report.

The PMA boundaries are described on later pages. The PMA is in central Harris County and is part of the urban core of Houston. The PMA is within the Houston-Sugar Land – Baytown MSA. Much of the economic activity of the PMA is dependent on the economic health of the larger MSA. Therefore, we have presented a short analysis of the MSA.

HOUSTON-SUGARLAND-BAYTOWN MSA

The Houston-Sugar Land-Baytown Metropolitan Statistical Area (Houston MSA) consists of 10 counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto and Waller.

Houston is the largest city in Texas and the fourth largest city in the nation. Houston was the fastest growing major city in the nation in the 20th century. While still a major refinery center, Houston has diversified its business base so its economy does not follow the rise and fall of oil prices.

Another large employer is the Texas Medical Center, which employs approximately 75,000 and has 100,000 to 150,000 visitors daily. This is located just outside the immediate area of the subject and its PMA, but near enough to be an influence on medical availability and employment. Texas Medical Center (TMC) with 49 member institutions—including M.D. Anderson Cancer Center, the No. 1 cancer hospital in the country—is the largest medical complex in the world. More heart surgeries are performed in the Texas Medical Center than anywhere else in the world.

NASA is more removed and has lately suffered some setback with the reduction in the space program, but its location about 25 miles south of the CBD still remains a positive force for technical and professional employment and bodes well for Houston in the future.

The Port of Houston, one of the world's largest, is nationally ranked first in foreign waterborne tonnage and second in total tonnage. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Ninety-three foreign governments have official representation here through consulates or trade offices.

Residents enjoy plentiful recreation at nearby Galveston Island and the Gulf of Mexico, with all water sports available along with the typical kitschy and glitzy tourist offerings and pseudo cultural venues.

Houston's professional teams include: Astros (Baseball); Texans: (Football); Rockets: (Basketball); Dynamo: (Soccer); Aeros: (Hockey); Energy (Independent Women's Football League); Team Texas (All American Football League); H'Town Texas Cyclones (National Women's Football Association); Wranglers (World Team Tennis); Houston Takers and Texas City Rangers (American Basketball Assn.); and the Bay Area Toros (Continental Baseball League).

The Houston Zoo (www.houstonzoo.org) serves more than 1.6 million visitors annually, ranking in the top 10 nationwide in attendance. Other cultural destinations include the museum of Fine Arts, Houston Museum of Natural Science, Wortham IMAX Theatre, Downtown Theater District which is home to internationally-recognized performing arts organizations — Houston Symphony, Houston Grand Opera, Houston Ballet, Da Camera, Society for Performing Arts, Alley Theatre, Broadway in Houston, Theatre Under the Stars, and Uniquely Houston.

General Characteristics of the MSA, Local Market and PMA

Primary Market: The subject property is located within the City of Houston, which is part of the Houston-Sugarland-Baytown MSA in Harris County. The Houston-Sugarland-Baytown MSA per recent demographics had an estimated 2012 population of 6,480,434 and 2,264,794 households. The primary market area (PMA), as previously defined, is approximately five miles south of Houston's CBD within Loop 610. The PMA had an estimated 2010 population of 103,898 and 34,126 households.

Secondary Market: The secondary market (SMA), if considered, consists of those potential renters in the adjoining neighborhoods west of Highway 288, north of Brays Bayou or south of Sims Bayou. As noted, demand from the secondary market is not considered in this analysis.

The following depicts the economic and employment characteristics of the local MSA including Houston, Sugarland, and Baytown, which have a direct affect on the activity in the subject's primary market area.

B. General Characteristics of the MSA, Local Market and PMA

Economic Conditions and Employment Characteristics: The largest industries in the general area (Houston, Sugarland, Baytown MSA) are Government, Education, Health Care and Social Assistance, and Construction. Collectively, they account for 48% of total employment. Retail Trade, Manufacturing, and Accommodation and Food Services are also important industries, accounting for 30% of total employment. National unemployment is currently 7.3% with state unemployment at 6.3%, while that for the Houston-Sugarland-Baytown MSA was 6.1%. The Houston-Sugarland-Baytown MSA registered an overall gain in jobs in the past year of 80,700, or a job growth of 3% over 2012.

Those employment sectors included are noted in the following list:

- Accommodation & Food Services
- Admin. Support & Waste Management
- Agriculture, Forestry, Fishing, etc.
- Arts, Entertainment & Recreation
- Construction
- Educational Services

- Finance and Insurance
- Health Care & Social Assistance
- Information
- Management
- Manufacturing
- Mining
- Other Services
- Professional Scientific & Tech.
- Real Estate, Rental, Leasing
- Retail Trade
- Transportation & Warehousing
- Utilities
- Wholesale Trade

Houston is the largest city in Texas and the fourth largest in the nation. Houston is a leader in medical care and technology. The city is home of M.D. Anderson Cancer Center, several leasing hospitals, and numerous medical universities. The medical industry is a major employer in the MSA as well as the government, school districts, services, and trade. The major employers in the area are listed in the following table.

It is likely that oil/gas, health care, education and government will continue to be the major employment sectors for the near term, although a significant reliance on the manufacturing and retail industries will likely continue with additional growth seen in the construction industry once the economy rebounds.

According to the *ACCRA Cost of Living Index*, the Cost of Living in the MSA is 92.2% of the national average. Additionally, the housing costs are approximately 82.0% of the national average with a median housing price of \$152,565, which differs from the PMA of \$58,455. The median home in Texas is \$142,782. Interest rates have remained at levels that are near 30 and 40 year lows.

The major employers in the area are considered stable, with moderate job growth over the last 12 months indicating a positive turn. Houston has been in the top three cities in the nation for the last several years in job growth. The current highest rated cities are all in Texas. The top employers in the Houston MSA are shown below, which shows that the largest employers are in the oil/gas industry, healthcare and education.

Top Twenty Employers
Greater Houston Partnership (Includes All Ten Counties in the MSA)

Employer	Category	Employees
ExxonMobil & ExxonMobil Chemical Company Baytown	Oil and Gas	19,500
Memorial Hermann Healthcare System	Health Care	19,500
University of Texas MD Anderson Cancer Center	Health Care	17,000
United Continental Airlines	Airline	17,000
Schlumberger Limited & Schlumberger Integrated	Oil and Gas	16,500
The Methodist Hospital System	Health Care	13,000
Shell Oil Co.	Oil and Gas	13,000
Kroger Co.	Grocery	12,000
United Space Alliance	Engineering Services: Aerospace	10,185
National Oilwell Varco	Oilfield Products, Services	10,000
BP America Inc.	Oil and Gas	9,537
University of Texas Medical Branch	Education	9,318
Baylor College of Medicine	Education	9,232
HP	Electronics - Computer Equipment	9,000
ARAMARK Corporation	Food Services	8,500
Chevron	Oil and Gas Exploration	8,000
Pappas Restaurants Inc.	Food Services	8,000
HCA	Hospitals	7,855
Macy's	Retail	7,000
AT&T	Telecommunications	6,900

The list does not include municipalities, school districts, community colleges, public universities (except UTMB and University of Texas MD Anderson Cancer Center) and governmental agencies.

Source: [Greater Houston Partnership Research](#), February 8, 2012

proximity to the subject. The subject area is also greatly influenced by the University of Houston main campus, located in the north easterly part of the PMA near Interstate 45. Founded in 1927, the University of Houston is the leading public research university in the city of Houston and has recently been granted Tier 1 status. The university educates more than 40,750 students in more than 300 undergraduate and graduate academic programs, on campus and online. UH awards more than 7,800 degrees annually, with more than 200,000 alumni. The University of Houston is the second most ethnically diverse major research university in the United States. Students come to UH from more than 137 nations and from across the nation. The student body comprises 40,750 undergraduate and graduate students with more than 500 student organizations and 16 intercollegiate sports teams, life at UH is active and lively. About 6,000 students live on campus in residence halls, apartments and townhouses.

Texas Southern University offers bachelor's, master's and doctoral degree programs in the following academic colleges and schools: the College of Liberal Arts and Behavioral Sciences; the College of Pharmacy and Health Sciences; the College of Science and Technology; the College of Education; the Barbara Jordan-Mickey Leland School of Public Affairs; the School of Communication; the Thurgood Marshall School of Law; the Jesse H. Jones School of Business; the Thomas Freeman Honors College; the College of Continuing Education and the Graduate School. Currently, Texas Southern University is staffed by approximately 1,000 faculty members and support personnel. More than 9,500 students are currently enrolled at the university.

Houston Community College System (HCCS) is a community college system that operates community colleges in Houston, Missouri City, and Stafford in Texas.

Houston Community College offers a full-range of college level courses that lead to an AA or AS degree and transfer to a four-year school for a bachelor's degree.

- b. *Shopping:*** Primary shopping facilities are located along the major roadways, further west along the West Loop Freeway (Loop 610). The Galleria, Houston premier retail shopping mall, is located at Loop 610 and the Southwest Freeway (Hwy 59) approximately 6.5 miles northwest of the subject. The mall features an Apple Store, Neiman Marcus, Tiffany and Co., and Saks Fifth Avenue as well as many other specialty and national as well as international tenants. The Gulfgate Mall is located at the corner of Loop 610 and Interstate 45, formerly a mall that is now a large center anchored by HEB, Lowes, Marshalls and Ross. Neighborhood retail support facilities are located within close proximity to the subject property.

- c. *Recreation:*** The City of Houston has an abundant supply of recreational facilities to meet the needs of the local residents. Mills Bennett Park is located within walking distance of the subject. In addition, MacGregor Park is located just east of the subject. The 82.79 acre park features a swimming pool complex, picnic areas, a beautiful Mission-style Community Center, and numerous sport courts. Furthermore, Hermann Park is located on the west side of Highway 288. The park features include a golf course, outdoor

theatre, Planetarium, and an IMAX theatre. Hermann Park is also home of the Houston Zoo and the Museum of Natural Science.

- d. *Health Care:* Houston is a leader in medical services, research and technology. The medical center, located 2 miles west of the subject, is the home of the noteworthy medical specialists and facilities, such as M.D. Anderson Cancer Center and Texas Children's Hospital. Memorial Hermann Health Care System serves the Houston Community through 11 hospitals. Memorial Hermann Texas Medical Center is located west of the subject at North MacGregor and Fannin. Memorial Hermann operates one of two level 1 trauma centers in Houston as well as the city's only burn unit. In addition, they offer emergency services, imaging, sports medicine, transplant services, neurosciences, and heart and vascular services. St. Luke's Episcopal Health System also serves the residents located near the medical center. St. Luke's also offers emergency services, heart and vascular services, cancer care, and general surgeries. In addition, the hospital is a leader in transplant programs and infectious disease care. More specifically, the Martin Luther King Health Center is located on North MacGregor Way.
- e. *Transportation:* Hobby and Bush Intercontinental airports serve the residents of Harris County. The airport system serves over 51 million passengers. Together the airports form one of the largest public systems in North America and position Houston as the international passenger and cargo gateway to the south central United States and Latin America. Accessibility to the major roadways within the area is considered good. A future Metro Rail line will be constructed along MLK Boulevard and will provide access to the Houston Central Business District. In addition, the Houston Ship Channel is a significant hub for trade.
- f. *Employers:* The top employers were previously mentioned. The two largest proximate employers included the Central Business District, approximately 5 miles northerly and the Texas Medical Center, approximately 1 miles westerly. The healthcare and education industries employ the largest percentage of residents. The Texas Medical Center employs approximately 75,000 and hosts approximately 150,000 visitors daily. The unemployment rate is 7.0% within the PMA for those in the labor force.

2. Zoning and Deed Restrictions

Neither the City of Houston nor Harris County is regulated by zoning.

3. Topography

The topography of the subject market is representative of this region of Texas, i.e., typically flat tracts, some with trees, the majority of trees represented by some hardwoods and other indigenous species. Most of the surrounding area is considered coastal prairie.

4. Utilities

The proposed units are designated as Highly Energy Efficient Apartment Units, which will

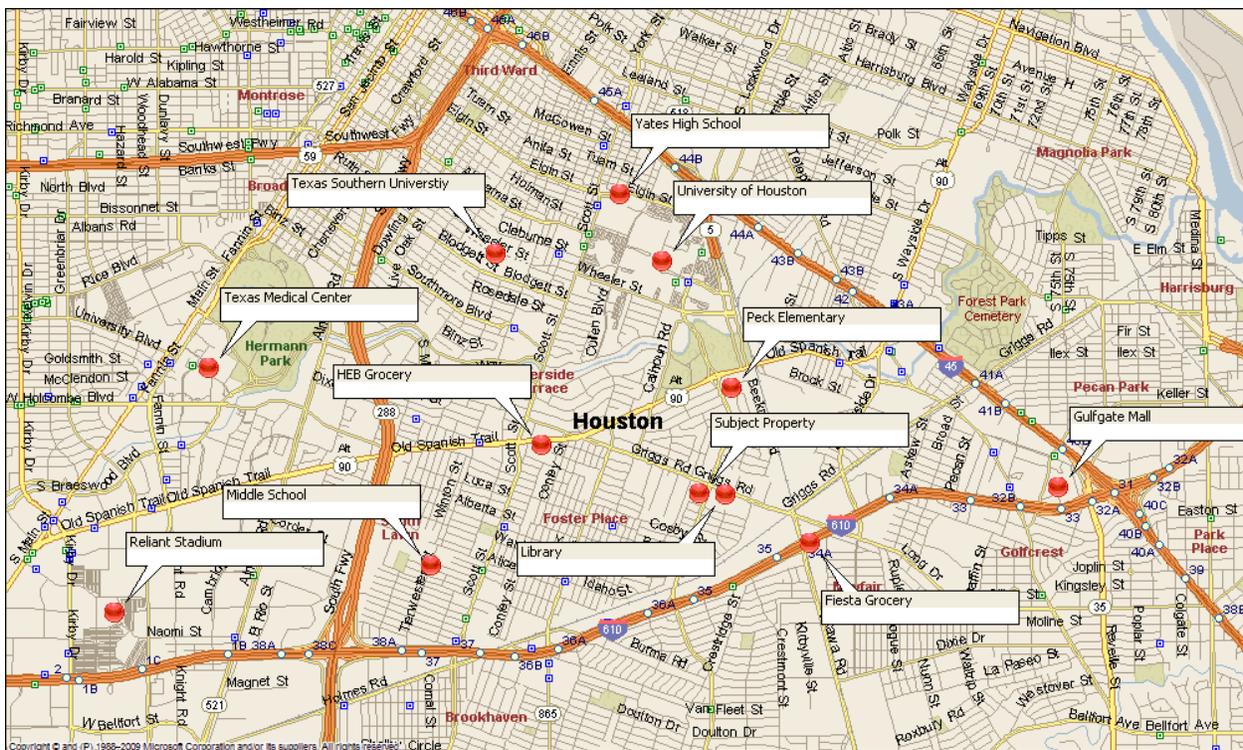
reduce utility costs. Electricity and natural gas is available from several different providers, including Startex Energy Services, Centerpoint Energy, Bounce Energy, Texas Power, Green Mountain Energy, Gexa Energy, and Stream Energy. Potable water and sanitary sewer service is provided by the City of Houston. A private operator will provide trash or waste removal. Telephone service for the area is provided by SBC and long distance service is available from several long distance carriers. Police and fire protection is provided by the City of Houston.

5. Nuisances and Hazards

The subject's submarket is not considered to be adversely affected by any nuisances or hazards.

Other Locational Factors: The most prominent feature of the immediate vicinity is the proximity to schools and recreational sites. The second most prominent feature is close proximity to medical services and the benefits associated with it.

Noting the residential and retail activity, the immediate vicinity appears to be in a nominal growth phase, although it is somewhat sporadic. Following is a map depicting the various amenities in proximity to the neighborhood.



Demographic Characteristics

This section of the Market Study analyzes demographic information within the subject's market area (PMA). The market area is defined as the area in which similar properties compete with the

subject property for tenants. The market area for the subject property was described within an earlier section of this report. Demographic information was provided by the following sources: U.S. Census Bureau, local Chambers of Commerce, STDB Online and various local entities. Demographic information for 2000 is based on the noted Census Survey. In addition, estimates were provided for and some projections are made for 2010 through Year 2015.

1. Households

The following table presents household trends for the subject's market area including total households 2000, estimated 2010 and forecasted through 2015.

Household Trends	2000	2010	2015
Number of Households	30,435	34,126	36,133
% Change From Prior Period	-	12.13%	5.88%

2. Population

The subject PMA has witnessed population increases over the last 10 years, with an increase projected for the near term. The following tables further illustrate population trends in the subject's PMA.

Population Trends	2000	2010	2015
Population	92,917	103,898	109,771
% Change From Prior Period	----	11.82%	5.65%

As depicted in the above tables, the population increased at an annual compound rate of 1.18% from 2000 to 2010 and is projected to remain similar at 5.65% or at an annual compound rate of 1.13% through 2015, while households are projected to increase at 5.88% or an annual compound rate of 1.18%.

3. Income

The following table provides income trends in the subject's PMA from 2000 through the 2015 projection.

Income Trends	2000	2010	2015
Median Houshold Income	\$ 25,291	\$ 31,435	\$ 38,624
% Change from Prior Period	--	24.29%	22.87%

The per capita income is \$14,090 and the average household income is \$42,355, versus a median household income for the U.S. of \$54,719, per capita income of \$27,277 and average household income of \$71,437. Overall, the incomes in this area are below the national levels of income.

4. Age

Within the subject PMA, the median age is 32.5 years, up from 31.0 years noted in 2000. The median age is projected to increase slightly over the next five years, with a 2015 estimate of 32.8 years.

Population Trends - Population By Age 2010		
Age	Total	%
0 to 4 years	8,738	8.40%
5 to 9 years	8,488	8.20%
10 to 14 years	7,631	7.30%
15 to 19 years	8,417	8.10%
20 to 24 years	8,210	7.90%
25 to 34 years	13,738	13.20%
35 to 44 years	12,366	11.90%
45 to 54 years	12,738	12.30%
55 to 64 years	10,787	10.40%
65 to 74 years	7,003	6.70%
75 to 84 years	4,183	4.00%
85+ years	1,599	1.50%
Total	103,898	100%

It is noted that the largest sectors by age include the groupings from 25 to 54 years old that account for a proportionally higher percentage than the other groups although the population is considered well dispersed.

5. Tenure

- a. Tenure by Persons per Unit: Within the subject PMA, as per the 2000 census data, tenure of persons per unit is as follows:

2000		
Persons/Unit	Total Number	% Total
1	7,396	24.3%
2	7,517	24.7%
3	5,265	17.3%
4	4,261	14.0%
5	2,830	9.3%
6	1,583	5.2%
7+	1,552	5.1%
TOTAL	30,435	100%

This table denotes that the household population, hence rental population is weighted more heavily towards smaller household units, as one and two person households account for 49% of all household in PMA. This figure is below the national average of 58.4%.

- b. Housing Tenure: According to the 2012 estimates for the subject PMA, renter occupied housing accounted for 44.2% or 15,096 units.

6. Projected Trends

As of October of 2013 the prime rate was 3.25%. Recent loans for apartment projects have been reported in the 3.5% to 5.5% range, which is considered excellent. Recent forecasts indicate that interest rates will probably slowly increase to stall potential inflation. The Houston economy continues to add jobs and the apartment market is as healthy as it has been for many years. The recent credit crunch has put a strain on new single family development, but lenders are beginning to lend again. However, with high gas costs, increased healthcare costs and rising food prices it may be more viable to rent for some households. Coming up with the down payment for a new home is a major factor in the rent versus buy decision. Quality is a major consideration in the rental decision. New or fully rehabbed projects typically command the most appeal, hence higher demand than an aging existing product.

Based on the tables on previous pages, from 2010 to 2015, the number of households is projected to increase 1.18% annually while the population is expected to increase 1.13% annually.

Median household income is projected to increase at an annualized rate of 4.57% from 2010 to 2015.

The subject's immediate vicinity is approximately five miles south of the CBD and within the inner loop, west of the South Freeway (288) and east of the Gulf Freeway (I-45). It has convenient access to the City of Houston and is within a short distance of the major roadways in the vicinity, including Loop 610, Interstate 45, and the Southwest Freeway (59). Proximity to schools and the Texas Medical Center is a plus for the subject. In addition, neighborhood support services, such as recreational facilities, as well as major employers, have a positive impact on the subject site.

Addition of new product in the immediate vicinity has been very limited in recent years. No new development has occurred within the subject's immediate area. It is not likely that large scale gentrification will occur in the immediate vicinity for the near term, although the long term forecast would likely include some upgrading of the infrastructure and some additional redevelopment of the area due to its excellent proximity to downtown Houston, the Houston Medical Center and most major roadways. New development has been occurring at a much faster pace along the periphery of the neighborhood, west of State Highway 288 near the Texas Medical Center, along the State Highway 288 corridor and to the north of Old Spanish Trail (OST on the north side of the neighborhood) which has spawned much higher end development. Historically, State Highway 288 has been the dividing line between the older lower income area and the higher incomes associated with the "Med-Center", all north of the South Loop. This "bridge" has recently been crossed, with the first new market rents apartments in the last 30+ years constructed in 2001-2002 on Sampson, just north of North MacGregor. This property was well accepted.

The subject neighborhood/PMA is part of the Houston MSA, and as such derives the bulk of employment and economic conditions as outward influence from the larger area. It is dependent on the economic health of Houston in general.

Conclusion: The subject neighborhood is improved with a mix of single family, multi-family, and commercial developments along Loop 610, Highway 90, State Highway 288 and Interstate 45. There is currently some gentrification in the immediate area. Many of the surrounding single family homes have been renovated and are well kept. In addition, there has been new single family homes developed. Overall, the subject neighborhood is considered to be well situated for stability and moderate growth.

The project description follows.

PROJECT DESCRIPTION

Site Analysis

The following is an aerial view of the subject and its immediate vicinity.



The following description of the subject property is based on the following.

- Site Inspection
- Site Plan
- Aerial Photograph

Location: The subject property is located approximately five mile south of the Houston Central Business District within Loop 610. More specifically, the proposed development is located at the southwest corner of Griggs Road and Martin Luther King Boulevard. The site may be referenced on Harris County *Key Map* Page/Grid 534J.

Size/Shape/Frontage: Only a metes and bounds were provided and is located in the addenda. No survey was provided to review. The following summarizes the size, shape and frontage.

Land Area -	9.6477 acres or 420,254 square feet
Shape -	Mostly Rectangular
Road Frontages -	
Griggs Road	625.43'
MLK Boulevard	468.00'
Milart Street	494.76'

Accessibility/Visibility: The subject property is accessible from both Griggs Road and Martin Luther King Boulevard. Both are accessible from Loop 610 to the south and east. Frontage is considered good and applicable for a variety of uses. Visibility is good as well.

Street Improvements: A future METRO rail line will be located along MLK Boulevard and will continue north to the Houston Downtown Business District. The following summarizes the road infrastructure proximate to the subject. This line will be adjacent to the subject property.

Griggs Road	Two-way, four lane with split grass median, asphalt, curbs and gutters
MLK Boulevard	Two-way, four lane with split grass median, asphalt, curbs and gutters
Milart Street	Two-way, two lane asphalt paved roadway with curb and gutters
Traffic control	4-Way lighted intersection at Griggs Road and MLK Boulevard

Topography/Flood Plain/Drainage: The subject is not located within the 100-year flood plain per floodplain maps. However, it is recommended that a registered professional survey or other means be employed to determine the subject property’s flood plain status

Utilities and Services: Electricity and natural gas are available from several different providers. Potable water and sanitary sewer service is provided by the City of Houston. A private operator will provide trash or waste removal. Telephone service is provided by several long distance carriers. Police and fire protection is provided by the City of Houston

Adjacent Land Use: The subject is located in the urban part of Houston, inside the City limits. More specific surrounding uses are as follows.

- North → Office/Retail
- West → Retail and Vacant Land
- East → YMCA Gym and Retail
- South → Single Family

Zoning/Restrictions/Easements: We have reviewed the documents outlined at the beginning of the Site Analysis and visited the subject property and based on this, the following site restrictions were noted.

Zoning -	None
Restrictions -	None known

Easements -	Typical utility easements
-------------	---------------------------

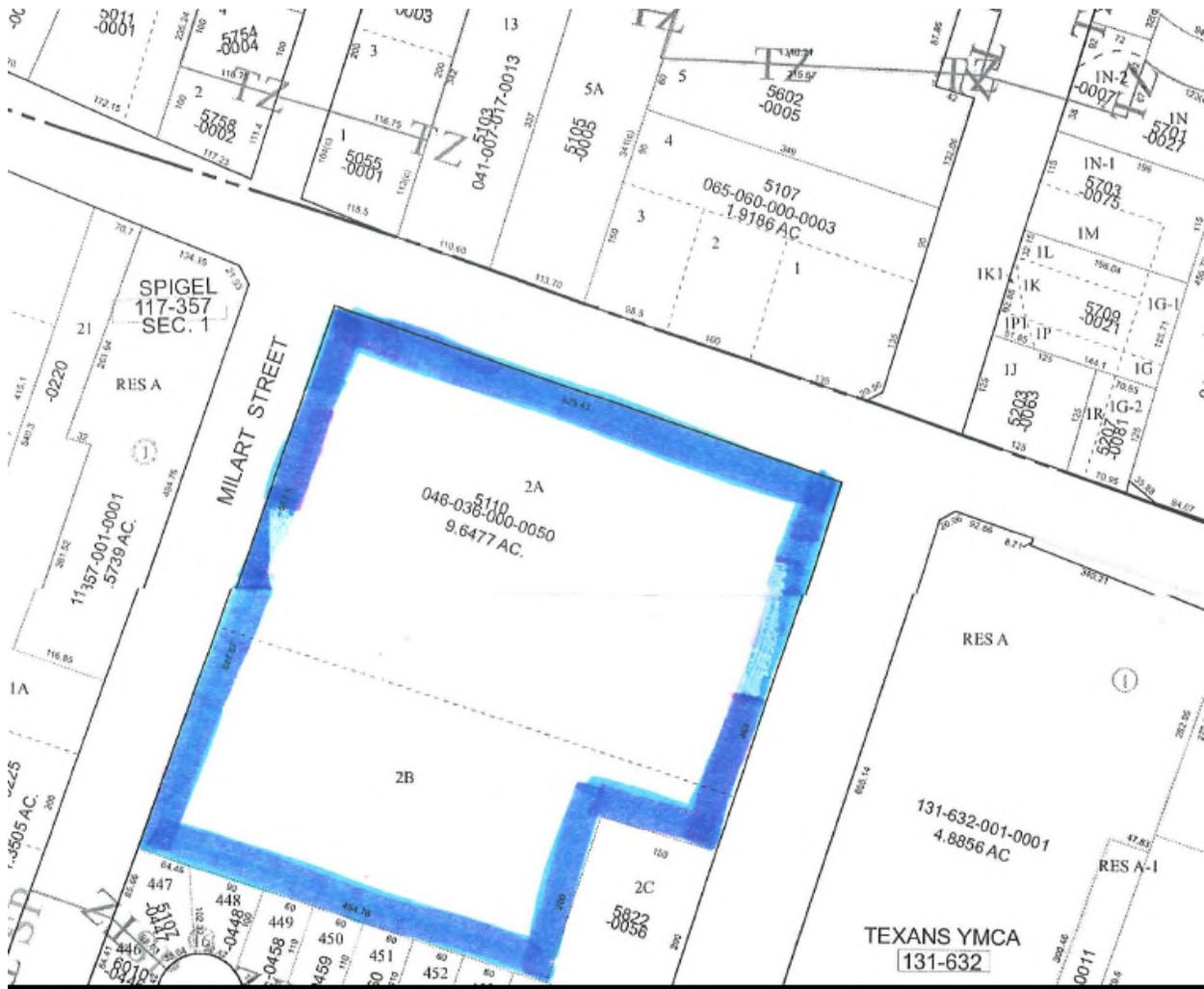
No encumbrances were noted that would have a measurable affect on the development potential of the subject site, other than noted, and pipelines are common in Houston.

It is noted, that the prior use of the subject site included a major retailer that also provided servicing to automobiles. It is likely that oil and other chemicals were used in this process and we were not provided any report denoting any environmental impact. Thus, it is assumed that the site is clean and is not contaminated.

Conclusions: The subject site is located in the urban part of Houston near the University of Houston. It is inside the city limits of Houston. All public utilities are available. The site is level, of an adequate size, and is outside of the flood plain. The shape of the parcel is basically irregular, and it has an ample amount of road frontage. It is projected the subject site would be developed with a use that is consistent with surrounding use patterns. The subject has adequate accessibility and proximity to major roadways in the area.

Additionally, a metro rail line will be constructed along MLK Boulevard in the near future and will provide public transit to the central business district as well as the med center area. This is a welcome addition to the area and provides better linkage to and accessibility to recreational, shopping and medical facilities. The subject site will afford direct access to this rail line.

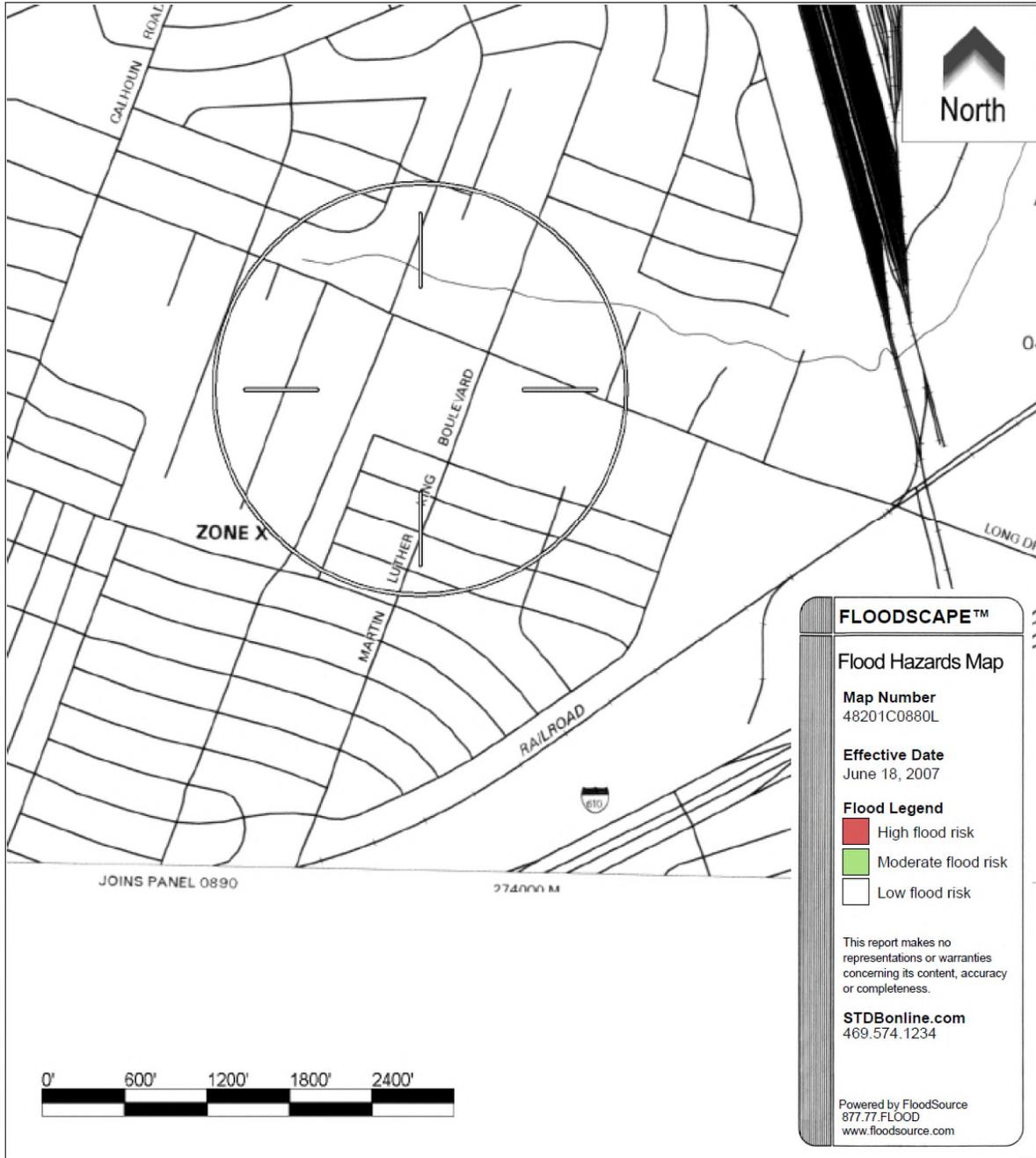
PLAT MAP



FLOOD MAP



PROPERTY ADDRESS:
No+Title+Specified



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IMPROVEMENT DESCRIPTION

The subject site is proposed with a mixture of two story townhouses and apartments. We were provided a site plan; however, no building elevation or floor plans were provided. We have relied on the developer for the square footage figures and interior descriptions. The apartment section of the development will have open parking while the townhouse section will have a parking garage. It is estimated to be a two story garage. Additionally, there will be retail space at the corner of Griggs/MLK Boulevard.

The following includes pertinent data provided by the client and the appraisers observations based on our site visit. For a visual reference to the improvements, the reader is referred to the site plan and photos located within the body of the report.

❖ Project:	The Village at Palm Center
❖ Location:	SW Corner of Griggs and MLK Boulevard
❖ Owner:	Jason Song
❖ Product Class:	A
❖ No. of Res. Buildings:	11
❖ Commercial Lease Space:	Estimated at 14,500 Square Feet
❖ No. of Stories:	3 1st Floor-Apartments 2nd & 3rd Floor-Townhouses
❖ Gross Building Area:	245,157 SQ FT
❖ Net Rentable Area:	226,657 SQ FT
❖ Number of Units:	222
❖ Average Unit Size:	1,021 SQ FT
❖ Land Area:	523,591 SF
❖ Units Per Acre:	18.47
❖ Actual Age (YOC):	2014
❖ Effective Age:	0 Years

Note, this market study does not analyze demand for the commercial space. The floor plans are depicted on the following unit mix schedule.

UNIT MIX:

<i>Summary of Unit Mix and Size</i>							
<i>The Village at Palm Center</i>							
	Unit Type	Market	Restricted		Units	S.F.	Total
30%	1BR/1B	0	1	▼	1	772	772
60%	1BR/1B	0	15	▼	15	772	11,580
80%	1BR/1B	4	0	▼	4	772	3,088
30%	1BR/1B	0	2	▼	2	731	1,462
60%	1BR/1B	0	22	▼	22	731	16,082
80%	1BR/1B	6	0	▼	6	731	4,386
30%	2BR/2B	0	2	▼	2	954	1,908
60%	2BR/2B	0	46	▼	46	954	43,884
80%	2BR/2B	11	0	▼	11	954	10,494
30%	2BR/2B	0	1	▼	1	988	988
60%	2BR/2B	0	15	▼	15	988	14,820
80%	2BR/2B	3	0	▼	3	988	2,964
60%	3BR/2B	0	9	▼	9	1,131	10,179
80%	3BR/2B	2	0	▼	2	1,131	2,262
30%	3BR/2B	0	1	▼	1	1,194	1,194
60%	3BR/2B	0	11	▼	11	1,194	13,134
80%	3BR/2B	3	0	▼	3	1,194	3,582
30%	2BR/2.5B TH	0	2	▼	2	1,048	2,096
60%	2BR/2.5B TH	0	23	▼	23	1,048	24,104
80%	2BR/2.5B TH	7	0	▼	7	1,048	7,336
60%	2BR/2.5B TH	0	1	▼	1	1,176	1,176
80%	2BR/2.5B TH	1	0	▼	1	1,176	1,176
30%	3BR/2.5B TH	0	2	▼	2	1,410	2,820
60%	3BR/2.5B TH	0	24	▼	24	1,410	33,840
80%	3BR/2.5B TH	6	0	▼	6	1,410	8,460
60%	3BR/2.5B TH	0	1	▼	1	1,435	1,435
80%	3BR/2.5B TH	1	0	▼	1	1,435	1,435
Total/Avg.:		44	162		222	1,021	226,657

The following schedule delineates the basic elements of construction, site improvements and interior finish.

Primary Building	
Components	
Foundation:	Concrete / Lt. Weight concrete second/third floor
Framing:	Wood
Exterior:	Brick Veneer/Siding with wood trim
Roof:	Pitched, composition shingle
Interior	
Walls:	Sheetrock – textured and painted
Flooring:	Wood Plank Vinyl/Tile/Carpet
Counter Tops:	Granite
Cabinets:	Solid Wood Cabinets
Appliances:	Refrigerator, Dishwasher, Disposal, Elec.
Bath:	Drop In Sink
Laundry:	Washer/dryer connections in all units
Other	Ceiling fans in living area
Site Improvements	
Parking	Open Parking/Parking Garage
Parking Ratio	Assumed to be up to city regulations
Landscaping:	Assumed to be by typical trees and shrubs

The next schedule outlines the project and individual unit amenities/features.

Amenities:			
<u>Project:</u>		<u>Unit:</u>	
Controlled Access Gates	X	Outside Storage	
Perimeter Fencing	X	Patios/Balconies	
Laundry Room	X	High Ceilings	X
Clubhouse	X	Crown Molding	
Computer Center	X	Garden Tubs	
Fitness Center	X	Security Alarms	
Pool	X	Bookshelves, desks	X
Playground(s)	X	Private Entry	
Coffee Bar	X	Day Care	X
Basketball Court	X	24 Hour Security	X

Utilities:

- ❑ **Electricity:** Electricity is paid by the tenant. All appliances, plus heating, cooling, cooking and lighting are electric.
- ❑ **Gas:** No gas is utilized.
- ❑ **Water:** Landlord will pay for water
- ❑ **Sanitary Sewer:** Landlord will pay for sanitary sewer
- ❑ **Trash Pickup:** Landlord provided

Deferred Maintenance: The property is proposed thus no deferred maintenance is warranted

Extraordinary Features: Some retail space is shown on the site plan at the corner of Griggs/MLK Boulevard estimated at 14,500 square feet. The subject will be a transit oriented project, and tenants will be able to avail themselves of the new rail line once constructed along MLK Boulevard adjacent to the subject site.

Functional Utility: The overall livability of the units is above average for the PMA.

Effective Age/Economic Life: The property is proposed. It is typical for apartment projects of this type to experience economic lives of about 60 years.

Conclusions: Based on construction and design criteria, the subject project should effectively compete in the market place and is above average in appeal compared to other properties in the immediate vicinity.

Target Market: Based on the market analysis, the target market will be directed towards smaller households that desire to be close to employment centers, but also close to residential and recreational amenities. Considering the rents estimated in this study and accompanying document, it is implied that the property would be targeted to those households that earn in excess of \$9,806 per annum with a ceiling of \$55,080.

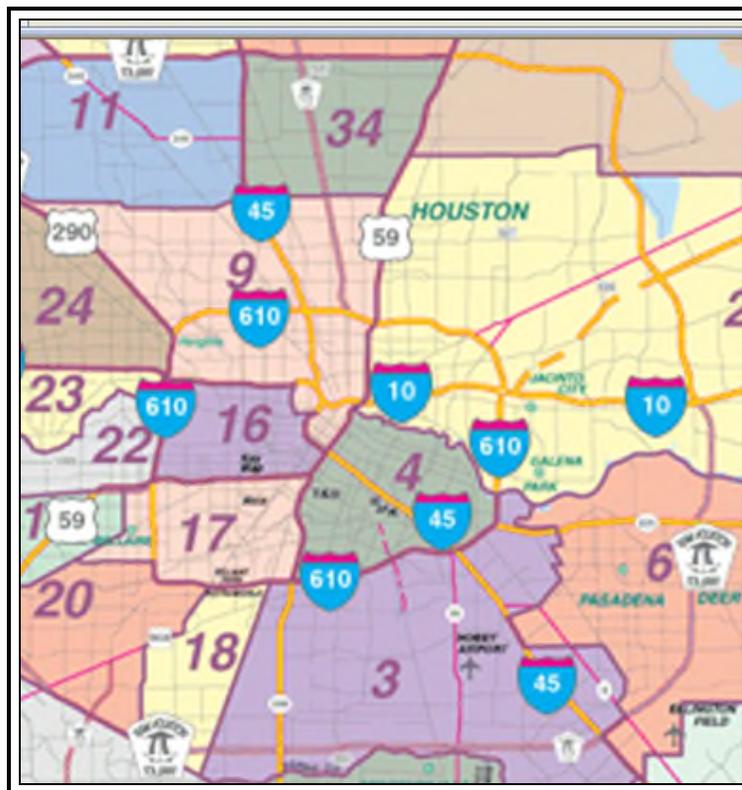
MARKET AND SUBMARKET DATA-SUPPLY AND DEMAND ANALYSIS

INTRODUCTION

This section offers an investigation of the submarket in terms of the Primary Market Area characteristics and apartment supply and demand. It begins with the macro area, and filters down to the micro market that contains the subject. Further delineation is made to further refine the analysis specific to the subject PMA and immediate vicinity.

Rent vs. Buy Analysis:

The following map shows the local MLS sectors, and the PMA most closely corresponds with submarket #4. Indeed, a majority of the PMA and the MLS submarket are the same.



Per the local MLS for the subject vicinity, the median housing value in Map Area #4 (includes PMA and some other portion) for the last ½ of 2012 was \$97,375 out of a total of 238 properties sold. The predominate median house might today be tested at a value of \$98,000. This would require an income of approximately \$35,000 assuming a 95% loan and 30 year amortization at 4.5%, including taxes and insurance and private mortgage insurance. However the foregoing assumes that at this income level there are no additional bills, credit cards, transportation costs etc. Plus coming up with the down payment and other costs to maintain a home eliminates a sector of the potential homebuyers. Given the PMA's current annual median household income

of \$31,435, it is implied that the first time homebuyer would minimally fail to afford the typical entry level home.

At the restricted rent levels, the incomes of \$9,806 to \$55,080 imply that the majority of the foregoing could not afford home ownership. Thus, rental housing is a primary housing source.

Average market rents and occupancies in the subject's market area further suggest that there is sufficient demand in the vicinity for affordable housing. This is further corroborated by the presence of affordable and subsidized housing in the vicinity. This is discussed further in the forthcoming Apartment Market Analysis.

APARTMENT MARKET ANALYSIS

MACRO MARKET

Market Summary: Per ADS, the following statistics were noted for the Greater Houston Market as of October 2013:

# Operating Communities	2,507
# Operating Units	570,172
Average Units/Community	227
Average Unit Size	874
Average Price (\$/Mo)	\$851
Average Rental Rate (\$/sf/mo)	\$0.974
Average Occupancy	91.1%

The following chart depicts the average trends for the subject macro-market over the last twelve months.

12 Month Average Trends		
Occupancy	Rental Rates	Absorption
2.10%	6.50%	16,134

Occupancy: The current trend in occupancy tends to suggest improvement as overall occupancy rate increased 0.9% annualized over the last 3 months, and 2% annualized over the last six months.

Rental Rates: Rental rates are up 7.8% in the last 6 months and up 6.1% in the last 3 months, also suggesting that the market is improving. The 12 month trend is also positive as recessionary conditions may be waning and recent rental rates are showing an improving trend.

Absorption: Absorption is returning to pre-recession norms as new product is added and absorbed. The YTD absorption annualized amount is 21,557 units, which will probably exceed the year end amount as this would be a very high figure.

Construction History: Per ADS the following statistics were noted:

Units Built 2008 or later	62,623
% of Market	11%
Average YOC/Communities	1985
Average YOC/Units	1987

Concessions: Of the 2,507 communities, 30% are offering some form of concession, with a total effect on rental rate being -1.5%. The effect is a -4.8% on the conceded communities.

The next chart depicts the floor plans broken down by Class.

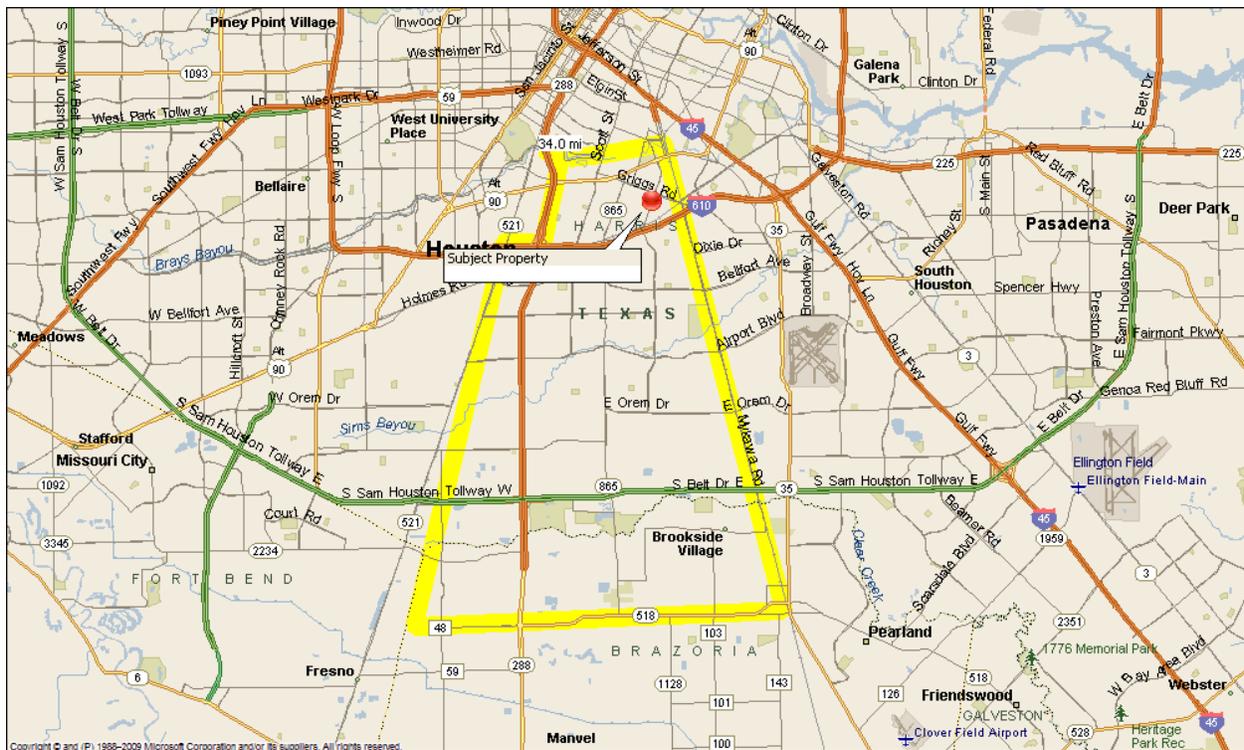
	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>	<u>Class D</u>
# Communities	302	717	1129	359
# Units	84,007	167,764	248,035	70,366
Ave. Size (sf)	950	893	843	847
Avg. Price (\$/mo)	1498	931	669	526
Avg. Rental Rate (\$/sf/mo)	\$1.577	\$1.043	\$0.794	\$0.621
Occupancy	89.0%	94.2%	91.8%	84.0%

The chart indicates that the best performing class for occupancy is the B Class, though the three top classes are nearly stabilized. The D class is still below typical occupancy levels considered stabilized from a historical perspective, related more to condition than market performance, based on our experience. ADS reports 18,672 units under construction; 20,414 proposed and 12,927 now leasing.

Conclusion: The data shows improving rents and occupancy, but more importantly, strong absorption numbers. All of this is still dependent on job growth, which appears to be increasing in the macro area. Thus nominal increases are projected for the remainder of 2013.

MICRO MARKET

The subject property is located in the Highway 288 South sub or micro-market. It should be noted that the subject’s PMA extends to several other submarkets, but the exact location of the property is in the Highway 288 submarket and is the most indicative of the subject property. The boundaries of the submarket with the subject property are delineated in the following map.



Market Summary: Per ADS the following statistics were noted:

➤ # Operating Communities	62
➤ # Operating Units	13,195
➤ Average Units/Community	213
➤ Average Unit Size	958
➤ Average Price (\$/Mo)	\$901
➤ Average Rental Rate (\$/sf/mo)	\$0.941
➤ Average Occupancy	88.8%

The following chart depicts the average trends for the subject micro-market over the last twelve months.

12 Month Average Trends		
Occupancy	Rental Rates	Absorption
1.20%	4.80%	883

Occupancy: Occupancy is up 10.8% over the past three months and 10.5% over the past 6 months but only slightly positive for the year. This would indicate growth with variability, and that most of the growth has been more recent.

Rental Rates: Rental rates are up 7.8% on an annualized basis in the last 3 months and up 6.4% in the last 6 months, but only 4.8% in the last 12 months, also indicating growth with some variability.

Restricted Rents

- Belfort Pines reported rental rate increases of 1.72% up to February 2013, with no change since then to date of report.
- Lansborough reported rental rate increases of 3.61% over the past 15 months to February 2013, then down by 3.9% to date of report.
- Parkside Point reported rental rate increases of 2.84% per annum since March 2010 to February 2013, with no changes since then to date of report.

Absorption: This category denotes positive absorption over the last 12 months with all individual quarters showing positive numbers.

The following data is in addition to the foregoing and is derived from our surveys of the micro-market and surrounding area, and from ALN data. Please note: the credit collapse of 2008 has restricted construction until lately, and there is minimal product to use as absorption comparables. The following metro area comparables show both historical absorption by property and more current rates as derived from occupancy changes at newer apartments (ALN data). Most of these comparables are suburban in nature, and many are luxury properties (Class A). Absorption data from this product is presented as follows:

- West End Ranch has 312 units and had first occupancy mid May 2009. It reached 93% in 10 months which is equal to a rate of 29 units per month.
- 2121 Mid Lane is a 2010 property located inside the Loop 610 (as is the subject). With an ALN reported occupancy at or near zero in February 2010, the property leased to 85% by March 2011. This equates to 279 leased in 24 months for an absorption rate of 11.65 units per month.
- Ava is a Galleria area property which reported a 14% occupancy (in lease-up) in July 2011, but was leased to 75% by January 2012. With 321 units, this is an exceptional absorption rate of 28 units per month.
- City Place is an urban 185 unit Houston property that reported an occupancy of 23% in February 2011 (lease-up) and was leased to 93% by June 2011 for an absorption of 26 units per month.

- Clearpoint Crossing is a 252 unit Clear Lake property that reported an occupancy of 54% in August 2011 and filled to 88% in December 2011 for an absorption of 17 units per month during this term.
- Northline Apartments is a 172 unit property that reported an occupancy of 42% in June 2011 and was filled to 85% in October 2011, for an absorption rate of 18-19 units per month.

Construction History: Per ADS the following statistics were noted:

- Units Built 2008 or later 3,545
- % of Market 26.9%
- Average YOC/Communities 1993
- Average YOC/Units 1996

ADS reports that there are currently 144 units leasing at Magnolia Place, a seniors housing community, and 370 units now leasing at the Retreat at Shadow Creek Ranch, a conventional family project within the Highway 288/South submarket. There are also currently 300 units in lease-up called the Avenues of Shadow Creek. Furthermore, there are 275 units proposed within the ADS region. Note, the vast majority of new development in this micro market is quite a bit further south, outside Loop 610 in the State Highway 288 corridor. These units would have little to no impact on the subject site.

Concessions: ADS no longer tracks this by submarket.

The next chart depicts the floor plans broken down by Class.

	Class A	Class B	Class C	Class D
# Communities	4	31	19	8
# Units	951	7,359	3,972	913
Ave. Size (sf)	964	976	937	895
Avg. Price (\$/mo)	1294	1008	703	496
Avg. Rental Rate (\$/sf/mo)	\$1.342	\$1.033	\$0.750	\$0.554
Occupancy	91.6%	92.6%	82.5%	82.5%

The chart indicates that the best performing classes are A and B, while the worst performing is the C and D Classes.

Immediate Vicinity/Competitive Product

In addition to the *Apartment Market TRAC*, study, a rental survey was conducted of competing apartment complexes in the vicinity of the subject. In this survey, we concentrated on similar-aged projects in the closest proximity.

The following data presents an overview of the projects considered comparable to the subject within its competitive vicinity that are conventional market properties.

RENT SUMMARY

Project Name:	Map Ref	Occ	YOC	NRU	Avg Size	Elec	Avg Rent		
							Avg Rent	Per Unit	AR #
The Fountains at Alameda	533N	99.0%	2008	252	1,004	Tenant	\$1.402	\$1,408	11516
The Savoy	533C	99.0%	2001	180	795	Tenant	\$1.245	\$989	9235
Park Lakes	532T	97.0%	2001	320	798	Tenant	\$1.280	\$1,021	11518
Villas at Coronado	532U	98.0%	2004	344	819	Tenant	\$1.373	\$1,124	11519
Avanti Cityside	533P	96.0%	2006	378	954	Tenant	\$1.299	\$1,240	11520
Weighted average (by project)		97.8%	2004	295	883		\$1.322		
Minimum		96.0%	2001	180	795		\$1.245		
Maximum		99.0%	2008	378	1,004		\$1.402		
Total occupied units		1,438							
Total operating units		1,474							

Shown next are the restricted rent properties.

RENT SUMMARY

Project Name:	Map Ref	Occ	YOC	NRU	Avg Size	Elec	Avg Rent		
							Avg Rent	Per Unit	AR #
Bellfort Pines	533T	95.0%	2002	248	801	Tenant	\$0.785	\$629	8925
Lansborough	573D	94.0%	2005	176	962	Tenant	\$0.779	\$749	10548
Parkside Point	533K	93.0%	2005	260	1,056	Tenant	\$0.702	\$742	10628
Mariposa at Reed	573B	98.0%	2009	180	925	Tenant	\$0.645	\$597	11065
Scott Street Townhomes	533Q	98.0%	2002	96	976	Tenant	\$0.755	\$737	9035
Weighted average (by project)		95.6%	2005	192	951		\$0.737		
Minimum		93.0%	2002	96	801		\$0.645		
Maximum		98.0%	2009	260	1,056		\$0.785		
Total occupied units		913							
Total operating units		960							

Conclusions

Based on the foregoing, the following conclusions have been formulated.

Supply

Currently, there is one low income property now leasing. Several new apartments being a senior housing property and a new Class A apartment are under construction in the Pearland area, south of Beltway 8. The immediate subject area is built out, and any new construction will likely require razing of older improvements. Due to the lower income nature of the subject PMA, it is

probable that most of the new construction will result from some form of subsidy as income and rent levels do not yet support new market rents construction in the immediate vicinity.

Demand

The submarket has below average occupancy levels at 88.8% which is lower than the macro level of 91.1%. The market rents survey we conducted showed an average occupancy of 97.8%. Most of the new product is located south of the subject PMA. The market rent and HTC rent properties were all operating above 90% occupancy.

Rental Rates

The rental rates for the Class A product in the macro market is \$1.577 and \$1.043 for the Class B market. The Class A product in the micromarket is \$1.342, while the Class B product is \$1.033. Both of these are representative of the market rent properties that were surveyed. The submarket has shown a net effect of 4.8% change over the last 12 months.

Some of the rental rate increases noted have been due to the addition of new product raising the overall rental rates. Some store rental rates have achieved significant growth thru improving fundamentals, essentially through the waning of concessions. This is noted more so in the most active micro markets. Rental rate growth in the subject micro market was active for the tax credit properties as well as the market rent property. Rental rates have been up throughout the last several years after the downturn in the economy. This is expected to stabilize as construction has begun again and more competition comes into the market.

Absorption

Households within the primary market area are expected to increase at an annual rate of 1.13%, and 44.24% of all occupied households are renters. The subject property is currently proposed. The absorption comparables mentioned earlier showed rates of 12 to 29 per month. Assuming 18 units per month for the subject property are absorbed, it would take approximately one full year to absorb the subject units once construction is complete.

APPROPRIATENESS OF UNIT MIX

Unit Mix: The unit mix for the subject complex consists of one, two, and three bedroom units. This unit mix is directed to the characteristics of family households in the subject area considering the low-income housing and market rent requirements. The three grids that follow use the demographics for the subject neighborhood as well as our survey of competitive product in the immediate vicinity. The first grid depicts assumed cross over potential between number of bedrooms and presents the demographic profile of the households per unit type per bedroom.

House Size	1	2	3	4	5+
1 Bdrm	85%	40%	15%	0%	0%
2 Bdrm	15%	55%	70%	45%	10%
3 Bdrm	0%	5%	10%	40%	65%
4 Bdrm	0%	0%	5%	15%	25%
% of					
Households	24.30%	24.70%	17.40%	14.00%	19.60%

In the second grid, the applicable percentage of households for each unit type is estimated which is displayed as follows:

House Size	1	2	3	4	5+	Mix
1 Bdrm	20.7%	9.9%	2.6%	0.0%	0.0%	33.1%
2 Bdrm	3.6%	13.6%	12.2%	6.3%	2.0%	37.7%
3 Bdrm	0.0%	1.2%	1.7%	5.6%	12.7%	21.3%
4 Bdrm	0.0%	0.0%	0.9%	2.1%	4.9%	7.9%
% of						
Households	24.30%	24.70%	17.40%	14.00%	19.60%	100.0%

In the third grid, the number of households in demand for each unit type is calculated, based on the number of households in the immediate vicinity as depicted in the appropriate demographic area. The HISTA data provided by Ribbon Demographics data is used for the remainder of the analysis. Note, the applicable percentage of renters to homeowners has already been applied; therefore this figure represents the demographic demand for rental units.

House Size	1	2	3	4	5+	Demand
1 Bdrm	3,281	1,569	415	0	0	5,264
2 Bdrm	579	2,158	1,935	1,001	311	5,983
3 Bdrm	0	196	276	889	2,023	3,385
4 Bdrm	0	0	138	334	778	1,250
# of Households						15,883

Utilizing these figures, the next grid portrays the subject unit mix, versus the calculated demand for each unit type, as well as the mix of similar unit types in the competitive submarket or survey area.

Unit Type	Subject Mix	Subject Mix %	Demo Demand	# of Units	Sub Mkt	# of Units	Comp Rentals	Comp Units	Subject % Demand
Eff.	0	0.0%	N/A	N/A	0.5%	64	0.0%	0	N/A
1 Bdrm	50	22.5%	33.1%	5,264	38.5%	4,973	29.2%	280	0.9%
2 Bdrm	112	50.5%	37.7%	5,983	47.2%	6,090	42.7%	410	1.9%
3 Bdrm	60	27.0%	21.3%	3,385	13.8%	1,787	28.1%	270	1.8%
4 Bdrm	0	0.0%	7.9%	1,250	N/A	N/A	0.0%	0	0.0%

Based on the demographic models, there is presently demand for 33.1% one-bedroom units, the micro market has 38.5% and the “restricted set” comparables indicate 29.2%. The subject has 22.5% one bedroom units.

The demos indicate 37.7% two bedroom units, the micro market has 47.2% and the comparable rentals reflect a mix of 42.7%. The subject has 50.5% two bedroom units.

The demos depict 21.3% three bedroom units, the micro market has 13.8% and the comparables indicate 28.1%. The subject has 27.0% three bedroom units.

Per the data, the subject unit mix is low on one bedroom units, and high on two and three bedroom units. The data indicates that the subject’s fair share of the overall demo demand is 1.40%. In one bedroom units, the subject would have to capture less than its fair share (subject at 0.9%) and more than its fair share of the two and three bedroom units at 1.9% and 1.8%.

The rent comparables write ups follow.

RENT SUMMARY

Project Name:	Map Ref	Occ	YOC	NRU	Avg Size	Elec	Avg Rent	Avg Rent Per Unit	AR #
The Fountains at Alameda	533N	99.0%	2008	252	1,004	Tenant	\$1.402	\$1,408	11516
The Savoy	533C	99.0%	2001	180	795	Tenant	\$1.245	\$989	9235
Park Lakes	532T	97.0%	2001	320	798	Tenant	\$1.280	\$1,021	11518
Villas at Coronado	532U	98.0%	2004	344	819	Tenant	\$1.373	\$1,124	11519
Avanti Cityside	533P	96.0%	2006	378	954	Tenant	\$1.299	\$1,240	11520
Weighted average (by project)		97.8%	2004	295	883		\$1.322		
Minimum		96.0%	2001	180	795		\$1.245		
Maximum		99.0%	2008	378	1,004		\$1.402		
Total occupied units		1,438							
Total operating units		1,474							

The Gerald A. Teel Company, Inc.

RENTAL 1

Project Name: The Fountains at Alameda
Address: 9000 Alameda Road

City: Houston
County: Harris
State: TX
Map Ref: 533N



Date of Survey: 10/22/2013 **Type of Project:** Conventional
Year Built: 2008 **Occupancy:** 99%
Management Co: Michael Stevens Interests **Phone Number:** (713) 797-1778

Net Rentable Area: 253,080 **Elec Paid By:** Tenant
Net Rentable Units: 252 **Wtr/Swr Paid By:** Tenant
Avg Unit Size (SF): 1,004

Swimming Pool: Yes **Exterior:** HardiPlank/Stone
Club/Rec Bldg: Yes **Parking:** Carport, Surface, Garage
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
12	1/1		707	\$1095	\$1.55	WM		No
12	1/1		731	\$1120	\$1.53	WM		No
12	1/1		779	\$1170	\$1.50	WM		No
12	1/1		850	\$1195	\$1.41	WM		No
96	2/2		940	\$1345	\$1.43	WM		No
84	2/2		1147	\$1570	\$1.37	WM		No
24	2/2		1237	\$1620	\$1.31	WM		No

Avg Rent PSF: \$1.402 **Avg Rent Per Unit** \$1,408

The Fountains at Alameda, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	99.00%	\$1.40	10.15%
03/01/2013	93.00%	\$1.32	0.00%
02/07/2013	94.00%	\$1.32	

Project Amenities

Laundry	<input type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input checked="" type="checkbox"/>
Fitness Facility	<input checked="" type="checkbox"/>
Playground	<input type="checkbox"/>
Access Gates	<input checked="" type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>
Outside Storage	<input type="checkbox"/>
High Ceilings	<input checked="" type="checkbox"/>
Patio/Balcony	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

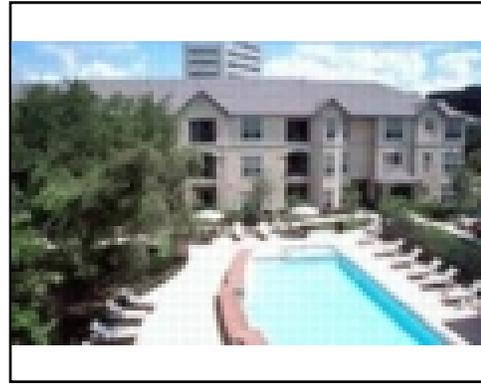
This project also features virtual golf, a billiards room, a game/sport activity room, latte lounge, BBQ grills, DVD center, media library, poker tables, foosball, shuffleboard, and 70' flat screen TV's in the clubhouse. Detached garages currently are \$85 per month and carports are \$35.. Storage units are available for \$25 per month. Currently, there are no floor plan specials. Laminate counters and ceramic tile/carpet flooring. The above rents are for the middle floor of three floors. The top or lower floor would be \$20 less or more for elevation.

Avg Rent Per Unit 1408.0952380

RENTAL 2

Project Name: The Savoy
Address: 5500 Sampson

City: Houston
County: Harris
State: Tx
Map Ref: 533C



Date of Survey: 10/22/2013 **Type of Project:** Conventional
Year Built: 2001 **Occupancy:** 99%
Management Co: Shanethia **Phone Number:** (713) 630-2900

Net Rentable Area: 143,048 **Elec Paid By:** Tenant
Net Rentable Units: 180 **Wtr/Swr Paid By:** Tenant
Avg Unit Size (SF): 795

Swimming Pool: Yes **Exterior:** Hardiplank/BV
Club/Rec Bldg: Yes **Parking:** Open & Carport
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
36	1-1		572	\$799	\$1.40	WM		No
36	1-1		643	\$849	\$1.32	WM		No
24	1-1		733	\$900	\$1.23	WM		No
8	2-1	den	886	\$949	\$1.07	WM		No
16	2-1		897	\$949	\$1.06	WM		No
36	2-2		981	\$1199	\$1.22	WM		No
24	2-2		1040	\$1299	\$1.25	WM		No

Avg Rent PSF: \$1.245 **Avg Rent Per Unit** \$989

The Savoy, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	99.00%	\$1.25	-27.14%
07/29/2013	90.00%	\$1.33	43.48%
02/07/2013	97.00%	\$1.10	-19.93%
02/14/2012	98.00%	\$1.37	7.80%

Project Amenities

Laundry	<input type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input type="checkbox"/>
Fitness Facility	<input checked="" type="checkbox"/>
Playground	<input type="checkbox"/>
Access Gates	<input type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>
Outside Storage	<input type="checkbox"/>
High Ceilings	<input type="checkbox"/>
Patio/Balcony	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

Detached garages are also available \$95. Units also feature 9 foot ceilings, 24 hr. emergency maintenance, bookshelves, while other complex features include perimeter fencing, shuttle route, on the bus route and social activities. No specials.

Avg Rent Per Unit 989.13333333

RENTAL 3

Project Name: Park Lakes
Address: 9955 Buffalo Speedway

City: Houston
County: Harris
State: TX
Map Ref: 532T



Date of Survey: 10/22/2013 **Type of Project:** Conventional
Year Built: 2001 **Occupancy:** 97%
Management Co: Riverstone **Phone Number:** (713) 660-0800

Net Rentable Area: 255,248 **Elec Paid By:** Tenant
Net Rentable Units: 320 **Wtr/Swr Paid By:** Tenant
Avg Unit Size (SF): 798

Swimming Pool: Yes **Exterior:** Hardiplank/BV
Club/Rec Bldg: Yes **Parking:** Open & Carport
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
72	1/1		594	\$825	\$1.39	WM		No
64	1/1		675	\$881	\$1.31	WM		No
56	1/1	Den	800	\$1108	\$1.39	WM		No
64	2/2		893	\$1113	\$1.25	WM		No
48	2/2		1018	\$1130	\$1.11	WM		No
16	3/2		1154	\$1469	\$1.27	WM		No

Avg Rent PSF: \$1.280 **Avg Rent Per Unit** \$1,021

Park Lakes, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	97.00%	\$1.28	-21.36%
07/29/2013	97.00%	\$1.35	9.72%
02/07/2013	97.00%	\$1.29	

Project Amenities

Laundry	<input checked="" type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input checked="" type="checkbox"/>
Fitness Facility	<input checked="" type="checkbox"/>
Playground	<input type="checkbox"/>
Access Gates	<input checked="" type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>
Outside Storage	<input checked="" type="checkbox"/>
High Ceilings	<input checked="" type="checkbox"/>
Patio/Balcony	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

Additional amenities include community barbecue grills, bay windows (select units), garden tubs, intrusion alarms, and crown molding. Carports are available for an additional 20 per month and detached garages are \$80 per month. No specials were currently being offered.

Avg Rent Per Unit 1021.2749999

RENTAL 4

Project Name: Villas at Coronado
Address: 9111 Lakes at 610 Drive
City: Houston
County: Harris
State: TX
Map Ref: 532U



Date of Survey: 10/22/2013 **Type of Project:** Conventional
Year Built: 2004 **Occupancy:** 98%
Management Co: Riverstone **Phone Number:** (713) 667-0200

Net Rentable Area: 281,768 **Elec Paid By:** Tenant
Net Rentable Units: 344 **Wtr/Swr Paid By:** Tenant
Avg Unit Size (SF): 819

Swimming Pool: Yes **Exterior:** Hardiplank/BV
Club/Rec Bldg: Yes **Parking:** Garage/Open/Covered
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
72	1/1		594	\$915	\$1.54	WM		No
72	1/1		678	\$948	\$1.40	WM		No
48	1/1	Den	773	\$1044	\$1.35	WM		No
48	2/2		892	\$1185	\$1.33	WM		No
72	2/2		1019	\$1285	\$1.26	WM		No
32	3/2		1153	\$1660	\$1.44	WM		No

Avg Rent PSF: \$1.373 **Avg Rent Per Unit** \$1,124

Villas at Coronado, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	98.00%	\$1.37	5.48%
02/07/2013	97.00%	\$1.32	

Project Amenities

Laundry	<input type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input checked="" type="checkbox"/>
Fitness Facility	<input checked="" type="checkbox"/>
Playground	<input checked="" type="checkbox"/>
Access Gates	<input checked="" type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>
Outside Storage	<input checked="" type="checkbox"/>
High Ceilings	<input checked="" type="checkbox"/>
Patio/Balcony	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

Additional project amenities include video library, coffee bar, conference room, high speed internet availability while additional unit amenities include bay windows, garden tubs, intrusion alarms, vaulted ceilings, crown molding and hard wood floors. Covered carports are available for \$35 per month and detached garages are \$85 per month. Storage units are available for \$25 per month. No rent specials are currently being offered.

Avg Rent Per Unit 1124.3255813

RENTAL 5

Project Name: Avanti Cityside
Address: 7373 Ardmore St.

City: Houston
County: Harris
State: TX
Map Ref: 533P



Date of Survey: 10/22/2013 **Type of Project:** Conventional
Year Built: 2006 **Occupancy:** 96%
Management Co: Internacional Realty **Phone Number:** 713-741-2489

Net Rentable Area: 360,752 **Elec Paid By:** Tenant
Net Rentable Units: 378 **Wtr/Swr Paid By:** Tenant
Avg Unit Size (SF): 954

Swimming Pool: Yes **Exterior:** Hardiplank/BV
Club/Rec Bldg: Yes **Parking:** Garage
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
60	1/1		682	\$990	\$1.45	WM	Parking	No
80	1/1		749	\$1070	\$1.43	WM	Parking	No
54	1/1		811	\$1075	\$1.33	WM	Parking	No
56	1/1		899	\$1110	\$1.23	WM	Parking	No
4	1/1	TH	961	\$1410	\$1.47	WM	Attached	No
3	1/1	Den	1099	\$1555	\$1.41	WM	Parking	No
20	2/2		1102	\$1415	\$1.28	WM	Parking	No
40	2/2		1296	\$1545	\$1.19	WM	Parking	No
19	2/2		1301	\$1577	\$1.21	WM	Parking	No
28	2/2	Den	1417	\$1690	\$1.19	WM	Parking	No
12	3/2		1442	\$1850	\$1.28	WM	Parking	No
2	2/2	TH	1527	\$1845	\$1.21	WM	Attached	No

Avg Rent PSF: \$1.299 **Avg Rent Per Unit** \$1,240

Avanti Cityside, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	96.00%	\$1.30	10.95%
02/07/2013	96.00%	\$1.21	

Project Amenities

Laundry	<input type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input checked="" type="checkbox"/>
Fitness Facility	<input checked="" type="checkbox"/>
Playground	<input type="checkbox"/>
Access Gates	<input checked="" type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>
Outside Storage	<input checked="" type="checkbox"/>
High Ceilings	<input checked="" type="checkbox"/>
Patio/Balcony	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

This property is located near the Medical Center and Hermann Park. Highway 288 is located directly to the east of the project. The property features an internal parking garage and Class A amenity package. Valet trash is \$25/month. Specials include two weeks free on a two bedroom unit.

Avg Rent Per Unit 1240.1798941

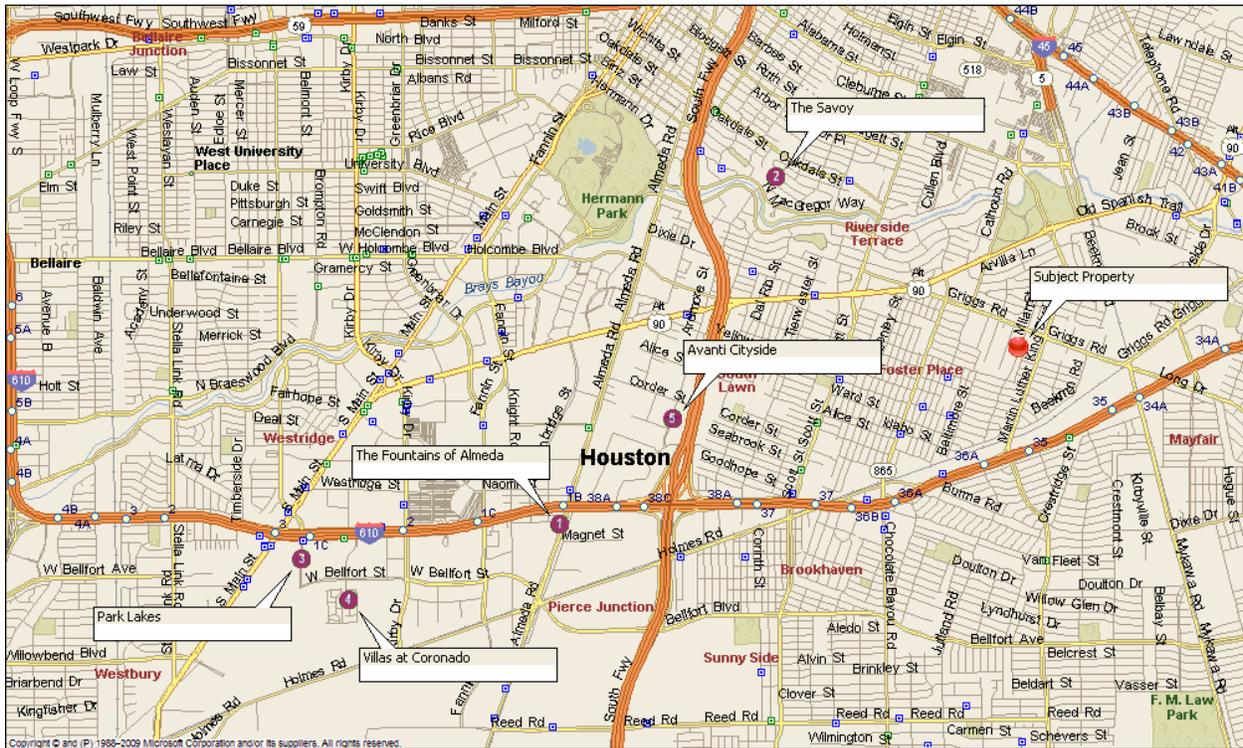
ESTIMATE OF MARKET RENT

Market rent may be defined as "the rental income that a property would most probably command in the open market."

Market rent may also be defined as the amount of money per square foot per month or year which a tenant and a landlord would agree to pay and receive for certain space, provided both are knowledgeable about other comparable spaces and tenants in the market place, and have an average motivation to locate the lease. It is analogous to the term "market value of rent". The term "comparable spaces" in this instance indicates that amenities provided the tenant would be relatively the same with adjustments made for any differences between the comparable and subject properties.

Selection of Comparable Rentals: The subject property is considered to be a Class "A-" townhome type apartment project once completed. The overall condition will be new. The selection of comparables is based on proximity and age. The comparables are all Class A conventional properties located primarily to the west of the subject property along Loop 610. Most of the new product is located west of the subject property in the Med Center and Hermann Park area and are far superior in location for an accurate comparison. The comparables selected are located somewhat further southwest than the Med Center, along Loop 610 in slightly superior locations with the exception of Rent 2, which is located on the east side of Highway 288 north of the subject property. Most of the market rent projects in the immediate area of the subject property are old Class C properties and are not even comparable in terms of age and condition, as no conventional new properties are located in the PMA.

Summary of Rents: Five competing complexes were surveyed. Data on these properties is compiled on the previous pages. These comparable properties range in year of construction from 1992 to 2008. The comparable projects indicated occupancy rates from 96.0% to 99.0%, with a weighted average of 97.8%. For this analysis, it is assumed that the subject is in new condition. The map below depicts the location of the comparable properties.



This analysis has been completed on the basis of the property being at market rent levels and adjusting for concessions in the rent grids. Thus the indicated rents are net of concessions.

Analysis of Adjustments and Individual Floor Plans

The following discussion analyzes each adjustment category deemed applicable to the subject property. This analysis is followed by the market rent estimates for each floor plan as depicted in the adjustment grids.

Type of Project/Stories: The subject property as proposed will be a mixture of apartments and two story townhouse units. All of the comparables are two-three story properties that are considered similar enough to not warrant any adjustments.

Project Occupancy: All of the properties are operating within a range considered stabilized and no adjustments were necessary.

Concessions: No additional adjustments are necessary as none of the comparable properties were offering concessions.

Date of Construction: The largest and most difficult to support adjustment affecting all of the comparable units is age/condition. This is especially difficult in areas where there has been no new conventional apartment construction in a number of years in the immediate area. The

subject property as proposed will be superior to the competitive product in age. An age adjustment of \$0.01 is utilized.

Unit Size: The second largest adjustment is the result of size differences. The pairings indicated size adjustments of \$0.4623 to \$1.3738 per square foot as applied to the monthly rent with a mean of \$0.8349. Based on the total data, a size factor of approximately \$0.70 per square foot per month was chosen as being reasonable as location is felt to be a larger factor in the overall rental rate than unit size.

Comparable	Unit Type	Size	Rent/Mo.	Size	Rent/Mo.	Differential	Size/Factor
Fountains of Alameda	1-1	707	\$1,095	850	\$1,195	-\$100	\$0.6993
	2-2	940	\$1,345	1237	\$1,620	-\$275	\$0.9259
The Savoy	1-1	572	\$799	733	\$900	-\$101	\$0.6273
Park Lakes	1-1	594	\$825	800	\$1,108	-\$283	\$1.3738
	2-2	893	\$1,113	1154	\$1,469	-\$356	\$1.3640
Villas at Coronado	1-1	594	\$915	773	\$1,044	-\$129	\$0.7207
	2-2	892	\$1,185	1019	\$1,285	-\$100	\$0.7874
Avanti Cityside	1-1	682	\$990	899	\$1,110	-\$120	\$0.5530
	2-2	1102	\$1,415	1301	\$1,507	-\$92	\$0.4623
Average							\$0.8349
Concluded							\$0.7000

Number of Bedrooms/Baths: Two of the properties do not have three bedroom units and required upward adjustments for lack of this feature as compared to the subject. Based on a pairing of the data, it appears that the additional bedroom would add approximately \$40 per month above that of size factors alone. The data supports an adjustment of about \$25 for den/study versus none. A townhome is additionally adjusted for, as a premium exists due to no other tenants located above the renter. An adjustment of \$25 per month is accounted for townhome units versus one story units. Bathrooms were addressed on the basis of \$15 to \$25 per month, with a half bath estimated to contribute about \$10 per month.

Balc/Terrace/Patio: According to the plans provided to our office, none of the townhome units will feature outside patios or porches. All of the comparables feature this item. We have made adjustments at \$15 per unit for this feature. All of the apartments will feature this item and no adjustment is warranted.

Garages/Carports: The subject has open non-reserved parking for the apartment section and a two story parking garage for the townhome units. Rents 2 and 5 provide a parking garage for the tenants, and a downward adjustment of \$25 is applied when comparing to the subject units that

are apartments and not townhomes. Rents 1, 3 and 4 have carports and garages available for an additional fee, thus no adjustment is warranted for these comparables.

Equipment: This category includes appliance packages, washer/dryers connections, or washers/dryers in the units, and pool/recreational areas. All of the properties have basic appliance packages that consist of oven/range, refrigerator, dishwasher, and disposal. The subject will have microwave ovens and washer/dryer connections in the units. These are discussed in the following paragraphs.

Disposals: All comparables had this appliance and no adjustments were necessary.

Microwave Ovens: All comparables had this appliance and no adjustments were necessary.

Dishwashers: All comparables had this appliance and no adjustments were necessary.

Washers/Dryers: The subject will feature connections within the unit but not the appliance. All of the comparables feature the appliances within the rent and are adjusted downward \$35 per unit.

Services: In this category, the differences in the mode of payment by the tenant for water, sewer and electricity were adjusted. The tenant is responsible for electricity, and the landlord pays the water/sewer. No gas will be utilized on the property. All of the properties are similar with the exception of water/sewer and all the comparables are adjusted downward for this item.

Storage: A \$10 downward adjustment is applied to the comparables for outside storage concerning the subject townhome units, which the townhome units will not have. The apartment units will have storage.

Project Location: Rents 1, 3, 4 and 5 are located along Loop 610 west of Highway 288. The west side of Highway 288 is superior to the east side due to the Medical Center area and better overall areas in terms of demographics.

Rent 2 is located just northwest of the subject property on the east side of Highway 288 but north of Brays Bayou, still a superior location to the subject property but not as superior as the other comparables.

We have also analyzed the market rent units within the Scott Street Townhomes, which is one of the Restricted Rent properties that was surveyed and shown on following pages and is very similar to the subject property in location. The average market rent in the project for the 15 units that are at market rents is \$894 per unit; however, the stigma of the property being a mixture of restricted and market rents drives down the market rents as well.

We have adjusted Rents 1, 3 4 and 5 down \$200 per unit as compared to the subject property location and \$100 per unit for Rent 2.

Other: This category includes aesthetic appeal, fireplaces, etc. They are discussed in the following paragraphs.

Cable TV in Rent: The subject does not include basic cable TV in the rental structure, nor do any of the comparables. No adjustments were necessary.

Aesthetic Appeal: As proposed the subject will have similar appeal.

Amenities: The quality of the subject property is equal to most of the comparables as far as interior finish out and quality of construction. The subject property as proposed will feature good amenities similar to Class A apartments in the area and no adjustment is warranted.

No other adjustments were necessary, and the Unit Comparison Grids follow:

Estimates of Market Rent by Comparison

U. S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 07/31/2009)

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1. Unit Type	A. Comparable Property No. 1			B. Comparable Property No. 2			C. Comparable Property No. 3			D. Comparable Property No. 4			E. Comparable Property No. 5		
	IBR/IB	DATA	Address	Address	Address	Address	Address	Address	Address	Address	Address	Address	Address	Address	
CHARACTERISTICS	The Village at Palm Center	The Fountains of Alameda	Swacy	Park Lakes	Villas at Coronado	Avanti Cityside									
3. Eff. Date of Rent	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013									
4. Type of Project/Stories	Apt/TH/2	WU/3	WU/3	WU/2	WU/3	Lofts/4									
5. Floor of Unit in Bldg.	Typical	Typical	Typical	Typical	Typical	Typical									
6. Project Occupancy %	92%	99%	99%	97%	98%	96%									
7. Concessions	NA	None	None	None	None	None									
8. Year Built	2013	2008	2001	2001	2004	2006									
9. Sq. Ft. Area	772	707	\$46	\$27	\$81	\$61									
10. Number of Bedrooms	One	One	One	One	One	One									
11. Number of Baths	One	One	One	One	One	One									
12. Number of Rooms	Three	Three	Three	Three	Three	Three									
13. Balc./Terrace/Patio	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes									
14. Garage or Carport	None	None	None	None	None	None									
15. Equip. a. A/C	Central	Central	Central	Central	Central	Central									
b. Range/Oven	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes									
c. Refrigerator	Yes	Yes	Yes	Yes	Yes	Yes									
d. Disposal	Yes	Yes	Yes	Yes	Yes	Yes									
e. Microwave	Yes	Yes	Yes	Yes	Yes	Yes									
f. Dishwasher	Yes	Yes	Yes	Yes	Yes	Yes									
g. Washer/Dryer	Wc	Wm	Wm	Wm	Wm	Wm									
h. Carpet/Drapes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes									
i. Pool/Rec. Area	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes									
16. Serv. a. Heat/Type	No/E	No/E	No/E	No/E	No/E	No/E									
b. Cook/Type	No/E	No/E	No/E	No/E	No/E	No/E									
c. Electricity	No/E	No/E	No/E	No/E	No/E	No/E									
d. Water/Sewer	Yes/Yes	No/No	\$46	\$46	No/No	\$46									
17. Storage	Yes	Yes	Yes	Yes	Yes	Yes									
18. Project Location	Average	Superior	Superior	Superior	Superior	Superior									
19. Other *															
Cable TV in Rent	No	No	No	No	No	No									
Aesthetic Appeal	Good	Similar	Similar	Similar	Similar	Similar									
Amenities**	Good	Similar	Similar	Similar	Similar	Similar									
Friplaes	No	No	No	No	No	No									
20. Unit Rent Per Month	N/A	\$ 1,095	\$ 900	\$ 881	\$ 841	\$ 841									
21. Total Adjustment		\$ (108)	\$ 26	\$ (40)	\$ (62)	\$ (145)									
22. Indicated Rent		\$ 987	\$ 926	\$ 841	\$ 886	\$ 925									
23. Correlated Subject Rent	\$	905	Note: If prevailing vacancy rates are lower than 5%, indicating a tight rental market, the correlated subject rent should be derived from the high end of the range of the indicated rents from Remarks												

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable enter a "Minus" amount. Use back of page to explain adjustments as needed.

Remarks: We have reconciled to the middle of the range.

Signature of Appraiser: *[Signature]* Date: 10/22/2013

Signature of Reviewer: _____ Date: _____

Estimates of Market Rent by Comparison

U. S. Department of Housing and Urban Development Office of Housing Federal Housing Commissioner

 OMB Approval No. 2502-0029
 (exp. 07/31/2009)

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1. Unit Type	A. Comparable Property No. 1		B. Comparable Property No. 2		C. Comparable Property No. 3		D. Comparable Property No. 4		E. Comparable Property No. 5	
CHARACTERISTICS	The Fountains of Alameda	Savoy	Park Lakes	Villas at Coronado	Avanti Cityside					
	ADDRESS: 9000 Alameda Road	ADDRESS: 5500 Sampson	ADDRESS: 9955 Buffalo Speedway	ADDRESS: 9111 Lakes of 610 Drive	ADDRESS: 7373 Astmore					
	Data - Adj +	Data - Adj +	Data - Adj +	Data - Adj +	Data - Adj +					
	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013					
3. Eff Date of Rent	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013					
4. Type of Project/Stories	Apt/TH/2	WU/3	WU/2	WU/3	Lofts/4					
5. Floor of Unit in Bldg	Typical	Typical	Typical	Typical	Typical					
6. Project Occupancy %	92%	99%	97%	98%	96%					
7. Concessions	NA	None	None	None	None					
8. Year Built	2013	2008	2001	2004	2006					
9. Sq. Ft. Area	731	733	888	678	749					
10. Number of Bedrooms	One	One	One	One	One					
11. Number of Baths	One	One	One	One	One					
12. Number of Rooms	Three	Three	Three	Three	Three					
13. Balc./Terrace/Patio	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
14. Garage or Carport	None	None	None	None	Park Gar. (\$25)					
15. Equip: a. A/C	Central	Central	Central	Central	Central					
b. Range/Oven	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
c. Refrigerator	Yes	Yes	Yes	Yes	Yes					
d. Disposal	Yes	Yes	Yes	Yes	Yes					
e. Microwave	Yes	Yes	Yes	Yes	Yes					
f. Dishwasher	Yes	Yes	Yes	Yes	Yes					
g. Washer/Dryer	Wc	Wm	Wm	Wm	Wm					
h. Carpet/Drapes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
i. Pool/Rec. Area	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
16. Serv: a. Heat/Type	No/E	No/E	No/E	No/E	No/E					
b. Cook/Type	No/E	No/E	No/E	No/E	No/E					
c. Electricity	No/E	No/E	No/E	No/E	No/E					
d. Water / Sewer	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
17. Storage	Yes	Yes	Yes	Yes	Yes					
18. Project Location	Average	Superior (\$100)	Superior (\$200)	Superior (\$200)	Superior (\$200)					
19. Other *										
Cable TV in Rent	No	No	No	No	No					
Aesthetic Appeal	Good	Similar	Similar	Similar	Similar					
Amenities**	Good	Similar	Similar	Similar	Similar					
Fireplaces	No	No	No	No	No					
20. Unit Rent Per Month	N/A	\$ 900	\$ 881	\$ 948	\$ 1,070					
21. Total Adjustment		\$ (137)	\$ (2)	\$ (69)	\$ (174)					
22. Indicated Rent	\$ 958	\$ 898	\$ 812	\$ 857	\$ 896					
23. Correlated Subject Rent	\$ 875									

Remarks: We have reconciled to the middle of the range. Note: If prevailing vacancy rates are lower than 5%, indicating a tight rental market, the correlated subject rent should be derived from the high end of the range of the indicated rents from comparable properties.

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable enter a "Minus" amount. Use back of page to explain adjustments as needed.

Paul H. [Signature]
 Signature of Appraiser

10/22/2013
 (Date)

Signature of Reviewer
 (Date)

Estimates of Market Rent by Comparison

U. S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 07/31/2009)

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CHARACTERISTICS	A. Comparable Property No. 1		B. Comparable Property No. 2		C. Comparable Property No. 3		D. Comparable Property No. 4		E. Comparable Property No. 5	
	The Fountains of Alameda	Savoy	Park Lakes	Villas at Coronado	Avanti Cityside					
2BR/2B	DATA	DATA	DATA	DATA	DATA					
3. Eff Date of Rent	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013					
4. Type of Project/Stories	Apt/TH/2	WU/3	WU/2	WU/3	Lofts/4					
5. Floor of Unit in Bldg.	Typical	Typical	Typical	Typical	Typical					
6. Project Occupancy %	92%	99%	97%	98%	96%					
7. Concessions	NA	None	None	None	Yes (\$54)					
8. Year Built	2013	2008	2001	2004	2006					
9. Sq. Ft. Area	954	\$35	\$88	\$92	\$69					
10. Number of Bedrooms	Two	1018	1018	1019	1102					
11. Number of Baths	Two	Two	Two	Two	Two					
12. Number of Rooms	Four	Four	Four	Four	Four					
13. Balc./Terrace/Patio	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
14. Garage or Carport	None	None	None	None	Park Gar. (\$25)					
15. Equip. a. A/C	Central	Central	Central	Central	Central					
b. Range/Oven	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
c. Refrigerator	Yes	Yes	Yes	Yes	Yes					
d. Disposal	Yes	Yes	Yes	Yes	Yes					
e. Microwave	Yes	Yes	Yes	Yes	Yes					
f. Dishwasher	Yes	Yes	Yes	Yes	Yes					
g. Washer/Dryer	Wc	Wm	Wm	Wm	Wm					
h. Carpet/Drapes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
i. Pool/Rec. Area	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
16. Serv: a. Heat/Type	No/E	No/E	No/E	No/E	No/E					
b. Cook/Type	No/E	No/E	No/E	No/E	No/E					
c. Electricity	No/E	No/E	No/E	No/E	No/E					
d. Water/Sewer	Yes/yes	No/No	\$60	\$60	\$60					
17. Storage	Yes	Yes	Yes	Yes	Yes					
18. Project Location	Average	Superior (\$200)	Superior (\$100)	Superior (\$200)	Superior (\$200)					
19. Other *										
Cable TV in Rent	No	No	No	No	No					
Aesthetic Appeal	Good	Similar	Similar	Similar	Similar					
Amenities**	Good	Similar	Similar	Similar	Similar					
Fireplaces	No	No	No	No	No					
20. Unit Rent Per Month	N/A	\$ 1,199	\$ 1,130	\$ 1,285	\$ 1,415					
21. Total Adjustment										
22. Indicated Rent	\$ 1,215	\$ 1,193	\$ (6)	\$ 1,002	\$ (300)					
23. Correlated Subject Rent	\$ 1,130	\$ 1,130	\$ (6)	\$ 1,002	\$ (300)					

Note: If prevailing vacancy rates are lower than 5%, indicating a tight rental market, the correlated subject rent should be derived from the high end of the range of the indicated rents from properties. If subject is better, enter a "plus" amount and if subject is inferior to the comparable enter a "minus" amount. Use back of page to explain adjustments as needed.

Remarks We have reconciled to the middle of the range.

Signature of Appraiser: *Don H. Truancy*
Date: 10/22/2013

Signature of Reviewer: _____
Date: _____

Estimates of Market Rent by Comparison

U. S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

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CHARACTERISTICS	A. Comparable Property No. 1 The Villages at Palm Center		B. Comparable Property No. 2 The Fountains of Alameda		C. Comparable Property No. 3 Park Lakes		D. Comparable Property No. 4 Villas at Coronado		E. Comparable Property No. 5 Avanti Cityside	
	DATA	ADJUSTMENTS	DATA	ADJUSTMENTS	DATA	ADJUSTMENTS	DATA	ADJUSTMENTS	DATA	ADJUSTMENTS
3. Eff. Date of Rent	2/1/2013		2/1/2013		2/1/2013		2/1/2013		2/1/2013	
4. Type of Project/Stories	Apt./TH/2		WU/3		WU/2		WU/3		Lofts/4	
5. Floor of Unit in Bldg.	Typical		Typical		Typical		Typical		Typical	
6. Project Occupancy %	92%		99%		97%		98%		96%	
7. Concessions	NA		None		None		None		Yes	(\$54)
8. Year Built	2013		2008		2001		2004		2006	
9. Sq. Ft. Area	988		940		\$5		\$92		\$69	
10. Number of Bedrooms	Two		Two		Two		Two		Two	
11. Number of Baths	Two		Two		Two		Two		Two	
12. Number of Rooms	Four		Four		Four		Four		Four	
13. Balc./Terrace/Patio	Yes/Yes		Yes/Yes		Yes/Yes		Yes/Yes		Yes/Yes	
14. Garage or Carport	None		None		None		None		None	
15. Equip.: a. A/C	Yes/Yes		Yes/Yes		Yes/Yes		Yes/Yes		Yes/Yes	
b. Range/Oven	Yes		Yes		Yes		Yes		Yes	
c. Refrigerator	Yes		Yes		Yes		Yes		Yes	
d. Disposal	Yes		Yes		Yes		Yes		Yes	
e. Microwave	Yes		Yes		Yes		Yes		Yes	
f. Dishwasher	Yes		Yes		Yes		Yes		Yes	
g. Washer/Dryer	Wc		Wm		Wm		Wm		Wm	
h. Carpet/Draps	Yes/Yes		Yes/Yes		Yes/Yes		Yes/Yes		Yes/Yes	
i. Pool/Rec. Area	Yes/Yes		Yes/Yes		Yes/Yes		Yes/Yes		Yes/Yes	
16. Serv.: a. Heat/Type	No/E		No/E		No/E		No/E		No/E	
b. Cook/Type	No/E		No/E		No/E		No/E		No/E	
c. Electricity	No/E		No/E		No/E		No/E		No/E	
d. Water / Sewer	Yes/Yes		No/No		No/No		No/No		No/No	
17. Storage	Yes		Yes		Yes		Yes		Yes	
18. Project Location	Average		Superior		Superior		Superior		Superior	
19. Other*										
Cable TV in Rent	No		No		No		No		No	
Aesthetic Appeal	Similar		Similar		Similar		Similar		Similar	
Amenities**	Good		Similar		Similar		Similar		Similar	
Fireplaces	No		No		No		No		No	
20. Unit Rent Per Month	N/A		\$ 1,345		\$ 1,199		\$ 1,130		\$ 1,415	
21. Total Adjustment			\$ (106)		\$ 18		\$ (104)		\$ (128)	
22. Indicated Rent			\$ 1,239		\$ 1,217		\$ 1,026		\$ 1,139	
23. Correlated Subject Rent	\$ 1,150		Note: If prevailing vacancy rates are lower than 5%, indicating a tight rental market, the correlated subject rent should be derived from the high end of the range of the indicated rents from Remarks							

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable enter a "Minus" amount. Use back of page to explain adjustments as needed.

Signature of Appraiser: *[Signature]* Date: 2/1/2013
Signature of Reviewer: _____ Date: _____

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U.S. Department of Housing and Urban Development
 Office of Housing
 Federal Housing Commissioner

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CHARACTERISTICS	A. Comparable Property No. 1		B. Comparable Property No. 2		C. Comparable Property No. 3		D. Comparable Property No. 4		E. Comparable Property No. 5	
	The Fountains of Almada	Stovoy	Park Lakes	Villas at Coronado	Avanti Cityside					
3.BR/2B	ADDRESS 9000 Almada Road	ADDRESS 5500 Sampson	ADDRESS 9955 Buffalo Speedway	ADDRESS 9111 Lakes of 610 Drive	ADDRESS 7373 Ardmore					
DATA	Data - Adj +	Data - Adj +	Data - Adj +	Data - Adj +	Data - Adj +					
3. Eff. Date of Rent	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013					
4. Type of Project/Stories	WU/3	WU/3	WU/2	WU/3	Lofts/4					
5. Floor of Unit in Bldg.	Typical	Typical	Typical	Typical	Typical					
6. Project Occupancy %	92%	99%	97%	98%	96%					
7. Concessions	NA	None	None	None	Yes (\$65)					
8. Year Built	2013	2008	2001	2004	2006					
9. Sq. Ft. Area	1,131	1,237	\$46	\$88	\$78					
10. Number of Bedrooms	Three	Two	\$40	\$104	\$147					
11. Number of Baths	Two	Two	Three	Three	Two					
12. Number of Rooms	Five	Four	Five	Five	Five					
13. Balc./Terrace/Patio	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
14. Garage or Carport	None	None	None	None	Park Gar. (\$25)					
15. Equip: a. A.C	Central	Central	Central	Central	Central					
b. Range/Oven	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
c. Refrigerator	Yes	Yes	Yes	Yes	Yes					
d. Disposal	Yes	Yes	Yes	Yes	Yes					
e. Microwave	Yes	Yes	Yes	Yes	Yes					
f. Dishwasher	Yes	Yes	Yes	Yes	Yes					
g. Washer/Dryer	Wc (\$35)	Wm (\$35)	Wm (\$35)	Wm (\$35)	Wm (\$35)					
h. Carpet/Drapes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
i. Pool/Rec. Area	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
16. Serv: a. Heat/Type	No/E	No/E	No/E	No/E	No/E					
b. Cook/Type	No/E	No/E	No/E	No/E	No/E					
c. Electricity	No/E	No/E	No/E	No/E	No/E					
d. Water/ Sewer	Yes/Yes	No/No	\$73	\$73	No/No					
17. Storage	Yes	Yes	Yes	Yes	Yes					
18. Project Location	Average	Superior	Superior	Superior	Superior					
19. Other *	(3200)	(5100)	(5200)	(5200)	(5200)					
Cable TV in Rent	No	No	No	No	No					
Aesthetic Appeal	Good	Similar	Similar	Similar	Similar					
Amenities**	Good	Similar	Similar	Similar	Similar					
Fireplaces	No	No	No	No	No					
20. Unit Rent Per Month	N/A	\$ 1,199	\$ 1,469	\$ 1,660	\$ 1,690					
21. Total Adjustment		\$ (150)	\$ 171	\$ (74)	\$ (100)					
22. Indicated Rent	\$ 1,470	\$ 1,370	\$ 1,395	\$ 1,560	\$ 1,332					
23. Correlated Subject Rent	\$ 1,370	Note: If prevailing vacancy rates are lower than 5%, indicating a tight rental market, the correlated subject rent should be derived from the high end of the range of the indicated rents from the adjusted range.								

Remarks: Due to possible location factors, we have reconciled the rents to the lower end of the adjusted range.

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable enter a "Minus" amount. Use back of page to explain adjustments as needed.

Signature of Appraiser: *Tom M. P... 10/22/2013*

Signature of Reviewer: _____ Date: _____

Estimates of Market Rent by Comparison

U. S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 07/31/2009)

Public reporting burden for this collection of information is estimated to average 24 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. This information is being collected under Public Law 101-625, which requires the Department of Housing and Urban Development to implement a system for mortgage insurance for mortgages insured under Sections 207, 221, 223, 232, or 241 of the National Housing Act. The information will be used by HUD to approve rents, property appraisals, and mortgage amounts, and to execute a firm commitment. Confidentiality to respondents is ensured if it would result in competitive harm in accordance with the Freedom of Information Act (FOIA) provisions, or if it could impact on the ability of the Department's mission to provide housing units under the various Section of the Housing legislation.

1. Unit Type	A. Comparable Property No. 1		B. Comparable Property No. 2		C. Comparable Property No. 3		D. Comparable Property No. 4		E. Comparable Property No. 5	
	DATA	Address	DATA	Address	DATA	Address	DATA	Address	DATA	Address
3. BR/2B	The Village at Palm Center	The Fountains of Almeida	Savoy	5500 Sampson	Park Lakes	9955 Buffalo Speedway	Millas at Coronado	9111 Lakes of 610 Drive	Avanti Cityside	7373 Acthmore
3. Eff. Date of Rent	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013
4. Type of Project/Stories	Apv/TH/2	WU/3	WU/3	Typical	WU/2	Typical	WU/3	Typical	Lofts/4	Typical
5. Floor of Unit in Bldg.	Typical	Typical	Typical	Typical	Typical	Typical	Typical	Typical	Typical	Typical
6. Project Occupancy %	92%	99%	99%	99%	97%	98%	96%	96%	96%	96%
7. Concessions	NA	None	None	None	None	None	None	None	Yes	Yes
8. Year Built	2013	2008	2001	2001	2001	2004	2004	2006	2006	2006
9. Sq. Ft. Area	1,194	1,237	981	1,549	1,154	1,153	1,153	1,417	1,417	1,417
10. Number of Bedrooms	Three	Two	Two	Three	Three	Three	Three	Two	Two	Two
11. Number of Baths	Two	Two	Two	Two	Two	Two	Two	Two	Two	Two
12. Number of Rooms	Five	Four	Four	Four	Five	Five	Five	Five	Five	Five
13. Balc/Terrace/Patio	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes
14. Garage or Carport	None	None	None	None	None	None	None	None	None	None
15. Equip: a. A/C	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central
b. Range/Oven	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes
c. Refrigerator	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
d. Disposal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
e. Microwave	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
f. Dishwasher	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
g. Washer/Dryer	Wc	Wm	Wm	Wm	Wm	Wm	Wm	Wm	Wm	Wm
h. Carpet/Draps	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes
i. Pool/Res. Area	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes
16. Serv: a. Heat/Type	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E
b. Cook/Type	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E
c. Electricity	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E
d. Water /Sewer	Yes/Yes	No/No	No/No	No/No	No/No	No/No	No/No	No/No	No/No	No/No
17. Storage	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
18. Project Location	Average	Superior	Superior	Superior	Superior	Superior	Superior	Superior	Superior	Superior
19. Other *										
Cable TV in Rent	No	No	No	No	No	No	No	No	No	No
Aesthetic Appeal	Good	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Amenities**	Good	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Fireplaces	No	No	No	No	No	No	No	No	No	No
20. Unit Rent Per Month	N/A	\$ 1,620	\$ 1,199	\$ 1,469	\$ 1,469	\$ 1,660	\$ 1,660	\$ 1,690	\$ 1,690	\$ 1,690
21. Total Adjustment		\$ (106)	\$ 215	\$ (30)	\$ (30)	\$ (55)	\$ (55)	\$ (314)	\$ (314)	\$ (314)
22. Indicated Rent		\$ 1,514	\$ 1,414	\$ 1,439	\$ 1,439	\$ 1,605	\$ 1,605	\$ 1,376	\$ 1,376	\$ 1,376
23. Correlated Subject Rent		\$ 1,415	\$ 1,415	\$ 1,415	\$ 1,415	\$ 1,415	\$ 1,415	\$ 1,415	\$ 1,415	\$ 1,415

Remarks: Due to possible location factors, we have reconciled the rents to the lower end of the adjusted range.

Note: If prevailing vacancy rates are lower than 5%, indicating a tight rental market, the correlated subject rent should be derived from the high end of the range of the indicated rents from

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable enter a "Minus" amount. Use back of page to explain adjustments as needed.

Signature of Appraiser: *Tom M. ...* Date: 10/22/2013
Signature of Reviewer: _____ Date: _____

Estimates of Market Rent by Comparison

U. S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2510-0029
(exp. 07/31/2009)

Public reporting burden for this collection of information is estimated to average 24 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. This information is being collected under Public Law 101-625, which requires the Department of Housing and Urban Development to implement a system for mortgage insurance for mortgages insured under Sections 207, 221, 223, 232, or 241 of the National Housing Act. The information will be used by HUD to approve rents, property appraisals, and mortgage amounts, and to execute a firm commitment. Confidentiality to respondents is ensured if it would result in competitive harm in accordance with the Freedom of Information Act (FOIA) provisions, or if it could impact on the ability of the Department's mission to provide housing units under the various Sections of the Housing legislation.

1. Unit Type	A. Comparable Property No. 1			B. Comparable Property No. 2			C. Comparable Property No. 3			D. Comparable Property No. 4			E. Comparable Property No. 5		
	DATA	Data -	Adj +	DATA	Data -	Adj +	DATA	Data -	Adj +	DATA	Data -	Adj +	DATA	Data -	Adj +
2. Subject Property	The Villages at Palm Center 2BR/2.2B TH The Village at Palm Center ADDRESS: 9000 Alameda Road			Savoy ADDRESS: 5500 Simpson	Park Lakes ADDRESS: 9955 Buffalo Speedway	Villas at Coronado ADDRESS: 9111 Lakes of 610 Driv	Avanti Cityside ADDRESS: 7373 Ardmore								
3. Eff Date of Rent	10/22/2013	10/22/2013		10/22/2013	10/22/2013	10/22/2013	10/22/2013								
4. Type of Project/Stories	ADP/TH/2	WU/3		WU/3	WU/2	WU/3	Lofts/4								
5. Floor of Unit in Bldg	Townhome	Typical	\$25	Typical	Typical	Typical	Typical	\$25	Typical	Typical	Typical	Typical	Typical	Typical	\$25
6. Project Occupancy %	92%	99%		99%	97%	97%	96%		98%	98%	96%	96%	96%	96%	
7. Concessions	N/A	None		None	None	None	Yes		None	None	None	Yes	Yes	Yes	(\$54)
8. Year Built	2013	2008		2001	2001	2001	2006		2004	2004	2006	2006	2006	2006	\$58
9. Sq. Ft. Area	1,048	1,147	(\$69)	1,040	\$6	1,018	\$21		1,019	\$21	1,102	\$20	1,102	\$20	(\$38)
10. Number of Bedrooms	Two	Two		Two	Two	Two	Two		Two	Two	Two	Two	Two	Two	
11. Number of Baths	2.5	Two		Two	Two	Two	Two		Two	Two	Two	Two	Two	Two	\$10
12. Number of Rooms	Four	Four		Four	Four	Four	Four		Four	Four	Four	Four	Four	Four	
13. Balc/Terrace/Patio	No/No	Yes/Yes	(\$15)	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	(\$15)	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	(\$15)
14. Garage or Carport	Park Garage	Central	\$25	Park Gar.	Central	Central	Central		Central	Central	Central	Central	Central	Central	
15. Equip: a. A/C	Yes/Yes	Yes/Yes		Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes		Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	
b. Range/Oven	Yes	Yes		Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
c. Refrigerator	Yes	Yes		Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
d. Disposal	Yes	Yes		Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
e. Microwave	Yes	Yes		Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
f. Dishwasher	Yes	Yes		Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	
g. Washer/Dryer	Wc	Wm	(\$35)	Wm	Wm	Wm	Wm	(\$35)	Wm	Wm	Wm	Wm	Wm	Wm	(\$35)
h. Carpet/Drapes	Yes/Yes	Yes/Yes		Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes		Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	
i. Pool/Rec. Area	Yes/Yes	Yes/Yes		Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes		Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	
16. Serv: a. Heat/Type	No/E	No/E		No/E	No/E	No/E	No/E		No/E	No/E	No/E	No/E	No/E	No/E	
b. Cook/Type	No/E	No/E		No/E	No/E	No/E	No/E		No/E	No/E	No/E	No/E	No/E	No/E	
c. Electricity	No/E	No/E		No/E	No/E	No/E	No/E		No/E	No/E	No/E	No/E	No/E	No/E	
d. Water / Sewer	Yes/Yes	No/No	\$60	No/No	\$60	No/No	\$60		No/No	No/No	No/No	No/No	No/No	No/No	\$60
17. Storage	No	Yes	(\$10)	Yes	Yes	Yes	Yes	(\$10)	Yes	Yes	Yes	Yes	Yes	Yes	(\$10)
18. Project Location	Average	Superior	(\$200)	Superior	Superior	Superior	Superior	(\$200)	Superior	Superior	Superior	Superior	Superior	Superior	(\$200)
19. Other *															
Cable TV in Rent	No	No		No	No	No	No		No	No	No	No	No	No	
Aesthetic Appeal	Good	Similar		Similar	Similar	Similar	Similar		Similar	Similar	Similar	Similar	Similar	Similar	
Amenities**	Good	Similar		Similar	Similar	Similar	Similar		Similar	Similar	Similar	Similar	Similar	Similar	
Fireplaces	No	No		No	No	No	No		No	No	No	No	No	No	
20. Unit Rent Per Month	N/A	\$ 1,570		\$ 1,299	\$ 1,130	\$ 1,285	\$ 1,415		\$ 1,285	\$ 1,234	\$ 1,216	\$ 1,415	\$ 1,415	\$ 1,415	
21. Total Adjustment		\$ (166)		\$ 34	\$ 1,103	\$ (27)	\$ (199)		\$ (51)	\$ (51)	\$ (199)	\$ (199)	\$ (199)	\$ (199)	
22. Indicated Rent		\$ 1,404		\$ 1,333	\$ 1,103	\$ 1,234	\$ 1,216		\$ 1,234	\$ 1,216	\$ 1,216	\$ 1,216	\$ 1,216	\$ 1,216	
23. Correlated Subject Rent		\$ 1,240		\$ 1,333	\$ 1,103	\$ 1,234	\$ 1,216		\$ 1,234	\$ 1,216	\$ 1,216	\$ 1,216	\$ 1,216	\$ 1,216	

Remarks: Due to possible location factors, we have reconciled the rents to the lower end of the adjusted range.

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "plus" amount and if subject is inferior to the comparable enter a "minus" amount. Use back of page to explain adjustments as needed.
* Within this item We = Washer/Dryer Connections and Wm = Actual Washer/Dryer Machines.

Signature of Appraiser
Rain H. Freeman

Date
10/22/2013

Signature of Reviewer

Date

Estimates of Market Rent by Comparison

U. S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 07/31/2009)

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1. Unit Type	A. Comparable Property No. 1		B. Comparable Property No. 2		C. Comparable Property No. 3		D. Comparable Property No. 4		E. Comparable Property No. 5	
	The Villages at Palm Center	The Fountains of Alameda	Savoy	5500 Sumpson	Park Lakes	9955 Buffalo Spoutway	Villas at Coronado	Lakes of 610 Drive	Avanti Cityside	
CHARACTERISTICS	DATA	DATA	DATA	DATA	DATA	DATA	DATA	DATA	DATA	
3. Eff. Date of Rent	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	
4. Type of Project/Stories	Apt/TH/2	WU/3	WU/3	WU/2	WU/3	WU/3	WU/3	Lofts/4	Lofts/4	
5. Floor of Unit in Bldg.	Townhome	Typical	Typical	Typical	Typical	Typical	Typical	Typical	Typical	
6. Project Occupancy %	92%	99%	99%	97%	97%	98%	98%	96%	96%	
7. Concessions	NA	None	None	None	None	None	None	Yes	Yes	
8. Year Built	2013	2008	2001	2001	2001	2004	2004	2006	2006	
9. Sq. Ft. Area	1,176	1,147	1,040	1,040	1,040	1,018	1,019	1,102	1,102	
10. Number of Bedrooms	Two	Two	Two	Two	Two	Two	Two	Two	Two	
11. Number of Baths	2.5	Two	Two	Two	Two	Two	Two	Two	Two	
12. Number of Rooms	Four	Four	Four	Four	Four	Four	Four	Four	Four	
13. Balc./Terrace/Patio	No/No	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	
14. Garage or Carport	Central	Central	Central	Central	Central	Central	Central	Central	Central	
15. Equip: a. A/C	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	
b. Range/Oven	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
c. Refrigerator	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
d. Disposal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
e. Microwave	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
f. Dishwasher	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
g. Washer/Dryer	Wc	Wm	Wm	Wm	Wm	Wm	Wm	Wm	Wm	
h. Carpet/Drapes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	
i. Pool/Rec. Area	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	
16. Serv: a. Heat/Type	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	
b. Cook/Type	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	
c. Electricity	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	No/E	
d. Water/Sewer	Yes/Yes	No/No	No/No	No/No	No/No	No/No	No/No	No/No	No/No	
17. Storage	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
18. Project Location	Average	Superior	Superior	Superior	Superior	Superior	Superior	Superior	Superior	
19. Other*	Cable TV in Rent	No	No	No	No	No	No	No	No	
Aesthetic Appeal	Good	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	
Amenities**	Good	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	
Fireplaces	No	No	No	No	No	No	No	No	No	
20. Unit Rent Per Month	N/A	\$ 1,570	\$ 1,299	\$ 1,130	\$ 1,130	\$ 1,285	\$ 1,285	\$ 1,415	\$ 1,415	
21. Total Adjustment		\$ (77)	\$ 124	\$ 62	\$ 62	\$ 39	\$ 39	\$ (109)	\$ (109)	
22. Indicated Rent		\$ 1,493	\$ 1,423	\$ 1,192	\$ 1,192	\$ 1,324	\$ 1,324	\$ 1,306	\$ 1,306	
23. Correlated Subject Rent		\$ 1,325	\$ 1,423	\$ 1,192	\$ 1,192	\$ 1,324	\$ 1,324	\$ 1,306	\$ 1,306	

Remarks: Due to possible location factors, we have reconciled the rents to the lower end of the adjusted range.

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "plus" amount and if subject is inferior to the comparable enter a "minus" amount. Use back of page to explain adjustments as needed.

* Within this item Wc = Washer/Dryer Connections and Wm = Actual Washer/Dryer Machines.

Signature of Appraiser: *[Signature]*
Date: 10/22/2013

Signature of Reviewer: _____
Date: _____

Estimates of Market Rent by Comparison

**U. S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner**

OMB Approval No. 2502-0029
(exp. 07/31/2009)

Public reporting burden for this collection of information is estimated to average 24 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. This information is being collected under Public Law 101-625, which requires the Department of Housing and Urban Development to implement a system for mortgage insurance for mortgages insured under Sections 207, 221, 223, 232, or 241 of the National Housing Act. The information will be used by HUD to approve rents, property appraisals, and mortgage amounts, and to execute a firm commitment. Confidentiality to respondents is ensured if it would result in competitive harm in accordance with the Freedom of Information Act (FOIA) provisions, or if it could impact on the ability of the Department's mission to provide housing units under the various Sections of the Housing legislation.

1. Unit Type	A. Comparable Property No. 1		B. Comparable Property No. 2		C. Comparable Property No. 3		D. Comparable Property No. 4		E. Comparable Property No. 5	
	The Villages at Palm Center	The Fountains of Alameda	Sawoy	Park Lakes	9955 Buffalo Speedway	Villas at Coronado	Avanti Cityside			
CHARACTERISTICS	DATA	DATA	DATA	DATA	DATA	DATA	DATA			
3. Eff. Date of Rent	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013			
4. Type of Project/Stories	Apt/TH2	WU/3	WU/3	WU/2	WU/3	Lofts/4	Lofts/4			
5. Floor of Unit in Bldg.	Townhome	Typical	Typical	Typical	Typical	Typical	Typical			
6. Project Occupancy %	92%	99%	99%	97%	98%	96%	96%			
7. Concessions	NA	None	None	None	None	None	Yes (665)			
8. Year Built	2013	2008	2001	2001	2004	2006	2006			
9. Sq. Ft. Area	1,410	1,257	\$121	\$300	\$179	\$180	\$147			
10. Number of Bedrooms	Three	Two	Two	Three	Two	Two	Two			
11. Number of Baths	2.5	Two	Two	Two	Two	Two	Two			
12. Number of Rooms	Five	Four	Four	Five	Five	Five	Five			
13. Bath/Tenure/Patio	No/No	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes			
14. Garage or Carport	Park Garage	None	Park Gar.	None	None	None	Park Gar.			
15. Equip: a. A/C	Central	Central	Central	Central	Central	Central	Central			
b. Range/Oven	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes			
c. Refrigerator	Yes	Yes	Yes	Yes	Yes	Yes	Yes			
d. Disposal	Yes	Yes	Yes	Yes	Yes	Yes	Yes			
e. Microwave	Yes	Yes	Yes	Yes	Yes	Yes	Yes			
f. Dishwasher	Yes	Yes	Yes	Yes	Yes	Yes	Yes			
g. Washer/Dryer	Wc	Wm	Wm	Wm	Wm	Wm	Wm			
h. Carpet/Drapes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes			
i. Pool/Rec. Area	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes			
16. Serv: a. Heat/Type	No/E	No/E	No/E	No/E	No/E	No/E	No/E			
b. Cook/Type	No/E	No/E	No/E	No/E	No/E	No/E	No/E			
c. Electricity	No/E	No/E	No/E	No/E	No/E	No/E	No/E			
d. Water/Sewer	Yes/Yes	No/No	Yes/Yes	No/No	Yes/Yes	No/No	Yes/Yes			
17. Storage	No	Yes	Yes	Yes	Yes	Yes	Yes			
18. Project Location	Average	Superior	Superior	Superior	Superior	Superior	Superior			
19. Other *										
Cable TV in Rent	No	No	No	No	No	No	No			
Aesthetic Appeal	Good	Similar	Similar	Similar	Similar	Similar	Similar			
Amenities**	Good	Similar	Similar	Similar	Similar	Similar	Similar			
Fireplaces	No	No	No	No	No	No	No			
20. Unit Rent Per Month	N/A	\$ 1,620	\$ 1,199	\$ 1,469	\$ 1,660	\$ 1,690	\$ 1,690			
21. Total Adjustment		\$ 80	\$ 377	\$ 1,625	\$ 1,791	\$ 1,562	\$ 1,562			
22. Indicated Rent		\$ 1,700	\$ 1,576	\$ 1,576	\$ 1,576	\$ 1,576	\$ 1,576			
23. Correlated Subject Rent	\$ 1,580	Note: If prevailing vacancy rates are lower than 5%, indicating a tight rental market, the correlated subject rent should be derived from the high end of the range of the indicated rents from Line 19.								

Remarks: Due to possible location factors, we have reconciled the rents to the lower end of the adjusted range.

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable enter a "Minus" amount. Use back of page to explain adjustments as needed.

* Within this item Wc = Washer/Dryer Connections and Wm = Actual Washer/Dryer Machines.

Signature of Appraiser: *[Signature]* Date: 10/22/2013
Signature of Reviewer: _____ Date: _____

Estimates of Market Rent by Comparison

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 07/31/2009)

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1. Unit Type	A. Comparable Property No. 1		B. Comparable Property No. 2		C. Comparable Property No. 3		D. Comparable Property No. 4		E. Comparable Property No. 5	
	The Fountains of Alameda	Stovoy	Park Lakes	Villas at Coronado	Avanti City side					
CHARACTERISTICS	ADDRESS 9000 Alameda Road	ADDRESS 5500 Sampson	ADDRESS 9955 Buffalo Speedway	ADDRESS 9111 Lakes of 610 Drive	ADDRESS 7373 Admore					
3. Eff Date of Rent	10/22/2013	10/22/2013	10/22/2013	10/22/2013	10/22/2013					
4. Type of Project/Stories	WU/3	WU/3	WU/2	WU/3	Lots/4					
5. Floor of Unit in Bldg.	Typical	Typical	Typical	Typical	Typical					
6. Project Occupancy %	99%	99%	97%	98%	96%					
7. Concessions	None	None	None	None	Yes (865)					
8. Year Built	2008	2001	2001	2004	2006					
9. Sq. Ft. Area	1,435	981	\$318	1,154	\$197					
10. Number of Bedrooms	Three	Two	\$40	Three	Two					
11. Number of Baths	2.5	Two	\$10	Two	Two					
12. Number of Rooms	Five	Four	Five	Five	Five					
13. Balc./Terrace/Patio	No/No	Yes/Yes (\$15)	Yes/Yes (\$15)	Yes/Yes (\$15)	Yes/Yes (\$15)					
14. Garage or Carport	Central	Central	Central	Central	Central					
15. Equip. a. A/C	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
b. Range/Oven	Yes	Yes	Yes	Yes	Yes					
c. Refrigerator	Yes	Yes	Yes	Yes	Yes					
d. Disposal	Yes	Yes	Yes	Yes	Yes					
e. Microwave	Yes	Yes	Yes	Yes	Yes					
f. Dishwasher	Yes	Yes	Yes	Yes	Yes					
g. Washer/Dryer	We	Wm (\$35)	Wm (\$35)	Wm (\$35)	Wm (\$35)					
h. Carpet/Drapes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
i. Pool/Rec. Area	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes					
16. Serv. a. Heat/Type	No/E	No/E	No/E	No/E	No/E					
b. Cook/Type	No/E	No/E	No/E	No/E	No/E					
c. Electricity	No/E	No/E	No/E	No/E	No/E					
d. Water/Sewer	Yes/Yes	No/No	No/No	No/No	No/No					
17. Storage	No	Yes (\$10)	Yes (\$10)	Yes (\$10)	Yes (\$10)					
18. Project Location	Average	Superior (\$100)	Superior (\$200)	Superior (\$200)	Superior (\$200)					
19. Other *										
Cable TV in Rent	No	No	No	No	No					
Aesthetic Appeal	Good	Similar	Similar	Similar	Similar					
Amenities**	Good	Similar	Similar	Similar	Similar					
Fireplaces	No	No	No	No	No					
20. Unit Rent Per Month	N/A	\$ 1,199	\$ 1,469	\$ 1,660	\$ 1,690					
21. Total Adjustment		\$ 98	\$ 394	\$ 174	\$ 148					
22. Indicated Rent	\$ 1,718	\$ 1,593	\$ 1,643	\$ 1,808	\$ 1,580					
23. Correlated Subject Rent	\$ 1,595	Note: If prevailing vacancy rates are lower than 5%, indicating a tight rental market, the correlated subject rent should be derived from the high end of the range of the indicated rents from Line 19.								

Remarks: Due to possible location factors, we have reconciled the rents to the lower end of the adjusted range.

Note: In the adjustment column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable enter a "Minus" amount. Use back of page to explain adjustments as needed.

* Within this item We = Washer/Dryer/Connections and Wm = Actual Washer/Dryer Machines.

Signature of Appraiser: *Tom H. Peabody* Date: 10/22/2013

Signature of Reviewer: _____ Date: _____

One bedroom units: The subject will feature one type of one bedroom units.

772 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 881	Minimum	\$ 841
Maximum	\$ 1,095	Maximum	\$ 987
Mean	\$ 979	Mean	\$ 913
		60% Mean	\$ 906

The 60% central tendency is \$906. We have given weight to the mean of the comparables due to the new construction of the subject property and the location of the rent comparables. A market rent estimate of \$905 is supported.

731 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 881	Minimum	\$ 812
Maximum	\$ 1,095	Maximum	\$ 958
Mean	\$ 979	Mean	\$ 884
		60% Mean	\$ 877

The 60% central tendency is \$877. We have given weight to the mean of the comparables due to the new construction of the subject property and the location of the rent comparables. A market rent estimate of \$875 is supported.

Two bedroom units: The subject will feature 2- two bedroom two bath floor plans and two bedroom two and one half bathroom townhome floor plans.

954 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 1,130	Minimum	\$ 1,002
Maximum	\$ 1,415	Maximum	\$ 1,215
Mean	\$ 1,275	Mean	\$ 1,132
		60% Mean	\$ 1,163

The 60% central tendency is \$1,163. We have reconciled to the low end of the 60% tendency. A market rent estimate of \$1,130 is warranted.

988 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 1,130	Minimum	\$ 1,026
Maximum	\$ 1,415	Maximum	\$ 1,239
Mean	\$ 1,275	Mean	\$ 1,156
		60% Mean	\$ 1,187

The 60% central tendency is \$1,187. We have given equal weight to the mean of the comparables and the 60% tendency. A market rent estimate of \$1,150 is supported.

1,048 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 1,130	Minimum	\$ 1,103
Maximum	\$ 1,570	Maximum	\$ 1,404
Mean	\$ 1,340	Mean	\$ 1,258
		60% Mean	\$ 1,284

The 60% central tendency is \$1,284. We have given equal weight to the mean of the comparables and the 60% tendency. A market rent estimate of \$1,240 is supported.

1,176 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 1,130	Minimum	\$ 1,192
Maximum	\$ 1,570	Maximum	\$ 1,493
Mean	\$ 1,340	Mean	\$ 1,348
		60% Mean	\$ 1,373

The 60% central tendency is \$1,373. We have given equal weight to the mean of the comparables and the 60% tendency. A market rent estimate of \$1,325 is supported.

Three bedroom units: The subject will feature three bedroom two bath floor plans and three bedroom two and one half bathroom townhome floor plans.

1,131 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 1,199	Minimum	\$ 1,332
Maximum	\$ 1,690	Maximum	\$ 1,560
Mean	\$ 1,528	Mean	\$ 1,426
		60% Mean	\$ 1,478

The 60% central tendency is \$1,478. We have given weight to the low end of the comparables due to the location of the rent comparables, knowing that an upper rent ceiling may be reached on the larger units. A market rent estimate of \$1,370 is supported.

1,194 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 1,199	Minimum	\$ 1,376
Maximum	\$ 1,690	Maximum	\$ 1,605
Mean	\$ 1,528	Mean	\$ 1,470
		60% Mean	\$ 1,522

The 60% central tendency is \$1,522. We have given weight to the low end of the comparables due to the location of the rent comparables, knowing that an upper rent ceiling may be reached on the larger units. A market rent estimate of \$1,415 is supported.

1,410 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 1,199	Minimum	\$ 1,562
Maximum	\$ 1,690	Maximum	\$ 1,791
Mean	\$ 1,528	Mean	\$ 1,651
		60% Mean	\$ 1,708

The 60% central tendency is \$1,708. We have given weight to the low end of the comparables due to the location of the rent comparables, knowing that an upper rent ceiling may be reached on the larger units. A market rent estimate of \$1,580 is supported.

1,435 SF – The grid depicting the ranges follows:

Unadjusted Rents		Adjusted Rents	
Minimum	\$ 1,199	Minimum	\$ 1,580
Maximum	\$ 1,690	Maximum	\$ 1,808
Mean	\$ 1,528	Mean	\$ 1,668
		60% Mean	\$ 1,725

The 60% central tendency is \$1,725. We have given weight to the low end of the comparables due to the location of the rent comparables, knowing that an upper rent ceiling may be reached on the larger units. A market rent estimate of \$1,595 is supported.

The array of the market rents follows:

SUBJECT RENT SCHEDULES						
Market Rents						
No. of Units	Br-Ba	Size Sq Ft	Monthly Rent	Rent Per Sq Ft	Total Sq Ft	Total Rent
20	1BR/1B	772	\$905	\$1.172	15,440	\$18,100
30	1BR/1B	731	\$875	\$1.197	21,930	\$26,250
59	2BR/2B	954	\$1,130	\$1.184	56,286	\$66,670
19	2BR/2B	988	\$1,150	\$1.164	18,772	\$21,850
11	3BR/2B	1,131	\$1,370	\$1.211	12,441	\$15,070
15	3BR/2B	1,194	\$1,415	\$1.185	17,910	\$21,225
32	2BR/2.5B TH	1,048	\$1,240	\$1.183	33,536	\$39,680
2	2BR/2.5B TH	1,176	\$1,325	\$1.127	2,352	\$2,650
32	3BR/2.5B TH	1,410	\$1,580	\$1.121	45,120	\$50,560
2	3BR/2.5B TH	1,435	\$1,595	\$1.111	2,870	\$3,190
222					226,657	\$265,245
Total No. of Units				222 Units		
Net Rentable Area				226,657 Sq Ft		
Average Unit Size				1,021 Sq Ft		
Average Rent Per Sq Ft				\$1.170 Sq Ft		

Vacancy & Collection Loss: The data supports a stabilized occupancy level of 92% as being reasonable for the subject property, which has been discussed in earlier sections of this report. The submarket has below average occupancy levels at 88.8% which is lower than the macro level of 91.1%. The market rents survey we conducted showed an average occupancy of 97.8%. The submarket shows Class A units to be 91.6% occupied overall, and Class B to be 92.6% overall. With both sets of comparable data (Conventional and HTC rent comparables) showing strong occupancy, the concluded amount is 92%, including 1% loss to lease. Most of the newer product is located south or west of the subject PMA. The market rent and HTC rent properties were all operating above 90% occupancy.

Ancillary Income: Other ancillary income to the property will be obtained from miscellaneous sources such as deposit forfeits, application fees, laundry, vending, etc. Utility reimbursements (if applicable) are not included here as they are treated as an offset to that line item expense.

Ancillary income from other similar properties is depicted in the following array.

Comparables Ancillary Income Per Unit					
Project Size	168	240	280	280	115
Deposit Forfeits	\$36	\$113	\$71	\$23	\$103
Application Fee	\$42	\$0	\$48	\$22	\$14
Utility Income	\$0	\$0	\$0	\$0	N/A
Interest Income	\$0	\$0	\$4	\$2	\$0
Late Charges	\$173	\$70	\$40	\$50	\$34
Laundry Income	\$3	\$16	\$4	\$0	\$64
Maintenance Inc.	\$0	\$0	\$0	\$1	\$1
Furniture Rental	\$0	\$0	\$0	\$0	\$48
NSF Charges	\$1	\$0	\$5	\$6	\$6
Deposit Settlement/Reletting	\$0	\$0	\$54	\$2	\$36
Vending/Cable TV/Misc.	\$0	\$20	\$119	\$67	\$5
Other	\$0	\$0	\$35	\$1	\$0
Totals Per Unit	\$256	\$219	\$380	\$175	\$311

The subject will feature similar other income sources as compared to the data sample.

The mean is \$268 per unit, and based on the foregoing, we have projected an amount of \$250 per unit per annum for ancillary income for the subject property as proposed. No vacancy and collection loss is deducted from this latter figure as it has already been considered.

Conclusions: After an analysis of the quoted rents and information from competing apartment complexes, appropriate market rents have been established for each of the subject’s floor plans. Furthermore, ancillary income has been established based on the subject’s operating history, and on the appraiser’s past experience with similar apartment complexes. Per TDHCA requirements, the income to the property to the effective gross income has been estimated. Expenses are not estimated in this analysis. The following chart illustrates gross potential and effective gross income calculations based on the preceding analysis:

Effective Gross Income Estimate				
Gross Rental Income	\$265,245	X	12 Months	\$3,182,940
Vacancy & Credit Loss	@	8.00%		(\$254,635)
Other Ancillary Income	\$21	Per Unit		\$55,491.12
Effective Gross Income				\$2,983,796

ESTIMATE OF HTC RENTS

Analysis of Proposed Rent: The subject property will offer rents under the 80%, 60% and 30% income levels scenarios. Rents are restricted based on median income levels. Per HUD, the subject falls under the Houston/Baytown/Sugarland/Chambers income levels. Median income levels are shown in the following table.

Median Income Levels - Houston/Baytown/Sugarland/Chambers 2013						
	<u>1 Person</u>	<u>2 People</u>	<u>3 People</u>	<u>4 People</u>	<u>5 People</u>	<u>6 People</u>
Base / Median	\$46,400	\$53,000	\$59,600	\$66,200	\$71,500	\$76,800
80% of Median	\$37,120	\$42,400	\$47,680	\$52,960	\$57,200	\$61,440
60% of Median	\$27,840	\$31,800	\$35,760	\$39,720	\$42,900	\$46,080
50% of Median	\$23,200	\$26,500	\$29,800	\$33,100	\$35,750	\$38,400
40% of Median	\$18,560	\$21,200	\$23,840	\$26,480	\$28,600	\$30,720
30% of Median	\$13,920	\$15,900	\$17,880	\$19,860	\$21,450	\$23,040

These incomes are used to estimate the maximum allowable rents at the various levels by using a gross housing cost of 30%. A deduction for tenant paid utilities is necessary to conclude the monthly maximum rent. The subject will have one to three bedroom units.

Under the HTC guidelines, qualifying income levels for a specific unit type are based on the number of bedrooms multiplied by 1.5 people. For example, for qualification to rent a three-bedroom unit, the household income cannot exceed rent levels established for 4.5 people. Maximum allowable rents on a low-income status are shown in the table on the following page. This represents a maximum housing cost figure, which would include all utility expenses. Utility allowances are deducted only for tenant paid expenses. Figures have been established for low-income residents. The following table depicts the HTC rents for the applicable rent levels.

RESTRICTED RENT CALCULATIONS			
Unit Type	1 Bedroom	2 Bedrooms	3 Bedrooms
Imputed Income Limit	1.5 Persons	3 Persons	4.5 Persons
Maximum Rents			
Income @ 80% of Median Income	\$39,760	\$47,680	\$55,080
Multiplied by Max. Annual Housing Cost	30%	30%	30%
	\$11,928	\$14,304	\$16,524
Divided by (Months)	12	12	12
Maximum Monthly Housing Cost	\$994	\$1,192	\$1,377
Less Utility Allowance (per HUD)	(\$87)	(\$114)	(\$144)
Maximum Monthly Rent	\$907	\$1,078	\$1,233
Maximum Rents			
Income @ 60% of Median Income	\$29,820	\$35,760	\$41,310
Multiplied by Max. Annual Housing Cost	30%	30%	30%
	\$8,946	\$10,728	\$12,393
Divided by (Months)	12	12	12
Maximum Monthly Housing Cost	\$746	\$894	\$1,033
Less Utility Allowance (per HUD)	(\$87)	(\$114)	(\$144)
Maximum Monthly Rent	\$659	\$780	\$889
Maximum Rents			
Income @ 30% of Median Income	\$14,910	\$17,880	\$20,655
Multiplied by Max. Annual Housing Cost	30%	30%	30%
	\$4,473	\$5,364	\$6,197
Divided by (Months)	12	12	12
Maximum Monthly Housing Cost	\$373	\$447	\$516
Less Utility Allowance (per HUD)	(\$87)	(\$114)	(\$144)
Maximum Monthly Rent	\$286	\$333	\$372

The subject will have all units types offered at the 30%, 60% and 80% rent levels.

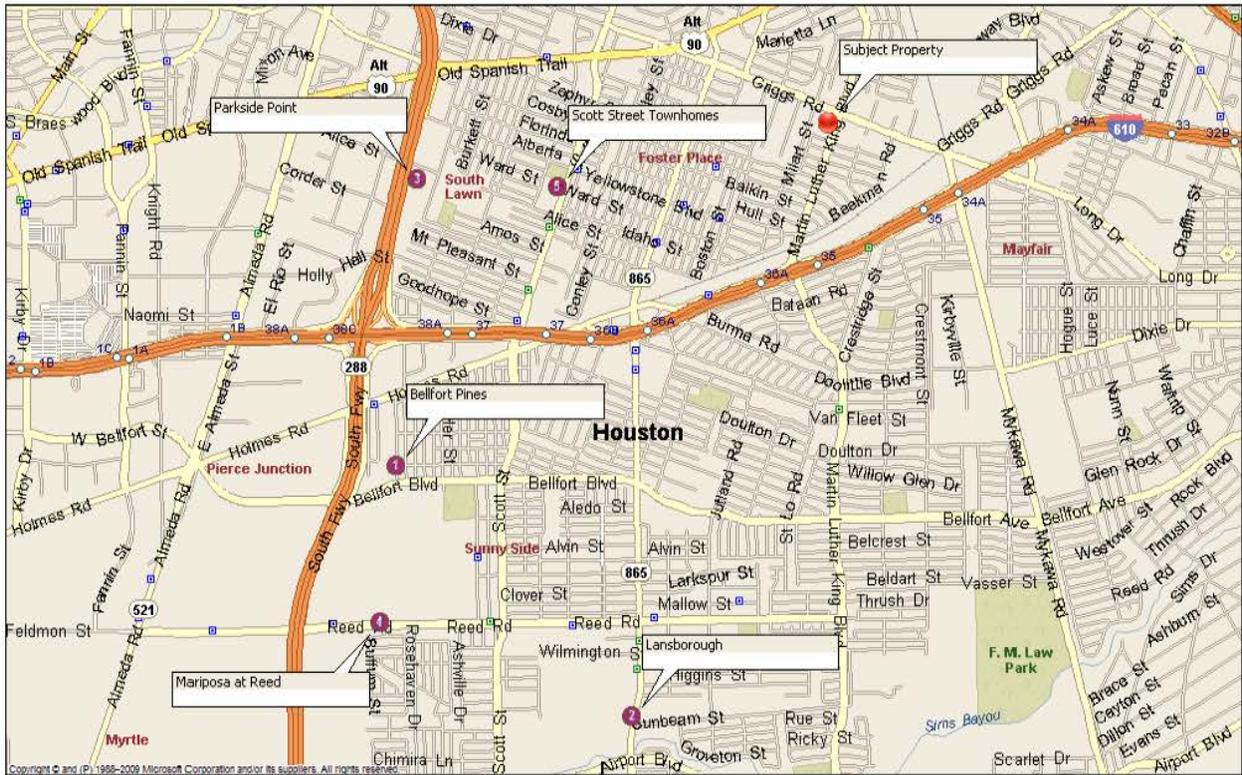
The maximum allowable rents at appropriate levels as compared to the beginning market rents for each unit type are shown in the next table.

% AMI	Unit Type	HTC Rents	Market Rents	Difference	% Difference
80%	1BR/1B @	\$907	\$875	(\$32)	-4%
80%	2BR/2B @	\$1,078	\$1,130	\$52	5%
80%	3BR/2B @	\$1,233	\$1,370	\$137	11%
60%	1BR/1B @	\$659	\$875	\$216	33%
60%	2BR/2B @	\$780	\$1,130	\$350	45%
60%	3BR/2B @	\$889	\$1,370	\$481	54%
30%	1BR/1B @	\$286	\$875	\$589	206%
30%	2BR/2B @	\$333	\$1,130	\$797	239%
30%	3BR/2B @	\$372	\$1,370	\$998	268%

As noted in the foregoing the market rents are above the maximum allowable rents for the 60% rents. The market rents are above the 80% rent levels at the two and three bedroom units only. The market rents are lower for the one bedroom unit on the smallest floor plan. With the market rents above the maximum allowable rents for all units, the achievable rents must now be analyzed.

ACHIEVABLE RENTS

This analysis considers that the actual obtainable rents may be less than the maximum allowable rents, or equal to market levels if they are below maximum allowable rents. The maximum allowable rents are below the market rents with the exception of one floor plan at the 80% level. The first level of analysis has already been completed. As noted in prior paragraphs, the lower of the market or restricted rents are used in the determination of the achievable rents. To determine the achievable rents, we have compared the maximum allowable rents to rents of other restricted rents properties in the vicinity. The array of comparable properties in the area follows the map. The map depicting these projects follows.



RENT SUMMARY

Project Name:	Map Ref	Occ	YOC	NRU	Avg Size	Elec	Avg Rent	Avg Rent Per Unit	AR #
Bellfort Pines	533T	95.0%	2002	248	801	Tenant	\$0.785	\$629	8925
Lansborough	573D	94.0%	2005	176	962	Tenant	\$0.779	\$749	10548
Parkside Point	533K	93.0%	2005	260	1,056	Tenant	\$0.702	\$742	10628
Mariposa at Reed	573B	98.0%	2009	180	925	Tenant	\$0.645	\$597	11065
Scott Street Townhomes	533Q	98.0%	2002	96	976	Tenant	\$0.755	\$737	9035
Weighted average (by project)		95.6%	2005	192	951		\$0.737		
Minimum		93.0%	2002	96	801		\$0.645		
Maximum		98.0%	2009	260	1,056		\$0.785		
Total occupied units		913							
Total operating units		960							

The Gerald A. Teel Company, Inc.

RENTAL 1

Project Name: Bellfort Pines
Address: 8300 Canyon

City: Houston
County: Harris
State: Texas
Map Ref: 533T



Date of Survey: 10/22/2013 **Type of Project:** LIHTC
Year Built: 2002 **Occupancy:** 95%
Management Co: Greater Coastal Management **Phone Number:** (713) 734-3205

Net Rentable Area: 198,580 **Elec Paid By:** Tenant
Net Rentable Units: 248 **Wtr/Swr Paid By:** Landlord
Avg Unit Size (SF): 801

Swimming Pool: Yes **Exterior:** Hardiplank/B.V.
Club/Rec Bldg: Yes **Parking:** Open Concrete
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
120	1-1	60%	645	\$565	\$0.88	WC		No
100	2-2	60%	901	\$670	\$0.74	wC		No
28	3-2	60%	1110	\$755	\$0.68	WC		No

Avg Rent PSF: \$0.785 **Avg Rent Per Unit** \$629

Belfort Pines, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	95.00%	\$0.79	0.00%
02/05/2013	91.00%	\$0.79	1.72%
02/14/2012	91.00%	\$0.77	1.47%
03/24/2010	93.00%	\$0.75	1.00%

Project Amenities

Laundry	<input type="text" value="2"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input type="checkbox"/>
Fitness Facility	<input type="checkbox"/>
Playground	<input checked="" type="checkbox"/>
Access Gates	<input type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input type="checkbox"/>
Microwave	<input type="checkbox"/>
Outside Storage	<input type="checkbox"/>
High Ceilings	<input type="checkbox"/>
Patio/Balcony	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

First occupancy was in the middle of June 2002. Units also have outside storage and washer/dryers are available for \$30 per month. This property is 100% LIHTC. Additional project amenities include: a video library, access gates, perimeter fencing, a business center, carports, and a fitness center. Carports are available for \$20 per month. This project is both 50% and 60% AMI. The same rent is charged for both income levels due to downward pressure on rents from conventional projects. This project is in excellent condition. No specials.

Avg Rent Per Unit 628.79032258

RENTAL 2

Project Name: Lansborough
Address: 10010 Cullen Boulevard

City: Houston
County: Harris
State: TX
Map Ref: 573D



Date of Survey: 10/22/2013 **Type of Project:** LIHTC
Year Built: 2005 **Occupancy:** 94%
Management Co: Tracey **Phone Number:** (713) 731-8707

Net Rentable Area: 169,300 **Elec Paid By:** Tenant
Net Rentable Units: 176 **Wtr/Swr Paid By:** Landlord
Avg Unit Size (SF): 962

Swimming Pool: Yes **Exterior:** Stucco/Stone
Club/Rec Bldg: Yes **Parking:** Surface Only
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
3	1/1	30%	750	\$319	\$0.43	wc	None	No
1	1/1	40%	750	\$444	\$0.59	wc	None	No
8	1/1	50%	750	\$575	\$0.77	wc	None	No
17	1/1	60%	750	\$650	\$0.87	wc	None	No
7	1/1	Market	750	\$650	\$0.87	wc	None	No
7	2/2	30%	950	\$381	\$0.40	wc	None	No
2	2/2	40%	950	\$530	\$0.56	wc	None	No
16	2/2	50%	950	\$687	\$0.72	wc	None	No
37	2/2	60%	950	\$802	\$0.84	wc	None	No
16	2/2	Market	950	\$802	\$0.84	wc	None	No
6	3/2	30%	1100	\$437	\$0.40	wc	None	No
2	3/2	40%	1100	\$609	\$0.55	wc	None	No
12	3/2	50%	1100	\$791	\$0.72	wc	None	No
30	3/2	60%	1100	\$946	\$0.86	wc	None	No
12	3/2	Market	1100	\$946	\$0.86	wc	None	No

Avg Rent PSF: \$0.779 **Avg Rent Per Unit** \$749

Lansborough, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	94.00%	\$0.78	-3.90%
02/07/2013	90.00%	\$0.80	3.61%
12/14/2011	85.00%	\$0.77	3.83%
12/06/2010	95.00%	\$0.74	-2.21%

Project Amenities

Laundry	<input checked="" type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input checked="" type="checkbox"/>
Fitness Facility	<input checked="" type="checkbox"/>
Playground	<input checked="" type="checkbox"/>
Access Gates	<input checked="" type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>
Outside Storage	<input type="checkbox"/>
High Ceilings	<input checked="" type="checkbox"/>
Patio/Balcony	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

Lansborough is a tax credit project with 19.88% of the units devoted to market rents. In addition to the project being all electric; the project also features a basketball court. Cable TV and high speed internet are available through 3rd party providers at an additional cost. No specials are currently offered. All parking is open.

Avg Rent Per Unit 749.37499999

RENTAL 3

Project Name: Parkside Point
Address: 3360 Alice Street
City: Houston
County: Harris
State: Texas
Map Ref: 533K



Date of Survey: 10/22/2013 **Type of Project:** LIHTC
Year Built: 2005 **Occupancy:** 93%
Management Co: Picerne Real Estate Group **Phone Number:** (832) 200-9947

Net Rentable Area: 274,600 **Elec Paid By:** Tenant
Net Rentable Units: 260 **Wtr/Swr Paid By:** Landlord
Avg Unit Size (SF): 1,056

Swimming Pool: Yes **Exterior:** BV & Wood
Club/Rec Bldg: Yes **Parking:** Surface Only
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
40	2/2		943	\$682	\$0.72	WC	None	No
72	2/2		968	\$682	\$0.70	WC	None	No
88	3/2		1113	\$787	\$0.71	WC	None	No
60	3/2		1154	\$787	\$0.68	WC	None	No

Avg Rent PSF: \$0.702 **Avg Rent Per Unit** \$742

Parkside Point, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	93.00%	\$0.70	0.00%
02/05/2013	93.00%	\$0.70	2.84%
03/24/2010	96.00%	\$0.65	

Project Amenities

Laundry	<input checked="" type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input checked="" type="checkbox"/>
Fitness Facility	<input type="checkbox"/>
Playground	<input type="checkbox"/>
Access Gates	<input checked="" type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input type="checkbox"/>
Outside Storage	<input checked="" type="checkbox"/>
High Ceilings	<input checked="" type="checkbox"/>
Patio/Balcony	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

This is a three story walk up property located along Alice Street. All of the rents are at the 50% income level. There are no rent specials currently being offered and all parking is surface only.

Avg Rent Per Unit 741.76923076

RENTAL 4

Project Name: Mariposa at Reed
Address: 2889 Reed Rd

City: Houston
County: Harris
State: TX
Map Ref: 573B



Date of Survey: 10/22/2013 **Type of Project:** LIHTC
Year Built: 2009 **Occupancy:** 98%
Management Co: United Apartment **Phone Number:** 713-738-1222

Net Rentable Area: 166,558 **Elec Paid By:** Tenant
Net Rentable Units: 180 **Wtr/Swr Paid By:** Landlord
Avg Unit Size (SF): 925

Swimming Pool: Yes **Exterior:** BV/Siding
Club/Rec Bldg: Yes **Parking:** Det garages/carports
Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
32	1/1	30%	755	\$312	\$0.41	WC		No
33	1/1	60%	755	\$689	\$0.91	WC		No
33	1/1	50%	755	\$564	\$0.75	WC		No
13	2/2	30%	1026	\$380	\$0.37	WC		No
13	2/2	50%	1026	\$681	\$0.66	WC		No
14	2/2	60%	1026	\$832	\$0.81	WC		No
4	2/2	Market	1026	\$1079	\$1.05	WC		No
12	2/2	30%	1248	\$379	\$0.30	WC		No
11	2/2	50%	1248	\$681	\$0.55	WC		No
11	2/2	60%	1248	\$832	\$0.67	WC		No
4	2/2	Market	1248	\$1299	\$1.04	WC		No

Avg Rent PSF: \$0.645 **Avg Rent Per Unit** \$597

Mariposa at Reed, continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	98.00%	\$0.65	0.44%
02/07/2013	99.00%	\$0.64	-24.69%
02/17/2012	98.00%	\$0.85	

Project Amenities

Laundry	<input type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input checked="" type="checkbox"/>
Fitness Facility	<input checked="" type="checkbox"/>
Playground	<input type="checkbox"/>
Access Gates	<input checked="" type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>
Outside Storage	<input type="checkbox"/>
High Ceilings	<input type="checkbox"/>
Patio/Balcony	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

There are no rent specials. The leasing agent only new the number of each type of unit, he did not know the exact breakout of 30%, 50%, 60% rents per bedroom type so these have been estimated. There are 8 market rent units. The property does offer carports and detached garages for an additional fee of \$75 for the garages, \$25 for the carports, and \$45-55 for the storage units.

Avg Rent Per Unit 597.09444444

RENTAL 5

Project Name: Scott Street Townhomes
Address: 7245 Scott Street

City: Houston
County: Harris
State: TX
Map Ref: 533Q



Date of Survey: 10/22/2013 **Type of Project:** LIHTC
Year Built: 2002 **Occupancy:** 98%
Management Co: Radney / Brenda **Phone Number:** (713) 747-7268

Net Rentable Area: 93,692 **Elec Paid By:** Tenant
Net Rentable Units: 96 **Wtr/Swr Paid By:** Landlord
Avg Unit Size (SF): 976

Swimming Pool: Yes **Exterior:** Brick
Club/Rec Bldg: Yes **Parking:** Open
 Roof: Pitched

No	Br Ba	Other	Size	Rent	Rent PSF	W/D	Parking	F/P
12	1-1	50%	685	\$541	\$0.79	wc	None	No
11	1-1	60%	685	\$665	\$0.97	wc	None	No
3	1-1	market	685	\$750	\$1.09	wc	None	No
8	2-2	50%	932	\$635	\$0.68	wc	None	No
8	2-2	60%	932	\$786	\$0.84	wc	None	No
3	2-2	market	932	\$870	\$0.93	wc	None	No
8	2-2	Th 50%	1034	\$635	\$0.61	wc	None	No
8	2-2	Th 60%	1034	\$786	\$0.76	wc	None	No
3	2-2	?	1034	\$870	\$0.84	wc	None	No
7	3-2	50%	1050	\$714	\$0.68	wc	None	No
6	3-2	60%	1050	\$888	\$0.85	wc	None	No
3	3-2	market	1050	\$990	\$0.94	wc	None	No
6	3-2	Th 50%	1358	\$714	\$0.53	wc	None	No
7	3-2	Th 60%	1358	\$888	\$0.65	wc	None	No
3	3-2	?	1358	\$990	\$0.73	wc	None	No

Avg Rent PSF: \$0.755 **Avg Rent Per Unit** \$737

Scott Street Townhomes , continued

Previous Surveys:

Survey Date	Occupancy	Rent PSF	Annual % Change
10/22/2013	98.00%	\$0.76	0.21%
03/01/2013	97.00%	\$0.75	117.83%
02/07/2013	96.00%	\$0.70	-2.01%
12/06/2011	97.00%	\$0.72	0.00%

Project Amenities

Laundry	<input checked="" type="checkbox"/>
Pool/Jacuzzi	<input checked="" type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>
Business Center	<input type="checkbox"/>
Fitness Facility	<input type="checkbox"/>
Playground	<input checked="" type="checkbox"/>
Access Gates	<input type="checkbox"/>

Unit Amenities

Dishwasher	<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>
Outside Storage	<input type="checkbox"/>
High Ceilings	<input type="checkbox"/>
Patio/Balcony	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>

Serrvices in Rent

Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>
Cable TV	<input type="checkbox"/>
Internet	<input type="checkbox"/>

Remarks:

cott Street Townhomes, located along Scott Street, was completed in 2002. Pre leasing started in June 2002, the first move in was in Sept. 2002, and the property achieved 100% occupancy at the end of November 2002. The lease up period was 6 months, representing an absorption of 16 units per month. This property is in good condition. This is a mixed rents family project. There are 15 market rent units (15.6%). Occupancy typically remains in the 98% to 100% range. No specials are currently offered.

Avg Rent Per Unit 737.28125000

The array includes five tax credit properties located in the subject market area. It is noted that this is not all of the HTC comparable product in the area. All comparables have landlord paid water and sewer, similar to the proposed subject property. As restricted rent properties are not typically quoted on a per square foot basis, the array does not consider the rents on a per square foot basis, rather on a price per month basis. The array follows.

HTC UNIT RENT COMPARISON																		
% AMI	Subject Property			Bellfort Pines			Lansborough			Parkside Point			Mariposa at Reed			Scott Street TH's		
	Rent	SF	PSF	Rent	SF	PSF	Rent	SF	PSF	Rent	SF	PSF	Rent	SF	PSF	Rent	SF	PSF
One Bedroom																		
30.00%	\$286	772	\$0.37				\$319	750	\$0.43				\$312	755	\$0.41			
40.00%							\$444	750	\$0.59									
50.00%							\$575	750	\$0.77				\$564	755	\$0.75	\$541	685	\$0.79
60.00%	\$659	772	\$0.85	\$565	645	\$0.88	\$650	750	\$0.87				\$689	755	\$0.91	\$665	685	\$0.97
80.00%	\$907	772	\$1.17															
Market	\$875	772	\$1.13				\$650	750	\$0.87							\$750	685	\$1.09
Two Bedroom																		
30.00%	\$333	954	\$0.35				\$381	950	\$0.40				\$380	1026	\$0.37			
40.00%							\$530	950	\$0.56									
50.00%							\$687	950	\$0.72	\$682	943	\$0.72	\$681	1026	\$0.66	\$635	932	\$0.68
60.00%	\$780	954	\$0.82	\$670	901	\$0.74	\$802	950	\$0.84				\$832	1026	\$0.81	\$786	932	\$0.84
80.00%	\$1,078	954	\$1.13															
Market	\$1,130	954	\$1.18				\$802	950	\$0.84				\$1,079	1026	\$1.05	\$870	932	\$0.93
Three Bedroom																		
30.00%	\$372	1,131	\$0.33				\$437	1,100	\$0.40									
40.00%							\$609	1,100	\$0.55									
50.00%							\$791	1,100	\$0.72	\$787	1,113	\$0.71			NA	\$714	1034	\$0.69
60.00%	\$889	1,131	\$0.79	\$755	1,110	\$0.68	\$946	1,100	\$0.86							\$888	1034	\$0.86
80.00%	\$1,233	1,131	\$1.09															
Market	\$1,370	1,131	\$1.21				\$946	1,100	\$0.86							\$990	1034	\$0.96
Four Bedroom																		
30.00%	NA	NA	NA															
40.00%	NA	NA	NA															
50.00%	NA	NA	NA		NA			NA		NA				NA			NA	
60.00%	NA	NA	NA															
80.00%	NA	NA	NA															
Market	NA	NA	NA															

Note, the gray shaded areas represent the subject mix, which includes units in the 30%, 60% and 80% income ranges.

Monthly Rental Rates HTC Properties			
% of AMI	One Bedroom	Two Bedroom	Three Bedroom
30%	\$312-\$319	\$380-\$381	\$437
40%	\$444	\$530	\$609
50%	\$541-\$575	\$635-\$687	\$714-\$791
60%	\$565-\$689	\$670-\$832	\$755-\$946
80%			
Market	\$650-\$750	\$802-\$1079	\$946-\$990

The subject will offer one bedroom units at the 30%, 60% and 80% levels. The maximum allowable rent at the 30% level is \$286. The comparable rent is \$312-\$319. No other comparable

product has 1 bedroom units offered at the 30% level. The maximum rent is considered achievable for the subject. The maximum allowable rent at the 60% level is \$659. The data indicates the 60% levels at \$565-\$689. The maximum rent is considered achievable for the subject. At the 80% level, the market rent of \$875 appears constrained as the restricted rent for market units at HTC properties is \$650 - \$750 and is thus limited. **The one bedroom 80% unit is thus constrained to a concluded \$750.**

The two bedroom units will also be offered at the 30%, 60% and 80% restricted rent levels. The maximum allowable monthly rent per unit for the subject at 30% is \$333. The data indicates two properties that range from \$380-\$381 per unit. The maximum rent is achievable for the subject. The maximum allowable monthly rent per unit for the subject at 60% is \$780. The range is \$670-\$832, so the subject rent is achievable. At the 80% levels, the maximum allowable rent is \$1,078 and there is no comparable data. The market rent is \$802 - \$1,079. As there is very little difference between market and 80% restrictions in terms of tenant pool, the maximum allowable rent is considered feasible.

Three bedroom units will be offered at 30%, 60% and 80% rents. At the 30% level, the data sample included one unit at \$437. The subject maximum rent is \$372 and is thus achievable. At the 60% level, the data sample indicates a range of \$755-\$946 for the three bedroom units. The subject maximum rent is \$889 and is supported by the data as being achievable. At the 80% range, the maximum rent for the subject is \$1,233 and no comparable properties have 80% units. The market rents for HTC properties in this set run from \$946 - \$990. This is below the maximum allowable rent and the achievable rent appears to constrain the maximum allowable rent to \$990. However, the two bedroom units at 80% have already been supported at \$1,078, and these units would have less value than the three bedroom units. The data is anomalous and must be adjusted. The three bedroom unit must be at least the \$1,078 as concluded for the two bedroom units plus a bedroom fee of \$40, a bathroom charge of \$10, and a surcharge for size (sf). Owing to the large differences in square footage, it's reasonable to assume the maximum allowable amount would be achievable: \$1,233.

Total Rents: The data supports the maximum allowable rents as being achievable for the 30%, 60% and some 80% rents. Following is the compilation of the achievable rents for the subject property.

The gross potential income equates to \$180,339 per month or \$2,164,068 per annum.

The median income is projected to increase at a rate of 4.57% per annum for the subject area. A forecast in the range of 2% to 3% per annum appears most likely for rental rate growth.

APPROPRIATE DEMOGRAPHICS - HTC DEMAND - 80%

Household Demand - Income "Band": Essentially, the same steps taken in the prior analysis are followed in this analysis, save for the difference in the restricted rents, hence income bands. In this instance, the minimum and maximum income levels allowable for each of the subject's proposed unit types have been calculated under the 80% income levels. The minimum income level is established based on a rent payment equivalent to 35% of household income. The maximum level is established based on the incomes noted for the initial calculation. The table depicting the foregoing follows.

CALCULATION OF INCOME BAND			
Number of Bedrooms	1	2	3
Restricted Rents	\$750	\$1,078	\$1,233
Maximum Income Qualifying	\$39,760	\$47,680	\$55,080
Minimum Income Qualifying (35%)	\$25,714	\$36,960	\$42,274
80% Rents			

**Note, these are unadjusted for overlap with the 60% band.*

The adjusted range after overlap produces an income band of \$41,311 to \$55,080. It is noted that the achievable rent is utilized for the one bedroom unit and is lower than the restricted rent, as the market rent for this unit is lower than the restricted rent and is utilized for this analysis.

Determine Renters via Tenure Data

Percent of Households Income Qualified: In determining the number of potential renters available for occupancy in the subject, given the foregoing income band, we have used the HISTA income data by household published by Ribbon Demographics that is derived from the 2000 Census, projections and companies such as Claritas. This data is based on rental households and not total households. The results are shown in the following table.

**HOUSEHOLD INCOME ANALYSIS: SUBJECT MARKET AREA
80% RENTS**

Income Range	2000 Census		2013 Est.		2018 Proj.	
	No.	%	No.	%	No.	%
Less Than \$10,000	2,930	19.2%	3,399	21.4%	3,627	21.5%
\$10,000 to \$20,000	3,074	20.2%	3,450	21.7%	3,694	21.9%
\$20,000 to \$30,000	2,478	16.3%	2,631	16.6%	2,757	16.4%
\$30,000 to \$40,000	2,093	13.7%	2,159	13.6%	2,268	13.5%
\$40,000 to \$50,000	1,261	8.3%	1,226	7.7%	1,313	7.8%
\$50,000 to \$60,000	1,068	7.0%	949	6.0%	1,006	6.0%
\$60,000 or more	2,332	15.3%	2,069	13.0%	2,183	13.0%
Totals:	15,236	100.0%	15,883	100.0%	16,848	100.0%
Calculation of Income Qualified Households						
\$40,000 to \$50,000	**		1065	6.7%	0	0.0%
\$50,000 to \$60,000	***		482	3.0%	930	5.5%
\$60,000 to or more	****		0	0.0%	1676	9.9%
Total - Income Qualified			1,547	9.7%	2,605	15.5%
**Based on 86.89% qualification in 2013 and 0% in 2018						
***Based on 50.8% qualification in 2013 and 92.41% in 2018						
****Based on 0% qualification in 2013 and 76.76% in 2018						

The foregoing indicates that the appropriate income bands are in the \$40,000 to \$70,000 categories, however there are some exclusions and the actual percentages are referenced in the footnotes of the table. Per the calculations, there are 9.7% or 1,547 income qualified rental households in 2013.

The income-qualified tenant pool is projected to increase over the five-year span between 2013 and 2018. Assuming median household income increases as projected (4.21% per annum from 2013 to 2018), the subject's income band in Year 2018 should increase proportionately, or \$50,759 to \$67,676. As shown the subject's income band will include households in the \$50,000 to \$70,000 range. Thus, in 2018 it is estimated that 2,605 rental households or 15.5%, will qualify for occupancy at the subject.

Appropriate Household Size: The appropriate household size is based on the number of households between 1 and 4.5 persons, rounded to five persons. According to the 2010 estimates, of the total households 89.6% were occupied by one to 5 persons. This suggests that 89.6% of all households in the subject's market are of an appropriate size.

Demand Forecast: This sector of demand is calculated by determining the current and future demand based on the prior categories. This demand is then reduced to an annual figure and applied to the proposed construction time for the subject. This is shown as follows:

Population	15,883	16,848	
X Percent Income Qualified	9.7%	15.5%	
X Percent Plan to Rent	100.0%	100.0%	
<u>X Appropriate Household Size</u>	<u>89.60%</u>	<u>89.60%</u>	
Annual Demand from New Household Growth	1,386	2,334	948
Proposed Construction Period (Years)			2
Demand upon project completion			379

DEMAND FROM OTHER SOURCES

The next potential sector of demand could come out of Public Housing and other sectors not considered in the foregoing. In this instance, we have not considered these in the analysis. Care must be taken to acknowledge any potential in overlap between with the subject primary market data in the previous analysis. This can come from Section 8 Voucher holders with incomes outside the subject income bands, etc. or from a source of renters known to exist outside of the PMA. No Section 8 Vouchers are estimated for the 80% income levels by the client.

The final source of demand would be from secondary areas outside of the primary market area. We have not considered any demand from the secondary market.

In all demand from other sources equates to a total of 0 units.

Overall, the total estimated HTC qualified demand is **1,766** units for an indicated capture rate of **2.5%** at the 80% rent levels.

The demographics indicate a below average capture rate and TDHCA allows a capture rate up to 10% for family product. Mathematical calculations summarizing the prior narrative discussion are shown following.

DEMAND/CAPTURE RATE ANALYSIS			
80% LEVELS			
		NUMBER	TOTAL
POTENTIAL DEMAND FROM NEW HOUSEHOLD GROWTH			
	<u>Current</u>	<u>5 Years</u>	
Population	15,883	16,848	
X Percent Income Qualified	9.7%	15.5%	
X Percent Plan to Rent	100.0%	100.0%	
<u>X Appropriate Household Size</u>	<u>89.60%</u>	<u>89.60%</u>	
Annual Demand from New Household Growth	1,386	2,334	948
Proposed Construction Period (Years)			2
Demand upon project completion			379
DEMAND FROM OTHER SOURCES			
Secondary Demand			0
Demand from Other Sources not Accounted for Above	0.0%		0
GROSS DEMAND FOR RENTAL HOUSING			1,766
CAPTURE RATE FOR 44 UNITS			2.5%
80% RENTS			

The next section that follows examines unit specific demand. In this part of the report, the demographics are provided by Ribbon Demographics and represent the HISTA data for the defined market area. The calculations are based on the following base data.

Renter Households						
All Age Groups						
Year 2013 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,777	483	514	321	304	3,399
\$10,000-20,000	1,127	641	588	559	535	3,450
\$20,000-30,000	517	687	534	413	480	2,631
\$30,000-40,000	602	600	242	209	506	2,159
\$40,000-50,000	286	244	224	270	202	1,226
\$50,000-60,000	145	357	104	116	227	949
\$60,000-75,000	122	222	189	114	175	822
\$75,000-100,000	63	182	136	57	261	699
\$100,000-125,000	44	58	42	18	46	208
\$125,000-150,000	34	31	13	27	22	127
\$150,000-200,000	33	15	19	17	29	113
\$200,000+	<u>21</u>	<u>26</u>	<u>10</u>	<u>12</u>	<u>31</u>	100
Total	4,771	3,546	2,615	2,133	2,818	15,883

The first step is to define the appropriate number of households per unit type. This has already been determined in the appropriateness of the unit mix, in the first grid that delineates the following breakdown.

House Size	1	2	3	4	5+
1 Bdrm	85%	40%	15%	0%	0%
2 Bdrm	15%	55%	70%	45%	10%
3 Bdrm	0%	5%	10%	40%	65%
4 Bdrm	0%	0%	5%	15%	25%
% of Households	24.30%	24.70%	17.40%	14.00%	19.60%

From the data in the prior two charts the following charts were compiled. The next chart defines the breakdown of the subject units and their respective income bands, and income ranges for the 80% income level units as well as calculated unit specific demand.

Unit Specific Demand								
	No. Units	Total Demand	Income Band		Income Range		Qual. Dem.	Specific Demand
1 Bdrm	10	5,264	\$29,821	\$39,760	\$20,000	\$30,000	1.79%	783
					\$30,000	\$40,000	97.60%	
2 Bdrm	22	5,983	\$36,960	\$47,680	\$30,000	\$40,000	30.40%	589
					\$40,000	\$50,000	76.80%	
3 Bdrm	12	3,385	\$42,274	\$55,080	\$40,000	\$50,000	77.26%	324
					\$50,000	\$60,000	50.80%	
80% Rents								

The specific demand is the sum total of all of the calculated households using the foregoing two charts that fall within the appropriate income bands for each unit type. To derive the unit specific capture rate, future annual demand, turnover ratio, and proposed product considered competitive to the subject must be included. The chart for the future income levels per person and per income range follows.

Renter Households						
All Age Groups						
Year 2018 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,901	501	566	332	327	3,627
\$10,000-20,000	1,242	700	610	589	553	3,694
\$20,000-30,000	531	729	566	438	493	2,757
\$30,000-40,000	647	637	253	218	513	2,268
\$40,000-50,000	306	264	241	288	214	1,313
\$50,000-60,000	151	372	109	127	247	1,006
\$60,000-75,000	128	246	191	120	176	861
\$75,000-100,000	70	189	147	63	264	733
\$100,000-125,000	51	55	43	21	52	222
\$125,000-150,000	39	25	22	24	26	136
\$150,000-200,000	36	13	20	15	38	122
\$200,000+	27	33	12	8	29	109
Total	5,129	3,764	2,780	2,243	2,932	16,848

The next chart depicts the projected unit mix figures that consider any tenure change over the five year projection period.

House Size	1	2	3	4	5+
1 Bdrm	85%	40%	15%	0%	0%
2 Bdrm	15%	55%	70%	45%	10%
3 Bdrm	0%	5%	10%	40%	65%
4 Bdrm	0%	0%	5%	15%	25%
% of					
Households	25.38%	20.15%	18.84%	13.93%	21.71%

Using the same methodology, we have calculated future demand with the following unit specific demand in five years as noted in the following chart. This uses the growth rate derived from the HISTA data of -0.21%

Unit Specific Demand - Five Year Projections							
	No. Units	Total Demand	Income Band	Income Range	Qual. Dem.	Specific Demand	
1 Bdrm	10	5,469	\$29,515 \$39,351	\$20,000 \$30,000 \$30,000 \$40,000	4.85% 93.51%	828	
2 Bdrm	22	6,151	\$36,580 \$47,190	\$30,000 \$40,000 \$40,000 \$50,000	34.20% 71.90%	632	
3 Bdrm	12	3,803	\$41,840 \$54,514	\$40,000 \$50,000 \$50,000 \$60,000	81.60% 45.14%	347	
80% Rents							

Combining the difference between the five year specific demand and current demand, dividing it by five years, and multiplying it by the construction period for the subject, plus demand from other sources, results in the following unit specific capture rate.

Unit Specific Capture Rate							
	No. Units	Current Demand	Future Demand	Annual Rate	Compl. Years	Other Demand	Capture Rate
1 Bdrm	10	783	828	9	2	0	1.25%
2 Bdrm	22	589	632	9	2	0	3.63%
3 Bdrm	12	324	347	4	2	0	3.60%
80% Rents							

At the 80% rent levels, the subject property is below the threshold for all unit types. The foregoing does not include un-stabilized product, or potential consideration of demand from other sources.

There is currently one 80-unit HTC property located at 4320 Old Spanish Trail within the subject PMA. Just outside the subject PMA to the south, a 111-unit HTC property located at Airport Boulevard and SH 288 and a 116-unit HTC property called The Cottages at South Acres located along Scott Street, south of Airport Boulevard are proposed for new construction per 2013 pre-applications on the TDHCA website. However, the unit breakdown was not provided, nor a breakout of the applicable median income levels. Thus, these are noted, but do not contribute to the unit specific capture rate and will have to be analyzed by the reviewing authority. Those HTC properties in the competitive vicinity have previously been stabilized and are not included in this analysis. The conventional and senior product noted in the market analysis section is also not considered competition. Combining the proposed and unabsorbed competitive product noted in another part of the report results in the following Inclusive/Penetration Rate.

Unit Specific Inclusive/Penetration Capture Rate								
	No. Units	Other HTC	Current Demand	Future Demand	Annual Rate	Compl. Years	Other Demand	% of Total
1 Bdrm	10	0	783	828	9	2	0	1.25%
2 Bdrm	22	0	589	632	9	2	0	3.63%
3 Bdrm	12	0	324	347	4	2	0	3.60%
80% Rents								

Thus, the capture rates are unchanged as a result of no other HTC demand and all units are below the threshold for capture rates at the 80% levels.

APPROPRIATE DEMOGRAPHICS - HTC DEMAND - 60%

Household Demand - Income "Band": The previously defined market area, including the aforementioned census tracts, has been used in determining the appropriate income band which will provide the number of income qualified tenants available for renting within the proposed HTC property.

In order to determine this income band, a minimum income level and maximum income level must be established. In establishing the minimum and maximum income levels allowable under the HTC program, we have first taken into consideration the maximum allowable rent levels for an HTC property located within the subject area. The achievable rents and the maximum allowable rent levels where applicable are used to estimate the income bands for the subject. The maximum rent levels are extracted from the *2013 Reference Manual* published by the Department of Housing and Community Affairs, HTC program and 2013 Guidelines. The maximum income level is established based on the published maximum income limits for each unit type.

The second step is to determine the minimum income levels. In this instance, the achievable rents are used as the basis for the minimum income levels. The minimum income level is established based on a rent payment equivalent to 35% of household income. The calculation of the minimum income level is quite similar to the calculations used in determining the maximum income levels.

The minimum and maximum income levels allowable for each of the subject's proposed unit types have been calculated under the applicable income levels.

CALCULATION OF INCOME BAND			
Number of Bedrooms	1	2	3
Restricted Rents	\$659	\$780	\$889
Maximum Income Qualifying	\$29,820	\$35,760	\$41,310
Minimum Income Qualifying (35%)*	\$22,594	\$26,743	\$30,480
60% Rents			

The foregoing produces an adjusted income band of \$22,594 to \$41,310 at the 60% rent levels. The income band is adjusted to avoid overlap with the 80% rents. Note, the maximum allowable rents are the achievable rents as market rents are much higher.

Determine Renters via Tenure Data

Percent of Households Income Qualified: Based on information published by the Texas Department of Housing and Community Affairs, the prior income band has been established for the HTC units at the indicated rent levels for the subject property. In determining the number of potential renters available for occupancy in the subject, we have used the HISTA income data by household published by Ribbon Demographics that is derived from the 2000 Census, projections and companies such as Claritas. This data is based on rental households and not total households. The results are shown in the following table.

HOUSEHOLD INCOME ANALYSIS: SUBJECT MARKET AREA						
60% RENTS						
Income Range	2000 Census		2013 Est.		2018 Proj.	
	No.	%	No.	%	No.	%
Less Than \$10,000	2,930	19.2%	3,399	21.4%	3,627	21.5%
\$10,000 to \$20,000	3,074	20.2%	3,450	21.7%	3,694	21.9%
\$20,000 to \$30,000	2,478	16.3%	2,631	16.6%	2,757	16.4%
\$30,000 to \$40,000	2,093	13.7%	2,159	13.6%	2,268	13.5%
\$40,000 to \$50,000	1,261	8.3%	1,226	7.7%	1,313	7.8%
\$50,000 to \$60,000	1,068	7.0%	949	6.0%	1,006	6.0%
\$60,000 or more	2,332	15.3%	2,069	13.0%	2,183	13.0%
Totals:	15,236	100.0%	15,883	100.0%	16,848	100.0%
Calculation of Income Qualified Households						
\$20,000 to \$30,000	*		1,949	12.3%	617	3.7%
\$30,000 to \$40,000	**		2,159	13.6%	2,268	13.5%
\$40,000 to \$50,000	***		161	1.0%	1,313	7.8%
\$50,000 to \$60,000	****		0	0.0%	76	0.5%
Total - Income Qualified			4,268	26.9%	4,274	25.4%
*Based on 74.06% qualification in 2013 and 22.39% in 2018						
**Based on 100% qualification in 2013 and 2018						
***Based on 13.1% qualification in 2013 and 100% in 2018						
****Based on 0% qualification in 2013 and 7.57% in 2018						

Based on the foregoing, the appropriate income bands are in the \$20,000 to \$60,000 categories, however there are some exclusions and the actual percentages are referenced in the footnotes of the table. Per the calculations, there are 26.9% or 4,268 income qualified rental households. The income-qualified tenant pool is projected to increase over the five-year span between 2013 and 2018. Assuming median household income increases as projected (4.21% per annum from 2010 to 2015), the subject's income band in Year 2018 should increase proportionately, \$27,761 to \$50,757. Thus, in 2018 it is estimated that 4,274 rental households or 25.4%, will qualify for occupancy at the subject.

Appropriate Household Size: The appropriate household size is based on the number of households between 1 and 5 persons. According to the 2010 estimates, of the total households 89.6% were occupied by one to 5 persons. This suggests that 89.6% of all households in the subject's market are of an appropriate size.

Demand Forecast: This sector of demand is calculated by determining the current and future demand based on the prior categories. This demand is then reduced to an annual figure and applied to the proposed construction time for the subject. This is shown as follows:

POTENTIAL DEMAND FROM NEW HOUSEHOLD GROWTH

	Current	5 Years	
Population	15,883	16,848	
X Percent Income Qualified	26.9%	25.4%	
X Percent Plan to Rent	100.0%	100.0%	
<u>X Appropriate Household Size</u>	<u>89.60%</u>	<u>89.60%</u>	
Annual Demand from New Household Growth	3,824	3,830	6

DEMAND FROM OTHER SOURCES

The next potential sector of demand could come out of Public Housing and other sectors not considered in the foregoing. In this instance, we have not considered these in the analysis. Care must be taken to acknowledge any potential in overlap between with the subject primary market data in the previous analysis. This can come from Section 8 Voucher holders with incomes outside the subject income bands, etc. or from a source of renters known to exist outside of the PMA

The final source of demand would be from secondary areas outside of the primary market area. We have not considered any demand from the secondary market.

In all demand from other sources equates to a total of 0 units.

Overall, the total estimated HTC qualified demand is 3,827 units for an indicated capture rate of - **4.4%** at the 60% rent levels.

The demographics indicate a below average capture rate and TDHCA allows a capture rate up to 10%. Mathematical calculations summarizing the prior narrative discussion are shown following.

DEMAND/CAPTURE RATE ANALYSIS		
60%		
	NUMBER	TOTAL
POTENTIAL DEMAND FROM NEW HOUSEHOLD GROWTH		
	<u>Current</u>	<u>5 Years</u>
Population	15,883	16,848
X Percent Income Qualified	26.9%	25.4%
X Percent Plan to Rent	100.0%	100.0%
<u>X Appropriate Household Size</u>	89.60%	89.60%
Annual Demand from New Household Growth	3,824	3,830
		6
Proposed Construction Period (Years)		2
Demand upon project completion		2
DEMAND FROM OTHER SOURCES		
Secondary Demand		0
Demand from Other Sources not Accounted for Above	0.00%	0
GROSS DEMAND FOR RENTAL HOUSING		3,827
CAPTURE RATE FOR 167 UNITS		4.4%
60% RENTS		

The capture rate excluding the current tenancy is below the maximum allowable levels.

The next section that follows examines unit specific demand. In this part of the report, the demographics are provided by Ribbon Demographics and represent the HISTA data for the defined market area. The calculations are based on the following base data.

Renter Households						
All Age Groups						
Year 2013 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,777	483	514	321	304	3,399
\$10,000-20,000	1,127	641	588	559	535	3,450
\$20,000-30,000	517	687	534	413	480	2,631
\$30,000-40,000	602	600	242	209	506	2,159
\$40,000-50,000	286	244	224	270	202	1,226
\$50,000-60,000	145	357	104	116	227	949
\$60,000-75,000	122	222	189	114	175	822
\$75,000-100,000	63	182	136	57	261	699
\$100,000-125,000	44	58	42	18	46	208
\$125,000-150,000	34	31	13	27	22	127
\$150,000-200,000	33	15	19	17	29	113
\$200,000+	<u>21</u>	<u>26</u>	<u>10</u>	<u>12</u>	<u>31</u>	100
Total	4,771	3,546	2,615	2,133	2,818	15,883

The first step is to define the appropriate number of households per unit type. This has already been determined in the appropriateness of the unit mix, in the first grid that delineates the following breakdown.

House Size	1	2	3	4	5+
1 Bdrm	85%	40%	15%	0%	0%
2 Bdrm	15%	55%	70%	45%	10%
3 Bdrm	0%	5%	10%	40%	65%
4 Bdrm	0%	0%	5%	15%	25%
% of Households	24.30%	24.70%	17.40%	14.00%	19.60%

From the data in the prior two charts the following charts were compiled. The next chart defines the breakdown of the subject units and their respective income bands, and income ranges for the 60% income level units as well as calculated unit specific demand.

Unit Specific Demand							
	No. Units	Total Demand	Income Band		Income Range	% Qual.	Specific Demand
1 Bdrm	37	5,264	\$22,594	\$29,820	\$20,000 \$30,000	72.26%	574
					\$30,000 \$40,000	0.00%	
2 Bdrm	85	5,983	\$26,743	\$35,760	\$20,000 \$30,000	32.57%	769
					\$30,000 \$40,000	57.60%	
3 Bdrm	45	3,385	\$30,480	\$41,310	\$30,000 \$40,000	95.20%	480
					\$40,000 \$50,000	13.10%	
60% Rents							

The specific demand is the sum total of all of the calculated households using the foregoing two charts that fall within the appropriate income bands for each unit type. To derive the unit specific capture rate, future annual demand, turnover ratio, and proposed product considered competitive to the subject must be included. The chart for the future income levels per person and per income range follows.

Renter Households						
All Age Groups						
Year 2018 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,901	501	566	332	327	3,627
\$10,000-20,000	1,242	700	610	589	553	3,694
\$20,000-30,000	531	729	566	438	493	2,757
\$30,000-40,000	647	637	253	218	513	2,268
\$40,000-50,000	306	264	241	288	214	1,313
\$50,000-60,000	151	372	109	127	247	1,006
\$60,000-75,000	128	246	191	120	176	861
\$75,000-100,000	70	189	147	63	264	733
\$100,000-125,000	51	55	43	21	52	222
\$125,000-150,000	39	25	22	24	26	136
\$150,000-200,000	36	13	20	15	38	122
\$200,000+	<u>27</u>	<u>33</u>	<u>12</u>	<u>8</u>	<u>29</u>	109
Total	5,129	3,764	2,780	2,243	2,932	16,848

The next chart depicts the projected unit mix figures that consider any tenure change of the five year projection period.

House Size	1	2	3	4	5+
1 Bdrm	85%	40%	15%	0%	0%
2 Bdrm	15%	55%	70%	45%	10%
3 Bdrm	0%	5%	10%	40%	65%
4 Bdrm	0%	0%	5%	15%	25%
% of					
Households	25.38%	20.15%	18.84%	13.93%	21.71%

Using the same methodology, we have calculated future demand with the following unit specific demand in five years as noted in the following chart.

Unit Specific Demand - Five Year Projections								
		Total	Income Band		Income Range	Qual. Dem.	Specific	
	No. Units	Demand					Demand	
1 Bdrm	37	5,469	\$22,362	\$29,514	\$20,000 \$30,000	71.52%	592	
					\$30,000 \$40,000	0.00%		
2 Bdrm	85	6,151	\$26,468	\$35,393	\$20,000 \$30,000	35.32%	814	
					\$30,000 \$40,000	53.93%		
3 Bdrm	45	3,803	\$30,167	\$40,886	\$30,000 \$40,000	98.33%	496	
					\$50,000 \$60,000	0.00%		
60% Rents								

Combining the difference between the five year specific demand and current demand, dividing it by five years, and multiplying it by the construction period for the subject, plus demand from other sources, result in the following specific unit capture rate.

Unit Specific Capture Rate							
	No. Units	Current Demand	Future Demand	Annual Rate	Compl. Years	Other Demand	Capture Rate
1 Bdrm	37	574	592	4	2	0	6.37%
2 Bdrm	85	769	814	9	2	0	10.80%
3 Bdrm	45	480	496	3	2	0	9.25%
60% Rents							

At the 60% rent levels, the subject property is below the threshold for the one unit type. Due to the large number of two and three bedroom units, the subject is above the capture rate for this floor plan. However, the location along the METRO rail line will have a positive effect and likely pull tenants from competing properties. The foregoing does not include un-stabilized product, nor does it yet include demand from other sources.

There is no proposed HTC product in the subject PMA, per documents viewed on the TDHCA website with the exception of the subject property. Those that are considered competitive have already been absorbed and have previously attained stabilized occupancy levels. We are not aware of any other pending bond deals or awards for the subject PMA.

Combining the proposed and unabsorbed competitive product noted in another part of the report results in the following Inclusive/Penetration Rate.

Unit Specific Inclusive/Penetration Capture Rate								
	No. Units	Other HTC	Current Demand	Future Demand	Annual Rate	Compl. Years	Other Demand	% of Total
1 Bdrm	37	0	574	592	4	2	0	6.37%
2 Bdrm	85	0	769	814	9	2	0	10.80%
3 Bdrm	45	0	480	496	3	2	0	9.25%
60% Rents								

Thus, the capture rates are unchanged as a result of no other HTC demand.

APPROPRIATE DEMOGRAPHICS - HTC DEMAND - 30%

Household Demand - Income "Band": Essentially, the same steps taken in the prior analysis are followed in this analysis, save for the difference in the restricted rents, hence income bands. In this instance, the minimum and maximum income levels allowable for each of the subject's proposed unit types have been calculated under the 30% income levels. The minimum income level is established based on a rent payment equivalent to 35% of household income. The calculation of the minimum income level is quite similar to the calculations used in determining the maximum income levels. The table depicting the foregoing follows.

CALCULATION OF INCOME BAND			
Number of Bedrooms	1	2	3
Restricted Rents	\$286	\$333	\$372
Maximum Income Qualifying	\$14,910	\$17,880	\$20,655
Minimum Income Qualifying (35%)	\$9,806	\$11,417	\$12,754
30% Rents			

The foregoing produces an income band of \$9,806 to \$20,665.

Determine Renters via Tenure Data

Percent of Households Income Qualified: In determining the number of potential renters available for occupancy in the subject, given the foregoing income band, we have used the HISTA income data by household published by Ribbon Demographics that is derived from the 2000 Census, projections and companies such as Claritas. This data is based on rental households and not total households. The results are shown in the following table.

**HOUSEHOLD INCOME ANALYSIS: SUBJECT MARKET AREA
30% RENTS**

Income Range	2000 Census		2013 Est.		2018 Proj.	
	No.	%	No.	%	No.	%
Less Than \$10,000	2,930	19.2%	3,399	21.4%	3,627	21.5%
\$10,000 to \$20,000	3,074	20.2%	3,450	21.7%	3,694	21.9%
\$20,000 to \$30,000	2,478	16.3%	2,631	16.6%	2,757	16.4%
\$30,000 to \$40,000	2,093	13.7%	2,159	13.6%	2,268	13.5%
\$40,000 to \$50,000	1,261	8.3%	1,226	7.7%	1,313	7.8%
\$50,000 to \$60,000	1,068	7.0%	949	6.0%	1,006	6.0%
\$60,000 or more	2,332	15.3%	2,069	13.0%	2,183	13.0%
Totals:	15,236	100.0%	15,883	100.0%	16,848	100.0%

Calculation of Income Qualified Households

< \$10,000	*	66	0.4%	0	0.0%
\$10,000 to \$20,000	**	3450	21.7%	2937	17.4%
\$20,000 to \$30,000	***	172	1.1%	1483	8.8%
Total - Income Qualified		3,688	23.2%	4,420	26.2%

*Based on 1.94% qualification in 2013 and 0% in 2018

**Based on 100% qualification in 2013 and 79.52% in 2018

***Based on 6.55% qualification in 2013 and 53.79% in 2018

The foregoing indicates that the appropriate income bands are in the <\$10,000 to \$30,000 categories, however there are some exclusions and the actual percentages are referenced in the footnotes of the table. Per the calculations, there 23.2% or 3,688 income qualified rental households in 2013.

The income-qualified tenant pool is projected to increase over the five-year span between 2013 and 2018. Assuming median household income increases as projected (4.21% per annum from 2010 to 2015), the subject's income band in Year 2018 should increase proportionately, or \$12,048 to \$25,379. As shown the subject's income band will include households in the \$10,000 to \$30,000 range with some overlapping. Thus, in 2018 it is estimated that 4,420 rental households or 26.2%, will qualify for occupancy at the subject.

Appropriate Household Size: The appropriate household size is based on the number of households between 1 and 4.5 persons. According to the 2010 estimates, of the total households 84.9% were occupied by one to 5 persons. This suggests that 89.6% of all households in the subject's market are of an appropriate size.

Demand Forecast: This sector of demand is calculated by determining the current and future demand based on the prior categories. This demand is then reduced to an annual figure and applied to the proposed construction time for the subject. This is shown as follows:

POTENTIAL DEMAND FROM NEW HOUSEHOLD GROWTH

	<u>Current</u>	<u>5 Years</u>	
Population	15,883	16,848	
X Percent Income Qualified	23.2%	26.2%	
X Percent Plan to Rent	100.0%	100.0%	
<u>X Appropriate Household Size</u>	<u>89.60%</u>	<u>89.60%</u>	
Annual Demand from New Household Growth	3,305	3,961	656
Proposed Construction Period (Years)			2
Demand upon project completion			262

DEMAND FROM OTHER SOURCES

The next potential sector of demand could come out of Public Housing and other sectors not considered in the foregoing. In this instance, we have not considered these in the analysis. Care must be taken to acknowledge any potential in overlap between with the subject primary market data in the previous analysis. This can come from Section 8 Voucher holders with incomes outside the subject income bands, etc. or from a source of renters known to exist outside of the PMA.

The final source of demand would be from secondary areas outside of the primary market area. We have not considered any demand from the secondary market.

In all demand from other sources equates to a total of 0 units.

Overall, the total estimated HTC qualified demand is **3,567** units for an indicated capture rate of **0.3%** at the 30% rent levels.

Mathematical calculations summarizing the prior narrative discussion are shown following.

DEMAND/CAPTURE RATE ANALYSIS			
30% LEVELS			
	NUMBER		TOTAL
POTENTIAL DEMAND FROM NEW HOUSEHOLD GROWTH			
	<u>Current</u>	<u>5 Years</u>	
Population	15,883	16,848	
X Percent Income Qualified	23.2%	26.2%	
X Percent Plan to Rent	100.0%	100.0%	
<u>X Appropriate Household Size</u>	<u>89.60%</u>	<u>89.60%</u>	
Annual Demand from New Household Growth	3,305	3,961	656
Proposed Construction Period (Years)			2
Demand upon project completion			262
DEMAND FROM OTHER SOURCES			
Secondary Demand			0
Demand from Other Sources not Accounted for Above	0.0%		0
GROSS DEMAND FOR RENTAL HOUSING			3,567
CAPTURE RATE FOR 11 UNITS			0.3%
30% RENTS			

The demographics indicate a below average capture rate and TDHCA allows a capture rate up to 10% for exurban family product.

The next section that follows examines unit specific demand. In this part of the report, the demographics are provided by Ribbon Demographics and represent the HISTA data for the defined market area. The calculations are based on the following base data.

Renter Households						
All Age Groups						
Year 2013 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,777	483	514	321	304	3,399
\$10,000-20,000	1,127	641	588	559	535	3,450
\$20,000-30,000	517	687	534	413	480	2,631
\$30,000-40,000	602	600	242	209	506	2,159
\$40,000-50,000	286	244	224	270	202	1,226
\$50,000-60,000	145	357	104	116	227	949
\$60,000-75,000	122	222	189	114	175	822
\$75,000-100,000	63	182	136	57	261	699
\$100,000-125,000	44	58	42	18	46	208
\$125,000-150,000	34	31	13	27	22	127
\$150,000-200,000	33	15	19	17	29	113
\$200,000+	<u>21</u>	<u>26</u>	<u>10</u>	<u>12</u>	<u>31</u>	100
Total	4,771	3,546	2,615	2,133	2,818	15,883

The first step is to define the appropriate number of households per unit type. This has already been determined in the appropriateness of the unit mix, in the first grid that delineates the following breakdown.

House Size	1	2	3	4	5+
1 Bdrm	85%	40%	15%	0%	0%
2 Bdrm	15%	55%	70%	45%	10%
3 Bdrm	0%	5%	10%	40%	65%
4 Bdrm	0%	0%	5%	15%	25%
% of Households	24.30%	24.70%	17.40%	14.00%	19.60%

From the data in the prior two charts the following charts were compiled. The next chart defines the breakdown of the subject units and their respective income bands, and income ranges for the 30% income level units as well as calculated unit specific demand.

Unit Specific Demand							
	No. Units	Total		Income Range		Qual. Dem.	Specific Demand
		Demand	Income Band				
1 Bdrm	3	5,264	\$9,806	\$14,910	< \$10,000	1.94%	674
					\$10,000 \$20,000	49.10%	
2 Bdrm	5	5,983	\$11,417	\$17,880	\$10,000 \$20,000	64.63%	800
3 Bdrm	3	3,385	\$12,754	\$20,655	\$10,000 \$20,000	72.46%	517
					\$20,000 \$30,000	6.55%	
30% Rents							

The specific demand is the sum total of all of the calculated households using the foregoing two charts that fall within the appropriate income bands for each unit type. To derive the unit specific capture rate, future annual demand, turnover ratio, and proposed product considered competitive to the subject must be included. The chart for the future income levels per person and per income range follows.

Renter Households						
All Age Groups						
Year 2018 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,901	501	566	332	327	3,627
\$10,000-20,000	1,242	700	610	589	553	3,694
\$20,000-30,000	531	729	566	438	493	2,757
\$30,000-40,000	647	637	253	218	513	2,268
\$40,000-50,000	306	264	241	288	214	1,313
\$50,000-60,000	151	372	109	127	247	1,006
\$60,000-75,000	128	246	191	120	176	861
\$75,000-100,000	70	189	147	63	264	733
\$100,000-125,000	51	55	43	21	52	222
\$125,000-150,000	39	25	22	24	26	136
\$150,000-200,000	36	13	20	15	38	122
\$200,000+	<u>27</u>	<u>33</u>	<u>12</u>	<u>8</u>	<u>29</u>	109
Total	5,129	3,764	2,780	2,243	2,932	16,848

The next chart depicts the projected unit mix figures that considers any tenure change of the five year projection period.

House Size	1	2	3	4	5+
1 Bdrm	85%	40%	15%	0%	0%
2 Bdrm	15%	55%	70%	45%	10%
3 Bdrm	0%	5%	10%	40%	65%
4 Bdrm	0%	0%	5%	15%	25%
% of					
Households	25.38%	20.15%	18.84%	13.93%	21.71%

Using the same methodology, we have calculated future demand with the following unit specific demand in five years as noted in the following chart.

Unit Specific Demand - Five Year Projections							
	No. Units	Total Demand	Income Band		Income Range	Qual. Dem.	Specific Demand
1 Bdrm	3	5,469	\$9,705	\$14,757	\$0 \$10,000	2.95%	42
					\$10,000 \$20,000	47.57%	
2 Bdrm	5	6,151	\$11,300	\$17,696	\$10,000 \$20,000	87.00%	1,147
					\$20,000 \$30,000	0.00%	
3 Bdrm	3	3,803	\$12,623	\$20,443	\$10,000 \$20,000	73.77%	536
					\$20,000 \$30,000	4.43%	

30% Rents

Combining the difference between the five year specific demand and current demand, dividing it by five years, and multiplying it by the construction period for the subject, plus demand from other sources, results in the following unit specific capture rate.

Unit Specific Capture Rate							
	No. Units	Current Demand	Future Demand	Annual Rate	Compl. Years	Other Demand	Capture Rate
1 Bdrm	3	674	42	-126	2	0	0.71%
2 Bdrm	5	800	1,147	69	2	0	0.53%
3 Bdrm	3	517	536	4	2	0	0.57%

30% Rents

At the 30% rent levels, the subject property is below the threshold for all unit types. The foregoing does not include un-stabilized product, or potential consideration of demand from other sources.

There is no proposed or competitive HTC product in the subject PMA, per documents viewed on the TDHCA website. We are not aware of any other pending bond deals or awards for the subject PMA. Those HTC properties in the competitive vicinity have previously been stabilized and are not included in this analysis. Combining the proposed and unabsorbed competitive product noted in another part of the report results in the following Inclusive/Penetration Rate.

Unit Specific Inclusive/Penetration Capture Rate								
	No. Units	Other HTC	Current Demand	Future Demand	Annual Rate	Compl. Years	Other Demand	% of Total
1 Bdrm	3	0	674	42	-126	2	0	0.71%
2 Bdrm	5	0	800	1,147	69	2	0	0.53%
3 Bdrm	3	0	517	536	4	2	0	0.57%
30% Rents								

Thus all units are below the threshold for capture rates at the 30% levels.

Shown below is the combined overall capture rate for all three unit types.

DEMAND/CAPTURE RATE ANALYSIS			
Combined Overall Capture Rate			
	NUMBER		TOTAL
POTENTIAL DEMAND FROM NEW HOUSEHOLD GROWTH			
	<u>Current</u>	<u>5 Years</u>	
Population	15,883	16,848	
X Percent Income Qualified	59.8%	67.1%	
X Percent Plan to Rent	100.0%	100.0%	
<u>X Appropriate Household Size</u>	<u>89.60%</u>	<u>89.60%</u>	
Annual Demand from New Household Growth	8,515	10,125	1,610
Proposed Construction Period (Years)			2
Demand upon project completion			644
DEMAND FROM OTHER SOURCES			
Secondary Demand			0
Demand from Other Sources not Accounted for Above	0.0%		0
GROSS DEMAND FOR RENTAL HOUSING			9,159
CAPTURE RATE FOR 222 UNITS			2.4%

RECONCILIATION AND SUMMARY

Conclusions and Findings As Required by Section 49.4(c)(3) of the Qualified Allocation Plan and Rules

Projected Total Housing Development Costs: Analysis of development costs is not required in the 2013 QAP.

Projected Total Operating Costs: An analysis of the total operating costs is not required per the market study requirements in the 2013 QAP.

Effect of Proposed Project on Market: The subject property will have an effect on the market due to the large number of units at 222. The location along the METRO Rail line will greatly benefit the proposed property due to the linkage to downtown. The proposed development is below the required capture rates for all unit types with the exception of the two bedrooms at 60%; however, there are a large number of these units. Other developments that have been developed in the past years have been accepted in the PMA.

Applicability of Projected Initial Rents: No pro-forma was provided and the achievable rents are below the maximum allowable figures at the 30%, 60% and 80% rent levels with the exception of the one bedroom units at 80%. To expedite acceptance, the rents could be lowered further from the foregoing as this market is already accustomed to relatively low rent levels.

Operating Reserves/Adequacy: This section is not applicable in the market study, which does not have adequate information to determine the adequacy of reserves, as no debt has been determined or tax credits, or equity involvement.

Does the Market Exist? The demand analysis indicates that there is a market for the subject property and demand is good. There is some additional potential for Section 8 tenancy. The current mix appears to suggest too many two and three bedroom units, and not enough one bedroom units. If other demand were considered from the Section 8 proponent with vouchers, the demand is further enhanced as this project will be supported by the City as well. With the low income levels of the immediate area, it is likely that there is excess demand at the 30% levels which with the assistance of a housing voucher would flood over into the other rent tiers at the subject. Thus, the overall capture rates would be further reduced. Thus the market exists.

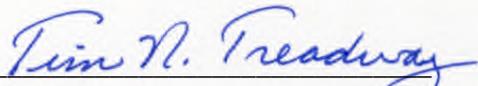
CONSULTING REPORT CERTIFICATION

We certify that, to the best of our knowledge and belief....

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved nor are we a part of the development team nor affiliated with any member of the development team engaged in the development of the property.
4. Our 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.
5. Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Foundation, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
6. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
7. As of the date of this appraisal, Tim N. Treadway, MAI, CCIM has completed requirements of the continuing education program of the Appraisal Institute.
8. Tim N. Treadway, MAI, CCIM and David D Magnuson made a personal inspection of the property that is the subject of this report.
9. No one provided significant professional assistance to the persons signing this report.

VALBRIDGE PROPERTY ADVISORS | THE GERALD A. TEEL COMPANY, INC.

BY:



Tim N. Treadway, MAI, CCIM, Senior Managing Director
Texas Certification No. 1323331-G



David Magnuson, Senior Appraiser
Texas Certification No. 1331618-G

QUALIFICATIONS OF THE APPRAISERS

Qualifications of Tim N. Treadway, MAI, CCIM

Senior Managing Director

Valbridge Property Advisors | The Gerald A. Teel Company, Inc.

Independent Valuations for a Variable World

State Certifications

State of Texas
State of Louisiana
State of Oklahoma

Education

University of Southern
California

Contact Details

713-467-5858 (p)
713-467-0704 (f)

Valbridge Property Advisors |
The Gerald A. Teel Company,
Inc.
974 Campbell Road
Suite 204
Houston, Texas 77024

www.valbridge.com

Membership/Affiliations:

MAI: Appraisal Institute
CCIM: Certified Commercial Investment Member
Brokers License: Texas Real Estate Commission

Appraisal Institute & Related Courses:

Society of Real Estate Appraisers Courses 101 and 102
Capitalization Theory and Technique A & B
Case Studies
Report Writing and Valuation Analysis
Standards and Ethics
USPAP
Other: FIRREEA Seminar, FHA Appraisals, Ranch Valuation, CCIM 101
Financial Analysis, CCIM 102 Market Analysis, CCIM 104 Investment
Analysis

Experience:

Senior Managing Director

Valbridge Property Advisors | The Gerald A. Teel Company, Inc. (2013-
Present)

Partner, Managing Director-Multi-Family

The Gerald A. Teel Company, Inc. (2010-Present)

Appraiser

The Gerald A Teel Company, Inc. (1998-2010)

Appraisal/valuation and consulting assignments include: specialty practice in apartments (conventional, affordable, HUD MAP certified, and market demand analysis studies); subdivisions and retail; office buildings; industrial buildings; vacant. Assignments have been concentrated in southwest region of the US, including Texas, Oklahoma and Louisiana. Also has experience in New Mexico, Washington State, California. Previously involved in home building, retail development and brokerage activities. Qualified expert witness in Federal and local courts. Contributing author to Houston Business Journal (multi-family). Participated in TDHCA round table discussions to help determine policy 2000/2001.

You may wish to laminate the pocket identification card to preserve it.

TIM NEAL TREADWAY
974 CAMPBELL RD SUITE 204
HOUSTON, TX 77024

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

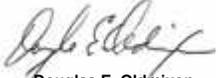
Certified General Real Estate Appraiser

Number#: **TX 1323331 G**

Issued: **07/27/2012** Expires: **07/31/2014**

Appraiser: **TIM NEAL TREADWAY**

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


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

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

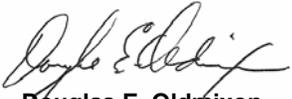
Certified General Real Estate Appraiser

Number: **TX 1323331 G**

Issued: **07/27/2012** Expires: **07/31/2014**

Appraiser: **TIM NEAL TREADWAY**

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


Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF DAVID D. MAGNUSON

Professional Affiliations

State Certified - General Real Estate Appraiser – Texas
Appraisal Institute - Associate Member

Employment

Sep. 2008 - present: The Gerald A. Teel Company, Inc.
1998 - 2008: Aaron and Wright, Inc

Appraisal Experience

Appraisal Assignments – government entities including Victoria County; law firms; banks; and other financial institutions. The assignments have been for the purpose of financing, acquisition, disposition, investment analysis, condemnation, and foreclosure.

Narrative Appraisals - includes valuation of various properties including apartments, retail centers, office buildings, GSA buildings, condominiums, service stations, and multiple tracts of vacant land. Many assignments involved the need for discounted cash flow analysis using Argus financial software.

Appraisals have been completed in all major Texas cities and other markets throughout the United States.

Education

Colorado State University, Bachelor of Science -- Finance
Mandatory Continuing Education as required for Texas Real Estate Broker license
Mandatory Continuing Education as required for Texas General Certified Appraisal license

You may wish to laminate the pocket identification card to preserve it.

DAVID DUANE MAGNUSON
942 SHILLINGTON
KATY, TX 77450

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

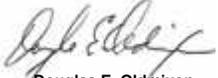
Certified General Real Estate Appraiser

Number#: **TX 1331618 G**

Issued: **09/06/2012** Expires: **11/30/2014**

Appraiser: **DAVID DUANE MAGNUSON**

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


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

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

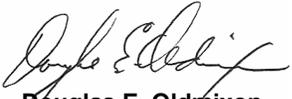
Certified General Real Estate Appraiser

Number: **TX 1331618 G**

Issued: **09/06/2012** Expires: **11/30/2014**

Appraiser: **DAVID DUANE MAGNUSON**

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


Douglas E. Oldmixon
Commissioner

ADDENDA

Project Schedule

Preliminary Site Plan & Development Feasibility Report

**CIVIL ENGINEERING
FEASIBILITY STUDY
FOR
GRIGGS ROAD RESIDENTIAL
IN THE
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

PREPARED FOR

ITEX GROUP
3735 HONEYWOOD COURT
PORT ARTHUR, TX 77642

PREPARED BY

JONES & CARTER, INC.
6335 GULFTON
HOUSTON, TEXAS 77081
(713) 777-5337

November 5, 2013

**CIVIL ENGINEERING
FEASIBILITY STUDY
FOR
GRIGGS ROAD RESIDENTIAL
IN THE
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

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EXECUTIVE SUMMARY

This Civil Engineering Feasibility Study was prepared for the Texas Department of Housing & Community Affairs (TDHCA) 2012-2013 HTC Application and addresses the civil items related to developing the tract as a multi-family development. A cursory summary of our findings is included below.

The 9.65-acre tract of land is located on the southwest corner of the Griggs Road and Martin Luther King Jr. Boulevard intersection in the City of Houston, Harris County, Texas.

The tract is not currently platted and will need to be platted as an unrestricted reserve in order to develop the tract for multifamily use.

Water and sanitary sewer service mains are available along the tract's boundary within the existing public street right of way. Please note we have not received capacity reservation letters from the City of Houston and all water and sewer capacity information is subject to the City of Houston review and approval.

CenterPoint Energy serves the tract with both gas and electric utilities, and AT&T serves the site with phone and cable service.

Storm Sewer is provided along the Milart Street and discharges to an existing off-site tributary of Brays Bayou.

Based on the aforementioned items and the detailed study information provided in this report, we have determined the site to be suitable for the proposed development.

FEASIBILITY STUDY

1.0 INTRODUCTION

This Feasibility Study presents the potential civil site issues and cost related to developing the 9.56-acre tract of land as a multi-family housing development.

2.0 LOCATION

The tract is located at the southwest corner of the Griggs Road and Martin Luther King Jr. Boulevard intersection in the City of Houston, Harris County, Texas. The site can be further located at Key Map No. 534-J.

3.0 EXISTING SITE CONDITIONS & TOPOGRAPHY

The tract is currently developed as a King's Best Market, a retail development, and an auto repair shop. The existing site is almost entirely impervious and covered by existing buildings and pavement. The tract is relatively flat and drains toward an existing 84-inch storm sewer in a 40-foot wide easement on adjacent to Milart Street.

4.0 SURVEY, EASEMENTS AND PLATTING

The Land Title Survey, Exhibit "B", prepared by Cotton Surveying Company ("CSC") shows the tract's boundary, improvements, and existing easements. It is in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item No.'s 1, 2, 3, 4, 6(a) (limited to set-backs by recorded plats, restrictive covenants, and City of Houston Chapter 42 development rules), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 and 18 of Table A thereof.

Easements indicated on the CSC Survey include a 40-foot drainage easement adjacent to Milart Street.

The tract is currently unplatted and will need to be platted as an unrestricted reserve in order to be developed for multifamily use.

5.0 FLOODPLAIN AND FINISHED FLOOR ELEVATION

According to Map No. 48201C0880L of the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map ("FIRM") for Harris County, Texas, dated June 18, 2007, provided as Exhibit "C", the tract is situated within Unshaded Zone "X". It is defined as areas determined to be outside the 0.2% annual chance floodplain.

Multiple factors impact the finished floor elevation. The City of Houston and most insurance companies require the building's finished floor elevation to be set at least 18-inches (18") above the base flood elevation ("BFE") or 12-inches (12") above the maximum anticipated ponding elevation in the adjacent right of ways. Uniform Building Code requires that finished floor elevation be set 12 inches (12") above the nearest sanitary sewer manhole or storm sewer inlet elevation. We suggest that the minimum finished

floor be set at a minimum of one-foot (1') above the nearest sanitary sewer manhole or one-foot (1') above the maximum anticipated ponding elevation in the adjacent right of ways - whichever is higher.

6.0 STORM WATER MANAGEMENT

Due to the lack of elevation change across the site, we have proposed to manage interior site storm water drainage with an underground storm sewer system as shown on the Civil Grading and Drainage Plan. The proposed internal storm sewer will discharge into the existing storm sewer system located in the 40-foot drainage easement adjacent to Milart Street which discharges to Kuhlman/Belmont Gully, a tributary of Braes Bayou. We have not received a storm water capacity reservation letter from the City of Houston for this tract and all storm water capacity information is subject to City of Houston review and approval. However the existing 84-inch underground storm sewer in the 40-foot wide drainage easement appears to be adequate to serve the tract. The proposed drainage layouts are included in Exhibit "E".

Since the development of the tract will reduce the amount of impervious cover on the site no detention will be required according to the City of Houston's current design criteria.

The 9.56-acre tract is located in the Braes Bayou Watershed which is regulated by Harris County Flood Control District (HCFCD). We do not anticipate needing a Storm Water Quality Permit for this development based on the City of Houston's current design criteria since the project is will reduce the amount of impervious cover.

7.0 WATER AND SEWER UTILITIES

There is an existing 12-inch water line which runs along the center of Martin Luther King Jr. Boulevard, and an existing 12-inch water line which runs along the south side of Griggs Road. Jones & Carter, Inc. proposes connection to the existing 12-inch water line along Griggs Road with a 6-inch combination meter to serve the mid-rise multifamily building and with an additional 6-inch combination meter to serve the proposed retail development. Additionally, we propose connection to the existing 12-inch water line in Martin Luther King Jr. Boulevard with a 8-inch combination meter to serve the proposed multifamily townhome development. Internal to the multifamily townhome site, at each proposed townhome building, there are 1½-inch domestic lines that branches off the 4-inch, 6-inch or 8-inch mains to service each unit. Additionally, there are three proposed fire hydrants to serve the entire tract. Please note, we have not received a water capacity reservation letter from the City of Houston for this tract and all water capacity information is subject to City of Houston review and approval.

There is a 10-inch sanitary sewer main that runs down the median of Griggs Road to the north of the tract. Jones & Carter, Inc. proposed connection to the existing 10-inch sanitary sewer to serve the tract. Please note, we have not received a water capacity reservation letter from the City of Houston for this tract and all water capacity information is subject to City of Houston review and approval. Internal to the site is an 8-inch main with 6-inch leads branching off to service each building.

The proposed utility layouts are included as Exhibit "E" which will clarify the proposed utility connections.

8.0 DRY UTILITIES

Dry Utilities include gas, electric, cable, fiber optic, and telephone.

Jones & Carter, Inc. has requested CenterPoint Energy electrical facility map. These maps will indicate the electrical streetlights on steel standard poles and electric underground street light cables that exist in the vicinity of the tract. We have not received these maps to date. However there does appear to be three phase power adjacent to the site along Milart Street, Griggs Road, and Martin Luther King Jr. Boulevard.

CenterPoint can provide electrical service and must authorize any additions or connections to existing lines; The CenterPoint Energy Electric Service Consultant for this area and can provide the electric facility information. The cost of any electrical improvements or relocation of the existing lines would be borne by the utility customer.

CenterPoint can also provide natural gas service to the tract. Additionally we have requested CenterPoint gas facilities map indicating the location of gas distribution lines and have not received the maps to date. The cost of any gas improvements would be borne by the utility customer.

AT&T Texas/SWBT is the telephone provider for this area. Additionally we have requested AT&T Texas/SWBT facilities map indicating the location of existing facilities and have not received the maps to date.

9.0 SITE INGRESS & EGRESS

The site has access to the surrounding roadway network with one proposed right-in/right-out driveway on Martin Luther King Jr. Boulevard and two proposed full access driveways on Milart Street. The intersection of Griggs Road and Martin Luther King Jr. Boulevard is signalized.

The City of Houston is the regulating agency for the proposed project and will require permits. The proposed project will require a City of Houston Category 1 Traffic Impact Analysis. However, according to the City of Houston's current design criteria we do not anticipate the City of Houston requiring a Category 2 Traffic Impact Analysis (TIA) since the site is currently developed as a retail shopping center.

10.0 ENTITLEMENT & DEVELOPMENT FEE SUMMARY

The tract entitlements are associated with the tract being platted as an unrestricted reserve, entitling the tract to be developed as any use unless the site is deed restricted. There are multiple development fees that must be paid prior to start of construction. A list of the current required fees is shown below:

City of Houston Development Fees

1. Parks Fee (\$700 per unit)
2. Water Impact Fee (\$599.43 per service unit)
3. Wastewater Impact Fee (\$1,199.11 per service unit)
4. Site Permit Fees
5. Building Permit Fees
6. Plan Review Fees

11.0 CIVIL SITE DEVELOPMENT REQUIREMENTS

The civil site construction documents shall be prepared in conformance with the regulations of, the City of Houston, Harris County, Texas Accessibility Standards, applicable building codes, and state regulations.

The City and the Texas Commission on Environmental Quality (“TCEQ”) require storm water pollution prevention during the tract’s development, which includes a written report and a site plan. Common storm water pollution prevention features include filter fabric fences, inlet protection barriers, and a stabilized construction entrance.

12.0 ADDITIONAL INFORMATION

Neither the City nor the County has any zoning requirements applicable to the site. The County adopted the 2006 International Fire Code. The development will be required to have a twenty foot (20’) fire lane within 150 feet (150’) of all exterior walls of the building. We plan to install a looped eight-inch (8”) fire waterline on-site and fire hydrants to meet fire hose-lay lengths. Multi-family developments will require public streets and a minimum of two points of access, both from a public right of way. Internal Private Street Requirements:

- 28’ Width (Edge of Pavement to Edge of Pavement)
- Minimum 20’ Radius at 90° Intersections
- Minimum 25’ Radius at 80° to 90° Intersections
- Maximum 200’ Dead End Without Providing a Turn Around
(Cul-De-Sac, “L” Turn Around, or “T” Turn Around)
- Minimum Centerline Radius of 65’
- Minimum 25’ Tangent Length Separating Reverse Curves
- Minimum 65’ Intersection Separation

Fire Hydrants will be required a minimum 600’ apart, unless the Fire Chief requires a different configuration. Additionally, fire hose lay will be required to reach all exterior walls of any building within the development with at 200’ hose lay from the firefighting apparatus. The firefighting apparatus can be located a maximum of 300’ from the nearest fire hydrant to begin the hose lay measurement. The minimum clear space for the hose lay is 5 feet.

Additionally, commercial developments would be required to meet or exceed the International Fire Code, 2006 Edition, and amendments made by Harris County.

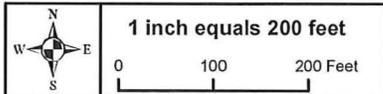
The City of Houston enforces a landscaping ordinance for new developments. A landscaping plan is required to be submitted for permit with the construction drawings. The trees and shrubs must be selected from the City's list of acceptable trees and shrubs, located in Chapter 33 of the Code of Ordinances.

EXHIBITS

EXHIBIT A



*Aerial Imagery flown January, 2010



GRIGGS ROAD FEASIBILITY HARRIS COUNTY, TEXAS

Disclaimer:
This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

Coordinate System: NAD 83 TX S CENTRAL 4204 FEET
Vertical Datum: NAVD 1988 - 2001 Adjustment



VICINITY MAP
Scale: 1 inch equals 10 miles

EXHIBIT B

GENERAL NOTES:

- Reference Commitment for Title Insurance Issued by Texas Regional Title, L.L.C. O.F. No. 15781-184, having an effective date of January 16, 2013, and an issue date of February 6, 2013. No further research for encumbrances or easements was performed by Cotton Surveying Company.
- Tract subject to Restrictive Covenants recorded in Volume 2043, Page 181 and Volume 7940, Page 233, both of the Deed Records of Harris County, Texas. (Neither of the documents appear to describe depictable matter)
- Item No. 106 of Schedule B of said Commitment for Title Insurance mentions a forty (40) foot drainage easement recorded in Volume 2476, Page 737 of the Deed Records of Harris County, Texas, together with an unobstructed easement 5 feet in width from a plain 20 foot above the ground upward located adjacent to and adjoining the described easement, as reserved on the plot recorded in Volume 35, Page 54 of the Map Records of Harris County, Texas. (Active storm water facilities exist within said 40' drainage easement, shown hereon. It does not appear the party which subdivided Macgregor Terrace Sec. 2 had authority to establish said 5 foot aerial easement within the subject tract. A qualified attorney should be consulted to determine any legal impact. Not shown hereon)
- Item No. 10c of Schedule B of said Commitment for Title Insurance mentions a street lighting easement recorded in Volume 3319, Page 732 of the Deed Records of Harris County, Texas. (Street lighting exists within the public right-of-way adjacent to said lighting easements, shown hereon)
- According to Item No. 1b and 10f of Schedule B of said Commitment for Title Insurance, the subject property lies within the area designated and zoned by the City of Houston as the William F. Hobby Airport Hazard Area, and is subject to restrictions and regulations imposed by Ordinance No. 70-346 of the City of Houston, a certified copy of which is recorded in Volume 7940, Page 233 of the Deed Records of Harris County, Texas.
- According to Item No. 10f of Schedule B of said Commitment for Title Insurance, the subject property lies within the area designated and zoned by the City of Houston as the Long Drive Between Grace Lane and Telephone Road, as recorded in Volume 4655, Page 639 of the Deed Records of Harris County, Texas. (This building line, also identified as future right-of-way in the above mentioned document, has been drawn based on the called overall width of 86 feet centered on the Griggs Road right-of-way)
- According to Item No. 10g of Schedule B of said Commitment for Title Insurance, the property shown hereon is subject to the terms, conditions, provisions and stipulations of City of Houston Ordinance No. 85-1878, enacted October 23, 1983, pertaining to the platting and replatting of real property and the establishment of building setback lines, certified copy of said ordinance was filed for record on August 1, 1991, under Clerk's File No. N233886 of the Harris County Official Public Records of Real Property. Tract also subject to City of Houston Ordinance No. 1999-262. (The building lines shown reflect the current interpretation of setbacks which may be established by the condition described in Chapter 42 of the City of Houston Code of Ordinances, which may be updated from time to time)
- Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
- Boundaries shown hereon are based on the Texas Coordinate System of 1983, South Central Zone 4284.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 482010880L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas and Incorporated Areas, dated June 18, 2007, the subject tract is situated within: Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

12. Research for Adjoining tracts was performed by Title Information Center on January 30, 2012.

13. Fences shown hereon are graphic only, with dimensional lines shown of specific locations where they were physically measured. The fence line may vary between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on in most instances.

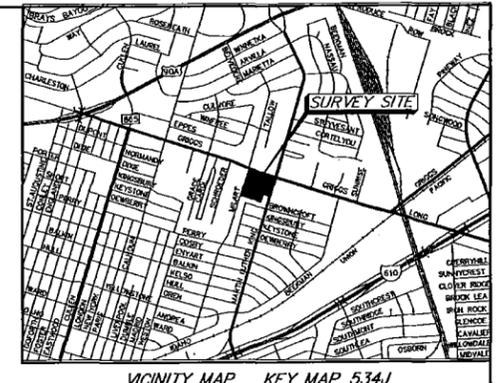
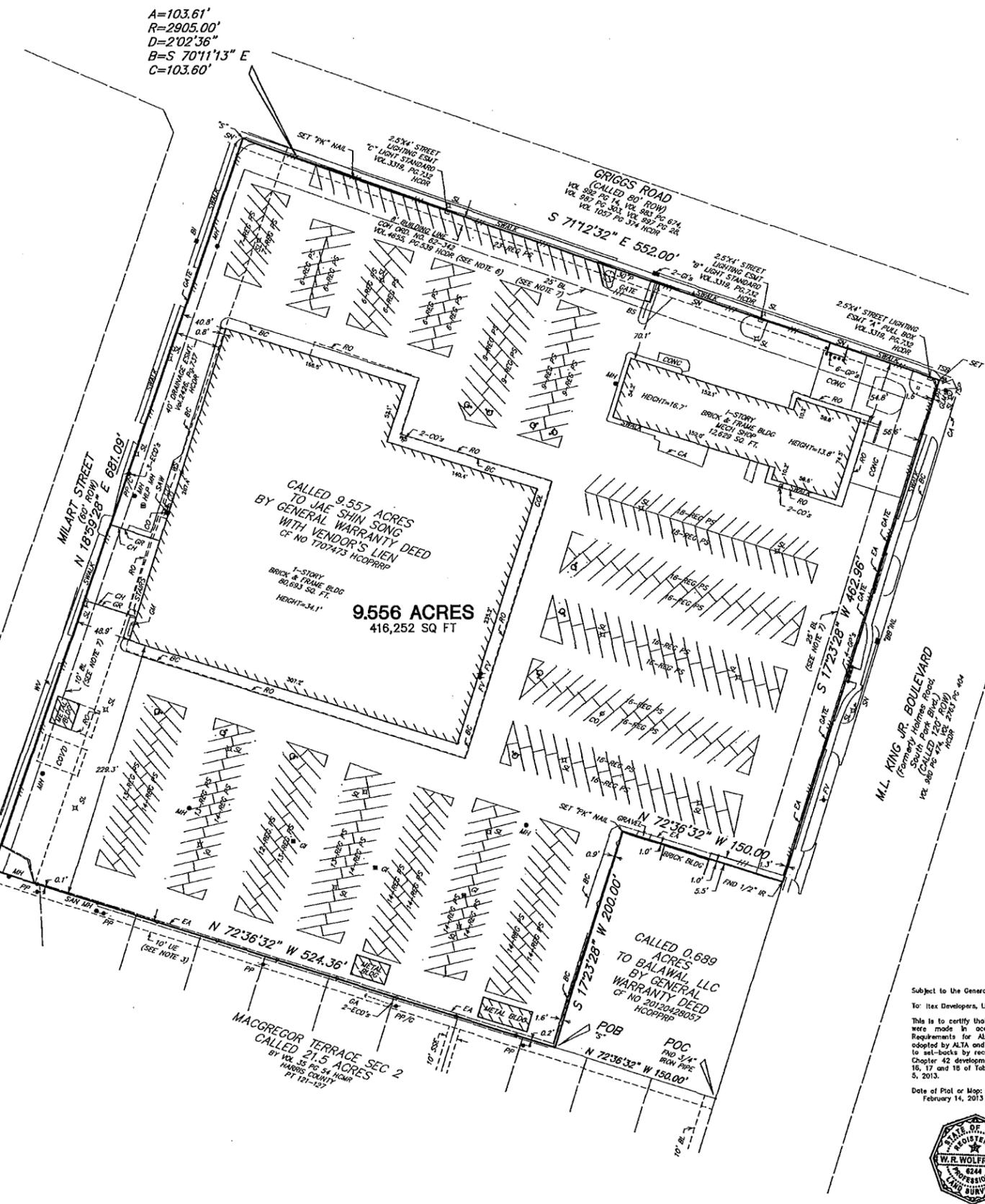
14. There are 463 regular parking spaces and 11 handicap parking spaces on the subject tract.

15. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.

16. The subject property abuts Griggs Road, Martin Luther King Boulevard, and Milart Street and such streets are paved and dedicated public right-of-way maintained by City of Houston. This statement is subject to the exercise of power of the governmental authority to limit, control or deny access, ingress or egress.

17. Viable improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.

AC	ACRE
BB	B-B BILET
BC	BACK OF CURB
BD	BUILDING COLUMN
BI	BILET
BR	BRICK BLDG. COR.
BS	BUSINESS SIGN
CA	CONC./ASPH. MATCH LINE
CCS	COR. CONC. SLAB
CF	CLERK'S FILE
CH	CONC. HEADWALL
CLF	CHAIN LINK FENCE
CO	SHANTARY CLEANOUT
COL	CL COLUMN
EA	EDGE OF ASPHALT
ED	EDGE OF CONC.
ECD	ELECTRIC CONDUIT
EC	EDGE OF CONC.
EG	EDGE OF GRAVEL
EMH	ELECTRIC MANHOLE
ES	EDGE OF SIDEWALK
FO	FOUND
FV	FLUSH VALVE
GAT	GUY ANCHOR
GI	GATE
GI	GRATE TOP BILET
GM	GAS LINE MARKER
GN	GAS METER
GP	GUARD POST
GR	GUARDRAIL
GV	GAS VALVE
HCMR	HARRIS COUNTY MAP RECORDS
HCOFRP	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
IR	IRON ROD
MA	MANSOLE
NO	NUMBER
OHP	OVERHEAD POWER
POB	POINT-OF-BEGINNING
POC	POINT-OF-COMMENCEMENT
PP	POWER POLE
PPC	POWER POLE W/ DOWN CONDUIT
PPG	POWER POLE W/ GUY
PS	PAINT STRIPE
RO	BLDG./PROOF OVERHANG
R.O.W.	RIGHT OF WAY
S	SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "COTTON"
SAN	SANITARY MANHOLE
SAW	SAMPLE WELL
SL	STREET LIGHT
SN	SIGN/STREET SIGN
ST	STEPS
TSD	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WCR	WHEEL CHAIR RAMP
WI	WROUGHT IRON FENCE
WS	WATER SPOUT
WV	WATER VALVE



NORTH
SCALE: 1" = 50'

STATE OF TEXAS §
COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 9.556 acre tract of land situated in the Washington County Railroad Co. Survey, No. 1, Abstract No. 936 in Harris County, Texas, being all of a called 9.557 acre tract of land conveyed to one Shin Song by General Warranty Deed with Vendor's Lien recorded in Clerk's File No. 7707473 of the Harris County Official Public Records of Real Property (HCOFRP); said 9.556 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 3/4-inch iron pipe found at a point in the west right-of-way (R.O.W.) line of Martin Luther King Jr. Boulevard (120' wide) described in Volume 980, Page 474 and Volume 2763, Page 404, both of the Harris County Deed Records (HCDR) for the northeast corner of Macgregor Terrace Sec. 2, a subdivision of record in Volume 35, Page 54 of the Harris County Map Records and the southeast corner of that certain called 0.689 acre tract of land described in General Warranty Deed recorded in Clerk's File No. 20120428057 of the HCOFRP;

THENCE, North 72°36'32" West, 150.00 feet along the north line of said Macgregor Terrace Sec. 2 and the south line of said 0.689 acre tract to a 5/8-inch iron rod with plastic cap stamped "Cotton Surveying Co" set for the southwest corner of said 0.689 acre tract and the lower southeast corner of said 9.557 acre tract and POINT OF BEGINNING of the herein described tract;

THENCE, North 72°36'32" West, 524.36 feet along the north line of said Macgregor Terrace Sec. 2 and the south line of said 9.557 acre tract to a 1/2-inch iron rod with plastic cap stamped "Cotton Surveying Co" set for the northeast corner of said Milart Street (60' wide) for the northeast corner of said Macgregor Terrace Sec. 2 and the southwest corner of said 9.557 acre tract and the herein described tract;

THENCE, North 18°59'28" East, 681.09 feet along the east R.O.W. line of said Milart Street and the west line of said 9.557 acre tract to a 5/8-inch iron rod with plastic cap stamped "Cotton Surveying Co" set at the intersection of the south R.O.W. line of Griggs Road (80' wide) described in Volume 983, Page 674, Volume 987, Page 303, Volume 992, Page 14, Volume 997, Page 28, and Volume 1057, Page 374, all of the H.C.D.R. and the east R.O.W. line of said Milart Street for the northwest of said 9.557 acre tract and the herein described tract, being the beginning of a non-tangent curve to the left;

THENCE, along the south R.O.W. line of said Griggs Road and the north line of said 9.557 acre tract the following two (2) courses:

1. 103.61 feet along the arc of said non-tangent curve to the left having a radius of 2905.00 feet, a central angle of 62°12'36", and a long chord bearing South 70°11'13" East, 103.60 feet, to a "PK" nail set in asphalt;
2. South 71°12'32" East, 552.00 feet to an "X" cut in concrete at the intersection of the west R.O.W. line of said Martin Luther King Jr. Boulevard and the south R.O.W. line of said Griggs Road for the northeast corner of said 9.557 acre tract and the herein described tract;

THENCE, South 17°23'28" West, 462.96 feet along the west R.O.W. line of said Martin Luther King Jr. Boulevard and the east line of said 9.557 acre tract to a 1/2-inch iron rod found for the northeast corner of said 0.689 acre tract and the upper southeast corner of the herein described tract;

THENCE, along the common line between said 0.689 acre tract and said 9.557 acre tract the following two (2) courses:

1. North 72°36'32" West, 150.00 feet to a "PK" nail set in asphalt;
2. South 17°23'28" West, 200.00 feet to the POINT OF BEGINNING, CONTAINING 9.556 acres of land in Harris County, Texas, as shown on Drawing No. 7937 in the office of Cotton Surveying Company in Houston, Texas.

Subject to the General Notes shown:

To: Ilex Developers, LLC and Texas Regional Title, L.L.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items No. 1, 2, 3, 4, 6(a) (limited to set-backs by recorded platts, restrictive covenants, and City of Houston Chapter 42 development rules), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(c), 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on February 5, 2013.

Date of Plat or Map:
February 14, 2013

W.R. WOLFRAM III
Registered Professional Land Surveyor
No. 5244
Wolfram@jonescarter.com

W.R. WOLFRAM III
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5244

ALTA/ACSM LAND TITLE SURVEY
BEING
9.556 ACRES
OUT OF THE
WASHINGTON COUNTY
RAILROAD SURVEY NO. 1, A-936
HARRIS COUNTY, TEXAS
FEBRUARY 2013

COTTON SURVEYING COMPANY
8335 Gullfong, Suite 100
Houston, Texas 77061-1169
Office (713) 961-2275

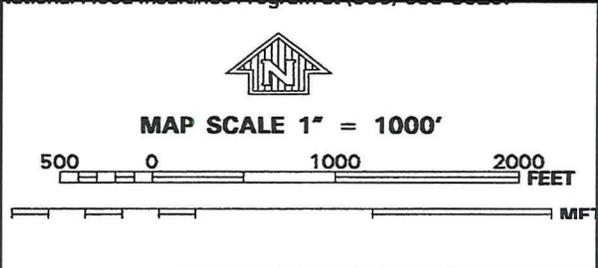
a Jones & Carter Company
Austin • Brenham • Bryan • Dallas • Houston
Evanston • San Antonio • The Woodlands

ADDRESS: 5110 GRIGGS ROAD, HOUSTON, TEXAS 77021

EXHIBIT C



ZONE X



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0880L

FIRM
FLOOD INSURANCE RATE MAP
 HARRIS COUNTY,
 TEXAS
 AND INCORPORATED AREAS

PANEL 880 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOUSTON, CITY OF	48208	0880	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
48201C0880L

MAP REVISED:
JUNE 18, 2007

Federal Emergency Management Agency

JOINS PANEL 0890

274000 M

275000 M

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXHIBIT D

PRELIMINARY CONSTRUCTION COST ESTIMATE
WATER, SANITARY, DRAINAGE, & PAVING
Griggs Road Tract
ITEX
11/5/2013

<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Cost</u>
1.	Move-in, Bonds & Insurance	L.S.	1	\$ 30,000	\$ 30,000

WATER DISTRIBUTION:

1.	4-Inch Waterline	L.F.	125	\$ 25	\$ 3,125
2.	6-Inch Waterline	L.F.	1,390	35	48,650
3.	8-Inch Waterline	L.F.	500	40	20,000
4.	Additional Cost for Trenchless Construction	L.F.	50	100	5,000
5.	Fire Hydrants	Ea.	3	3,800	11,400
6.	Waterline Tie-In - TS&V	Ea.	3	8,500	25,500
Water Distribution Subtotal					\$ 113,675

SANITARY SEWER COLLECTION:

1.	6-Inch Sanitary Sewer	L.F.	460	\$ 40	\$ 18,400
2.	8-Inch Sanitary Sewer	L.F.	1,980	60	118,800
3.	Far-Side Leads	Ea.	14	1,700	23,800
4.	Near-Side Leads	Ea.	28	600	16,800
5.	Clean-outs	Ea.	19	1,600	30,400
6.	Sanitary Manholes	Ea.	9	3,000	27,000
7.	Sanitary Sewer Tie-In - Core into Exist. Manhole	Ea.	1	4,500	4,500
8.	Additional Cost for Trenchless Construction	L.F.	100	100	10,000
Sanitary Sewer Collection Subtotal					\$ 249,700

DRAINAGE:

1.	12-Inch HDPE Storm Sewer	L.F.	570	\$ 38	\$ 21,660
2.	18-Inch HDPE Storm Sewer	L.F.	920	43	39,560
3.	24-Inch HDPE Storm Sewer	L.F.	370	52	19,240
4.	24-Inch RCP Storm Sewer	L.F.	150	55	8,250
5.	30-Inch HDPE Storm Sewer	L.F.	230	56	12,880
6.	36-Inch RCP Storm Sewer	L.F.	120	85	10,200
7.	Type "C" Manholes	Ea.	11	1,900	20,900
8.	Type "B-B" Inlets	Ea.	6	2,400	14,400

9. Type "A" Grate Inlets	Ea.	10	2,200	22,000
10. Storm Sewer Tie-in - Manhole on Monolithic Sewer	Ea.	1	5,000	5,000
11. Storm Sewer Tie-in - Break into Existing Manhole	Ea.	1	3,000	3,000
				3,000
			Drainage Subtotal	\$ 177,090

STORM WATER POLLUTION PREVENTION

1. Reinforced Filter Fabric Fence	L.F.	1,300	\$ 1.50	\$ 1,950
2. Stabilized Construction Entrance	Ea.	2	3,000	6,000
3. Inlet Protection - Upper & Lower Stage	Ea.	3	100	300
				300
			Storm Water Pollution Prevention Subtotal	\$ 8,250

PAVING:

1. Roadway Excavation	C.Y.	4,450	\$ 10	\$ 44,500
2. Lot Grading	Ac.	9.6	250	2,400
3. Grading and Compaction of Subgrade	S.Y.	13,500	1	13,500
4. Lime for Subgrade (15 lbs/SY)	Ton	105.00	200	21,000
5. Fly Ash for Subgrade (35 lbs/SY)	Ton	236	100	23,600
6. 5-inch Reinforced Concrete Pavement	S.Y.	200	25	5,000
7. 6-inch Reinforced Concrete Pavement	S.Y.	11,550	35	404,250
8. 7-inch Reinforced Concrete Pavement	S.Y.	375	55	20,625
9. Concrete Curb	L.F.	10,200	3.00	30,600
10. Remove Existing Driveways	Ea.	9	2,500.00	22,500
				22,500
			Paving Subtotal	\$ 588,000

MISCELLANEOUS:

1. Spread & Compact Utility Excavation Onsite	C.Y.	3,075	\$ 4.00	\$ 12,300
2. Trench Dewatering	L.F.	1,220	35	42,700
3. Trench Safety	L.F.	6,815	1.00	6,815
4. Traffic Control Along Griggs Road	L.S.	1	7,500	7,500
5. Traffic Control Along MLK Jr. Blvd.	L.S.	1	5,000	5,000
				5,000
			Miscellaneous Subtotal	\$ 74,315

This Document is Released for the Purpose of:
General Financial Planning
Under the Authority of:
Engineer: Christopher C. Jousan, P.E.
License No.: 111507
It is Preliminary in Nature and not to be Used for
Feasibility of Land Purchases, Bond
Applications, Loans or Grants.

	Subtotal	\$ 1,241,030
	Contingencies ⁽¹⁾	123,970
	TOTAL	\$ 1,365,000

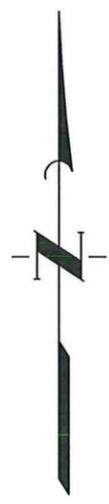
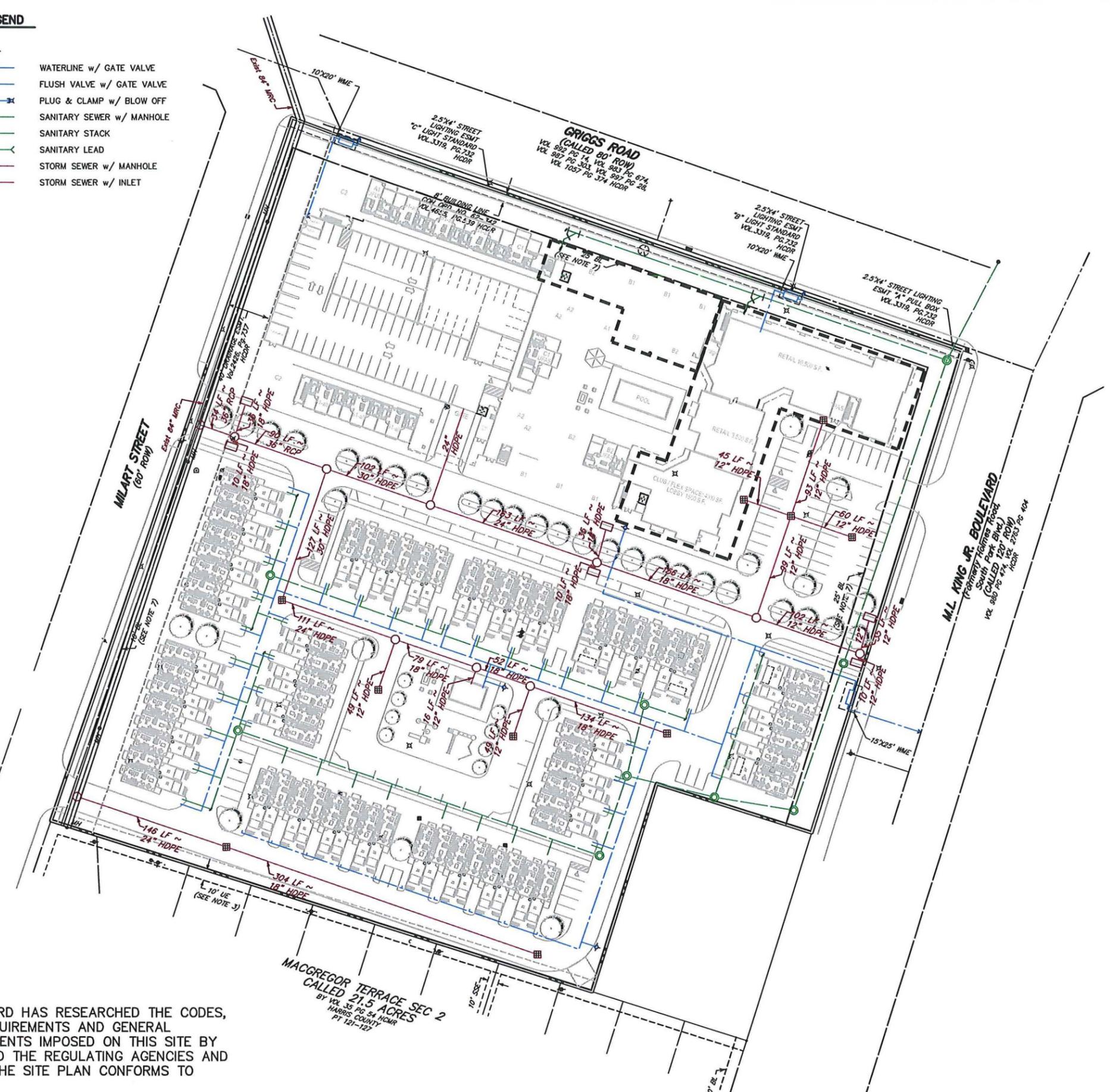
Notes:

- (1) Cost estimate based on landplan/preliminary plat/etc. dated 10-25-13
- (1) Contingencies include a 10% cost for additional, unseen, and future costs from time of proposal.
- (2) This cost estimate does not include the cost of demolition of existing improvements.

EXHIBIT E

LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET



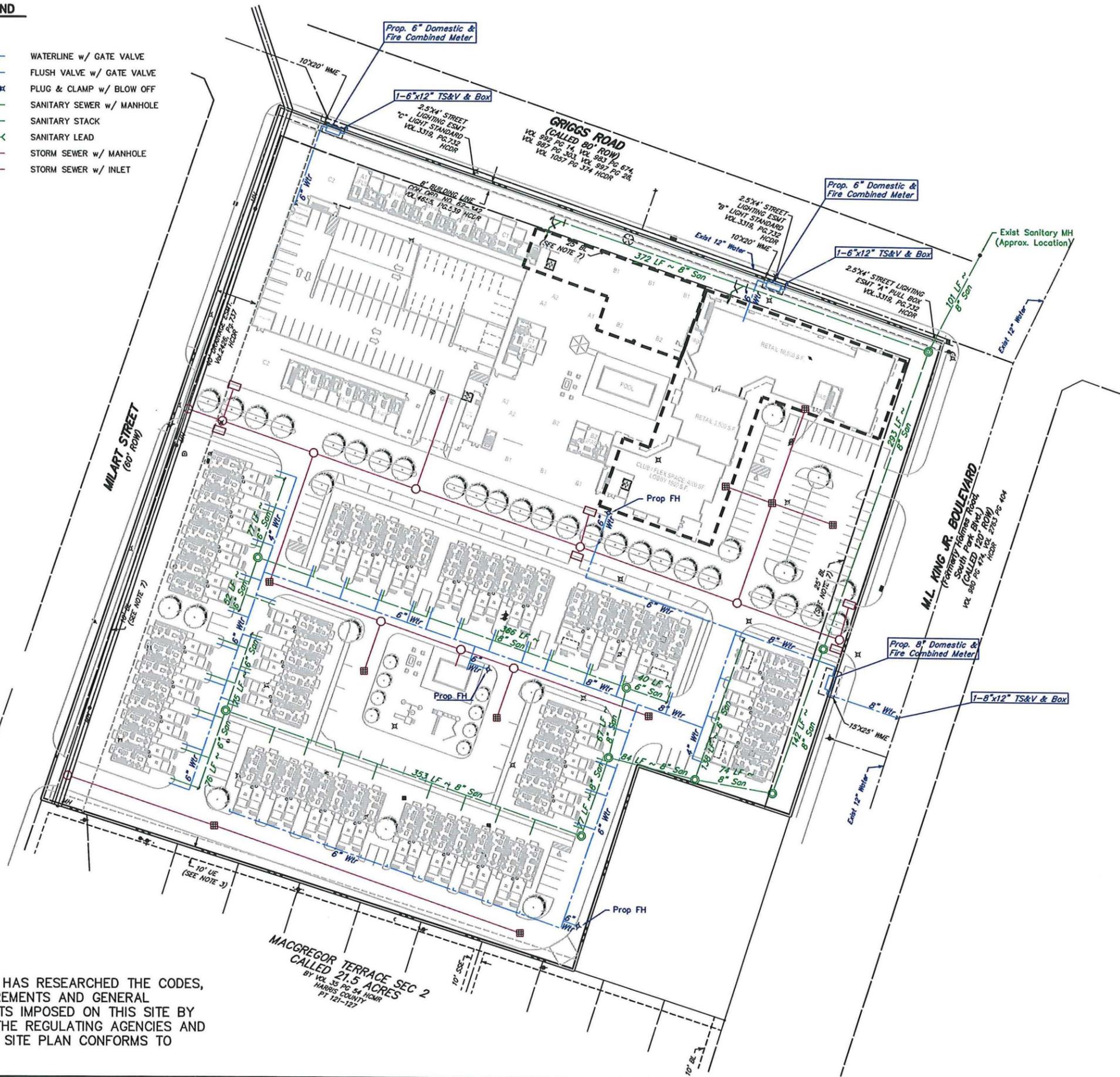
THE ENGINEER OF RECORD HAS RESEARCHED THE CODES, ORDINANCES, FIRE REQUIREMENTS AND GENERAL DEVELOPMENT REQUIREMENTS IMPOSED ON THIS SITE BY LOCAL GOVERNMENT AND THE REGULATING AGENCIES AND HAS CONFIRMED THAT THE SITE PLAN CONFORMS TO THOSE REQUIREMENTS

**GRIGGS ROAD DEVELOPMENT
DRAINAGE LAYOUT
NOVEMBER 2013**

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6335 Gullfion Dr., Suite 100 Houston, Texas 77081 (713) 777-5337

LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET



THE ENGINEER OF RECORD HAS RESEARCHED THE CODES, ORDINANCES, FIRE REQUIREMENTS AND GENERAL DEVELOPMENT REQUIREMENTS IMPOSED ON THIS SITE BY LOCAL GOVERNMENT AND THE REGULATING AGENCIES AND HAS CONFIRMED THAT THE SITE PLAN CONFORMS TO THOSE REQUIREMENTS

MACGREGOR TERRACE SEC 2
CALLED 21.5 ACRES
BY VOL. 35 PG. 34 HCDR
HARRIS COUNTY
PT. 121-122

**ITEX
UTILITY LAYOUT
NOVEMBER 2013**

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6335 Gulfon Dr., Suite 100 Houston, Texas 77081 (713) 777-5337