

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract No.	PID P00087293; Parcel 309		
Owner	The League City Patrons of the Park Foundation		
Property Location	South line of Ervin Street, west of Calder Drive		
Property Tax ID Number	422228		
Current Property Use	Vacant Land		
Highest and Best Use - Before	Regional Public Park for the Bay Colony West Master Plan Community		
Highest and Best Use – After – North Remainder	Regional Public Park for the Bay Colony West Master Plan Community		
Highest and Best Use – After – South Remainder	In Conjunction with Adjacent Property		
Property Rights Appraised	Fee Simple Estate		
Land Area - Before	103.075 Acres (4,489,947 SF) *		
Part to be Acquired – Total	<u>15.84 Acres</u> (689,918 SF)		
Total Land Area - After	87.235 Acres (3,800,029 SF)		
Land Area – North Remainder			74.775 Acres (3,257,271 SF)
Land Area – South Remainder			12.460 Acres (542,758 SF)
Effective Date of Value	February 7, 2025		
Date of Report	March 10, 2025		
VALUATION	Total		
Whole Property Value		\$ 13,469,841	
Value of Part to be Acquired – Total		<u>\$ 2,069,754</u>	
Remainder Value Before Acquisition		\$ 11,400,087	
Remainder Value After Acquisition – North Remainder	\$ 9,771,813		
Remainder Value After Acquisition – South Remainder	<u>\$ 16,283</u>		
Remainder Value After Acquisition		<u>\$ 9,788,096</u>	
Damages		\$ 1,611,991	
Cost to Cure		<u>\$ 0</u>	
Total Compensation		\$ 3,681,745	
VALUE CONCLUSIONS			
Appraisal Premise	Interest Appraised	Date of Value	Value
Total Compensation	Fee Simple Estate	February 7, 2025	\$3,681,745

* Park property left after Ervin Ave. 3.315-acre ROW dedication