

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract No.	PID P00090578.001 & P00090578.002; Parcel 324 Parts 1 & 2
Owner	City of League City
Property Location	East line of Maple Leaf Drive, north of Muldoon Parkway
Property Tax ID Number	514545
Current Property Use	Industrial use as a wastewater treatment plant
Highest and Best Use - Before	Industrial use as a wastewater treatment plant
Highest and Best Use - After	Industrial use as a wastewater treatment plant
Property Rights Appraised	Fee Simple Estate
Land Area - Before	37.61 Acres (1,638,292 square feet)
Part to be Acquired – Part 1	0.2403 Acre (10,468 square feet)
Part to be Acquired – Part 2	<u>0.2035 Acre (8,862 square feet)</u>
Part to be Acquired - Total	<u>0.4438 Acre (19,330 square feet)</u>
Land Area – After	37.1662 Acres (1,618,962 square feet)
Effective Date of Value	February 7, 2025
Date of Report	February 12, 2025

VALUATION	Total
Whole Property Value	\$3,276,584
Value of Part to be Acquired – Part 1	\$20,936
Value of Part to be Acquired – Part 2	<u>\$17,724</u>
Value of Part to be Acquired – Total	<u>\$ 38,660</u>
Remainder Value Before Acquisition	\$3,237,924
Remainder Value After Acquisition	<u>\$3,237,924</u>
Damages	\$ 0
Cost to Cure	<u>\$ 0</u>
Total Compensation	\$ 38,660

VALUE CONCLUSIONS

Appraisal Premise	Interest Appraised	Date of Value	Value
Total Compensation	Fee Simple Estate	February 7, 2025	\$38,660