

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

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

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