

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

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| Tract No. | PID P00087303; Parcel 322 |
| Owner | City of League City |
| Property Location | Southwest of Interstate Highway 45 Frontage Road, southeast of FM 646 |
| Property Tax ID Number | 420427 |
| Current Property Use | Detention Facility in conjunction with the adjacent property to the north |
| Highest and Best Use - Before | Detention Facility in conjunction with the adjacent property to the north |
| Highest and Best Use – After | N/A |
| Property Rights Appraised | Fee Simple Estate |
| Land Area - Before | 0.3230 Acre (14,071 square feet) |
| Part to be Acquired | <u>0.3230 Acre</u> (14,071 square feet) |
| Land Area - After | 0 Acre |
| Effective Date of Value | September 24, 2024 |
| Date of Report | October 10, 2024 |

| VALUATION | Total |
|------------------------------|-------------------|
| Whole Property Value | \$ 281,420 |
| Value of Part to be Acquired | <u>\$ 281,420</u> |
| Remainder Value | \$ 0 |
| Cost to Cure | \$ 0 |
| Damages | <u>\$ 0</u> |
| Total Compensation | \$ 281,420 |

VALUE CONCLUSIONS

| Appraisal Premise | Interest Appraised | Date of Value | Value |
|----------------------------|---------------------------|----------------------|--------------|
| Whole Property Acquisition | Fee Simple Estate | September 24, 2024 | \$281,420 |