Feasibility Report for
Provision at Lake Houston

On US-90 Frontage Road, adjacent to S. Lake Houston Parkway/US-90 intersection.

Prepared for:
Provision at Lake Houston, LP
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SECTION A. – Executive Summary

The existing site consists of approximately 12.075 acres located on US-90 Frontage Road, south and east of US-90, north of highlines maintained by Centerpoint Energy, east of US-90/S. Lake Houston Parkway intersection, in Houston, Texas (Harris County). The property directly to the west is a vacant lot owned by Sowell Equities-Forestwood LP. The property directly to the south is a 150-foot highlines easement owned and operated by Centerpoint Energy Houston. There is a triangular parcel in the north west part of the site that is owned by the City of Houston and is fenced off to separate the properties.

Per the Site Plan, the proposed development includes the construction of 5 multi-family buildings, a separate club house and a recreational area. The proposed development includes a total of 120 units and 216 parking spaces, handicap accessible included. Municipal water service is provided on site by 12” PVC Distribution Main, sanitary sewer service is available on site by a 10” ABS Collector, and storm drain service is available from an open channel east of the property in an easement area. The main access driveway will be constructed to connect to US-90 Frontage Road on the east of the site and a second driveway will be constructed just north east of the main driveway, also connecting to US-90 Frontage Road.

The information in this report has been compiled from websites for the City of Houston, Texas and Harris County, Texas as well as personnel at the Houston Permitting Center.

SECTION B. – Site Summary Items

I. Property Identification Number(s):

According to the Harris County Central Appraisal District GIS website, the property identification number is: 0410240000038

II. Millage Rates for All Taxing Jurisdictions:

The taxing jurisdictions and their associated millage rates for 2017 are:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Millage Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Houston</td>
<td>$0.58421/$100</td>
</tr>
<tr>
<td>Harris County</td>
<td>$0.418/$100</td>
</tr>
<tr>
<td>Galena Park ISD</td>
<td>$1.5633/$100</td>
</tr>
<tr>
<td>Harris County Flood Control</td>
<td>$0.02831/$100</td>
</tr>
<tr>
<td>Port of Houston Authority</td>
<td>$0.01256/$100</td>
</tr>
<tr>
<td>Harris County Hospital District</td>
<td>$0.1711/$100</td>
</tr>
<tr>
<td>Harris County Education Department</td>
<td>$0.005195/$100</td>
</tr>
<tr>
<td>San Jacinto Community College District</td>
<td>$0.183335/$100</td>
</tr>
</tbody>
</table>
III. Zoning Requirements:

The City of Houston does not have zoning, but development is governed by codes that address how property can be subdivided. The project location is not inside any special districts that the City of Houston has dictated, and the Land Use for the site has been deemed Undeveloped according to the City of Houston GIS Map Viewer. Development of property through the new construction or enlargement of any exterior dimension of any building, structure or improvement within the city or its extraterritorial jurisdiction shall require a development plat, however, the following types of development shall be exempt from this requirement:

1. Buildings, structures or improvements within the central business district;
2. Alterations to any building or improvement, including enclosing an existing canopy or porte-cochere, that do not increase the exterior square footage by more than 100 square feet and that do not result in an encroachment into the building line requirement. An encroachment into a building line requirement authorized by Section 42-151 of the Code of Ordinances, City of Houston, Texas shall not constitute an encroachment for the purposes of Section 42-22 of the Code of Ordinances, City of Houston, Texas;
3. Construction of a detached single-family residential unit (or enlargement thereto) that meets the requirements of Article 3 of Chapter 42 of the Code of Ordinances, City of Houston, Texas on a lot that is part of, and in a manner that complies with, a recorded subdivision plat or an unrecorded subdivision plat that is recognized as a plat for the purposes of property conveyance;
4. A parking lot or expansion thereof;
5. A retaining wall, masonry wall or fence under eight feet high; or
6. Placement of a temporary classroom building at a public-school facility.

IV. Subdivision Requirements:

The property is currently divided under a partition deed from 1919, however, the property is not currently platted. A Development Plat will be required prior to the start of construction in accordance with Section 42-22 and Section 42-46 of the Code of Ordinances, City of Houston, Texas.

V. Development Ordinances:

All development within the City of Houston is regulated by the Code of Ordinances, City of Houston, Texas. For Multi-Family Residential Development, at least one private drive shall be provided, remain clear at all times for emergency vehicle access, and have a minimum right-of-way width of 28 feet. Intersections of private drives shall be a minimum of 65
feet apart. A building setback of 10 feet is required in the front unless single-family residential lots are across the street having platted building lines greater than ten feet then the building setback shall be either 25 feet or the greatest building line on the single-family residential lots directly across the street, whichever is less. For a Multi-Family Development, these are the parking requirement break downs and minimum dimensions for aisles and stalls:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Parking per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency</td>
<td>1.25</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>1.333</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>1.666</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Angle</th>
<th>Stall Width</th>
<th>Stall Depth 90° to Aisle</th>
<th>Aisle Width</th>
<th>Stall Width Parallel to Aisle</th>
<th>Width for 2 Rows and Aisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>45°</td>
<td>8.5’</td>
<td>19.4’</td>
<td>13.5’</td>
<td>12.0’</td>
<td>52.4’</td>
</tr>
<tr>
<td>60°</td>
<td>8.5’</td>
<td>20.7’</td>
<td>18.5’</td>
<td>9.8’</td>
<td>59.9’</td>
</tr>
<tr>
<td>75°</td>
<td>8.5’</td>
<td>20.6’</td>
<td>20.8’</td>
<td>8.8’</td>
<td>61.9’</td>
</tr>
<tr>
<td>90°</td>
<td>8.5’</td>
<td>19.0’</td>
<td>25.0’</td>
<td>8.5’</td>
<td>63.0’</td>
</tr>
<tr>
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<td>9.0’</td>
<td>19.8’</td>
<td>13.0’</td>
<td>12.7’</td>
<td>52.6’</td>
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<tr>
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<td>9.0’</td>
<td>21.0’</td>
<td>18.0’</td>
<td>10.4’</td>
<td>59.9’</td>
</tr>
<tr>
<td>75°</td>
<td>9.0’</td>
<td>20.7’</td>
<td>20.0’</td>
<td>9.3’</td>
<td>61.4’</td>
</tr>
<tr>
<td>90°</td>
<td>9.0’</td>
<td>19.0’</td>
<td>24.0’</td>
<td>9.0’</td>
<td>62.0’</td>
</tr>
<tr>
<td>45°</td>
<td>9.5’</td>
<td>20.2’</td>
<td>13.0’</td>
<td>13.4’</td>
<td>53.3’</td>
</tr>
<tr>
<td>60°</td>
<td>9.5’</td>
<td>21.2’</td>
<td>18.0’</td>
<td>11.0’</td>
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<td>24.0’</td>
<td>9.5’</td>
<td>62.0’</td>
</tr>
</tbody>
</table>

In determining the total number of spaces required, any fraction of one-half or less shall be counted as the next smaller whole number and any fraction in excess of one-half shall be counted as the next higher whole number (Chapter 42, Article 3, Division 6 of Code of Ordinances, City of Houston, Texas). Handicap Accessible parking spaces for vehicles operated by or for persons with disabilities shall be provided in accordance with state and federal standards. When only one parking space is required under this article, accessible parking requirements shall be in addition to the one parking space so required. Per the Site Plan, it appears that the design conforms to these standards.

VI. Fire Department Requirements:

An automatic fire sprinkler system is required to be installed throughout all buildings on the property in accordance with Section 903.3 in the 2012 International Fire Code. On-site fire hydrants are required if any portion
of the building is more than 400 feet from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building; if the building is equipped with an approved automatic fire sprinkler system, the distance shall be 600 feet. The minimum width of any Fire Lane shall not be less than 20 feet (unless it is physically impossible) and minimum unobstructed overhead clearance of not less than 13 feet 6 inches. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story as measured by an approved route around the exterior of the building or facility; the fire code official can increase this distance if the building is equipped with an approved automatic fire sprinkler system (Section 503.1.1, 2012 International Fire Code).

VII. Site Ingress and Egress Requirements:

Unless the subject property is 1 acre or less, more than one point of access is required. For a Multi-Family Development, the private drive system shall form a loop that provides more than one point of access to the development from the streets to the boundaries of the development. Per the Site Plan, it appears that the design conforms to these standards.

VIII. Building Codes and Local Design Requirements:

The project will be subject to the following building codes and design requirements:

- 2012 International Building Code Houston Amendments
- 2012 International Residential Code Houston Amendments
- 2017 National Electric Code
- 2012 Uniform Mechanical Code Houston Amendments
- 2012 Uniform Plumbing Code Houston Amendments
- 2012 International Fire Code Houston Amendments
- ASHRAE 90.1-2013 Houston Amendments

IX. Atypical items that will materially impact costs
SECTION C. – Overview of Process, Timing, and Costs

I. Overview of Entitlement and Site Development Permitting Process and Associated Timing:

Per personnel from the City of Houston Permitting Center, this process will take approximately 16 days.

Prior to obtaining a building permit, an applicant or responsible party shall submit a site plan to the department of Planning & Development with the following:

1. Be accompanied by the non-refundable fee set forth for this provision in the city fee schedule when the site plan is not submitted in conjunction with a development plat;
2. Be to scale, provide a north arrow, and contain bearings, dimensions, and boundaries of all tracts related to the use classification and the parking facilities;
3. Include the calculation used to determine the number of parking spaces, bicycle spaces, and loading berths required by Chapter 26, Article VIII of the Code of Ordinances, City of Houston, Texas;
4. Be accompanied by a survey of the tract or a copy of the most recently recorded subdivision plat of the tract; and
5. Show:
   i. Each existing and proposed building, including dimensions and GFA of each building;
   ii. Each proposed alteration to a building or tract, including dimensions and GFA of each alteration;
   iii. The dimensions, design, and location of parking spaces, bicycle spaces, bicycle racks, loading berths, drive aisles, landscaping islands, and other physical features relating to layout of parking and loading facilities;
   iv. Existing and proposed trees, shrubs, and screening fences required by Article V of Chapter 33 of the Code of Ordinances, City of Houston, Texas;
   v. Building setback lines required by Chapter 42 of the Code of Ordinances, City of Houston, Texas or contained in any separately recorded instrument;
   vi. The location of above-ground existing and planned physical features such as utility poles, fire hydrants, dumpsters, bollards and other obstructions;
   vii. The location of sidewalks and other improvements;
   viii. The location, dimensions, distance, and clearly delineated pedestrian route to off-site parking facilities, as applicable; and
   ix. The location and configuration of each drop-off, drive-in, or drive-through facility, as applicable.
The following documents must be submitted with a site plan, as applicable:

1. Covenants and restrictions recorded in the real property records affecting the tracts contained in the site plan;
2. Licenses, permits, and other documentation required by federal, state, and other governments for the operation of a use classification listed in Division 2, Article VIII, Chapter 26 of the Code of Ordinances, City of Houston, Texas;
3. All documents relied upon in making the calculation required by Section 26-473(a)(3) of the Code of Ordinances, City of Houston, Texas, for example, floor plans, layout of golf course greens, tennis courts, outdoor decks, patios, and seating areas;
4. The most recent utility capacity reservation letter (application found online at www.houstonpermittingcenter.org);
5. A valet parking plan;
6. A shared parking plan;
7. A memorandum of lease;
8. The layout and description of proposed amenities for extending the distance of off-site parking in accordance with this article; and

Include 2 copies of the dimensioned Site Plan, a copy of the Recorded Plat, and a Survey of the Property.

II. Building Permitting Process and Timing:

Per personnel from the City of Houston Permitting Center, this process is included in the previously noted 16-day timeline.

To obtain a building permit the following documentation is required:

- Commercial Building Permit Application
- ComCheck Report
- Letter of utility availability for water, waste water and storm drainage. Application may be picked up from the Taps & Meters Section in Public Works and Engineering at Houston Permitting Center.
- Legal description of property (this may be obtained through the tax office, deeds, closing papers, etc.)
- Storm drainage plans
- Development plat approval from the Department of Planning & Development. (Pick up application on the 1st floor of the Houston Permitting Center)
- Submit two (2) sets of non-erasable/legible plans including (but not limited to):
  - Survey
  - Plot Plan based on Survey
  - Floor Plan:
    - Structural detail (all details)
    - Electrical (added loads, line diagrams, load analysis)
- Plumbing plan
- Heating, ventilation, & AC
  - Engineer’s seal (when required)
  - Health equipment details with elevations (food establishments only)
  - Fire alarm systems (when required)
  - Electronic locks (if installed)
- Soil report

**Permit Review Process:**

1. Complete a **Building Permit Application** (Form CE-1263), a **Declaration in Support of Application for City of Houston Building Permit** (if applicable), and a route slip. Applications are available at the Houston main office and satellite offices.
2. Please note a separate application and declaration are required for each new structure or remodeled building and/or lease space. Personnel can assist you with the application process.
3. Submit the plans, application(s), and route slip to the **Permits Section**. The route slip should be attached to the submittal package and include a contact name, email address, and phone number.
4. Upon receipt of the items listed above, the Customer Service Representative (CSR) will generate a project number for each structure. Additionally, a sales order will be provided for the plan review deposit fee due (25% of the total permit fee).
5. Pay the plan review fee at the Cashier’s booth. A receipt with the project number will be provided to you.
6. Plans will be assigned to a Senior Plan Analyst who will route the package to all departments required to review the plans. After all departments have finished their review, you will be notified when the plans are ready for pick-up. If there are any deficiencies, a comment correction report will accompany the submittal package.
7. The person who submitted the plans may retrieve them from the plan library desk on the 3rd floor. Persons other than the one who submitted the plan must provide the numbered receipt.
8. Once the designer corrects the plans, resubmit the entire package for re-review and approval. The resubmitted package must include all previously approved sheets and previously reviewed sheets that may have been marked for corrections.
9. The applicant will be notified when the plans are completely approved by all required departments. The building permit may be purchased by the owner, applicant, or contractor.

**A link to a PDF Flow Chart of the Permit Review Process:**
III. Cost Itemization of all Anticipated Fees:

<table>
<thead>
<tr>
<th>Anticipated Impact, Site Development Permit, and Building Permit Fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit (based on valuation of total cost of construction to end user, excluding land purchase costs and overhead)</td>
<td>$77.33 minimum $39.91 for the first $7,000 plus $4.55 for every additional $1000 in valuation or fraction thereof $692.17 for the first $150,000 plus $4.28 for every additional $1000 in valuation or fraction thereof $905.99 for the first $200,000 plus $3.99 for every additional $1000 in valuation or fraction thereof $1,305.09 for the first $300,000 plus $3.70 for every additional $1000 in valuation or fraction thereof $2,046.31 for the first $500,000 plus $3.41 for every additional $1000 in valuation or fraction thereof $3,756.80 for the first $1,000,000 plus $3.13 for every additional $1000 in valuation or fraction thereof $16,300.37 for the first $5,000,000 Plus $1.70 for every additional $1,000 in valuation or fraction thereof $93,272.32 for the first $50,000,000 Plus $1.14 for every additional $1,000 in valuation or fraction thereof</td>
</tr>
<tr>
<td>Building Permit Plan Review</td>
<td>$25% of estimated building permit fee</td>
</tr>
<tr>
<td>Administrative Fee</td>
<td>$28.50</td>
</tr>
<tr>
<td>Driveway/Approach Fee</td>
<td>$39.91</td>
</tr>
<tr>
<td>Parking Lot or Paved Area Permit</td>
<td>$79.82 for first 1,000 sq ft or portion thereof $2.85 for each additional 1000 sq ft or portion thereof</td>
</tr>
<tr>
<td>Water Impact Fee</td>
<td>$626.50 per service unit</td>
</tr>
<tr>
<td>Wastewater Impact Fee</td>
<td>$1199.11 per service unit</td>
</tr>
<tr>
<td>Fire Alarm Permit</td>
<td>$77.33 if 0-10 devices $110.46 if 11-25 devices $165.70 if 26-200 devices $2.76 for each additional device over 200</td>
</tr>
<tr>
<td>Service</td>
<td>Fee Description</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-----------------------------------------------------------</td>
</tr>
<tr>
<td>Fire Sprinkler Permit</td>
<td>$82.85 for any head or group of heads up to 25 that is regulated with a valve for any portion of a building $3.87 for each additional head over 25</td>
</tr>
<tr>
<td>Fire Sprinkler System Plan Review</td>
<td>$1.93 per head</td>
</tr>
<tr>
<td></td>
<td>$77.33 minimum</td>
</tr>
<tr>
<td>Multi-Family Rental Building Inspection Fee</td>
<td>$4.55 per unit</td>
</tr>
<tr>
<td></td>
<td>$114.03 minimum</td>
</tr>
</tbody>
</table>
Appendix
1. Topography shown based on LiDAR data obtained from the Texas Natural Resources Information System.

2. Stormwater detention is required and will be accomplished with a combination of a dry detention pond and parking lot storage.

3. Site plan materially conforms to all applicable site development and building code ordinances.

4. Parking plan meets the requirements of the development regulations of the City of Manor.