PROPERTY CONDITION ASSESSMENT
ALICE LOFTS
320 EAST 3RD STREET
ALICE, TEXAS 78332

D3G PROJECT NUMBER:
2019-0105

FINAL REPORT ISSUE DATE:
MARCH 1, 2019

INSPECTION DATE:
FEBRUARY 7, 2019

PREPARED FOR:
ALICE HOUSING PARTNERS, LP AND
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT
10777 BARKLEY STREET, SUITE 140
OVERLAND PARK, KANSAS 66211

Adam Mankin, BPI-MFBA
Construction Inspector

Mike Ferguson, P.E.
Director of Engineering Services
EXECUTIVE PROPERTY DESCRIPTION

Property: Alice Lofts
320 East 3rd Street
Alice, Texas 78332

Site Description: Alice Lofts, located at 320 East 3rd Street in Alice, Jim Wells County, Texas consists of one (1) four-story abandoned hospital building with a mechanical penthouse level which is to be converted into a forty four (44) dwelling units unit affordable multi-family housing apartment building. According to information provided by the ownership team, the building was constructed in 1931, 1940, 1947, 1958, 1963, and 1973 and will feature an approximate gross area of 70,729 square feet when the renovation activities are complete. Based on D3G estimates, the building is situated on approximately 1.0 acres. The property is currently in poor physical condition. According to local community members, the building has been abandoned since 1994 or 1995. During its vacancy, the building has been subjected to arson, trespassing, vandalism, and unwanted moisture intrusion/flooding. No interior elements or mechanical systems are in a salvageable state. It is unknown whether or not the structural elements of the building have been compromised.
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1.0 EXECUTIVE SUMMARY

1.1 PROJECT SUMMARY

Dominion Due Diligence Group (D3G) performed a Property Condition Assessment (PCA) of the Alice Lofts located at 320 East 3rd Street, Alice, Texas. D3G performed a site inspection on February 7, 2019. The inspection indicated that the building is in poor physical condition.

Included in this PCA is a review of major building systems, accessibility and building code compliance, a photographic record of the property, and an estimate of required reserves for: (1) Immediate Deficiencies, (2) Recommended Rehabilitation Items, (3) Additional Recommended Investigations, (4) Near Term Repairs (1-10 years), (5) Long Term Repairs (11-20 years), and (6) Remainder Loan Term Repairs (21-30 years). The inspection was performed in accordance with ASTM E-2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the Texas Department of Housing and Community Affairs (TDHCA) 2019 Qualified Allocation Plan (QAP).

1.2 EXECUTIVE PROPERTY DESCRIPTION

Project Name: Alice Lofts
Address: 320 East 3rd Street
Alice, Texas 78332
Property Type: Multi-Family Apartments (Proposed)
Building Size: Total Gross Area = 72,882 SF (Proposed)
1 - Apartment Building @ 72,882 SF (4-story)
Land Size: 1 Acres
Number/Type of Units: Forty-four (44) dwelling units (Proposed)

<table>
<thead>
<tr>
<th>Unit Types</th>
<th>Rentable Area (ft2)</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom/ One Bathroom</td>
<td>724-1218</td>
<td>11</td>
</tr>
<tr>
<td>Two Bedroom/ One Bathroom</td>
<td>981-1694</td>
<td>27</td>
</tr>
<tr>
<td>Three Bedroom/ Two Bathroom</td>
<td>1550-1970</td>
<td>6</td>
</tr>
</tbody>
</table>

Total: Units 44

Zoning: Existing: B-4 (Business District)
Proposed Rezoning: R-4 (Multi Family District)
Utility and Contract Services:
- Electricity: Not Provided
- Gas: Not Provided
- Water/Sewer: Not Provided
- Solid Waste: Not Provided

### 1.3 IMMEDIATE DEFICIENCIES

The following current building code and Life Safety deficiencies were observed at the property and will be required to be incorporated into the project scope of work if the property owner proceeds with substantial rehabilitation:

<table>
<thead>
<tr>
<th>Immediate Deficiencies (Immediately Necessary Repairs and Replacement)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Life Safety Deficiencies</strong></td>
<td></td>
</tr>
<tr>
<td>1. Based on the building's age and observed materials, D3G recommends conducting an asbestos screening at the subject property by an appropriately licensed and/or certified inspector in accordance with local, state and federal regulations. In addition, D3G recommends that any identified and/or presumed ACMs be managed under a site-specific Operations and Maintenance (O&amp;M) Program. In addition, compliance with 40 CFR 61 Subpart M is recommended prior to any renovation or demolition activities at the subject property. ACM abatement is included in the provided Rehabilitation Scope of Work. (1 Each @ Pending)</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>2. Based on the building's age and observed materials, D3G recommends conducting a lead-based paint screening at the subject property by an appropriately licensed and/or certified inspector in accordance with local, state and federal regulations. In addition, D3G recommends that any identified and/or presumed lead-based paint be managed under a site-specific Operations and Maintenance (O&amp;M) Program. Presumed lead-based paint should be handled in accordance with local, state, and federal regulations. (1 Each @ Pending)</td>
<td>Pending</td>
</tr>
<tr>
<td><strong>Accessibility</strong></td>
<td></td>
</tr>
<tr>
<td>3. Upon completion of all renovation activities, the property and associated structures should be fully compliant with all applicable accessibility requirements, including, but not limited to, the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the 2012 Texas Accessibility Standards. Compliance with Texas Accessibility Standards require a minimum of 5% or three (3) designated handicapped units and 2% or one (1) audio/visual unit. (1 Lump Sum @ $.00)</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>4. Based upon the presumed forty-eight (48) standard uncovered parking spaces available at the site, two (2) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space, will be required by Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features zero (0) designated handicapped spaces. Upon completion of the rehabilitation, ADAAG compliance with regards to on-site parking will be required. (1 @ $.00)</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>$0.00</td>
</tr>
</tbody>
</table>
1.4 RECOMMENDED REHABILITATION ITEMS

D3G makes the recommendation for the following significant rehabilitation items. The scope of work must provide for the replacement of all building systems and components which are at or near the end of their useful lives. "The rehabilitation must result in a structure which will require no substantial replacement of doors, windows, roofs, cabinets, or mechanical and plumbing systems for at least five years." In accordance with these standards, an inspection of the property identified the following recommended rehabilitation items at the subject property, which should be reviewed and accepted by the Owner:

<table>
<thead>
<tr>
<th>Rehabilitation Item Description</th>
<th># of Units</th>
<th>Unit of Measure</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping and Site Improvements</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. This line item covers the estimated construction costs for &quot;Demolition.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$862,000.00</td>
<td>$862,000.00</td>
</tr>
<tr>
<td>2. This line item covers the estimated construction costs for &quot;On-Site Utilities.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$67,235.00</td>
<td>$67,235.00</td>
</tr>
</tbody>
</table>

In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multifamily Housing Rental Program, the property must comply with the 2019 Qualified Allocation Plan (QAP), which states that an Environmental Site Assessment is required; therefore, the completion of a Phase I ESA is required. It was reported to D3G that a Phase I Environmental Site Assessment had been performed at the property; therefore, this repair has been completed.

<table>
<thead>
<tr>
<th>Rehabilitation Item Description</th>
<th># of Units</th>
<th>Unit of Measure</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Exteriors</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multifamily Housing Rental Program, the property must comply with the 2019 Qualified Allocation Plan (QAP), which states that an Environmental Site Assessment is required; therefore, the completion of a Phase I ESA is required. It was reported to D3G that a Phase I Environmental Site Assessment had been performed at the property; therefore, this repair has been completed.</td>
<td>1</td>
<td>Lump Sum</td>
<td>$3,500.00</td>
<td>Complete</td>
</tr>
<tr>
<td>4. This line item covers the estimated construction costs for &quot;Concrete.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$100,000.00</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>5. This line item covers the estimated construction costs for &quot;Masonry.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$330,000.00</td>
<td>$330,000.00</td>
</tr>
<tr>
<td>6. This line item covers the estimated construction costs for &quot;Metals.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$192,600.00</td>
<td>$192,600.00</td>
</tr>
<tr>
<td>7. This line item covers the estimated construction costs for &quot;Thermal and Moisture Protection.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$294,000.00</td>
<td>$294,000.00</td>
</tr>
<tr>
<td>8. This line item covers the estimated construction costs for &quot;Roof Covering.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$185,000.00</td>
<td>$185,000.00</td>
</tr>
<tr>
<td>9. This line item covers the estimated construction costs for &quot;Doors and Windows.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$1,080,075.00</td>
<td>$728,830.00</td>
</tr>
<tr>
<td><strong>Mechanical and HVAC Items</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>10. This line item covers the estimated construction costs for &quot;Mechanical (HVAC; Plumbing).&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$1,099,530.00</td>
<td>$1,099,530.00</td>
</tr>
<tr>
<td>11. This line item covers the estimated construction costs for &quot;Conveying Systems.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$225,000.00</td>
<td>$225,000.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Electrical and Life Safety</strong></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>12. This line item covers the estimated construction costs for &quot;Special Construction.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$425,170.00</td>
</tr>
<tr>
<td>13. This line item covers the estimated construction costs for &quot;Electrical.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$734,780.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Interiors and Common Areas</strong></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install screens on all operable windows; therefore, the installation of window screens is required.</td>
<td>1</td>
<td>Each</td>
<td>$250.00</td>
</tr>
<tr>
<td>In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install garbage disposals within all dwelling units; therefore, the installation of garbage disposals is required.</td>
<td>44</td>
<td>Each</td>
<td>$500.00</td>
</tr>
<tr>
<td>In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install Energy-Star rated dishwashers within all dwelling units; therefore, the installation of Energy-Star rated dishwashers is required.</td>
<td>44</td>
<td>Each</td>
<td>$600.00</td>
</tr>
<tr>
<td>In order to qualify for the TDHCA Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install Energy-Star rated</td>
<td>44</td>
<td>Each</td>
<td>$1,200.00</td>
</tr>
</tbody>
</table>
refrigerators within all dwelling units; therefore, the installation of Energy-Star rated refrigerators is required.

<table>
<thead>
<tr>
<th></th>
<th>In order to qualify for the TDHCA Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install range/oven units within all dwelling units; therefore, the installation of range/ovens is required.</th>
<th>44</th>
<th>Each</th>
<th>$346.00</th>
<th>Cost Included in Rehabilitation Scope of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.</td>
<td>In order to qualify for the TDHCA Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install blinds or window coverings for all windows within all dwelling units; therefore, the installation of blinds or window coverings is required.</td>
<td>44</td>
<td>Lump Sum</td>
<td>$350.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>19.</td>
<td>In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install at least one (1) Energy-Star rated ceiling fan within all dwelling units; therefore, the installation of one (1) Energy-Star rated ceiling fan per unit is required.</td>
<td>44</td>
<td>Lump Sum</td>
<td>$500.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>20.</td>
<td>In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install Energy-Star rated lighting in all dwelling units, which may include compact fluorescent or LED bulbs; therefore, the installation of Energy-Star rated lighting within all the dwelling units is required.</td>
<td>44</td>
<td>Lump Sum</td>
<td>$250.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>21.</td>
<td>This line item covers the estimated construction costs for &quot;Woods and Plastics.&quot;</td>
<td>1</td>
<td>Lump Sum</td>
<td>$1,106,400.00</td>
<td>$1,106,400.00</td>
</tr>
</tbody>
</table>
23. This line item covers the estimated construction costs for "Finishes." ** 1 Lump Sum $1,080,075.00 $1,080,075.00
24. This line item covers the estimated construction costs for "Specialties." ** 1 Lump Sum $76,894.00 $76,894.00
25. This line item covers the estimated construction costs for "Equipment." ** 1 Lump Sum $172,560.00 $172,560.00
26. This line item covers the estimated construction costs for "Furnishings." ** 1 Lump Sum $36,000.00 $36,000.00
27. This line item covers the estimated construction costs for "Asbestos Abatement." ** 1 Lump Sum $877,500.00 $877,500.00

<table>
<thead>
<tr>
<th>Project Subtotal</th>
<th>$8,593,574.00</th>
</tr>
</thead>
</table>

28. This line item covers the estimated construction costs for "General Requirements" ** 1 Subtotal 6% $515,614.00
29. This line item covers the estimated construction costs for "Contractor Overhead" ** 1 Subtotal 2% $171,871.00
30. This line item covers the estimated construction costs for "Contractor Profit" ** 1 Subtotal 6% $515,614.00

Total Preliminary Budget for Rehabilitation Scope of Work $9,796,673.00
Total Rehabilitation Cost per Unit $222,651.66

1.5 RECOMMENDED ADDITIONAL INVESTIGATIONS
D3G does not make further recommendations for additional investigations.

1.6 NEAR TERM (REPLACEMENT RESERVE) SUMMARY TABLE
Replacement reserves are defined as non-routine maintenance items that will require significant expenditure during the near term of the mortgage. Included are items that will reach the end of their Estimated Useful Life during the next ten (10) years or in the opinion of the engineer, will require attention during that time. An investigation of the subject property identified the items noted in Section 1.10, as requiring replacement, repair, or significant maintenance over the following 10-year period:

<table>
<thead>
<tr>
<th>PROPERTY IMPROVEMENTS</th>
<th>1- 10 YEAR TERM</th>
<th>TOTAL RESERVE</th>
<th>AVERAGE ANNUAL COST PER UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Un-inflated Cost</td>
<td>$20,883</td>
<td>$47</td>
<td></td>
</tr>
<tr>
<td>Inflated Cost (2.5%/year)</td>
<td>$25,889</td>
<td>$59</td>
<td></td>
</tr>
</tbody>
</table>
1.7 LONG TERM SUMMARY TABLE

Long-term costs are defined as non-routine maintenance items that will require significant expenditure during the extended life (11-20 years) of the mortgage. Included are items that will reach the end of their Estimated Useful Life during the 11 to 20-year period of the loan, or in the opinion of the engineer, will require attention during that time. An investigation of the subject property identified the items noted in Section 1.10, as requiring replacement, repair, or significant maintenance over the 11 to 20-year period of the mortgage:

<table>
<thead>
<tr>
<th>11-20 YEAR TERM</th>
<th>TOTAL RESERVE</th>
<th>AVERAGE ANNUAL COST PER UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Un-inflated Cost</td>
<td>$359,335</td>
<td>$817</td>
</tr>
<tr>
<td>Inflated Cost (2.5%/year)</td>
<td>$543,413</td>
<td>$1,235</td>
</tr>
</tbody>
</table>

1.8 REMAINDER OF LOAN TERM SUMMARY TABLE

Remainder replacement reserves are defined as non-routine maintenance items that will require significant expenditure during the last portion of the 30-year study period, (21 to 30 years). Included are items that will reach the end of their Estimated Useful Life during this period. An investigation of the subject property identified the items noted in Section 1.10, as requiring replacement, repair, or significant maintenance during this period:

<table>
<thead>
<tr>
<th>21-30 YEAR TERM</th>
<th>TOTAL RESERVE</th>
<th>AVERAGE ANNUAL COST PER UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Un-inflated Cost</td>
<td>$156,276</td>
<td>$355</td>
</tr>
<tr>
<td>Inflated Cost (2.5%/year)</td>
<td>$317,798</td>
<td>$722</td>
</tr>
</tbody>
</table>

1.9 TOTAL LOAN TERM SUMMARY TABLE

The following table itemizes the total cost of anticipated replacements and repairs over the 30 year study period:

<table>
<thead>
<tr>
<th>1-30 YEAR TERM</th>
<th>TOTAL RESERVE</th>
<th>AVERAGE ANNUAL COST PER UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Un-inflated Cost</td>
<td>$536,494</td>
<td>$406</td>
</tr>
<tr>
<td>Inflated Cost (2.5%/year)</td>
<td>$887,099</td>
<td>$672</td>
</tr>
</tbody>
</table>

1.10 PROJECT SUMMARY

The facility was observed in fair physical condition. The following is a summary of the near and long term property needs. Please refer to the appropriate sections of the report for detailed information.

- The concrete parking and driveway surfaces will require repair during the 30-year estimate period.
- The asphalt parking and driveway surfaces will require repair, restriping, and eventual overlay during the 30-year estimate period.
- The concrete sidewalks will require repair during the 30-year estimate period.
- The identification sign will require replacement during the 30-year estimate period.
- The automatic door opener will require replacement during the 30-year estimate period.
- The entryway awning will require replacement during the 30-year estimate period.
- The building exteriors will require repainting during the 30-year estimate period.
- The roofing membranes will require replacement during the 30-year estimate period.
- The downspouts and gutters will require replacement during the 30-year estimate period.
- The water booster pump will require replacement during the 30-year estimate period.
- The water boiler will require replacement during the 30-year estimate period.
- The water storage tank will require replacement during the 30-year estimate period.
- The dwelling unit PTAC units will require replacement during the 30-year estimate period.
- The common area PTAC units will require replacement during the 30-year estimate period.
- The elevator cabs will require refurbishment during the 30-year estimate period.
- The fire suppression system will require refurbishment during the 30-year estimate period.
- The common area flooring will require replacement during the 30-year estimate period.
- The common area acoustical ceiling tiles will require replacement during the 30-year estimate period.
- The common area clothes dryers will require replacement during the 30-year estimate period.
- The common area clothes washer will require replacement during the 30-year estimate period.
- The common area range/oven will require replacement during the 30-year estimate period.
- The common area dishwasher will require replacement during the 30-year estimate period.
- The common area microwave will require replacement during the 30-year estimate period.
- The common area refrigerator will require replacement during the 30-year estimate period.
• The one-bedroom dwelling unit flooring will require replacement during the 30-year estimate period.

• The two-bedroom dwelling unit flooring will require replacement during the 30-year estimate period.

• The three-bedroom dwelling unit flooring will require replacement during the 30-year estimate period.

• The dwelling unit stackable clothes washer/dryer will require replacement during the 30-year estimate period.

• The dwelling unit range/ovens will require replacement during the 30-year estimate period.

• The dwelling unit dishwashers will require replacement during the 30-year estimate period.

• The dwelling unit refrigerators will require replacement during the 30-year estimate period.

It should be noted that our reserve schedules do not include costs associated with routine maintenance (items less than $500, plumbing and miscellaneous repairs included under the maintenance budget).

2.0 LIMITATIONS

This report has been prepared for, and can be relied upon by the Client, Alice Housing Partners, LP, and the Texas Department of Housing and Community Affairs (TDHCA). Dominion Due Diligence Group agrees to cooperate in answering questions by any of the above parties in connection with the securitization of this report. This report has been prepared for the exclusive use of the referenced client for specific application to the subject site. The report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including ASTM E-2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the Texas Department of Housing and Community Affairs (TDHCA) 2019 Qualified Allocation Plan (QAP). No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during an inspection of all reasonably accessible areas of the property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil. Likewise, this is not a seismic assessment nor do we make comments or conclusions regarding wood boring pest/insect damage.
Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations. This report and conclusions herein are based upon data collection between January 30, 2019 and March 1, 2019.

3.0 INTRODUCTION

3.1 BACKGROUND

D3G was retained by the Client to conduct this investigation in order to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. A sufficient portion of the building was accessed and inspected to give clarity to the overall condition of the property. In addition, representative mechanical spaces, exterior and common areas were inspected. Photographs of the subject property were taken during the site inspection and relevant photographs have been included in Appendix B.

Inspector: Adam Mankin, BPI-MFBA
Inspection Date: 2/7/2019
Weather: 66°F, Overcast
Access Limitations: Limited Building Access
Plans Available: None

3.2 SCOPE OF WORK

The purpose of this PCA is to determine the current condition of the property and to establish a preliminary capital reserve for the immediate and long-term future. This PCA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition and future capital requirements, for the purpose of underwriting or securing mortgage loans.

D3G will not materially benefit from the Development in any way other than receiving a fee for performing the PCA. D3G is not a Related Party to or an Affiliate of any Development Team Member and has read and fully understood the requirements of the report preparer set forth by Texas Department of Housing and Community Affairs (TDHCA). All persons who have a property interest in this report hereby acknowledges the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make use of the report as authorized by law. D3G has read and understands the requirements of Section 11.206 Property Condition Assessment Guidelines as outlined in the Texas Department of Housing and Community Affairs (TDHCA) 2019 Qualified Allocation Plan.

This PCA has been performed in accordance with ASTM E-2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the Texas Department of Housing and Community Affairs (TDHCA) 2019 Qualified Allocation Plan.
assessment is based upon interviews with management and local agencies, a review of available documents and a visual examination of the property. The physical examination included a review of building, foundation, roofs, exterior/interior walls, mechanical systems, doors and windows, interior elements, landscaping, paved areas and utilities. The scope of the work included:

- The performance of a field inspection of the Alice Lofts, conducted by individuals trained in building engineering and construction practices.
- The interviewing of staff regarding the condition of the facility, common areas, and known physical/equipment deficiencies.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a written report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.
- The reporting of findings in a format acceptable by the Client and the Texas Department of Housing and Community Affairs (TDHCA).

3.3 TERMS AND CONDITIONS

The following definitions and reference standards are routinely utilized within the text of this report:

**Excellent:**
Component or system is in “as new” condition requiring no rehabilitation and should perform in accordance with expected performance.

**Good:**
Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

**Fair:**
A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan.
Poor:
Component or system falls into one or more of the following categories: (a) Evidence of previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

The ratings are determined by comparison to other building of similar age and construction type. The budget cost estimate is segregated into the following five (5) categories:

Building Code / Life Safety Compliance Issues:
Physical deficiencies that require immediate action as a result of: existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left “as is” would result in a critical element or system failure. Additionally included are issues that affect sustainable occupancy or egress to the property.

Recommended Rehabilitation Repairs:
Physical deficiencies observed during the inspection, which should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero to one-year time frame are also included.

Recommended Additional Investigations/Inspections:
Observed or probable physical deficiencies that require further investigation by a state licensed professional to better determine risk assessment and/or course and cost of repairs required.

Near Term Repair Reserves (1-10 years):
Non-routine maintenance items that will require significant expenditure during the first 10 years of the mortgage. Included are items that will reach the end of their Estimated Useful Life during the next ten (10) years or in the opinion of the engineer, will require attention during that time.

Long Term Repair Reserves (11-20 years):
Non-routine maintenance items that will require significant expenditure during the 11 to 20 year period of the mortgage. Included are items that will reach the end of their Estimated Useful Life during this period.
Remainder Repair Reserves (21 – 30 years):
Non-routine maintenance items that are anticipated to require replacement/repair over the final portion of the loan term.

4.0 BUILDING OVERVIEW

The description of the property and its components are based upon visual observations, the inspecting engineer’s knowledge of typical construction practices, as well as, information obtained during personnel interviews.

4.1 STRUCTURAL ELEMENTS

4.1.1 SUBSTRUCTURES

The foundation construction of the apartment building is presumed to consist of shallow spread concrete footings. The ground floors of the building are presumed to consist of reinforced concrete slab on grade assemblies. During the inspection, select sections of the building were observed with crawl space cavities. Evidence of significant structural distress was not visible; therefore, the condition of the foundation is unknown.

4.1.2 SUPERSTRUCTURES

The above ground load bearing wall assemblies are constructed of a combination of primarily reinforced cast-in-place concrete, concrete masonry block units (CMU), conventional wood framing members, and metal framing members with select areas utilizing horizontal core clay blocks and brick. The exterior wall assemblies consist of structural wood framing with a brick veneer. The roofs are constructed of a combination of reinforced cast-in-place concrete and metal trusses surfaced with wood plank. Select sections also feature corrugated metal roofing over a metal frame. Select roofs are trimmed with terracotta roofing tiles. The property’s superstructures appeared in poor physical condition.

4.1.3 DESIGN LOADS

Construction drawings were unavailable for review; therefore, design loads are unknown.

4.1.4 SEISMIC ZONE

According to available information, the subject property is situated within a designated Seismic Zone 0, an area of very low seismic activity. Consistent with the seismic requirements outlined in Standard and Poor’s “Property Condition Assessment Criteria for Multi-Family Buildings,” additional evaluation is only necessary for structures, which are within a Zone 3 or 4. Therefore, no additional evaluation is required regarding seismic activity at the subject property.
4.2 EXTERIOR WALLS, WINDOWS, AND DOORS

The exterior wall assemblies consist of reinforced cast-in-place concrete, concrete masonry block units (CMU), conventional wood framing members, and metal framing members with select areas utilizing horizontal core clay blocks and brick surfaced with a combination of stucco, stone panels, and stone veneer. Select sections are also surfaced in corrugated metal. The exterior walls were observed in poor physical condition. The rehabilitation replacement product(s) is unknown.

The windows in the building are missing or broken. Replacement of the windows is included in the Rehabilitation Scope of Work.

Exterior doors at the property are missing or broken. Replacement of the doors is included in the Rehabilitation Scope of Work.

Soffits and Trim

The building features select areas of trimwork which was observed in poor physical condition. Replacement of the trim is included in the Rehabilitation Scope of Work.

Roofing

The exterior roofing materials were observed in poor physical condition. Replacement of the roofing is included in the Rehabilitation Scope of Work.

Insulation

Green construction principles recommend insulation along the thermal barrier appropriate to the climate zone. Insulation is a valuable addition whenever envelope access is afforded by associated repairs or rehabilitation.

Construction drawings were not available for review; therefore, the planned insulation values are unknown.

4.3 COMMON AREAS

The building will feature small common areas on each floor as part of the proposed rehabilitation.

4.3.1 VERTICAL TRANSPORTATION

The building currently features three (3) elevators and a dumb waiter. According to ownership, two (2) of the elevators (northwest and southeast) and the dumbwaiter will be abandoned in place. The remaining northeast elevator will remain. The elevators are not in a serviceable condition and will need to be replaced as part of the proposed rehabilitation.
4.3.2 COMMON HALLWAYS

The building will feature common hallways as part of the proposed rehabilitation.

4.3.3 LAUNDRY FACILITIES

The provided floorplans do not indicate the presence of common laundry rooms.

4.3.4 RECREATION

It is presumed that the building will feature common recreational areas as part of the proposed rehabilitation.

4.3.5 STORAGE AREAS

It is presumed that the building will feature common storage areas as part of the proposed rehabilitation.

4.3.6 OFFICE AREAS

The provided building plans show an office located on the first floor.

4.4 INTERIOR ELEMENTS

4.4.1 INTERIOR FINISHES (WALLS, FLOORS, & SOFT SURFACES)

It is presumed that the building will feature gypsum wall board (GWB) walls and ceilings. Replacement of the walls and finishes is included in the Rehabilitation Scope of Work.

4.4.2 KITCHEN FIXTURES AND APPLIANCES

It is presumed that the building will feature a common area kitchen. It is recommended that EPA WaterSense compliant fixtures be installed. Replacement of the water fixtures is included in the Rehabilitation Scope of Work.

It is presumed that the dwelling unit kitchen appliances will include electric range/oven units, dishwashers, and refrigerators. Replacement of the appliances is included in the Rehabilitation Scope of Work.

It is presumed that the kitchen cabinets will consist of wood-framed base and suspended wall cabinets. The base cabinets will presumably be surfaced with plastic laminate countertops. Replacement of the cabinets is included in the Rehabilitation Scope of Work.
4.4.3 BATHROOM FIXTURES

It is presumed that standard bathrooms will feature cabinet-mounted vanity sinks, floor-mounted water closets, and tubs or showers. It is recommended that EPA WaterSense compliant fixtures be installed upon replacement. Replacement of the bathroom fixtures is included in the Rehabilitation Scope of Work.

4.4.4 OTHER INTERIOR ELEMENTS

It is presumed that the dwelling units will feature closets.

4.5 HVAC SYSTEMS

The building does not feature any operational or serviceable heating or cooling systems. It is presumed that building will be heated and cooled via individual PTAC units. Replacement of the HVAC units is included in the Rehabilitation Scope of Work.

4.6 PLUMBING SYSTEMS

The building does not feature any operational or serviceable plumbing systems. Replacement of the plumbing is included in the Rehabilitation Scope of Work.

Supply plumbing will be replaced with an unknown replacement product.

Sewer connections will be replaced with an unknown replacement product.

Potable hot water to each unit and the common areas is presumed to be supplied via a central boiler system. Replacement of the domestic hot water system is included in the Rehabilitation Scope of Work.

4.7 ELECTRICAL SYSTEMS

The building does not feature any operational or serviceable electrical systems. Replacement of the electrical systems is included in the Rehabilitation Scope of Work.

4.8 LIGHTING SYSTEMS

The building does not feature any operational or serviceable lighting systems. The rehabilitation product(s) is unknown. In order to qualify for the TDHCA Multi-family housing rental program, the installation of energy efficient lighting throughout the dwelling unit interiors has been included in the Recommended Rehabilitation Scope of Work.
5.0 EXTERIOR SITE IMPROVEMENT OVERVIEW

5.1 SITE LIGHTING

The building does not feature any operational or serviceable lighting systems. Replacement of the site lighting is included in the Rehabilitation Scope of Work.

5.2 DRIVEWAYS, PARKING LOTS, AND SIDEWALKS

The site currently features a limited asphalt and concrete parking area at the east side of the building. There are no parking spaces. It is presumed that at least one (1) space per dwelling unit will need to be provided (forty-four (44)).

The site features concrete sidewalks which were observed in generally poor physical condition. Replacement of the concrete surfaces will be required during the rehabilitation.

5.3 SITE DRAINAGE

The site topography varies slightly across the property. The site has been mostly graded to provide positive drainage away from the structure. Water was observed throughout the interior of the structure; however, it is unknown the source of the moisture.

Storm-water drainage is believed to consist of surface percolation and via sheet (water) flow to the parking and driveway surfaces. Installation of aluminum gutters and downspouts will be included as part of the rehabilitation scope of work.

5.4 LANDSCAPING

The property is not currently landscaped.

5.5 SIGNAGE

The property does not currently feature signage. Replacement of the signage is included in the Rehabilitation Scope of Work.

5.6 FENCING

The property does not feature fencing.

5.7 SITE AND RETAINING WALLS

The property does not feature any retaining walls.

5.8 REFUSE COLLECTION

The property does not feature any dumpsters.
5.9 OTHER STRUCTURES

There are no additional structures associated with the subject property.

6.0 CODE COMPLIANCE

The site and all public areas were screened for compliance with the following applicable codes and regulations. Please note obtained municipal letters are situated in Exhibit 11.10:

State Code: The current building code for the state of Texas is the International Building Code 2006.

Building Code: At the time of draft issuance, D3G is still awaiting a response from the local municipality.

The following multifamily housing related codes and standards apply to the building:

- Americans with Disability Act (ADA Code of 1991)
- Life Safety Code, National Fire Protection Association (NFPA)
- Uniform Federal Accessibility Standards (UFAS)
- Minimum Property Standards (MPS), HUD Handbook 4910.1


Fire Code: At the time of draft issuance, D3G is still awaiting a response from the local municipality.

Zoning Code: According to the Owner, the property is currently zoned B-4 (Business District) and will be rezoned R-4 (Multi Family District)

Historic Preservation: D3G was provided a Determination of Eligibility (DOE) Report which indicated that based on the age and construction of the property, the building appears to be eligible under Criterion C for the inclusion on the National Register of Historic Places. The DOE includes detailed descriptions and pictures of the original building materials and is included in Appendix D of this Report. Any rehabilitation activities performed at the property should comply with the U.S. National Park Service Secretary of the Interior’s Standards for the Treatment of Historic Properties and the Texas Historical Commission Standards and Guidelines.
6.1 AMERICANS WITH DISABILITIES ACT (ADA)

6.1.1 PARKING

Based upon the presumed forty-eight (48) standard uncovered parking spaces available at the site, two (2) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space, will be required by Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features zero (0) designated handicapped spaces (Critical Repair).

Standard handicapped spaces require a 96-inch wide parking space, a 60-inch wide access aisle, and vertical and horizontal identification. Van accessible handicapped spaces require a total of 192-inches for the parking space and access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

6.1.2 CURB RAMPS

Compliant curb access will need to be provided upon completion of the rehabilitation.

6.1.3 BUILDING ENTRANCES / EXITS

ADAAG and UFAS compliant building entrances and exits will need to be provided upon completion of the rehabilitation.

6.1.4 RESTROOMS

It is unknown if the building will feature public restrooms. If provided, the restroom(s) will need to be fully compliant with any applicable accessibility requirements.

6.2 NFPA – LIFE SAFETY SYSTEMS

It is presumed that the building will be equipped with a fire suppression system.

The building does not currently feature any operational or serviceable smoke detection systems. The rehabilitation product(s) is unknown. Smoke detectors will need to be provided throughout the common areas. In accordance with local fire codes and NFPA-72, an inspection report detailing access to all units and testing of smoke detectors should be kept on file in the maintenance office and made available for review.
The building does not currently feature any operational or serviceable smoke detection systems. The rehabilitation product(s) is unknown. Smoke detectors will need to be provided throughout the dwelling units. The smoke detectors should be located within the immediate vicinity of the sleeping areas as well as within each bedroom. According to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

6.3 FAIR HOUSING ACT (FHA)

The subject property was constructed in 1931, 1940, 1947, 1958, 1963, and 1973 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

6.4 UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

The property was originally constructed in 1931, 1940, 1947, 1958, 1963, and 1973 and currently does not feature project-based assistance; therefore, is not subject to the requirements of Section 504 of the Rehabilitation Act of 1973.

In order to qualify for the TDHCA Multi-family Housing Rental Program, the property must comply with the 2019 Qualified Allocation Plan (QAP), which states that the property is required to have 5% or three (3) of the dwelling units be handicapped accessible and that 2% or one (1) other dwelling units are required to have audio/visual smoke alarms. The three (3) handicapped units are required to comply with the Texas Accessibility Standards and the handicapped unit types should reflect the proportion of unit types throughout the building.

7.0 REFERENCES

7.1 INTERVIEWED PERSONS

<table>
<thead>
<tr>
<th>INTERVIEWED PERSON</th>
<th>POSITION/ RELATION TO PROPERTY</th>
<th>INTERVIEW DATE</th>
<th>CONTENT OF DISCUSSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ray</td>
<td>Maintenance</td>
<td>February 7, 2019</td>
<td>Removed boarding to enter building.</td>
</tr>
</tbody>
</table>

7.2 ACCESSED DOCUMENTS AND AGENCIES

- International Building Code
- National Electrical Code (NFPA-70)
- American National Standards Institute-ANSI A117.1
- Americans with Disabilities Act (ADA)
- Uniform Federal Accessibility Standards (UFAS)
- Texas Department of Housing and Community Affairs
8.0 CERTIFICATION

Dominion Due Diligence Group, (D3G) certifies that the data presented in this report is representative of the site conditions observed during our inspection on February 7, 2019 of Alice Lofts. This investigation and report have been prepared in accordance with ASTM E-5018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the Texas Department of Housing and Community Affairs (TDHCA) 2019 Qualified Allocation Plan (QAP).

No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

Adam Mankin, BPI-MFBA
Construction Inspector

Mike Ferguson, P.E.
Director of Engineering Services

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department of agency of the United States, shall be fined not more than $10,000 or imprisoned for not more than five years or both.
9.0 APPENDICES

Appendix A: Capital Reserve Schedules
Appendix B: Color Site Photographs
Appendix C: Site Maps
Appendix D: Site Specific Information
Appendix E: PCA Cost Schedule Supplement
Appendix F: Staff Resumes
APPENDIX A

Capital Reserve Schedules
Immediate Deficiencies (Immediately Necessary Repairs and Replacement)  
Multi-Family Apartments

Inspection Date: 02/07/19
Gross Square Footage: 70,729
Project: P&S Building
Year Built: 1931, 1940, 1947, 1958, 1963, and
Address: 320 East 3rd Street
Number of Parking Spaces: 0
City:, State: Alice, TX 78332
Number of Units: 48

<table>
<thead>
<tr>
<th>Immediate Deficiencies (Immediately Necessary Repairs and Replacement)</th>
<th># of Units</th>
<th>Unit of Measure</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Life Safety Deficiencies</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Based on the building's age and observed materials, D3G recommends conducting an asbestos screening at the subject property by an appropriately licensed and/or certified inspector in accordance with local, state and federal regulations. In addition, D3G recommends that any identified and/or presumed ACMs be managed under a site-specific Operations and Maintenance (O&amp;M) Program. In addition, compliance with 40 CFR 61 Subpart M is recommended prior to any renovation or demolition activities at the subject property. ACM abatement is included in the provided Rehabilitation Scope of Work.</td>
<td>1</td>
<td>Each</td>
<td>Pending</td>
<td></td>
</tr>
<tr>
<td>Based on the building's age and observed materials, D3G recommends conducting a lead-based paint screening at the subject property by an appropriately licensed and/or certified inspector in accordance with local, state and federal regulations. In addition, D3G recommends that any identified and/or presumed lead-based paint be managed under a site-specific Operations and Maintenance (O&amp;M) Program. Presumed lead-based paint should be handled in accordance with local, state, and federal regulations.</td>
<td>1</td>
<td>Each</td>
<td>Pending</td>
<td>Pending</td>
</tr>
</tbody>
</table>

Cost Included in Rehabilitation Scope of Work.
## Immediate Deficiencies (Immediately Necessary Repairs and Replacement)

### Multi-Family Apartments

**Inspection Date:** 02/07/19  
**Gross Square Footage:** 70,729  
**Project:** P&S Building  
**Year Built:** 1931, 1940, 1947, 1958, 1963, and 1970  
**Address:** 320 East 3rd Street  
**City, State:** Alice, TX 78332  
**Number of Units:** 48  
**Number of Parking Spaces:** 0

### Immediate Deficiencies (Immediately Necessary Repairs and Replacement)

<table>
<thead>
<tr>
<th># of Units</th>
<th>Unit of Measure</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lump Sum</td>
<td>$</td>
<td>-</td>
</tr>
</tbody>
</table>

Cost Included in Rehabilitation Scope of Work

#### Accessibility

Upon completion of all renovation activities, the property and associated structures should be fully compliant with all applicable accessibility requirements, including, but not limited to, the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the 2012 Texas Accessibility Standards. Compliance with Texas Accessibility Standards require a minimum of 5% or three (3) designated handicapped units and 2% or one (1) audio/visual unit.

Based upon the presumed forty-eight (48) standard uncovered parking spaces available at the site, two (2) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space, will be required by

4. Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features zero (0) designated handicapped spaces. Upon completion of the rehabilitation, ADAAG compliance with regards to on-site parking will be required.

Total: $
## Recommended Rehabilitation Scope of Work

**Multi-Family Apartments**

**Inspection Date:** 2/7/2019  
**Gross Square Footage:** 72,882  
**Year Built:** 1931, 1940, 1947, 1958, 1963, and 1973  
**Address:** 320 East 3rd Street  
**City, State:** Alice, TX 78332

<table>
<thead>
<tr>
<th># of Units</th>
<th>Unit of Measure</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>862,000.00</td>
<td>Lump Sum</td>
<td>862,000.00</td>
<td></td>
</tr>
<tr>
<td>67,235.00</td>
<td>Lump Sum</td>
<td>67,235.00</td>
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</tr>
<tr>
<td>3,500.00</td>
<td>Lump Sum</td>
<td>3,500.00</td>
<td></td>
</tr>
<tr>
<td>100,000.00</td>
<td>Lump Sum</td>
<td>100,000.00</td>
<td></td>
</tr>
<tr>
<td>330,000.00</td>
<td>Lump Sum</td>
<td>330,000.00</td>
<td></td>
</tr>
<tr>
<td>192,600.00</td>
<td>Lump Sum</td>
<td>192,600.00</td>
<td></td>
</tr>
<tr>
<td>294,000.00</td>
<td>Lump Sum</td>
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</tr>
<tr>
<td>185,000.00</td>
<td>Lump Sum</td>
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<tr>
<td>1,080,075.00</td>
<td>Lump Sum</td>
<td>728,830.00</td>
<td></td>
</tr>
</tbody>
</table>

### Landscaping and Site Improvements

1. This line item covers the estimated construction costs for "Demolition." **

2. This line item covers the estimated construction costs for "On-Site Utilities." **

3. In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Qualified Allocation Plan (QAP), which states that an Environmental Site Assessment is required; therefore, the completion of a Phase I ESA is required. It was reported to D3G that a Phase I Environmental Site Assessment had been performed at the property; therefore, this repair has been completed.

### Building Exteriors

4. This line item covers the estimated construction costs for "Concrete." **

5. This line item covers the estimated construction costs for "Masonry." **

6. This line item covers the estimated construction costs for "Metals." **

7. This line item covers the estimated construction costs for "Thermal and Moisture Protection." **

8. This line item covers the estimated construction costs for "Roof Covering." **

9. This line item covers the estimated construction costs for "Doors and Windows." **

### Mechanical and HVAC Items

10. This line item covers the estimated construction costs for "Mechanical (HVAC;Plumbing)." **

11. This line item covers the estimated construction costs for "Conveying Systems." **

### Electrical and Life Safety

12. This line item covers the estimated construction costs for "Special Construction." **

13. This line item covers the estimated construction costs for "Electrical." **
### Recommended Rehabilitation Scope of Work

**Multi-Family Apartments**

<table>
<thead>
<tr>
<th>Rehabilitation Item Description</th>
<th># of Units</th>
<th>Unit of Measure</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Interiors and Common Areas</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform</td>
<td>44</td>
<td>Each</td>
<td>$250.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>Multifamily Rules, which states that rehabilitation properties must install screens on all operable windows; therefore, the installation of window screens is required.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15. In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform</td>
<td>44</td>
<td>Each</td>
<td>$500.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>Multifamily Rules, which states that rehabilitation properties must install garbage disposals within all dwelling units; therefore, the installation of garbage disposals is required.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16. In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform</td>
<td>44</td>
<td>Each</td>
<td>$600.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>Multifamily Rules, which states that rehabilitation properties must install Energy-Star rated dishwashers within all dwelling units; therefore, the installation of Energy-Star rated dishwashers is required.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. In order to qualify for the TDHCA Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install Energy-Star rated refrigerators within all dwelling units; therefore, the installation of Energy-Star rated refrigerators is required.</td>
<td>44</td>
<td>Each</td>
<td>$1,200.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>18. In order to qualify for the TDHCA Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install range/oven units within all dwelling units; therefore, the installation of range/ovens is required.</td>
<td>44</td>
<td>Each</td>
<td>$346.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
<tr>
<td>19. In order to qualify for the TDHCA Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install blinds or window coverings for all windows within all dwelling units; therefore, the installation of blinds or window coverings is required.</td>
<td>44</td>
<td>Lump Sum</td>
<td>$350.00</td>
<td>Cost Included in Rehabilitation Scope of Work</td>
</tr>
</tbody>
</table>
## Recommended Rehabilitation Scope of Work
### Multi-Family Apartments

**Inspection Date:** 2/7/2019  
**Gross Square Footage:** 72,882  
**Project:** P&S Building  
**Year Built:** 1931, 1940, 1947, 1958, 1963, and 1973  
**Address:** 320 East 3rd Street  
**City, State:** Alice, TX 78332  
**Number of Parking Spaces:** 0  
**Number of Units:** 44

<table>
<thead>
<tr>
<th>Rehabilitation Item Description</th>
<th># of Units</th>
<th>Unit of Measure</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install at least one (1) Energy-Star rated ceiling fan within all dwelling units; therefore, the installation of one (1) Energy-Star rated ceiling fan per unit is required.</td>
<td>44</td>
<td>Lump Sum</td>
<td>$500.00</td>
<td>$500.00</td>
</tr>
<tr>
<td>In order to qualify for the Texas Department of Housing and Community Affairs (TDHCA) Multi-family Housing Rental Program, the property must comply with the 2019 Uniform Multifamily Rules, which states that rehabilitation properties must install Energy-Star rated lighting in all dwelling units, which may include compact fluorescent or LED bulbs; therefore, the installation of Energy-Star rated lighting within all the dwelling units is required.</td>
<td>44</td>
<td>Lump Sum</td>
<td>$250.00</td>
<td>$250.00</td>
</tr>
<tr>
<td>This line item covers the estimated construction costs for &quot;Woods and Plastics.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$1,106,400.00</td>
<td>$1,106,400.00</td>
</tr>
<tr>
<td>This line item covers the estimated construction costs for &quot;Finishes.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$1,080,075.00</td>
<td>$1,080,075.00</td>
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<tr>
<td>This line item covers the estimated construction costs for &quot;Specialties.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$76,894.00</td>
<td>$76,894.00</td>
</tr>
<tr>
<td>This line item covers the estimated construction costs for &quot;Equipment.&quot; **</td>
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<td>Lump Sum</td>
<td>$172,560.00</td>
<td>$172,560.00</td>
</tr>
<tr>
<td>This line item covers the estimated construction costs for &quot;Furnishings.&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$36,000.00</td>
<td>$36,000.00</td>
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<tr>
<td>This line item covers the estimated construction costs for &quot;Asbestos Abatement,&quot; **</td>
<td>1</td>
<td>Lump Sum</td>
<td>$877,500.00</td>
<td>$877,500.00</td>
</tr>
</tbody>
</table>
# Recommended Rehabilitation Scope of Work
## Multi-Family Apartments

**Inspection Date:** 2/7/2019  
**Gross Square Footage:** 72,882

**Project:** P&S Building  
**Address:** 320 East 3rd Street  
**City:, State:** Alice, TX 78332

**Year Built:** 1931, 1940, 1947, 1958, 1963, and 1973  
**Number of Units:** 44  
**Number of Parking Spaces:** 0

<table>
<thead>
<tr>
<th>Rehabilitation Item Description</th>
<th># of Units</th>
<th>Unit of Measure</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Subtotal</strong></td>
<td></td>
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<td></td>
<td>$8,593,574.00</td>
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<tr>
<td>28. This line item covers the estimated construction costs for &quot;General Requirements&quot; **</td>
<td>1</td>
<td>Subtotal</td>
<td>6%</td>
<td>$515,614.00</td>
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<tr>
<td>29. This line item covers the estimated construction costs for &quot;Contractor Overhead&quot; **</td>
<td>1</td>
<td>Subtotal</td>
<td>2%</td>
<td>$171,871.00</td>
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<tr>
<td>30. This line item covers the estimated construction costs for &quot;Contractor Profit&quot; **</td>
<td>1</td>
<td>Subtotal</td>
<td>6%</td>
<td>$515,614.00</td>
</tr>
</tbody>
</table>

**Total Preliminary Budget for Rehabilitation Scope of Work** $9,796,673.00

**Total Rehabilitation Cost per Unit** $222,651.66

Costs have been provided by using RS Means Building Construction Cost Data  
* Owner Provided Cost, which D3G finds reasonable
### Replacement Reserve Analysis

**Project:** R&B Building  
**Year Built:** 1931, 1940, 1947, 1958, 1963, and 1973  
**Address:** 310 East 3rd Street  
**City, State, Zip:** Alco, 15230  
**Number of Units:** 44  
**Gross Square Footage:** 73,867

#### Control Panel

- **Project:** P&S Building  
- **Year Built:** 1931, 1940, 1947, 1958, 1963, and 1973

#### Summary Table

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Unit</th>
<th>Effective Age</th>
<th>Remaining Useful Life</th>
<th>Total Number</th>
<th>Unit Cost</th>
<th>Total Unit Cost</th>
<th>Location Factor</th>
<th>Total Value</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>10-Year Total</th>
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</thead>
<tbody>
<tr>
<td>3.2.4</td>
<td>Repair concrete parking areas</td>
<td>25 0 25 1020</td>
<td>325</td>
<td>25 0 25</td>
<td>1020</td>
<td>Square Feet</td>
<td>1.25 $</td>
<td>0.97 $</td>
<td>989</td>
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<td>11,924</td>
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<tr>
<td>3.2.4</td>
<td>Repair and overlay asphalt</td>
<td>8710</td>
<td>0 8710</td>
<td>0</td>
<td>Square Feet</td>
<td>0.75 $</td>
<td>0.58 $</td>
<td>5,051</td>
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<tr>
<td>3.2.4</td>
<td>Parking stall, paint, white</td>
<td>48 Stall</td>
<td>0 48</td>
<td>1</td>
<td>48</td>
<td>Stall</td>
<td>9.71 $</td>
<td>7.53 $</td>
<td>361</td>
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<tr>
<td>3.2.5</td>
<td>Repair/refurbish sidewalks</td>
<td>650</td>
<td>0 650</td>
<td>0</td>
<td>Square Feet</td>
<td>1.25 $</td>
<td>0.97 $</td>
<td>630</td>
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<td>3.2.6</td>
<td>Dumpster enclosure - Chain link fencing</td>
<td>1</td>
<td>0 1</td>
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<td>Each</td>
<td>500.00 $</td>
<td>388.00 $</td>
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<td>3.3.2</td>
<td>Building Frame</td>
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<tr>
<td>3.3.2</td>
<td>Hollow metal door - double configuration</td>
<td>2 Each</td>
<td>0 2</td>
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<td>2</td>
<td>Each</td>
<td>620.00 $</td>
<td>481.00 $</td>
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<td>3.3.3</td>
<td>Building Facades</td>
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<tr>
<td>3.3.3</td>
<td>Technical Pointing/Replacement stonework/CMU</td>
<td>1655 Square Feet</td>
<td>0 1655</td>
<td>0</td>
<td>Square Feet</td>
<td>1.50 $</td>
<td>1.16 $</td>
<td>1,919</td>
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<tr>
<td>3.3.3</td>
<td>Windows</td>
<td>204 Each</td>
<td>0 204</td>
<td>1</td>
<td>204</td>
<td>Each</td>
<td>320.00 $</td>
<td>248.00 $</td>
<td>50,592</td>
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<td>3.3.4</td>
<td>PVC membrane - welded seams fully adhered</td>
<td>22145 Square Feet</td>
<td>0 22145</td>
<td>0</td>
<td>Square Feet</td>
<td>5.95 $</td>
<td>4.61 $</td>
<td>102,088</td>
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<tr>
<td>3.3.4</td>
<td>Aluminum 5&quot; gutters &amp; downspouts</td>
<td>795 Linear Feet</td>
<td>0 795</td>
<td>0</td>
<td>Linear Feet</td>
<td>4.11 $</td>
<td>3.18 $</td>
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<td>3.4.1</td>
<td>Plumbing Systems</td>
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<td>3.4.1</td>
<td>Plumbing and hot water</td>
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<tr>
<td>3.4.1</td>
<td>Gas - Hot water heating &amp; storage</td>
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<tr>
<td>3.4.2</td>
<td>Air Conditioning and Ventilation</td>
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<tr>
<td>3.4.3</td>
<td>Refurbish interior elevator cab</td>
<td>1 Each</td>
<td>0 1</td>
<td>1</td>
<td>Each</td>
<td>5,000.00 $</td>
<td>3,880.00 $</td>
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<tr>
<td>3.4.3</td>
<td>Hydraulic Elevator - Passenger 400-lb</td>
<td>1 Each</td>
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<td>Each</td>
<td>68,919.00 $</td>
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<tr>
<td>3.5.1</td>
<td>Alarm Systems</td>
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<tr>
<td>3.5.1</td>
<td>Fire suppression / life safety systems</td>
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<td>3.6.2</td>
<td>Other Life Safety/Emergency Systems</td>
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<tr>
<td>3.7.1</td>
<td>Kitchen cabinets and countertops - community kitchen</td>
<td>1 Each</td>
<td>0 1</td>
<td>1</td>
<td>Each</td>
<td>1,500.00 $</td>
<td>1,164.00 $</td>
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<td>3.7.1</td>
<td>Flooring</td>
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<tr>
<td>3.7.1</td>
<td>Dwelling unit entry doors - replace</td>
<td>48 Each</td>
<td>0 48</td>
<td>1</td>
<td>48</td>
<td>Each</td>
<td>225.00 $</td>
<td>174.00 $</td>
<td>8,352</td>
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<tr>
<td>3.7.1</td>
<td>Single Fire Door 3-0x6-8</td>
<td>10 Each</td>
<td>0 10</td>
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<td>10</td>
<td>Each</td>
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<tr>
<td>3.7.1</td>
<td>Range/Oven residential - community kitchen</td>
<td>1 Each</td>
<td>0 1</td>
<td>1</td>
<td>Each</td>
<td>346.00 $</td>
<td>346.00 $</td>
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<tr>
<td>3.7.1</td>
<td>Dishwasher residential - community kitchen</td>
<td>1 Each</td>
<td>0 1</td>
<td>1</td>
<td>Each</td>
<td>225.00 $</td>
<td>225.00 $</td>
<td>225</td>
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<tr>
<td>3.7.1</td>
<td>Refrigerator residential - community kitchen</td>
<td>1 Each</td>
<td>0 1</td>
<td>1</td>
<td>Each</td>
<td>450.00 $</td>
<td>450.00 $</td>
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<tr>
<td>3.7.2</td>
<td>Tenant Spaces / Dwelling Units</td>
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<tr>
<td>3.7.2</td>
<td>Bathroom vanity base and countertop avg. 2-door vanity</td>
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</tr>
<tr>
<td>3.7.2</td>
<td>Vinyl Flooring - One-bedroom Apartment (entire unit)</td>
<td>1 Each</td>
<td>0 1</td>
<td>1</td>
<td>Each</td>
<td>750.00 $</td>
<td>582.00 $</td>
<td>6,402</td>
<td>-</td>
<td>-</td>
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<tr>
<td>3.7.2</td>
<td>Vinyl Flooring - Three-bedroom Apartment (entire unit)</td>
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<td>6</td>
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<td>1,150.00 $</td>
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<tr>
<td>3.7.2</td>
<td>Range/Oven residential</td>
<td>44 Each</td>
<td>0 44</td>
<td>1</td>
<td>44</td>
<td>Each</td>
<td>346.00 $</td>
<td>346.00 $</td>
<td>15,224</td>
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<td>-</td>
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<td>3.7.2</td>
<td>Dishwasher residential</td>
<td>44 Each</td>
<td>0 44</td>
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<td>44</td>
<td>Each</td>
<td>225.00 $</td>
<td>225.00 $</td>
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<td>1</td>
<td>Each</td>
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</tbody>
</table>

**UNINFLATED COSTS**

**Total Reserve Replacement**

**Inflated Cost Per Unit / Year**

**2.5% per Year Inflated Costs**

**Inflated Cost Per Unit / Year**

---

*Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative-maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help allocate inflating reserve requirements.*

**Owner Provided Cost, which D3G finds reasonable**
| Project: P&S Building |
| City, State: Alice, TX 78332 |
| Number of Units: 44 |

**Sect  ITEM DESCRIPTION Estimated Effective Remaining Total Unit Cost with Total Unit Unit Cost with Total Unit Cost with Total Unit of Un it Cost with Total Unit Cost with Total Unit Cost with Total Unit of U it Cost with Total Unit Cost with Total Unit Cost with Total Unit of U it Cost with Total Unit Cost with Total Unit Cost with Total Unit of U it Cost with Total Unit Cost with Total Unit Cost with Total Unit of U it Cost with Total Unit**

### 3.2.4 Paving, Curbing and Parking

- **Repair concrete parking areas**
  - Square Feet: 1,020
  - Unit Cost: $1.25
  - Estimated: $1,275
  - Remaining: $958
  - Total: $2,233

- **Parking stall, paint, white**
  - Stall: 48
  - Unit Cost: $9.71
  - Estimated: $462
  - Remaining: $361
  - Total: $823

### 3.2.5 Flatwork

- N/A

### 3.2.6 Landscaping and Appurtenances

- N/A

### 3.2.8 Utilities

- N/A

### 3.3.2 Building Frame

- **UL storefront 2-door powered sliding**
  - Dimensions: 6'0x7'0
  - Unit Cost: $5,700
  - Total: $38,680

- **Aluminum storefront door**
  - Dimensions: 3'0x7'0
  - Unit Cost: $872
  - Total: $1,352

- **Hollow metal door - double configuration**
  - Dimensions: 6'0x6'8
  - Unit Cost: $620
  - Total: $962

### 3.3.3 Painting exterior stucco/EIFS - brush

- Area: 31455 Square Feet
  - Unit Cost: $0.76
  - Estimated: $23,843
  - Remaining: $18,243

### 3.4.1 Plumbing Systems

- **Concrete sewer main**
  - Length: 500
  - Unit Cost: $2,716
  - Total: $2,716

- **Concrete water main**
  - Length: 500
  - Unit Cost: $2,716
  - Total: $2,716

### 3.4.2 Package unit (PTAC) electric cabinet-mounted

- 1 Ton
  - Unit Cost: $1,250
  - Estimated: $12,990
  - Remaining: $12,990
  - Total: $12,990

### 3.6.2 Alarm Systems

- **Fire suppression / life safety systems**
  - Area: 70729 Square Feet
  - Unit Cost: $0.15
  - Estimated: $10,614
  - Remaining: $7,780
  - Total: $18,394

### 3.6.3 Other Life Safety/Emergency Systems

- N/A

### 3.7.1 Common Areas

- **Clothes dryer residential - common laundry**
  - Unit Cost: $346
  - Total: $346

- **Range/oven residential - community kitchen**
  - Unit Cost: $346
  - Total: $15,224

- **Dishwasher residential - community kitchen**
  - Unit Cost: $225
  - Total: $225

### 3.7.2 Tenant Spaces / Dwelling Units

- **Vinyl Flooring - One-bedroom Apartment (entire unit)**
  - Unit Cost: $750
  - Total: $6,402

- **Range/oven residential**
  - Unit Cost: $346
  - Total: $15,224

- **Refrigerator residential**
  - Unit Cost: $225
  - Total: $225

### TOTAL RESERVE REPLACEMENT

- **Unplanned Costs**
  - Total: $2,761

- **Geographic Location Factor**: 0.776

---

**Note**: This Effective Age does not necessarily equate to the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.

**Owner Provided Cost, which D3G finds reasonable**
### REPLACEMENT RESERVE ANALYSIS

**Multi-Family Apartments**

**Address:** 320 East 3rd Street

**City:** Alice, TX 78332

**Gross Square Footage:** 72,882

**Project:** P&S Building

**Year Built:** 1931, 1940, 1947, 1958, 1963, and 1973

### Section: Replacement Reserve Analysis

**Effective Age:**

| Sect | Item Description | Estimated Useful Life | Effective Age | Remaining Useful Life (RUL) | Total Number | Unit of Measurement | Unit Cost | Unit Cost with Location Factor | Total Value | 20-Year Unit Cost | 21-30 Year Cost | Year 1-30 Year Cost | 30-Year Total | 20-Year Year | 21-30 Year | Year 1-30 Year | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | 21-30 Year Total | Year 1-30 Year Total |
|------|------------------|-----------------------|---------------|----------------------------|--------------|---------------------|----------|--------------------------------|------------|----------------|----------------|----------------|--------------|--------------|------------|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 3.2.4 | Repair concrete parking areas | 25 | 0 | 25 | 1020 Square Feet | 1.25 | 0.97 | 989 |
| 3.2.4 | Repair and overlay asphalt | 25 | 0 | 25 | 8710 Square Feet | 0.75 | 0.58 | 5,051 |
| 3.2.5 | Flatwork | 35 | 0 | 35 | N/A | 0 | 0 | N/A |
| 3.2.6 | Dumpster enclosure - Chain link fencing | 35 | 0 | 35 | Each | 500.00 | 388.00 | 388 |
| 3.3.2 | Aluminum storefront door - 3'-0" x 7'-0" | 35 | 0 | 35 | Each | 872.00 | 676.00 | 1,352 |
| 3.3.3 | Painting exterior stucco/EIFS - brush | 10 | 0 | 10 | 31455 Square Feet | 0.76 | 0.58 | 18,243 |
| 3.3.3 | Windows | 35 | 0 | 35 | 2 Each | 320.00 | 248.00 | 50,592 |
| 3.3.4 | PVC membrane - welded seams fully adhered | 20 | 0 | 20 | 22145 Square Feet | 5.95 | 4.61 | 102,088 |
| 3.4.3 | Air Conditioning and Ventilation | 35 | 0 | 35 | N/A | 0 | 0 | N/A |
| 3.4.4 | Electrical Systems | 35 | 0 | 35 | N/A | 0 | 0 | N/A |
| 3.5.1 | Refurbish interior elevator cab | 20 | 0 | 20 | Each | 5,000.00 | 3,880.00 | 3,880 |
| 3.5.1 | Hydraulic Elevator - Passenger 2,500-lb | 40 | 0 | 40 | Each | 68,919.00 | 53,481.00 | 53,481 |
| 3.6.3 | Other Life Safety/Emergency Systems | 35 | 0 | 35 | N/A | 0 | 0 | N/A |
| 3.7.1 | Restroom vanity base and countertop - common restroom | 35 | 0 | 35 | Each | 350.00 | 271.00 | 542 |
| 3.7.1 | Flooring | 15 | 0 | 15 | 10000 Square Feet | 1.84 | 1.42 | 14,200 |
| 3.7.1 | Acoustical ceiling tiles standard common area | 18 | 0 | 18 | 10000 Square Feet | 1.32 | 1.02 | 10,200 |
| 3.7.1 | Single Fire Door - 3'-0" x 6-8" | 50 | 0 | 50 | Each | 350.00 | 271.00 | 2,710 |
| 3.7.1 | Refrigerator residential - community kitchen | 18 | 0 | 18 | Each | 450.00 | 450.00 | 450 |
| 3.7.2 | Vinyl Flooring - One-bedroom Apartment (entire unit) | 15 | 0 | 15 | Each | 750.00 | 582.00 | 6,402 |
| 3.7.2 | Ceramic tile - shower | 40 | 0 | 40 | Each | 350.00 | 271.00 | 11,924 |
| 3.7.2 | Clothes washer/dryer - stacked residential | 15 | 0 | 15 | Each | 1,200.00 | 1,200.00 | 52,800 |
| 3.7.2 | Range/oven residential | 18 | 0 | 18 | Each | 346.00 | 346.00 | 15,224 |
| 3.7.2 | Dishwasher residential | 15 | 0 | 15 | Each | 225.00 | 225.00 | 9,900 |

#### TOTAL RESERVE REPLACEMENT

- **REPLACEMENT COSTS:** 380,218
- **INFLATION FACTOR:** 2.5%
- **INFLATED COSTS:** 455,015

#### UN-INFLATED COST PER UNIT / YEAR

- **2.5% PER YEAR INFLATED COSTS:** 2.5% INFLATION FACTOR

#### UN-INFLATED COSTS

**TOTAL INFLATION REQUIREMENTS:** $455,015

**2.5% INFLATION FACTOR:** $11,375

**TOTAL INFLATION REQUIREMENTS:** $466,390

#### Geographic Location Factor

- **Uninflationary:** 0.97

---

*Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a component, including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.

**Owner Provided Cost, which D3G finds reasonable
APPENDIX B

Color Site Photographs
PHOTO #1

View of the building exterior

PHOTO #2

View of the building exterior
PHOTO #3

View of the building exterior

PHOTO #4

View of the building exterior
PHOTO #5

View of the building exterior

PHOTO #6

View of the building exterior
View of the building exterior

View of the building exterior
PHOTO #9
View of the building exterior

PHOTO #10
View of the building exterior
PHOTO #11

View of the building exterior

PHOTO #12

View of the building exterior
PHOTO #13

View of the building exterior

PHOTO #14

View of the building exterior
PHOTO #15

View of the building exterior

PHOTO #16

View of the building exterior
View of the building exterior

View of the building exterior
PHOTO #19

View of the building exterior

PHOTO #20

View of the building exterior
PHOTO #21
View of the building exterior

PHOTO #22
View of the building interior
PHOTO #25

View of the building

PHOTO #26

View of the building
PHOTO #27

View of the building interior

PHOTO #28

View of the building
PHOTO #29

View of the building

PHOTO #30

View of the building
View of the building

View of the building
PHOTO #35

View of the building

PHOTO #36

View of the building interior
PHOTO #37

View of the building interior

PHOTO #38

View of the building interior
PHOTO #39

View of the building

PHOTO #40

View of the building interior
PHOTO #41

View of the building interior

PHOTO #42

View of the building interior
PHOTO #43

View of the building interior

PHOTO #44

View of the building interior
PHOTO #47

View of the building interior

PHOTO #48

View of the building interior
PHOTO #49

View of the building interior

PHOTO #50

View of the building interior
PHOTO #51

View of the building interior

PHOTO #52

View of the building interior
PHOTO #53

View of the building interior

PHOTO #54

View of the building interior
PHOTO #55

View of the building interior

PHOTO #56

View of the building interior
PHOTO #59
View of the building interior

PHOTO #60
View of the building interior
PHOTO #61

View of the building interior

PHOTO #62

View of the building interior
PHOTO #63

View of the building interior

PHOTO #64

View of the building interior
PHOTO #65

View of the building interior

PHOTO #66

View of the building interior
PHOTO #67
View of the building interior

PHOTO #68
View of the building interior
PHOTO #69

View of the building interior

PHOTO #70

View of the building interior
PHOTO #71

View of the building interior

PHOTO #72

View of the building interior
PHOTO #73

View of the building interior

PHOTO #74

View of the building interior
PHOTO #75

View of the building interior

PHOTO #76

View of the building interior
PHOTO #77

View of the building interior

PHOTO #78

View of the building interior
PHOTO #79

View of the building interior

PHOTO #80

View of the building interior
APPENDIX C

Site Maps
APPENDIX D

Site Specific Information
NEW PROPERTY SEARCH | SEARCH RESULTS | PROPERTY INFO | ORIGINAL TAX STATEMENT

OWNERSHIP INFORMATION

<table>
<thead>
<tr>
<th>Account #</th>
<th>Owner Name</th>
<th>Mailing Address</th>
<th>Legal Description</th>
</tr>
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<tbody>
<tr>
<td>1110015500000</td>
<td>JW VENTURES LLC</td>
<td>PO BOX 748 ORANGE GROVE, TX 78372-0748</td>
<td>ALICE TOWNSITE LTS 1-6 BLK 18 0000.000</td>
</tr>
</tbody>
</table>

2018 TAX YEAR TAXES DUE - AS OF 01/31/2019

<table>
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<tr>
<th>Tax Year</th>
<th>Base Due</th>
<th>Penalty / Interest</th>
<th>Attorney Fees / Other Fees</th>
<th>Total</th>
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<td>$196.53</td>
<td>$0.00</td>
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DELIQUENT TAXES DUE - AS OF 01/31/2019

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<th>Penalty / Interest</th>
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<td>$17,969.69</td>
<td>$4,706.93</td>
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Pay Taxes Now
Account #
1110015500000

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Information relating to the current appraisal year should be considered “Certified”. Information relating to the current year is as it was certified on July 12, 2018. Contact the appraisal district office for more current information. Prior year data is informational only and does not necessarily replicate the values certified to the tax office.

Property

Section 25.027(a)(2) of the Texas Property Tax Code prohibits displaying information on our website that may indicate the age of a property owner.

### General Information

<table>
<thead>
<tr>
<th>Account #:</th>
<th>1110015500000</th>
<th>Legal Description:</th>
<th>ALICE TOWNSITE LTS 1-6 BLK 18 0000.000</th>
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<tr>
<td>Short #:</td>
<td>011583</td>
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<td>300 &amp; E 3RD (320) ST ALICE</td>
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<tr>
<td>Type:</td>
<td>Real</td>
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### Owner Information

| Owner:           | JW VENTURES LLC | Owner ID:          | 0000030744 |
| Mailing Address: | PO BOX 748 ORANGE GROVE TX 783720748 | Exemptions:       | N/A        |

### Values

Information relating to the current appraisal year should be considered "Certified". Information relating to the current year is as it was certified on July 12, 2018. Contact the appraisal district office for more current information.

<table>
<thead>
<tr>
<th>Type</th>
<th>Current Year Homestead Market Value</th>
<th>Current Year Non-Homestead Market Value (ag mkt included)</th>
<th>Current Year Ag. Use Value</th>
<th>Current Year Appraised Value (Assessed Value)</th>
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**Taxing Jurisdiction**

Owner: JW VENTURES LLC

Undivided Interest Percentage: 0.000000%

Undivided Interest Type: N/A

Total Value: $7,001

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<th>Taxable Value</th>
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**Total Estimated Taxes:** $196.53

*THE ESTIMATED TAX SHOWN ABOVE IS NOT A TAX BILL. DO NOT PAY.*

**Improvements**

Section 25.027(a)(1) and (b) of the Texas Property Tax Code prohibit the displaying of residential photographs, sketches or floor plans on our website. You can inspect this information or get a copy at the Jim Wells County Appraisal District at 1600 E Main St Suite #100, Alice, TX.

The Jim Wells County Appraisal District makes no claims, promises or guarantees about the accuracy of this data.

**Improvement # 1**

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<th>Homestead?</th>
<th>State Code</th>
<th>Description: HOSPITAL LOW COST(+.93)</th>
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**Land**

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### Roll Value History

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### Deed History - (Last 3 Deed Transactions)

The Jim Wells County Appraisal District is not an abstract company nor an extension of the County Clerks Office and we do not determine who has the better title to a property if public records conflict as to ownership or location. The information on this site is not intended to indicate the quality of title or priority of interest in any property, and you are advised not to rely on it for that purpose.

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Database last updated on: 1/31/2019 1:30 AM.
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**OFF-SITES**
- Off-site concrete
- Storm drains & devices
- Water & fire hydrants
- Off-site utilities
- Sewer lateral(s)
- Off-site paving
- Off-site electrical
- Other (specify) - see footnote 1
- Other (specify) - see footnote 1

Subtotal Off-Sites Cost: $0 $0 $0

**SITE WORK**
- Demolition: $862,000
- Asbestos Abatement (Demolition Only)
- Detention
- Rough grading
- Fine grading
- On-site concrete
- On-site electrical
- On-site paving
- On-site utilities: $67,235
- Decorative masonry
- Bumper stops, striping & signs
- Other (specify) - see footnote 1

Subtotal Site Work Cost: $929,235 $0 $0

**SITE AMENITIES**
- Landscaping
- Pool and decking
- Athletic court(s), playground(s)
- Fencing
- Other (specify) - see footnote 1

Subtotal Site Amenities Cost: $0 $0 $0

**BUILDING COSTS**:
- Concrete: $100,000
- Masonry: $300,000
- Metals: $192,600
- Woods and Plastics: $1,106,400
- Thermal and Moisture Protection: $294,000
- Roof Covering: $185,000
- Doors and Windows: $728,830
- Finishes: $1,080,075
- Specialties: $76,894
- Equipment: $172,560
- Furnishings: $36,000
- Special Construction: $425,170
- Conveying Systems (Elevators): $225,000
- Mechanical (HVAC, Plumbing): $1,099,530
- Electrical: $734,780

Individually itemize costs below:
- Detached Community Facilities/Building
- Carports and/or Garages
- Lead-Based Paint Abatement
- Asbestos Abatement (Rehabilitation Only): $877,500
- Structured Parking
- Commercial Space Costs
- Other (specify) - see footnote 1

Subtotal Building Costs: $7,664,339 $0 $0

**TOTAL BUILDING COSTS & SITE WORK** (including site amenities): $8,593,574 $0 $0

**TOTAL HARD COSTS**: $8,593,574 $0 $0

**OTHER CONSTRUCTION COSTS**
- General requirements (<6%): $515,614
- Contractor overhead (<2%): $171,871
- Contractor profit (<6%): $515,614

Total Contractor Fees: $1,203,099 $0 $0

**TOTAL CONSTRUCTION CONTRACT**: $9,796,673 $0 $0
Determination of Eligibility Request for the Physicians and Surgeons Hospital at 320 E. 3rd St.
Alice, Jim Wells County, Texas

Summary
The Physicians and Surgeons (P&S) Hospital in Alice, Jim Wells County, appears to be eligible for the National Register at the local level under Criterion A in the area of Health/Medicine. The regional hospital served the healthcare needs of Alice residents and the surrounding communities from its inception in 1931 until it closed in 1998. The building is on its original site and has additions dating from 1940, 1947, 1958, 1963, and 1973. The original 1931 building is obscured in the largely mid-twentieth century design that defines the exterior massing and aesthetic. The expansion of the building reflects its continuous use as the local hospital serving Alice and the surrounding rural communities.

Description
Summary
The P&S Hospital in Alice, Jim Wells County, Texas is a two- to five-story hospital complex at the northern edge of Alice’s central business district (Maps 01 & 02). The irregular-plan building includes two interior open courtyards and wings with varied heights that express different phases of construction, but still maintain a unified aesthetic with similar materials, scale, and minimal ornamentation (Photos 01 & 07). The building has a flat roof and stucco and concrete cladding. Two vertical towers clad in cut stone provide visual contrast to the continuous horizontal concrete banding on the north and west elevations. Recessed bays, varied heights and setbacks, and concrete awnings characterize the front, north façade where the mid-twentieth century construction phases communicate the Modern Movement style.

Setting
The hospital fronts the east-west East 3rd Street in an area characterized by moderately-dense commercial and institutional development. The area immediately to the north is single-family residential neighborhoods and the area to the south is Alice’s central business district. The hospital occupies the north half of a city block. A surface parking lot fills the east part of the block and the building has a narrow setback on the north and west facades. A pedestrian sidewalk leads to the main entry is on the north façade and an alley parallels the rear south elevation of the building.

Description
The hospital was constructed in phases beginning with an L-shaped, one-story building at the west portion of the block (Figure 01). A historic photograph shows a stucco building with a tile roof and a canted entry at the northwest corner where two ells meet (Figure 03). This original building is no longer visible from the exterior, after a later addition expanded the north and west exterior walls and added a second story. A 1940 addition is likely an ell added to the east of the original building that created an interior courtyard (Figure 02). Portions of the west stucco wall of the 1940 addition are visible from the adjoining rooftop.

The west and northwest elevations are the 1947 addition that transformed the Mission Revival style stucco buildings to Modern Movement with the addition of an L-plan expansion on the north and west side of the original building. The two-story concrete west elevation has continuous concrete awnings
above the windows and continuous concrete sills that frame the fenestration on the first and second stories. Single window openings pierce the elevation at each story (Photos 02 & 03). Plywood covers most of the multi-light metal windows. A single recessed entry pierces the elevation. A rectangular, stone-clad vertical elevator tower rises above the roofline and projects from the wall to delineate the northwest corner bay.

The northwest corner bay has a two-story metal frame multi-light window that is currently covered with plywood. The long north elevation has five primary sections. The east two correspond to the 1947 addition; the central section corresponds to the 1958 and 1963 additions; and the west section corresponds to the 1973 addition. A one-story bay projects from a portion of the north elevation in front of a four-story middle bay (1958 and 1963 additions) that has a vertical stone-clad tower and concrete elevator bay flanking a narrow, recessed bay with the main entry under a concrete canopy (Photos 04 & 05).

The 1973 east section is a four-story concrete wing with a fifth-floor partial penthouse. Five bays with single window openings and concrete sills organize this wing above the first story. Plywood currently covers the windows, which appear to be fixed, single pane. A concrete canopy covers an entry on the east bay (Photos 06 & 07).

The east elevation abuts the surface parking lot and has no pedestrian entrances. Asymmetrical fenestration pierces the second, third, and fourth stories. The punched window openings have concrete sills and plywood covers most openings. Two of the uncovered openings on the second story reveal a metal frame, fixed-light window with an operable bottom panel. Windows on the third and fourth stories are metal frame with a vertical muntin dividing two lights. Glass is missing in the visible windows. The fifth-floor penthouse rises above the south bay (Photo 08).

The south elevation abuts a vehicular alley. Varying roof heights indicate individual wings represented on the south elevation (Photo 08). The southeast (1973) wing is five-stories in height with windows piercing the second, third, and fourth stories in three bays. The single-light fixed windows have concrete sills. A double-width vehicular opening is currently infilled and covered. The four-story 1958 /1963 wing has asymmetrical window openings and some metal louvered vents in window openings (Photos 08 & 09). A metal slab door fills a recessed opening. A one-story bay has a stepped parapet where a historic garage meets the 1940 addition. A single entrance has a concrete canopy and plywood covers the door. Plywood covers the window openings are covered with plywood, although the wood frames remain visible (Photo 10).

A one-story corrugated metal addition with a corrugated metal roof infills a courtyard in the 1947 section of the building (Photo 11). Plywood covers an entry door. The southwest ell is part of the 1947 section. A parapet wall rises above two window openings with one, one-over-one and one multi-light aluminum frame window. Plywood covering a door fills a recessed entry (Photo 02).

**Integrity**

The interior finishes of the hospital are in poor condition, but the building retains primary character-defining spaces such as the configuration of double-loaded corridors lined with patient rooms, nurses stations, and treatment rooms, the main lobby, office space in the northwest corner, stairwells, and elevators (Photos 12, 13, & 14). Walls are plaster and sheetrock and floors are covered in carpet and vinyl
tile in the older wings. Terrazzo floors are intact in stairwells and in the central, 1958 / 1963 wing. The 1947 wing has service rooms that appear to be a kitchen space in the south portion and divided smaller rooms lining corridors. An office space occupies the northwest corner. Some wood framing and subfloors are visible under acoustical ceiling tiles. The 1958/1963 section has double-lined corridors with partitioned patient rooms. Several interior glazed brick walls are visible near elevator corridors. Tile blocks are visible under some plaster walls. The 1973 section has patient rooms lining corridors, larger medical facility spaces, and offices in the southern portion.

The P&S Hospital is in its historic location and setting and retains integrity of materials, design, and workmanship. The multiple construction phases maintained consistent elements such as the flat roofs, rectilinear ells, interior courtyards, and compatible exterior materials. Window openings and pedestrian and vehicular entrances remain, although some windows and doors are missing. [Interior is character-defining for a hospital.] The hospital building communicates the feelings, associations, and scale of a mid-twentieth century community hospital.

**Property History**

The P&S Hospital in Alice Texas is a mid-twentieth century Modern Movement hospital complex in downtown Alice, Jim Wells County, Texas. Local doctors G.G. Wyche and C. F. Winfield established the hospital, originally called the Alice Hospital, and constructed the first building at the southeast corner of East 3rd Street and North Wright Street in 1931 (Figure 01). In 1940, a group of local physicians and stockholders organized the Physicians and Surgeons Hospital and enlarged the facility. The 1940 enlargement resulted in 22 rooms, several patient rooms, a kitchen, laboratories, operating room, and x-ray facilities.

In 1947, the hospital underwent another expansion to add an annex with 18 rooms, an operating room, delivery room, nursery, and new rooms for patients (Figure 02). This addition added a second story and encompassed the earlier building to create new facades on the north and west sides that expressed Modern Movement stylistic elements in its massing and emphasis on horizontal planes in contrast to the previous Mission Revival style stucco building with red barrel roof tiles (Figure 03).

Local Alice architect Boyd Kinghay Miller, nicknamed “Putt,” designed a 1958 tile and masonry addition that added 34 additional private rooms, increased the ambulance bay to accommodate two ambulances, added office and lobby space, and increased dining room and kitchen facilities. The expansion extended the two-story building to the east, replacing two residential lots that previously had single-family houses. Miller designed the new addition to be sympathetic to the existing building with a stucco exterior and a

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1 Some sources list the date of establishment of the hospital as 1932, but this newspaper article mentions the “new Alice Hospital” in late 1931. “Houstonian and Alice Youths are Killed in Crash,” Victoria Advocate, December 29, 1931.


3 This description is attributed to the original building, but a conflicting newspaper account makes it likely the 22-room facility resulted from the 1940 addition. Jean Darby, "Alice: A Centennial History 1888-1988" (Nortex Press: 1989), p. 38.


vertical stone bay similar to the one on the west façade (Figure 05). The foundation was designed to accommodate an additional two stories, which were added in a 1963 expansion. The addition of two stories on the east wing added 40 rooms to bring the total to 114.6

The final expansion added a five-story section to the east wing in 1973.7 The hospital building continued to serve its original historic function as the sole hospital for Alice and surrounding areas until it closed in 1998 and two new hospitals located seven miles outside of downtown replaced the P&S Hospital in 1999.8 The P & S Hospital building has been vacant since it closed in 1999.

Current research has not revealed the architect for the 1947 and the 1973 additions, but it may have been B.K Miller, the local architect who designed the 1958 and 1963 additions. B.K. Miller spent his career in Alice and is listed as the single architect in city directories from 1950 until 1985 when he is listed as Miller-Talley, Associates, Inc. Architect and Planners. Born in Houston in 1923, B.K. Miller studied architecture at the University of Texas.9 He designed a Episcopal Church of the Advent building directly south of the P&S Hospital in 1945.10

**Context and significance**

Alice began as a late-nineteenth century railroad town when the nearby community of Collins moved three miles west to follow the north-south alignment of the San Antonio and Aransas Pass Railroad line where it intersected with the Corpus Christi, San Diego, and Rio Grande Valley Railway in 1883.11 Then part of the vast Nueces County that was later divided, Alice became a shipping hub for the surrounding cattle industry that flourished in South Texas during the second half of the nineteenth century. By the turn of the century, Alice was a small town of 887 and incorporated in 1904. It became the county seat when Jim Wells County formed in 1911. With the introduction of irrigation and diversified farming, Alice also became a shipping point for agricultural products and experienced steady growth in the first decades of the twentieth century.

Alice’s geographic location between Corpus Christi and Laredo, San Antonio and Harlingen made it a logical commercial and civic hub for South Texas. In 1914, Alice’s population was 3,500.12 Several civic upgrades indicate prosperity and growth in the late 1920s and into the 1930s. A new City Hall building was completed in 1928 at the corner of North Wright Street and First Street two blocks south of the hospital site. Around the same time, the city completed a new concrete water tower to replace the previous metal tower and the school district added two additions to the Alice High School at the corner of East 3rd Street and Reynolds Street. A city library room opened in the upper floors of the county

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12 Ibid.
courthouse in 1932, around the same time Dr. Wyche and Dr. Winfield opened the first Alice Hospital. Located at the corner of East 3rd Street and North Wright Street, Alice Hospital was near the other municipal and civic institutions developing in Alice around the same time.\textsuperscript{13}

The Great Depression caused a slowdown in the economy during the 1930s until the opening of the Alice oil field five miles south of Alice in 1938.\textsuperscript{14} The discovery of oil brought prosperity to the town when leasing agents and oil companies arrived, and ancillary businesses opened to supply equipment to the nearby oil fields. It was during this time the Alice Hospital underwent its first enlargement when a group of local doctors and stockholders organized the Physicians and Surgeons Hospital and enlarged the existing Alice Hospital facility.

World War II slowed construction as materials and resources were diverted to the war effort, but Alice experienced significant growth in the period immediately following the war; and in response to the new economic driver provided by regional oil drilling. Building permits totaled approximately $374,000 in 1940 and declined through the war years to a low of only $12,000 in 1943. By 1947, the annual building permits in Alice totaled $1.7 million, which included the second addition to the P&S Hospital.\textsuperscript{15} The 1940s represented a period of intense growth for Alice. The 1950 city directory estimated the 1949 population at 21,120 based on utility connections, up from only 7,792 in 1940.

Alice’s population has remained around 20,000 since the intense period of growth associated with the discovery of oil. In 1950, 508 oil fields operated around Alice and the town hosted two independent oil companies, nine branch offices of major companies, and fifty-one equipment and supply companies.\textsuperscript{16} During the 1950s, the number of oil-related businesses in Alice grew to more than 130.\textsuperscript{17} The P&S Hospital undertook an ambitious expansion in 1958 by more than doubling their patient bed accommodations from forty to ninety-nine. This scale of expansion mirrored the town’s overall recent growth and set the stage for the hospital to continue to serve and grow as the primary healthcare facility in the city and surrounding region [is the size of the county mentioned somewhere? This would be helpful to understand the extent of the “surrounding region”]. The expansion added a wing to the east of the existing building and extended the facility to the end of the block with a surface parking lot replacing two previously residential lots. In addition to adding space to meet current needs, the design anticipated further additions and designed the foundations to accommodate future growth in the form of additional stories on the 1958 wing footprint. Dr. G. G. Wyche, founder of the Alice Hospital and Senor President of the P&S Hospital at the time predicted the 1958 addition will meet “the area hospital demand for the next 10 years.”\textsuperscript{18}

The P&S Hospital continued to expand in the next fifteen years by completing the designed addition to the 1958 wing with two additional stories in 1963; and by adding the five-story east wing in 1973. The rapid growth of an institution serving a town with a consistent population indicates the hospital’s status as a regional healthcare facility. As Alice has historically been a nucleus for economic activity in the larger region, the hospital was the primary hospital for residents in surrounding small towns and rural residents.

\textsuperscript{14} Ibid, p.50.
\textsuperscript{16} Ibid.
\textsuperscript{18} “Construction Starts Monday on P&S Wing,” Alice Daily Echo, January 26, 1958.
in South Texas. In the 1970s, the Alice trade territory had a population of 150,000 in a forty-mile radius. Additionally, Alice’s local economic prosperity during the latter-half of the twentieth century likely allowed the privately-owned hospital to upgrade its facilities. Other local institutions also invested in their buildings. The Alice Chamber of Commerce opened a new building on Main Street in 1958, the new Alice public library building immediately north and east of the P&S Hospital opened in 1967, and the new City Hall, also on Main Street was completed in 1979.

The “oil bust” starting in 1982 resulted from dropping oil prices and negatively impacted the local economy in Alice and the surrounding area. The local oil business was valued at $71 million in 1982 and had plummeted to approximately $15 million by 1986. Local officials focused on trying to diversity Alice’s economy during the 1980s and 1990s until demand for natural gas revived the local ancillary and support businesses that historically served surrounding energy drilling in South Texas in the late 1990s. This revival coincided with the closure of the P&S Hospital in 1998 and the construction of two new hospitals in Alice. The forty-nine-bed Christus Spohn Hospital opened in March 1999 and the 118-bed Alice Regional Hospital opened in the summer of that same year. The new hospitals opened near each other fronting State Highway 44 seven miles northeast of downtown Alice.

The P&S Hospital served Alice and the surrounding communities as the primary healthcare facility in the area from its inception in 1931 until it closed in 1998. The P&S Hospital was the only hospital in Alice throughout its continuous operation during the twentieth century. Its location near downtown and around other local civic and municipal institutions signals its status as an important asset to a geographically isolated community.

Bibliography


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*Handbook of Texas Online*, “Alice, Texas,” accessed January 29, 2019
https://tshaonline.org/handbook/online/articles/hea01.


*Houstonian and Alice Youths are Killed in Crash*. Victoria Advocate, December 29, 1931


*Twenty Good Reasons We’re Proud of Alice, Texas: A Pictorial and Factual Story of Alice Today*. Vertical File Alice, Texas, Corpus Christi Public Library, 1956.
Map 03. P&S Hospital 320 E. 3rd St. Alice, Texas location map showing irregular footprint and interior courtyards. Source: Google Maps 2019.
Map 04. P&S Hospital 320 E. 3rd St. Alice, Texas aerial image with additions labeled by year of construction. Source: Google Maps 2019. While this is really helpful, I think the 1931 section is a little misleading, but I’m not sure how to better represent this.
Map 05. Photo map showing location of current photos of the P&S Hospital 320 E. 3rd St. Alice, Texas. Source: Google maps 2019.
Photo 02. South and west elevations, 1947 wing. Camera facing northeast.
Photo 03. West and south elevations and rear alley, 1947 wing. Camera facing northeast.
Photo 06. Main entry and 1973 wing. Camera facing southwest. The main entrance is in the 1958/63 wing.
Photo 08. East and south elevations. Camera facing northwest.
Photo 12. A double-loaded corridor on the second floor of the east wing. Camera facing west.
Figure 01. Sanborn map detail showing the Alice Hospital, 1932, Sheet 1.
Figure 02. Sanborn map detail showing the Alice Hospital, 1947, Sheet 1.

Figure 04. A circa 1956 photo showing the 1947 addition of the P&S Hospital. Source: *Twenty Good Reasons We’re Proud of Alice, Texas: A Pictorial and Factual Story of Alice Today*. Vertical File Alice, Texas, Corpus Christi Public Library, 1956.
Figure 5. 1958 rendering showing the proposed addition. A 1963 addition added two stories to the center wing. Source: *Construction Starts Monday on P&S Wing.* Alice Daily Echo, January 26, 1958.
SITE DEVELOPMENT
FEASIBILITY REPORT

Alice Lofts
City of Alice, Jim Wells County, Texas

Prepared By:

CROCKETT
ENGINEERING CONSULTANTS

February 15, 2019

Project Number: 190019
TX Certificate of Authority #F-13436/17929

1000 W. Nifong Blvd., Building 1
Columbia MO 65203
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APPENDIX B – FEMA & Flood Map

APPENDIX C – USGS Map

APPENDIX D – Permits/Application

APPENDIX E – Tax Rates

APPENDIX F – Schedule Fee

APPENDIX G – Utility Maps

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1.0 PROJECT SUMMARY

This project site is located within the city limits of the City of Alice, Jim Wells County, Texas at 320 East 3rd Street. The proposed property contains 1.0± acre. The proposed development will rehabilitate an existing 4 story building and convert it into 44 units within all 4 stories.

In this report, Crockett Engineering has cited the City of Alice and County of Jim Well’s code and ordinance needed for this development. A Land Title Survey is provided to accompany this study. Crockett Engineering Consultants has researched local codes, ordinance and development procedures for the proposed development.

At this time, the only known off-site work needed will be the connection of utility lines to the public lines. It is unknown at this time if the City of Alice will require any additional off-site improvements due to this development. There is the potential for road improvements on North Reynolds Street and East 3rd Street at the parking lot tie-in location. This will later be determined from discussions with city officials during the re-zoning process.

The intent of this document is to help determine the suitability for the development of this tract of land.
2.0 PROPERTY INFORMATION

2.1 EXISTING SITE DATA

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<td>JW VENTURES LLC</td>
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<tr>
<td>Owner’s Address</td>
<td>PO BOX 748 ORANGE GROVE TX 783720748</td>
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Table 1-Property Data

2.2 EXISTING SITE CONDITION

The existing site is located at approximately 302 E. 3rd street, Alice, Jim Wells County, Texas. The site is located to the southeast corner of the intersection of E. 3rd street and N. Wright Street. The site contains an existing 4-story hospital which is to be rehabilitated into a multifamily apartments. The subject property is located in a very urban downtown area of Alice with developed areas surrounding the property. The roads surrounding the property are set in a grid fashion with main roads to the north, west, and east. There is an alley that is running along the south property line. The site would connect directly either of these main road ways which would be able to handle the traffic from the development.

2.3 SITE SURVEY INFORMATION

The subject property is 1.0 acres in Alice, Jim Wells County, Texas as per the County of Jim Wells area map. Property ID 110015500000, and owner ID 0000030744. The survey boundary of the property has been completed and can be found in Appendix H.

2.4 GEOTECHNICAL ASSESSMENT

A geotechnical report has not been provided at the time of this report. Given the development nature of the site, it will not be recommended that a geotechnical report be completed on this property. However, the owner shall satisfy themselves of all geotechnical conditions prior to construction.
2.5 ENVIRONMENTAL ASSESSMENT

An environmental site assessment has not been provided at the time of the report. The Owner should conduct an Environmental Site Assessment Prior to commencement of any construction activities if one has not already been completed.

2.6 TOPOGRAPHIC ASSESSMENT

At the time of this report an actual topographic survey has not yet been provided. Further topographic work will need to be performed before civil design can begin. The USGS topo map shows the site is relatively flat from the previous development.

2.7 FLOODPLAIN ASSESSMENT

No part of this site is located within the 100 year floodplain as identified by the FEMA FIRM panel for this area, Panel number 48249C0240D effective date of 08/15/2017. See appendix B.

2.8 UTILITY PROVIDERS

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Table 2-Utility Providers

2.9 FIRE

A.) Fire Safety


According to the international fire code the department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code. Any reference in this code to the fire code official shall mean the fire marshal.
B.) Fire Hydrants

According to the City’s water department and other online research there is a fire hydrant located to the northeast of the site located at the northeast corner of 3rd street and Reynolds Street. Additionally, there is a second hydrant located to the northwest of the site located at the northwest corner of 3rd street and Wright Street.

C.) Key Boxes

When required by the fire department, a KNOX lock box, KNOX padlock, and/or KNOX key switch must be installed on any structure or gate at a location approved by the fire department. The key box shall contain keys as required by the code authority or his designee.

3.0 SITE DEVELOPMENT

3.1 STORM WATER MANAGEMENT

STORM WATER MANAGEMENT

A.) Storm Drainage Systems

Design - Shall be on a two-year frequency.

Drainage facilities - Streets may be used for stormwater drainage only if the calculated stormwater flow does not exceed the following:

<table>
<thead>
<tr>
<th>Width of Street (Back to Back)</th>
<th>31'</th>
<th>36'</th>
<th>44'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slope 0.20%</td>
<td>18 cfs</td>
<td>20 cfs</td>
<td>21 cfs</td>
</tr>
<tr>
<td>Slope 0.25%</td>
<td>20 cfs</td>
<td>22 cfs</td>
<td>24 cfs</td>
</tr>
<tr>
<td>Slope 0.30%</td>
<td>22 cfs</td>
<td>25 cfs</td>
<td>27 cfs</td>
</tr>
<tr>
<td>Slope 0.35% up</td>
<td>24 cfs</td>
<td>27 cfs</td>
<td>29 cfs</td>
</tr>
</tbody>
</table>

Table 3-Drainage Flow in Streets
B.) Detention and Water Quality
Detention and Water Quality for this project will not be required.

C.) Storm Water Pollution Prevention
A Storm Water Pollution Prevention Plan (SWPPP) and State TCEQ permit will not be required for this project with area of disturbance being under 1 acre.

3.2 WATERLINE
All waterlines to be installed per the City of Alice’s specifications. All waterlines will require hydrostatic testing performed by the developer and monitored by the City of Alice. There is an existing 6” waterline running along the north side of 3rd street. Additionally, there is a 6” waterline running along the east side of Reynolds Street. It is assumed that the existing facility as adequate water pressure and demands and all existing lines will be reused. During construction further inspection will be done on the existing waterline. If contractor and owner determines the quality of service line is insufficient a line might be required. See appendix F for fee schedule of rates.

3.3 SANITARY SEWER LINE
There is existing sewer mains running down the adjacent streets of the property. There is an existing City sewer main running down the alley directly behind the existing building. It is assumed that this rehabilitation will be using the existing sewer laterals. During construction further inspection will be done on the existing sewer laterals. If contractor and owner determines the quality of lateral is insufficient a new lateral might be required. See appendix F for fee schedule of rates.

3.4 SITE INGRESS AND EGRESS
The property is surrounded on all four sides with means of ingress/egress. There are City maintained streets to the west, north, and east. Additionally, there is a 20-foot alley way directly to the south of the tract. Site access can be used on any of these streets or alley way. We will be utilizing an empty area for parking on the east side of the lot. We will have two driveways, an in and out, from this parking lot connecting to existing city streets or alley. It will be determined during final design the best connection for this parking lot. Every driveway shall be so designed and constructed as to provide for a sidewalk having a minimum width of five feet measured at right angles to the boundary line between the public right-of-way and the private property.
All driveway approaches, ramps, sidewalks and curbs constructed in connection therewith shall be constructed of concrete having a minimum of 2,500 psi in 28 days, and shall have a minimum thickness of six inches, and shall have reinforcing consisting of a minimum of six inches by six inches No. 6 wire mesh. Approval of the driveway location will be determined by the City Manager and Engineer.

3.5 LANDSCAPING/SCREENING

No landscape requirements are identified at this time. Screening wall - A six-foot tall solid screening wall without penetrations or holes except for passage shall be placed along the lot line when the B-4 commercial district adjoins or abuts any residential district. However, no adjacent properties are identified as residential as this time.

3.6 IRRIGATION

No irrigation requirements are identified at this time.

3.7 PARKING REQUIREMENTS

The parking requirement for this multi-family rehabilitation project are one space for each family unit plus three spaces for each four units or fraction thereof.

3.8 CURRENT BUILDING CODES

The following are the current codes the City of Slaton follows.

- 2012 International Codes
- 2012 IBC, IPC, IMC, IFG, IRC, IFC, IPMC, IECC

3.9 BUILDING PERMIT

A building permit is required for work within the limits of Alice, Texas. The permit can be found in the Appendix D. Building permit applications are readily available on the City’s website. Separate permits are required for inspections, mechanical, electric and plumbing. The building permit approval process can be found in a chart located in Appendix D.
3.10 PLAN REVIEW PROCESS

Prior to issuance of a construction/building permit, complete plans and proper applications shall be submitted to the City of Alice. The designated staff person shall determine by review of such plans whether the proposed development meets the City’s requirements. City staff reviews the plans and application for city compliance. This process will take on average 2–3 weeks. Staff will give approval or denial based off their review. If approval is given all fees will be due at this time. Once fees are received the City will issue the proper permits. It will then be required to schedule a pre-construction meeting with City staff. The plan and application review process flow chart can be found in Appendix D for further details.

<table>
<thead>
<tr>
<th>Building Permit</th>
<th>Is determined based on total valuation of building. Reference fee schedule in appendix D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Fee</td>
<td>$250.00</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$55.00</td>
</tr>
</tbody>
</table>

Table 4: Permitting Costs

4.0 ZONING

4.1 ZONING CLASSIFICATION

The site is located in the City of Alice’s city limits and is currently zoned B-4 business district.

The purpose of the B-4 business district is the least restrictive commercial zoning district normally reserved for areas that provide the greatest number and mix of retail and commercial uses. This district is reserved for areas of adequate size and location so that its broad range of high intensity land uses will not cause or create nuisances to adjoining zoning districts.

See the current zoning map in Appendix A. All city codes and zoning maps can be found at the City of Alice website.

“B-4” zoning district has the following permitted uses:

1. ) Permitted Uses–Please reference the link below for further purposes.

(https://library.municode.com/tx/alice/codes/code_of_ordinances?nodeId=PTIICOOR_ APXAZO_CH5USD1)

However, all residential development is permitted within this zoning.
4.2 DEVELOPMENT ZONING REGULATIONS

The following regulations are for the City of Alice B-4 business zoning district:

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>7,000 square feet minimum</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50 feet minimum</td>
</tr>
<tr>
<td>Front setback</td>
<td>For business use only—Fifteen feet</td>
</tr>
<tr>
<td>Side setback</td>
<td>13-feet</td>
</tr>
<tr>
<td>Rear setback</td>
<td>10-feet minimum</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>No limit</td>
</tr>
</tbody>
</table>

Table 5: Zoning Regulations

4.3 RE-ZONING

In order to re-zone this property an application for zoning change must be submitted to the City Planning and Zoning Department. It must be submitted 15 days prior to the Planning and Zoning meeting. It will go to the Planning and Zoning Commission and if approved will be passed along to the City Council for Public Hearing. The process could take 60 days to complete. There is a $250.00 fee to apply for re-zoning.

4.4 CONCEPTUAL SITE PLAN

A conceptual site plan is attached in Appendix I of this report. The preliminary plan was prepared based on zoning (B-4) requirements and a re-development. Not all attributed of the above stated zoning requirements can be met due to the fact we will be re-use an existing structure that will not be meeting the required setbacks. During the time of construction of this building no setbacks were required and the structure was placed within very close proximity to the lot line.

5.0 ITEMIZATION OF ENTITLEMENT

5.1 Itemized Table

<table>
<thead>
<tr>
<th>Fee/Permit Type</th>
<th>Description</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Tap</td>
<td>Tap fee for 2” line tap (Price will change if different size line is required)</td>
<td>$0-using existing line $3,100- new line</td>
</tr>
<tr>
<td>Sanitary Sewer Tap</td>
<td>Minimum-standard 6” line tap (price will change if different size line is required.)</td>
<td>$0-using existing line $1,000- new line</td>
</tr>
<tr>
<td>Trash Collection Fee</td>
<td>Commercial- 3 c.y. container is $134.55 for 2 pickups weekly per container</td>
<td>$134.55</td>
</tr>
<tr>
<td>Demolition Fee</td>
<td>Fee to City for Demo work</td>
<td>$50.00</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
<td>Additional Information</td>
</tr>
<tr>
<td>----------------------</td>
<td>------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------</td>
</tr>
<tr>
<td>Electric Fee</td>
<td>Based on what is to be installed within building</td>
<td>Refer to Appendix F for further totals</td>
</tr>
<tr>
<td>Building Permit</td>
<td>Cost Based on total Valuation-Assumed Valuation is $500,000 and up</td>
<td>$1,660.00 for the first $500,000.00 plus $2 for each additional thousand</td>
</tr>
<tr>
<td>Plumbing Permit</td>
<td>Based on what is to be installed within building</td>
<td>Refer to Appendix F for further totals</td>
</tr>
<tr>
<td>Planning &amp; Zoning</td>
<td>Zoning Fee- $250.00 ($100.00 refunded if no public hearing before city council)</td>
<td>$250.00</td>
</tr>
<tr>
<td>Final Plat</td>
<td>Final Plat</td>
<td>$55.00</td>
</tr>
</tbody>
</table>

**Table 6: Itemized Table**

- All fees based on a 4-story apartment
- Refer to Appendix F for full fee schedule

*The building is 5 stories*
APPENDIX A: ZONING MAP
Accuracy of Information Legal Disclaimer
Users of this PDF document are advised that the information contained within these pages is for informational purposes only. The City of Alice makes no warranty, representation or guarantee as to the content, sequence, accuracy, or completeness of any of the information provided. The City of Alice assumes no liability for any inaccuracies, errors, or omissions in the information provided regardless of how caused, nor any decision made or action taken or not taken by reader in reliance upon any information contained within these pages.
APPENDIX B: FEMA & FLOOD MAP
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/31/2019 at 10:34:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
APPENDIX C: USGS MAP
APPENDIX D:
PERMITS/APPLICATIONS
BUILDING PERMIT APPLICATION
City of Alice
PO Box 3229 (500 E. Main St.) Alice, TX 78333
PH. (361) 668-7275 FAX (361) 668-4385 E-MAIL inspection@cityofalice.org
DIG TESS (800) 344-8377

JW CAD # ____________________________ 2003 INTERNATIONAL CODES & 2002 NATIONAL ELECTRIC CODE Permit # __________

Construction Address ____________________________ Suite # or Apt./Bldg. # __________ Date __________

Lot Block Subdivision/tract Fax # (point of contact):

Owner Address City, State, Zip Phone

Tenant Address City, State, Zip Phone

Contractor Address City, State, Zip Phone

Engineer Address City, State, Zip Phone

Architect Address City, State, Zip Phone

Use of Building/Tenant Space: Residential □ Commercial □ Number of floors 1st SqFt: ______________

2nd SqFt: ______________

Value of Construction $ ______________ Fees Due: $ ______________ Fees Paid: $ ______________

Work Use (check one) □ Addition □ Roof Sq Ft Living Area: ______________

□ New Construction □ Garage □ Demolition Sq Ft Garage: ______________

□ New Construction Shell □ Swimming Pool □ Flat Work Total Sq Ft: ______________

□ Sign □ Accessory Bldg. □ Flood Plain Re-bar Slab □ Cable Slab □ Piers □

□ Remodel □ Change of Occupancy □ Subdivision sidewalks All Electric: Yes □ No □

Description of Work: ________________________________________________________________

TX Residential Construction Commission: Builder's Registration #: __________ New Home Registration: Yes □ No □

TDLR EAB# for commercial projects ______________________________________________________

An asbestos survey has been conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and
the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit for a
commercial and/or public building being issued by the City of Alice. □ Yes □ No __________ KNOX BOX Yes

Separate permits are required for electrical, plumbing, and air conditioning.

Permit Owner will be responsible for disposing of construction debris to an acceptable disposal site.

A building permit becomes null and void if work or construction authorized is not commenced within six months or
if construction or work is suspended or abandoned for a period of six months at any time after work is commenced.

*Applicant is the owner and/or has the owner's consent to do the requested work

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law
and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does
not presume to give authority to violate or cancel the provision of any other state or local ordinances regulating construction or
the performance of construction.

Printed Name of Applicant ____________________________ Signature ×

Printed Name of Contractor or Authorized Agent ____________________________ Signature ×

Printed Name of Homeowner (If owner is builder) ____________________________ Signature ×

CITY USE ONLY

Zoning DATE APPROVAL DISAPPROVAL COMMENTS

Building Inspection

Plumbing Inspection

Electrical Inspection

Public Works

Fire Prevention

Engineering

Health Dept.

Community Services

JW CAD Appraisal District
LOT SIZE:
1. Width of lot_____, 2. Length of lot_____

BUILDING SETBACKS:

SHOW______ FOR EXISTING
SHOW-------- FOR ALTERATION

PLOT PLAN
CITY OF ALICE REQUEST FOR INSPECTION

24 hour advance notice required
MUST CALL: 361-668-7275

TODAY’S DATE: ______________ TIME: _________ WHEN: ___________ TIME: ___________ RADIO TIME: _________

ADDRESS: __________________________________________ CONTRACTOR: ___________________________

BUSINESS: ___________________________ OWNER: ______________________________ PHONE: __________________

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>PLUMBING</th>
<th>ELECTRICAL</th>
<th>HVAC</th>
<th>MISC</th>
<th>INSPECTOR USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation: Rough In</td>
<td>Const Loop</td>
<td>Rough In</td>
<td>Signs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>cable</td>
<td>Top out</td>
<td>Rough In:</td>
<td>Final</td>
<td>Cert/Occup</td>
<td></td>
</tr>
<tr>
<td>slab</td>
<td>Final</td>
<td>slab</td>
<td>Re-inspection</td>
<td>Zoning</td>
<td></td>
</tr>
<tr>
<td>piers</td>
<td>Sewer Line</td>
<td>walls</td>
<td>Fence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Framing</td>
<td>Water Line</td>
<td>ceiling</td>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final</td>
<td>Gas Test</td>
<td>Temp Power</td>
<td>Placard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalks</td>
<td>Sprinkler Sys</td>
<td>Final Service Only</td>
<td>Information</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveway</td>
<td>Backflow</td>
<td>Final</td>
<td>Dumping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Patio</td>
<td>Grease trap</td>
<td>Final - Release Only</td>
<td>Debris/landfill</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roofing</td>
<td>Water Heater</td>
<td>Mobile Home Loop</td>
<td>Re-inspection</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swim/Pool</td>
<td>H₂O Courtesy</td>
<td>Swim Pool grdg</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carport</td>
<td>Re-inspection</td>
<td>Swim Pool deck</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

RELEASE TO: INSPECTOR’S INITIALS

| Energy / Entex | CenterPoint | | | |
| CenterPoint | Energy / Entex | | | |

PASSED: BS___ JR___ RH___

REJECTED: BS___ JR___ RH___

AEP/CPL:

RE-INSPECTION:

fax: 866-246-4123

BS___ JR___ RH___

PERMIT # __________

CITY OF ALICE REQUEST FOR INSPECTION

24 hour advance notice required
MUST CALL: 361-668-7275

TODAY’S DATE: ______________ TIME: _________ WHEN: ___________ TIME: ___________ RADIO TIME: _________

ADDRESS: __________________________________________ CONTRACTOR: ___________________________

BUSINESS: ___________________________ OWNER: ______________________________ PHONE: __________________

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<tr>
<td>cable</td>
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<td>Final Service Only</td>
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<td>Dumping</td>
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<td>Debris/landfill</td>
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<td>H₂O Courtesy</td>
<td>Swim Pool grdg</td>
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<td></td>
</tr>
</tbody>
</table>

RELEASE TO: INSPECTOR’S INITIALS

| Energy / Entex | CenterPoint | | | |
| CenterPoint | Energy / Entex | | | |

PASSED: BS___ JR___ RH___

REJECTED: BS___ JR___ RH___

AEP/CPL:

RE-INSPECTION:

fax: 866-246-4123

BS___ JR___ RH___

PERMIT # __________

ESI ID#100327894 ____________
General Contractor Registration
City of Alice
500 E Main St., PO Box 3229, Alice, TX 78333
PH. (361) 668-7275 FAX (361) 668-4385  E-MAIL inspection@cityofalice.org

Date _______________  $125 Annual Fee (Non-Prorated)

Business Name ____________________________________________________________

Owner’s Name ____________________________ Contact Person _______________________

Company Mailing Address ______________________________________________________

City, State Zip __________________________________________________________________

Phone ___________________________ Fax _________________________________________

Cell #_____________________________ E-mail _____________________________________

Registration No. Issued by the Texas Residential Construction Commission _____________

Date License Issued ____________________ Expiration Date _________________________

Tax I.D. Number __________________________ Social Security Number __________________

Self-Employed: Name ________________________________

Address _______________________________________________________________________

City, State Zip __________________________________________________________________

Phone ___________________________ Fax _________________________________________

Cell #_____________________________ E-mail _____________________________________

Drivers License Number ___________________________ State _________________________

Tax I.D. Number __________________________ Social Security Number __________________

I have read and understand the information regarding permit expiration and work without a permit. I agree to abide by the regulations concerning the conduct of contractors, and I affirm that the above information is true and correct.

Print name _______________________________ Signature ____________________________

The term “General Contractor” shall include, but is not limited to: Builder, Home Builder, Custom Builder, Pool Contractor, Sign Contractor, Home Remodel, Landscape Companies, Roofing Contractors, Concrete Contractors and those eligible to obtain a building permit with exception for private citizens doing their own work.

Please attach a copy of current driver’s license, and state (TRCC) registration. Registration expires on December 31st of each year.
PROPOSAL TO AMEND THE ZONING ORDINANCE

I/We respectfully request the following change/changes to the present Zoning Ordinance of the City of Alice.

Owner: ___________________________________________ Phone: _______________________

Mailing Address: _________________________________________________________________

Agent: ___________________________________________ Phone: _______________________

Agent Address: _________________________________________________________________

Nature of Request

☐ To amend the Zoning Map so as to relocate zoning boundaries by changing property

☐ From: _______________________________ To: _________________________________

☐ From: _______________________________ To: _________________________________

Property Descriptions

Layman’s identification of Location (Address or otherwise):
_________________________________________________________________________________________________________

Legal Description

☐ Property is unsubdivided according to the County Deed Records Vol._____ Page_____. It is shown as Tract _________ of the__________ City Tax Records.

☐ A Metes and Bounds Description and a Sketch map/maps locating property so described are attached.

☐ Property is subdivided as described:

   Subdivision Name: ________________________________________________________________

   Block: _________ Lot(s): _________ Block: _________ Lot(s): _________

   Recorded in Vol. _________ Page _________ of the Map Records of Jim Wells County.

Total Land Contained is ____________________________________________________________.

Property Development Information

Present use of this property is:

☐ One Family Dwelling   ☐ Apartments   ☐ Two Family Dwelling   ☐ Industrial
☐ Commercial   ☐ Manufacturing   ☐ Agricultural   ☐ Vacant   ☐ Other

Explain: ________________________________________________________________________

Status of Development Plans

☐ None   ☐ Site Plans Complete   ☐ Building Plans Complete

Developer of Property Will Be

☐ Present Owner   ☐ Purchaser   ☐ Unknown

Reasons Supporting Proposal to Change: _____________________________________________
________________________________________________________________________________
Proposal to Amend the Zoning Ordinance

ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my ability and that I am now or will be fully prepared to present the above proposal at the Zoning Commission hearing thereon.

Application must be submitted **AT LEAST FIFTEEN (15) DAYS BEFORE** the Planning and Zoning Commission meeting.

The Planning and Zoning Commission holds a public hearing and forward its recommendation to City Council, the City Council will then hold a Public Hearing. This means that rezoning could take from **60 to 75 days to complete**.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Planning Department, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Zoning Commission’s hearing shall constitute a denial by the Commission and City Council. **I understand that the filing fee is not refundable upon withdrawal of proposal.**

In the event the Planning and Zoning Commission recommends against the proposed supplement, change, modification or repeal, the proponent of such proposed amendment, supplement, change, modification or repeal may appeal to the City Council within ten (10) days from the date the Planning and Zoning Commission held its public hearing if: a) there exists evidence that the Planning and Zoning Commission was unduly prejudiced against the proposed amendment, supplement, change, modification or repeal; or b) there exists new, relevant and substantial evidence with regard to the proposed supplement, change, modification or repeal which was not available for presentation to the Planning and Zoning Commission at the public hearing. Such appeal shall be in writing and sworn to by the proponent. The City Council may: a) elect to set a public hearing on said appeal and at least fifteen (15) days notice of the time and place shall be published in an official paper or paper of general circulation in the City or b) elect to return such matter to the Planning and Zoning Commission for the rehearing of the proponent’s request for the amendment, supplement, change, modification or repeal.

A proposal denied by the City Council shall not be received nor filed as a new request until six (6) months have lapsed from the date the original proposal was denied by the City Council.

*I/We certify that the $250.00 fee to cover the cost of this rezoning application has been paid to the City of Alice on ________________________, ______________.*

Signed: __________________________ Phone: _____________
Address:  ____________________________________________

Signed: __________________________ Phone: _____________
Address:  ____________________________________________
Summary of Board of Adjustment Application Requirements

A. Review application requirements with Inspection Administrator

B. Complete application with notarized signatures of owner and applicant and filing fee of $250.

C. Detailed diagram of site/plot plan drawn to scale and dimensioned with other drawings necessary for review of application. The scale should be large enough to be clearly legible.

The application must be completed and meet all Alice’s Zoning ordinance requirements before a variance request can be scheduled for a public hearing.

Delivery Address:

Alice Community Services Department
Inspection Division
500 E. Main St. Room 312
P.O. Box 3229
Alice, Tx 78333

Direct questions to Inspection Administrator at (361) 668-7276.
Fax number (361) 668-4385.
1. **Applicant**

   Name ______________________________________________________

   Address _____________________________________________________

   City/State/Zip _______________________________________________

   Phone _______________ Fax _______________ E-mail __________________

2. **Property Owner(s)**

   Name ______________________________________________________

   Address _____________________________________________________

   City/State/Zip _______________________________________________

   Phone _______________ Fax _______________ E-mail __________________

3. **Street Address and lot, block and subdivision name of the subject property (please attach survey of the subject property)**

   _____________________________________________________________

   _____________________________________________________________

   _____________________________________________________________

   _____________________________________________________________

4. **List the pertinent section(s) of the zoning ordinance and indicate the specific variance amounts being requested. If necessary use a separate sheet.**

   _____________________________________________________________

   _____________________________________________________________

   _____________________________________________________________

   _____________________________________________________________

   _____________________________________________________________
5. State the grounds for the request and detail any special conditions which cause hardship that in your opinion justify the variance(s) you are requesting. Examples of special conditions are: hills, valleys, creeks, power poles, elevations, irregular lot or tract shapes, etc. The Board of Adjustment must determine a special condition or conditions exist(s) before making a motion to approve a request. If it is determined that no special condition exists, the motion must be to deny the request.

________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________

6. Explain any unique circumstances, if applicable, not considered by the zoning ordinance. Examples: (1) If the Alice City Council approved a plat prior to present zoning ordinance requirements; or (2) the ordinance was amended or a policy change was adopted after initiation of the plans check process for a building permit or other phase of the development process.

________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________

7. Attach a detailed diagram of the site drawn to scale, and any other drawings or photographs necessary to help explain the case to the Board. Show on the diagram all easements, building lines, encroachments, and the variance(s) requested. The requested variance(s) should be quantified by an appropriate measurement (distance, percentage, etc.).
The Inspection Department Administrator will determine the agenda for each of the public hearing dates. Based on the size of the agenda, your application may be re-scheduled to a later date.

Applicant Name (Print or Type) _________________________________________

Applicant Signature ________________________________________________

Owner Name (Print or Type) _________________________________________

Owner Signature __________________________________________________
The State of _______________

County of _______________

Before me ___________________________ on this day personally appeared
___________________________ known to me (or proved to me on the oath of
___________________________ or through ___________________________ (description of identity
card or other document to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _______ day of _____________,  _______.

SEAL

Notary Signature

The State of _______________

County of _______________

Before me ___________________________ on this day personally appeared
___________________________ known to me (or proved to me on the oath of
___________________________ or through ___________________________ (description of identity
card or other document to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _______ day of _____________,  _______.

SEAL

Notary Signature
City of Alice

Zoning Board of Adjustment Application Procedural Timetable

Application Deadline

Board of Adjustment review submittal (see application form for requirements).

Days 1-7

Staff Review

Day 8

Staff may request additional information from applicant for any changes or additions to application submittal relative to the request, if necessary.

Day 15

Applicant to submit revised or additional application submittal.

Day 16

Notice to newspaper and adjacent property owners. Posting of sign on property.

Day 20

Packets distributed to Zoning Board of Adjustment members and notices to the applicants as reminders of the public hearing.

Day 30

Board of Adjustment Public Hearing

<table>
<thead>
<tr>
<th>Denial</th>
<th>Approval</th>
<th>Table</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requires majority vote, 1 year</td>
<td>Requires a ¾ vote for approval.</td>
<td>Further research and/or</td>
</tr>
<tr>
<td>waiting period necessary to re-apply begins 10 day period in which an appeal to District Court can be made.</td>
<td>(4 minimum) information.</td>
<td></td>
</tr>
</tbody>
</table>
Zoning Board of Adjustment

A. There is hereby created a Board of Adjustment which shall consist of five (5) regular members, each to be appointed by a majority of the City Council for a term of two (2) years.

B. In addition to the five (5) regular members of the Board of Adjustment, four (4) alternate members of the Board of Adjustment who shall serve in the absence of one or more regular members when requested to do so by the Mayor or City Manager, shall be appointed by a majority of the City Council, so that all cases heard by the Board of Adjustment will always be heard by a minimum of four (4) members.

C. Regular members and alternate members of the Board of Adjustment shall serve a term of two (2) years and until their successors are appointed and qualified. Regular and alternate members of the Board of Adjustment may be removed from office for cause by the City Council upon written charges and after a public hearing.

D. The Board of Adjustment shall select from among its regular members, a chairman, and acting chairman, to act in the absence of the chairman, and a secretary.

E. The Board of Adjustment may adopt rules to govern its proceedings and conduct of the business before the Board. Any rule or rules shall be adopted by a resolution by the Board entered upon the minutes of the Board and a copy thereof shall be filed with the City Secretary of the City of Alice.

F. Meetings of this Board shall be held at the call of the chairman, and at such other times as the Board may determine. Such chairman or, in his absence, the acting chairman, shall administer oaths and compel attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon such question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the Board and shall be a public record.

G. Appeals to the Board of Adjustment may be taken by any person aggrieved, or by any officer of the department, board or bureau of the City, affected by any decision of the building inspector or other administrative officer of the City relative to the Zoning Ordinance. Such appeal shall be taken within fifteen (15) days after the date of the decision of the building inspector or other administrative officer has been rendered, by filing with the officer from whom the appeal is taken and within the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record from which the appeal was taken.

1. A filing fee of two hundred fifty dollars ($250.00) to help pay a part of the cost of legal publication, accumulating engineering data, and other administrative costs shall accompany each notice or appeal filed with the Board of Adjustments.

2. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment of a Court of Record on application of notice to the officer from whom the appeal is taken and on due cause shown.
3. The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon hearing, any party may appear in person, by agent or by attorney.

H. The Board of Adjustment shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official of the City in the enforcement of this Ordinance.

2. To hear and decided special exceptions to the terms of this Ordinance upon which the Board is required to pass under this Ordinance, if any.

3. To authorize upon appeal in special cases, such variances from the terms of this Ordinance as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provision of this Ordinance will result in unnecessary hardship, so that the spirit of this Ordinance shall be observed and substantial justice done.

4. To permit in any district such modification of the requirements of the district regulations as the Board may deem necessary to secure an appropriate development of a lot where adjoining such lot on two (2) or more sides there are lots occupied by buildings which do not conform to the regulations of the district.

I. In exercising its power, the Board of Adjustment may, in conformity with the provisions of this Ordinance and the provision of Articles 1101-A to 1011-J, both inclusive, after amended, reverse, or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed form and may make such order, requirement, decision or determination as should be made, and to that end shall have all the power of the officer from whom the appeal is taken.

1. The concurring vote of four (4) members of the Board shall be necessary to revise any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under the Ordinance, or to effect any variance to this Ordinance.

2. Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board or bureau of the City may present to a Court of Record a petition, duly verified, setting forth that such decision is illegal, in whole or part, specifying the grounds of the illegality. Such petition shall be presented to the Court within ten (10) days after the filing of the decision in the office of the Board of Adjustment.

J. No appeal to the Board of Adjustment shall be allowed on the same piece of property or on the same or similar question prior to the expiration of one year from the date of a ruling of the Board of Adjustment on any appeal to such body unless other property in same zoning area shall have, within such one-year period, been altered or changed by a ruling of the Board of Adjustment, in which each such change of circumstances shall permit the allowance of an appeal.
Building Permit Approval Process
City of Alice

PH. (361) 668-7275 FAX (361) 668-4835 E-MAIL inspection@cityofalice.org

Building Permit Submitted.

Plans Scanned for completeness.

Building Inspection Plans Examiner call applicant to introduce self as contact person.

Plans Examiner distributes plans to Fire, Utilities, Engineering, Transportation and Health.

Plans Examiner monitors plans through other departments for timely process.

Plans Examiner reviews plans for Zoning Ordinance and Building Code compliance.

Plans Examiner collects and reviews all Department Comments for reasonableness, readability, and conflicting comments.

Departments asked to clarify comments or resolve differences as necessary.

All departments send their comments to the applicant.

Applicants for Projects which appear inactive are called occasionally to see if the City may assist Permit Issuance in any way.

Revised Plans are resubmitted and rechecked by the affected departments.

Permit Issued.
Plan and Application Review Process

- Submit Plans and Application
- File Application with Inspections Department
- Staff Reviews Application, Plans and codes (1 to 2 weeks. Larger jobs up to 4 weeks)
- Staff Approves or Denies (applicant notified in writing).
- If approved, Fees due
- Applicable Permits Issued
- Staff and applicant schedule pre construction meeting (for projects at or greater $100K).

Staff involved: Building Official / Inspectors, City Engineer, Fire Marshall
Construction Begins!
The Process Now...

- Individual sub contractors must call for inspections (24 hour notice required).

- Building subcode Inspections:
  - Footing or Grade Beam
  - Foundation / Slab, Open Deck, Pillings & Banding

- Applicant to provide: Foundation Survey, As-Built & Flood Zone Certificate Form (if in Floodzone) after foundation pads are in, and before framing, to verify correction location and elevations.

- Review of Foundation Location & Engineering / Floodplain Review of Foundation Height (if in floodzone)

- Building, Plumbing, Fire, Electrical / Mechanical inspections conducted by staff and approved/denied. All communications in writing to applicant regarding inspection results.

- Engineering inspections: Curbs, Sidewalks, Drainage, Pavement, Lighting, Driveway, Street Signs, Utilities in city right of way.

- After applicant requests final inspections, applicant to provide final grading and as-built plans.

- Applicant applies for Certificate of Occupancy

- Applicant pays all applicable Fees and is issued Certificate of Occupancy (upon all inspections receiving a passing green tag)

Staff involved: Building Official / Inspectors, City Engineer, Fire Marshal
APPENDIX E: TAX RATES
## JIM WELLS COUNTY APPRAISAL DISTRICT

**CHIEF APPRAISER**  
Joseph Sidney Vela, CTA,RPA,RTA,CSTA  
Tax Assessor / Collector

1600 E Main St Ste #100  
PO BOX 607, ALICE, TEXAS  78333-0607  
Telephone #(361)668-9656  
FAX #(361)668-6423  
Website:  www.jimwellscad.org

### 2018 TAX RATES

10/01/2018

<table>
<thead>
<tr>
<th>TAXING UNITS</th>
<th>TAX RATE</th>
<th>M &amp; O</th>
<th>I &amp; S</th>
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<td>.300000</td>
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<td>LA GLORIA ISD</td>
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<td>CITY OF PREMONT</td>
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<td>ALICE WATER AUTHORITY</td>
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</table>

*not collected by JWCAD

<table>
<thead>
<tr>
<th>JIM WELLS COUNTY</th>
<th>G. FUND</th>
<th>LAT. RD</th>
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<tbody>
<tr>
<td>(.629925)  - Gen Fund M&amp;O</td>
<td>.693249</td>
<td>.108953</td>
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<tr>
<td>(.013309)  - Gen Fund I&amp;S)**</td>
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<tr>
<td>(.050015)  - Gen Fund SRBF M&amp;O)</td>
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<td></td>
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<tr>
<td>(.108953)  - LR)</td>
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<td></td>
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</table>

**Debt service 1st incurred in 2003

Total Rate – IAL (outside CAC & SA) 2.156202
Total Rate – IBB (outside SF) 2.296202
Total Rate – ILG 1.866202
Total Rate – IOG (outside COC & SE) 2.105202
Total Rate – IPR (outside CPC) 2.478702
Total Rate Inside CAC & SA 2.807315
Total Rate Inside COC 2.751095
Total Rate Inside CPC 2.978702
Total Rate Inside SF 2.429059
Total Rate Inside SE 2.179391
Total Rate Inside SB will vary because of different entities countywide
## City Tax Rates

**City of Alice**

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Texas state sales tax</td>
<td>6.25%</td>
</tr>
<tr>
<td>Jim Wells County sales tax</td>
<td>0.50%</td>
</tr>
<tr>
<td>Alice tax</td>
<td>1.50%</td>
</tr>
</tbody>
</table>

Combined Sales Tax: 8.25%
APPENDIX F: FEE SCHEDULE
SEE THE FOLLOWING LINK FOR FEE SCHEDULE

https://library.municode.com//tx/alice/codes/code_of_ordinances?nodeId=PTIICOOR_APXCFESC
APPENDIX G: UTILITY MAPS
APPENDIX H: SURVEY
APPENDIX I: CONCEPTUAL SITE PLAN
Alice Lofts
Renovation of existing P&S hospital into 44 proposed apartment units

TOTAL UNIT COUNT: 44

replace with the other version that saves the trees
# Project Summary

**Alice Hospital Historic Rehabilitation**

**Alice, Texas**

## Total Gross Building Area

<table>
<thead>
<tr>
<th>Floor</th>
<th>Gross Area SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>23,166</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>22,042</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>12,929</td>
</tr>
<tr>
<td>4th Floor</td>
<td>12,929</td>
</tr>
<tr>
<td>Penthouse</td>
<td>1,766</td>
</tr>
<tr>
<td><strong>Total Gross Bldgs. Area</strong></td>
<td><strong>128,882</strong></td>
</tr>
</tbody>
</table>

MOBILITY = 44
TOTAL LIHTC UNITS @ 5% UFAS = 3 UFAS UNITS.
(2) 1-BR UNITS & (1) 2-BR UNIT
A/V = 44
TOTAL LIHTC UNITS @ 2% A/V = 1 A/V UNIT.
(1) 2-BR UNIT

## Total LIHTC Unit Area

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor (14 units)</td>
<td>18,653</td>
</tr>
<tr>
<td>2nd Floor (14 units)</td>
<td>17,458</td>
</tr>
<tr>
<td>3rd Floor (8 units)</td>
<td>10,349</td>
</tr>
<tr>
<td>4th Floor (5 units)</td>
<td>10,349</td>
</tr>
<tr>
<td><strong>Total Unit Area (44 units)</strong></td>
<td><strong>57,409</strong></td>
</tr>
</tbody>
</table>

## Total Non-Rentable Area

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Non-Rentable Area SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>4,513</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>4,134</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>2,530</td>
</tr>
<tr>
<td>4th Floor</td>
<td>2,530</td>
</tr>
<tr>
<td>Penthouse</td>
<td>1,166</td>
</tr>
<tr>
<td><strong>Total Non-Rentable Area</strong></td>
<td><strong>15,413</strong></td>
</tr>
</tbody>
</table>

GROSS SF IS MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS.
UNIT SF AND TENANT REMOTE STORAGE SF IS MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS AND TO THE SUPPOSED CENTERLINE OF DEMISING WALLS.
ALL DIMENSIONS ARE APPROXIMATE.
# 1ST FLOOR

23,166 GROSS SF

## 1ST FLOOR AREA SF

<table>
<thead>
<tr>
<th>SPACE</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS BUILDING AREA</td>
<td>23,166</td>
</tr>
<tr>
<td>TOTAL LIHTC UNIT AREA</td>
<td>18,653</td>
</tr>
<tr>
<td>TOTAL NON-RENTABLE AREA</td>
<td>4,513</td>
</tr>
</tbody>
</table>

## 1ST FLOOR LIHTC UNITS SF

<table>
<thead>
<tr>
<th>UNIT (excl. REMOTE STORAGE)</th>
<th>BR</th>
<th>BA</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;A&quot; 2-BR, 1-BA UNIT</td>
<td>2</td>
<td>1</td>
<td>1,544</td>
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<tr>
<td>&quot;B&quot; 2-BR, 1-BA UNIT</td>
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<td>1,386</td>
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<td>&quot;C&quot; 1-BR, 1-BA UNIT</td>
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<td>1</td>
<td>1,341</td>
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<tr>
<td>&quot;D&quot; 3-BR, 2-BA UNIT</td>
<td>3</td>
<td>2</td>
<td>1,910</td>
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<tr>
<td>&quot;E&quot; 2-BR, 1-BA UFAS UNIT &amp; REMOTE STORAGE AREA</td>
<td>2</td>
<td>1</td>
<td>1,312</td>
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<tr>
<td>&quot;F&quot; 2-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1</td>
<td>1,356</td>
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<tr>
<td>&quot;G&quot; 2-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
<td>2</td>
<td>1</td>
<td>1,415</td>
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<tr>
<td>&quot;H&quot; 2-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
<td>1</td>
<td>1</td>
<td>1,312</td>
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<tr>
<td>&quot;I&quot; 2-BR, 1-BA UNIT</td>
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<td>1</td>
<td>1,358</td>
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<tr>
<td>&quot;K&quot; 1-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1</td>
<td>1,191</td>
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<td>&quot;L&quot; 3-BR, 2-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<td>2</td>
<td>1,950</td>
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<td>1</td>
<td>1,415</td>
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<td>&quot;O&quot; 1-BR, 1-BA UFAS UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1</td>
<td>811</td>
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<tr>
<td>14 LIHTC UNITS</td>
<td>27</td>
<td>16</td>
<td>18,653</td>
</tr>
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## Project Summary - 1st Floor

Alice Hospital Historic Rehabilitation
Alice, Texas

February 2019
### 2ND FLOOR
22,092 GROSS SF

#### 2ND FLOOR AREA SF

<table>
<thead>
<tr>
<th>Space</th>
<th>SF</th>
</tr>
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<tbody>
<tr>
<td>GROSS BUILDING AREA</td>
<td>22,092</td>
</tr>
<tr>
<td>TOTAL LIHTC UNIT AREA</td>
<td>17,958</td>
</tr>
<tr>
<td>TOTAL NON-RENTABLE AREA</td>
<td>4,134</td>
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</table>

#### 2ND FLOOR LIHTC UNITS SF

<table>
<thead>
<tr>
<th>Unit (4 REMOTE STORAGE IF APPLICABLE)</th>
<th>BR</th>
<th>BA</th>
<th>SF</th>
</tr>
</thead>
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<tr>
<td>&quot;P&quot; 2-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1,529</td>
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<tr>
<td>&quot;R&quot; 1-BR, 1-BA UNIT</td>
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<td>1</td>
<td>823</td>
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<tr>
<td>&quot;S&quot; 3-BR, 2-BA UNIT</td>
<td>3</td>
<td>2</td>
<td>1,555</td>
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<tr>
<td>&quot;T&quot; 2-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
<td>2</td>
<td>1</td>
<td>1,412</td>
</tr>
<tr>
<td>&quot;U&quot; 2-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
<td>2</td>
<td>1</td>
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<td>&quot;V&quot; 2-BR, 1-BA A/V UNIT &amp; REMOTE STORAGE AREA</td>
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<tr>
<td>&quot;W&quot; 1-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<td>&quot;X&quot; 2-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<td>&quot;AA&quot; 1-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1,171</td>
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<td>&quot;BB&quot; 3-BR, 2-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<tr>
<td>&quot;CC&quot; 2-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
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<tr>
<td>&quot;DD&quot; 1-BR, 1-BA UNIT &amp; REMOTE STORAGE AREA</td>
<td>1</td>
<td>1</td>
<td>833</td>
</tr>
<tr>
<td>(14) LIHTC UNITS</td>
<td>26</td>
<td>16</td>
<td>17,958</td>
</tr>
</tbody>
</table>

---

**PROJECT SUMMARY - 2ND FLOOR**
### 3RD FLOOR
12,929 GROSS SF

### 3RD FLOOR AREA SF

<table>
<thead>
<tr>
<th>SPACE</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS BUILDING AREA</td>
<td>12,929</td>
</tr>
<tr>
<td>TOTAL LIHTC UNIT AREA</td>
<td>10,399</td>
</tr>
<tr>
<td>TOTAL NON-RENTABLE AREA</td>
<td>2,530</td>
</tr>
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</table>

### 3RD FLOOR LIHTC UNITS SF

<table>
<thead>
<tr>
<th>UNIT (4 REMOTE STORAGE IF APPLICABLE)</th>
<th>BR</th>
<th>BA</th>
<th>SF</th>
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</thead>
<tbody>
<tr>
<td>&quot;EE&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1</td>
<td>1,482</td>
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<tr>
<td>&quot;FF&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
<td>2</td>
<td>1</td>
<td>1,369</td>
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<tr>
<td>&quot;HH&quot; 1-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1</td>
<td>1,218</td>
</tr>
<tr>
<td>&quot;II&quot; 3-BR UNIT &amp; REMOTE STORAGE AREA</td>
<td>3</td>
<td>2</td>
<td>1,544</td>
</tr>
<tr>
<td>&quot;JJ&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1,481</td>
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<tr>
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<td>1</td>
<td>836</td>
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<tr>
<td>&quot;LL&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1</td>
<td>1,481</td>
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<tr>
<td>&quot;MM&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1</td>
<td>1,436</td>
</tr>
<tr>
<td>(8) LIHTC UNITS</td>
<td>15</td>
<td>4</td>
<td>10,344</td>
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PROJECT SUMMARY - 3RD FLOOR
### 4TH FLOOR AREA SF

<table>
<thead>
<tr>
<th>SPACE</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS BUILDING AREA</td>
<td>12,929</td>
</tr>
<tr>
<td>TOTAL LIHTC UNIT AREA</td>
<td>10,349</td>
</tr>
<tr>
<td>TOTAL NON-RENTABLE AREA</td>
<td>2,580</td>
</tr>
</tbody>
</table>

### 4TH FLOOR LIHTC UNITS SF

<table>
<thead>
<tr>
<th>LIHTC UNIT</th>
<th>BR</th>
<th>BA</th>
<th>SF</th>
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<td>&quot;NN&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<td>1</td>
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<tr>
<td>&quot;OO&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
<td>2</td>
<td>1</td>
<td>1,364</td>
</tr>
<tr>
<td>&quot;QQ&quot; 1-BR UNIT &amp; REMOTE STORAGE AREA</td>
<td>1</td>
<td>1</td>
<td>1,218</td>
</tr>
<tr>
<td>&quot;RR&quot; 3-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<td>2</td>
<td>1,544</td>
</tr>
<tr>
<td>&quot;SS&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<td>981</td>
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<tr>
<td>&quot;TT&quot; 1-BR UNIT &amp; REMOTE STORAGE AREA</td>
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<tr>
<td>&quot;UU&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
<td>2</td>
<td>1</td>
<td>1,482</td>
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<tr>
<td>&quot;VV&quot; 2-BR UNIT &amp; REMOTE STORAGE AREA</td>
<td>2</td>
<td>1</td>
<td>1,436</td>
</tr>
<tr>
<td>(8) LIHTC UNITS</td>
<td>18</td>
<td>9</td>
<td>10,349</td>
</tr>
</tbody>
</table>

**PROJECT SUMMARY - 4TH FLOOR**
RENNOVATED 1ST FLOOR

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
RENOVATED 3RD FLOOR

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
RENOVATED ROOF/PENTHOUSE

1766 SF
MECHANICAL PENTHOUSE

ROOF OVER 4 STORIES

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
2-BR UNIT "B" - 1ST FLOOR

LIVING ROOM

BR-1

KITCHEN

BATH

BR-2

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas

SCALE: 1/8" = 1'-0"

FEBRUARY 2019

1396 SF MEASURED OUTSIDE OF WALL AND CENTERLINE OF PARTY WALL
2-BR UNIT "E" UFAS* - 1ST FLOOR

*MOBILITY ACCESSIBLE UNIT

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
2-BR UNIT "F" - 1ST FLOOR

LIVING ROOM

KITCHEN

BR-1

BATH

BR-2

W.I.C.

W.I.C.

REMOTE STORAGE

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
2-BR UNIT "G" - 1ST FLOOR

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
2-BR UNIT "H" - 1ST FLOOR

SCALE: 1/8" = 1'-0"

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
3-BR UNIT "M" - 1ST FLOOR

LIVING ROOM

BR-1

BR-2

BR-3

KITCHEN

BATH

REMOTE STORAGE

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
1-BR UNIT "O" UFAS* - 1ST FLOOR

*MOBILITY ACCESSIBLE UNIT

FEBRUARY 2019

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
2-BR UNIT "Q" - 2ND FLOOR

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas
2-BR UNIT "FF" - 2ND FLOOR

LIVING ROOM
KITCHEN
BATH
BR-1
BR-2
REMOTE STORAGE
W.C.
W.C.

ALICE HOSPITAL HISTORIC REHABILITATION
Alice, Texas

1304 SF MEASURED OUTSIDE OF WALL AND CENTERLINE OF PARTY WALL, INCLUDING REMOTE STORAGE.

SCALE: 1/8" = 1'-0"
**General Property Information**

<table>
<thead>
<tr>
<th>Original Building Use</th>
<th>Current Building Use</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital</td>
<td>Vacant</td>
<td>78,542 sq ft</td>
</tr>
<tr>
<td>Year Built</td>
<td>Zoning</td>
<td>c. 1932 - c. 1960</td>
</tr>
<tr>
<td>Alice Townsite LTS 1-6 BLK 18</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Altersations, Integrity Issues**

Several additions have been added to original hospital building, but all may be historic. The building has been vacant for at least a decade and suffered an interior fire in 2014. The window openings are currently boarded up. Revealing the historic windows would help mitigate the presumed loss of interior integrity.

**HTC Potential**

<table>
<thead>
<tr>
<th>Current Historic Status</th>
<th>Previous Evaluations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not NR-listed</td>
<td>None on file with Texas Historic Commission</td>
</tr>
</tbody>
</table>

**NR Eligibility**

![NR Eligibility Scale]

**Rosin Preservation Assessment**

320 E. 3rd Street is a historic hospital in downtown Alice, Texas. A desktop records review did not confirm a construction date, but secondary sources indicate it was likely constructed in phases between c. 1932 and c. 1960. The building is potentially NR-eligible as an example of an early-20th century small town hospital. Further research will likely reveal significance at the local level. The building appears to retain the historic form and configurations that communicate its historic property type.

**NEXT STEP:** Prepare and submit a Determination of Eligibility to the Texas Historical Commission.

---

Rosin Preservation  
(816) 472-4950  
sophie@rosinpreservation.com

November 28, 2018
APPENDIX E

PCA Cost Schedule Supplement
## Supplement to Property Condition Assessment

### 255 Tafelsky Road
**New Waverly, TX 77358**

(TDHCA Application #____)

### Off-Sites
- Off-site concrete: $0
- Storm drains & devices: $0
- Water & fire hydrants: $0
- Off-site utilities: $0
- Sewer lateral(s): $0
- Off-site paving: $0
- Off-site electrical: $0
- Other: ESA Phase I: $0

**Subtotal Off-Sites Cost:** $0

### Site Work
- Demolition: $862,000
- Rough/Fine grading: $0
- Storm drain & detention ponds: $0
- On-site concrete: $631
- On-site electrical: $0
- On-site paving: $958
- On-site utilities: $67,235
- Decorative masonry: $0
- Bumper stops, striping & signs: $361
- Landscaping: $0
- Pool and decking: $0
- Recreational facilities/playgrounds: $0
- Fencing:
  - Chain link: $0
  - Security gate and controls: $0
- Post Office Boxes: $0
- Trash collection facilities: $0
- Other: Earthwork: $0

**Subtotal Site Work Cost:** $929,235

### Direct Construction
- Concrete: $100,000
- Masonry: $330,000
- Metals: $192,600
- Carpentry: $1,106,400
- Waterproofing: $294,000
- Insulation: $0
- Roofing: $185,000
- Sheet metal: $36,000
- Electrical: $734,780
- Mechanical:
  - Plumbing*: $0
  - Bathtubs/Shower Enclosures: $0
  - Toilets: $0
  - Sinks: $0
  - Lavatories: $0
  - Fixtures: $0
  - Water Heater: $213
  - Other: booster pump: $3,783
- HVAC:
  - Air Conditioners: $1,099,530
  - Ductwork, electrical, lines, etc.: $0
  - Ceiling Fans: $0
  - Other: furnace/air handlers: $55,670
- Doors*:
- Windows:
  - Windows: $728,830
  - Solar Screens: $36,000
  - Glazing: $0
- Drywall: $0
- Tile work: $0
- Resilient or other flooring: $45,853
- Carpeting: $0
- Painting & decorating: $10,200
- Specialties - Finish Carpentry: $1,156,969
- Cabinets: $0
- Equipment for accessibility modifications: $0
- Appliances: $172,560
- Stair and Rail: $0
- Fire Suppression: $7,780
- Carports or garages: $0
- Hardware: $0
- Misc. - Conveying Systems: $225,000
- Lead-Based Paint Abatement: $0
- Asbestos Abatement: $877,500
- Other: fire alarms: $425,170
- Other: exterior paint and caulk: $0
- Miscellaneous (not to exceed $1000): $0

**Subtotal Direct Construction:** $7,664,339

**Total Construction Cost:** $8,593,574

**Inflationary Factor**
- 0.025

**Inflated TOTAL**
- $0

**Current Reserves**
- $13,200
- $26,400
- $39,600
- $52,800
- $66,000
- $77,744
- $90,944
- $104,144
- $117,344
- $130,544
- $132,313
- $132,513
- $145,549
- $158,749
- $319
- $13,519
- $26,237
- $39,959
- $53,681
- $67,403
- $81,125
- $94,847
- $108,569
- $122,291
- $135,813
- $149,435
- $162,957
- $176,579

**Less Replacement Costs**
- $13,200
- $26,400
- $39,600
- $52,800
- $64,544
- $77,744
- $90,944
- $104,144
- $117,344
- $106,113
- $119,313
- $132,349
- $145,549
- $158,749
- $319
- $13,519
- $26,237
- $39,959
- $53,681
- $67,403
- $81,125
- $94,847
- $108,569
- $122,291
- $135,813
- $149,435
- $162,957
- $176,579

**Initial Reserves Deposit**
- $0

**Annual Reserves Per Unit**
- $300

**Number of Units**
- 44

**Total Annual Reserves**
- $13,200

### Provider Identified Immediate Scope of Work
- **Name:** Adam Mankin, BPI-MFBA

### Developer Additional Scope of Work
- Signature:

*Column E should include all costs required for the rehabilitation.*
*Column F should document any additional costs proposed by the Developer that are not included in Column E. (For example, new construction of a community center.) The PCA provider must opine as to the reasonableness of these costs.*

**PCA Provider's Cost Estimates**

<table>
<thead>
<tr>
<th></th>
<th>Projected Repair and Replacement Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Provider Identified</strong></td>
<td></td>
</tr>
<tr>
<td>Immediate Scope of Work</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Developer</strong></td>
<td></td>
</tr>
<tr>
<td>Additional Scope of Work</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX F

Staff Resumes
ADAM MANKIN, BPI MFBA
ENGINEERING PROJECT MANAGER

EDUCATION
Virginia Polytechnic Institute and State University, B.S. Environmental Policy and Planning
Minor, Building Construction

CERTIFICATIONS/REGISTRATIONS/TRAINING
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
Fair Housing Act Accessibility Training (D3G Internal Training)
Multifamily Property Inspection Training (D3G Internal Training)
Principles of Environmental Site Assessments (D3G Internal Training)
Rental Assistance Demonstration (RAD)/ Energy Audit Boot Camp (D3G Internal Training)
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC

SUMMARY OF EXPERIENCE
Mr. Mankin is an Engineering Project Manager for Dominion Due Diligence Group. He is directly responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. Mr. Mankin has taken coursework focusing on residential and commercial construction processes, including, cost estimation, and project management. Mr. Mankin gained experience working as an architectural, planning, and engineering assistant on commercial and educational facilities for the Anne Arundel County Public School system. Specific focuses include designing ADA commercial interior renovations as well as renovation and maintenance inventory planning for large scale higher education facilities. Mr. Mankin is also has specific knowledge on operations and maintenance practices in large scale higher education facilities. The following sites are examples of multifamily inspections in which Mr. Mankin has participated:

RAD PHYSICAL CONDITION ASSESSMENTS
• Chase House – Baltimore, MD
• Paisano Green Community – El Paso, TX
• Housing Authority of Tarpon Springs – Tarpon Springs, FL
• Chicago Housing Authority – Chicago, IL
• Pocahontas Housing Authority – Pocahontas, AR
• Pine Bluff Arkansas Housing Authority – Pine Bluff, AR
• Nacogdoches Housing Authority – Nacogdoches, TX
• Nashville Metropolitan Development and Housing Agency – Nashville, TN

HUD MAP 221(d)(4) SR
• Carpenter’s Corner; Lafayette Circle – Salisbury, NC
• Brookview Apartments; Pine Hills; East Lafayette – Salisbury, NC
• Casa Del Pueblo – San Jose, CA
• Vista Villas Apartments – Great Falls, MT

HUD LEAN 232/223(f)
• Autumn Assisted Living at Allzwell – Chesapeake, VA
• Umpqua Valley Nursing and Rehabilitation Center – Roseburg, OR
• Rego Park Health Center – Flushing, NY
• Via Elegante Assisted Living – Tucson, AZ
• Fox Run Assisted Living Community – Council Bluffs, IA
• Pine View Transitional Rehabilitation – Ogden, UT
• Exceptional Care dba Aperion Care - Burbank – Burbank, IL
• Grangeville Health and Rehabilitation Center – Grangeville, ID

HUD MAP 223(a)(7)
• Rivermere Apartments – Charlotte, NC
• La Serena at the Parque – Las Vegas, NV
ADAM MANKIN, BPI MFBA
ENGINEERING PROJECT MANAGER

HUD MAP 202/223(f)
- Buffalo Bill Manor – North Platte, NE
- Hogar Cristo Rey – Caguas, PR

HUD MAP 10 Year
- Country Club Apartments – Sante Fe, NM

GREEN CNA
- Memorial Towers – Phoenix, AZ (ASTM)

HUD MAP 223(f)
- Williston Apartments – Washington, DC
- A.R.P. Manor – Charlotte, NC
- Ebenezer Chase Apartments – Florence, SC
- Walden Pond Apartment Homes (Phase III & IV) – Lynchburg, VA
- Vision 5 Apartments – Redmond, WA
- Mason Senior Apartments – Katy, TX
- Elk Riverview Terrace Apartments – Webster Springs, WV
- Edgeview Square Apartments – Harrisville, WV
- Woodland Lakes Apartments – Lansing, MI
- Cumberland Pointe Apartments – Nashville, TN
- El Campo Village – El Campo, TX
- 1520 South Albion – Denver, CO
- 156 West Elsworth – Denver, CO
- The Nobles: Aristocrat and Diplomat – Denver, CO
- White Birch Apartments I & II – Milwaukee, WI
- Sanders Heights – Lawton, OK
- North Avenue Tower – Council Bluffs, IA
- Saxe Apartments – Seattle, WA
- Park Place Apartments – Elk City, OK
- Kenosha Gardens – Kenosha, WI
- Garton Toy Factory Apartment Homes – Sheboygan, WI
- Valley West – West Des Moines, IA

OTHER
- Plaza West Cooperative – Washington, DC (ASTM)
- Lakeshore Club Apartments – Tampa, FL (HUD General)
- Aztec Villa Apartments – Thornton, CO (Tax Credit - CHFA)
- Vandalia Village Apartments – Vandalia, OH (Tax Credit - OHFA)
- Allegre Point Apartments and Townhomes – Austin, TX (Tax Credit Pilot Program)
- Longview Square Apartments – Longview, TX (Tax Credit - TDHCA)
- Wasatch Manor – Salt Lake City, UT (ASTM)
- Admiral – Indianapolis, IN (ASTM)
- Harrison – Indianapolis, IN (ASTM)
- Marblehead – Indianapolis, IN (ASTM)
- Santiago Fajardo Village – Fajardo, PR (ASTM)
- Villa Esperanza – Carolina, PR (ASTM)
- Villa Providencia – Guaynabo, PR (ASTM)
- William Watters House – Sterling, VA (HUD 223(f))
- Santa Rosa Convalescent Center – Tucson, AZ (HUD LEAN 232/223(a)(7))
- Seaport Village Apartments – Galveston, TX (HUD MAP 207)
- Woodland Lakes Apartments – Lansing, MI (Freddie Mac)
MIKE FERGUSON, PE, BPI-MFBA
DIRECTOR OF ENGINEERING SERVICES

EDUCATION
Averett University, VA, USA, M.B.A.
University of Toronto, ON, Canada, M.Eng. in Civil Engineering
Ryerson Polytechnic University, ON, Canada, B.Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING
Licensed Professional Engineer, Virginia & Indiana
Building Performance Institute (BPI) Certified Multifamily Building Analyst
Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)
Fair Housing Act Training – Design and Construction Requirements
HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City
AHERA Asbestos Accreditation
Principles of Environmental Site Assessments – ASTM E 1527
U.S. Green Building Council – LEED 101: Green Building Basics
Professional FEMA Emergency certificates
Basics of Elevator Inspections training
Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center

SUMMARY OF EXPERIENCE
Mike has extensive training and experience with regards to commercial and residential construction and design issues. He has 20 years' experience in the construction industry as a structural engineer, commercial and residential contractor, having worked with Tectonic Engineering Consultants, Davroc and Associates, and various independent contractors prior to joining Dominion Due Diligence Group as Director of Engineering Services. In his former employment he was responsible for managing construction projects, structural design and analysis, construction specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design, to structural requirements and site development. In his current position with Dominion Due Diligence Group, he is responsible for managing Dominion’s staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as quality control and assurance measures, and training of staff. The following sites are examples of multi-family and health care facilities, which Mike has inspected and reported upon:

HUD MAP 223(f)
- Chippington Towers II - Nashville, TN
- Gilman Square Apts. - Somerville, MA
- Hearthstone Apartments - McAllen, TX
- Jaycee Village Apartments - Uhrichsville, OH
- Lakeshore Apartments - Miami, FL
- Laurens Villa Apartments - Laurens, SC
- Mountain Shadow Apts. - Palmdale, CA
- Pendleton Place Apartments - Indianapolis, IN
- Riverview Cooperative - Riverview, MI
- St. Augustine Apartments - Miami, FL
- Stratford and Watergate Apts. - Indianapolis, IN
- Summer Breeze Apartments - North Hills, CA
- Sunset Ridge Apartments - Reno, NV
MIKE FERGUSON, PE, BPI-MFBA
DIRECTOR OF ENGINEERING SERVICES

HUD MAP 232/223(f)
- Anberry Rehabilitation Hospital - Atwater, CA
- Saint Andrew’s Healthcare - Los Angeles, CA
- Beechwood Continuing Care - Getzville, NY
- Bickford Cottage - Omaha, NE
- Kenwell Adult Home - Kenmore, NY
- Levering Regional Health Care - Hannibal, MO
- Livingston Convalescent Center - Livingston, TX
- Manor Hills Adult Home - Wellsville, NY
- Worcester Skilled Nursing Center - Worcester, MA
- Zonsville Meadows - Zonsville, IN
- Silsbee Convalescent Center - Silsbee, TX
- Susquehanna Nursing Home - Johnson City, NY
- Tri-State Manor - Harrogate, TN
- United Helpers Nursing Home - Ogdensburg, NY

HUD MAP 202/223(f)
- Cooper Square Apartments - New York, NY
- Essex Cooperative - Essex, MD
- Evelyn & Louis Green Residence - Far Rockaway, NY
- Julianna Apartments - Buffalo, NY
- Oak Forest Apartments - Franklin, NC
- Scheuer House of Brighton Beach - Brooklyn, NY
- Spring Valley Apartments - Caspian, MI
- Ukrainian Village - Warren, MI

OTHER
- Beacon Pointe Nursing Center - Sunrise, FL – PCNA for ASTM
- Chippington Towers - Madison, TN – PNA per HUD and Fannie Mae protocols
- ITT Technical Institute Building - Richmond, VA – PCR per ASTM protocols
- Knoxville Pointe West - Dunlap, IL - PCNA for Freddie Mac
- Oakland Village Townhomes - Richmond, VA - PNA for ASTM
- Rosegate Commons, Indianapolis, IN – PCR for Freddie Mac
- Scheuer House of Coney Island – Brooklyn, NY – PCNA per HUD protocols
- Scheuer House of Manhattan Beach – Brooklyn, NY – PCNA per HUD protocols
- Vantage 78 Apartments – Charlotte, NC – PCNA per HUD protocols