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1 ABSTRACT

This study is intended to assist the owner/developer in meeting the 2019 HTC requirements for an engineering Analysis of the proposed development. The study will assess the existing conditions of the site.

2 LIMITATIONS

This report has been prepared for the exclusive use of Investment Builders, Inc., and its consultants for evaluation purposes and does not contain information for other parties or other uses. Mr. Roy Lopez authorized this study on January 2019 during a phone conversation.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The EL Paso County
3. Texas Department of Transportation
4. Investment Builders, Inc.
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

3 INTRODUCTION

Investment Builders Inc. is preparing an application for a Tax Credit Development consisting of a 2 story building as a senior community, located along Pullman Drive on the east side of El Paso Texas. The proposed development will include 44 units with a combination of 1, and 2 bedrooms, and a club house. There are 24 (1-bedroom) units, 20 (2-bedroom) units, to include 1 (1-bedroom) VHI unit and 1 (2-bedroom) VHI unit, and 2 (1-bedroom) accessible unit and 1 (2-bedroom) accessible unit. The development requires 54 parking spaces and the developer is providing 56 parking spaces to include 6 accessible parking spaces. The site does not appear to have any onerous development requirements. It is fronting an arterial street, with utilities nearby, the soil condition is acceptable, and access is available and no problematic visible issues. The site identification number is L19599900100150
The proposed site consists of a parcel of land located East El Paso, El Paso County, Texas. The parcel is shown on the following exhibit.
4.1 SITE LOCATION

The site is bound by commercial development to the west, an apartment complex to the north, an apartment complex to the south and commercial development to the east.

Pullman Drive a Major Arterial roadway is located along the eastern boundary line of the site in the north/south direction.

Figure 2: Site Location
4.2 SITE DESCRIPTION

4.2.1 Platting Determination & Physical Boundary

The site is subdivided. The legal description is Portion of Lot 1, Block 1, Las Palmas Commercial Park Replat A, El Paso, El Paso County Texas.

The area of the site is 1.89 acres.

4.2.2 Zoning and Proposed Uses:

The site is zoned C-4. The following exhibit is obtained from the City of El Paso Zoning Map.

Figure 3: Zoning Designation
4.3  PROPERTY TAX INFORMATION AND MILLAGE RATES

The site Parcel (Property) Identification Number is is L19599900100150 as assigned by the Central Appraisal District.

As per the Consolidated Tax Office, City of El Paso, the proposed site is subject to property-tax levies from a total of five taxing entities:

1. City of El Paso 0.843332
2. El Paso County 0.447819
3. University Medical Center 0.251943
4. El Paso Community College 0.140273
5. Socorro Independent School District 1.380594

The millage rates provided above are based on 100 percent assessed valuation and are expressed per $100 of value:

4.4  DEVELOPMENT ORDINANCES

The site will be developed as per the “City of El Paso – Subdivision and Development Plats Ordinance”.

4.5  FIRE DEPARTMENT REQUIREMENTS

It appears that there are not any off-site Fire Department requirements. The site will be developed as per “2015 International Fire Code”.

4.6  SURVEY

The survey prepared by SLI engineering, Inc. shows a frontage of 101.35 feet along Pullman Drive. The site is 1.89 acres, 82,387.13 Square feet. There is 1 easement associated with the site:

➢ El Paso Electric Easement. This easement is 5 feet wide and it is used to extend overhead lines across the site. The easement is located along the eastern property line. Parking is allowed within the easement.
4.7 **FLOOD ZONE**

The site is located in Flood Zone X, areas determined to be outside the 100 year flood as per FIRM No. 4802140045 C and 4802140046 C dated February 16, 2006.

Figure 7 Flood Zone Designation, Source FEMA Firm Maps.
4.8 GEOTECHNICAL REVIEW

4.8.1 Geotechnical review
A geotechnical study was performed by Licon Engineering, Inc. on 2/13/2012. The study is signed and sealed by Licon Engineering Group. The study shows that the existing soil is classified as SM in accordance with the Unified Soil Classification System. This type of soil consists of fine to medium grained silty, and tan soil. The soil is dry with moisture content ranging from 2 to 4 percent. The SPT values range from 3 to 21 blows per foot per penetration, which classifies the soil as loose to medium dense.
The following exhibit is the proposed site plan showing the proposed layout of the buildings. The plan materially adheres to all applicable zoning, site development, and building code ordinances.
5.1  INGRESS AND EGRESS REQUIREMENTS
There will be 1 driveways off Pullman Drive. We recommend coordinating the location of the driveways with the City of El Paso Traffic and Transportation Department.

5.2  UTILITIES

5.2.1  Domestic Water
Domestic water service will be provided at the public right-of-way of Pullman Drive. The domestic water services shall be new services that will originate from the existing eight (8) inch diameter main that extends along Pullman Drive.

5.2.2  Sanitary Sewer Service
Service will be provided by the sanitary sewer main that extends along Pullman
Service to the subject Property is anticipated by means of sanitary sewer main extensions from the described main stub-out. Easements will be required to accommodate the proposed main extensions.

There is electric overhead line located along the easterly property line. This line will be used to extend electrical service line to the proposed development. Electric Service will be provided by the El Paso Electric Company.

Telephone service will be provided to the site along with the electric service. The Service is provided by ATT.

Gas service is also available nearby the site and is provided by Texas Gas Company.
5.3 **OFF SITE REQUIREMENTS**

The off-site costs consist of constructing sidewalks along Pullman Drive. The cost of the off site improvement are negligible.

5.4 **ON-SITE REQUIREMENTS**

The onsite requirements are typical of any development.

5.5 **DRAINAGE AND DETENTION / RETENTION REQUIREMENTS**

The site is already rough graded. The storm water runoff is supposed to flow onto Pullman Street. There will not be a need to retain all of the storm water runoff on site. The site is a part of a drainage master plan that was approved by the City of El Paso. The drainage plan requires that all of the storm water runoff be released onto Pullman.

5.6 **REQUIRED APPROVALS**

The site is already a portion of a legal subdivision. There will not be a need to subdivide.

A building permit has to be obtained from the City after their review. This process might take 21 working days plus or minus depending on the amount of details needed.

5.7 **OTHER NECESSARY FEES**

The City of El Paso Engineering and Construction Department has an established Building Permit process and also has a Customize Plan Review process to expedite the permit in cases where this is desired. The Building Permit Fee for the standard process will depend on the scope and value as follows:

For Structural repair work costing over five hundred dollars ($500.00) and less than fifteen thousand dollars ($15,000.00), all repair work, new work and remodeling with a valuation up to and not including fifteen thousand dollars and requiring plans and plan review, the fee shall be one hundred sixty dollars and forty-nine cents ($160.49) plus plan review fee and applicable technology fee.

For a valuation from fifteen thousand dollars and including one hundred thousand dollars, the fee shall be one hundred sixty-one dollars and twelve cents ($161.12) for the first fifteen thousand dollars plus eight dollars and forty-eight cents ($8.48) per thousand for each additional thousand
or fraction thereof by which the valuation exceeds fifteen thousand dollars plus plan review fee and applicable technology fee.

For a valuation over one hundred thousand dollars up to and including five hundred thousand dollars, the fee shall be eight hundred thirty-seven dollars and forty cents ($837.40) for the first one hundred thousand dollars, plus six dollars and thirty-six cents ($6.36) for each one thousand dollars or fraction thereof by which the valuation exceeds one hundred thousand dollars plus plan review fee and applicable technology fee.

For a valuation over five hundred thousand dollars up to and including one million dollars, the fee shall be three thousand one hundred twelve dollars and seventy-two cents ($3,112.72) for the first five hundred thousand dollars plus three dollars and twenty-eight cents ($3.28) for each one thousand dollars of fraction thereof by which the valuation exceeds five hundred thousand dollars plus plan review fee and applicable technology fee.

For a valuation over one million dollars, the fee shall be four thousand seven hundred fifty-eight dollars and thirty-four cents ($4,758.34) for the first one million dollars plus two dollars and twelve cents ($2.12) for each one thousand dollars of fraction thereof by which the valuation exceeds one million thousand dollars plus plan review fee and applicable technology fee.

5.8 BUILDING DESIGN CODES AND ORDINANCES:
The Sunset Vista Seniors Apartment Complex design will comply with all of the current and adopted building codes and local ordinances. The City of El Paso has adopted and is currently using the following codes and ordinances:
2015 International Building Code
2015 International Plumbing Code
2015 International Mechanical Code
2015 International Fire Code
2015 National Electric Code
2015 International Energy Conservation Code
Texas Accessibility Code
Uniform Federal Accessibility Standards
City of El Paso Ordinance No. 017413
City of El Paso Landscape Ordinance 18.46
6 APPENDIX A: SURVEY
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 40024 0036 C, DATED FEBRUARY 16, 2006, THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X": AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF BOUNDARY

Copyright 2015 SLI Engineering, Inc.

This map and survey are being provided solely for the use of and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon January 30, 2015.

GUILLERMO LICON
R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
Property Description: Portion of Lot 1, Block 1, LAS PALMAS COMMERCIAL PARK, REPLAT “A”, an addition to the city of El Paso, El Paso County, Texas, and is more particularly described by metes and bounds, as follows:

Commencing at an existing city monument lying on the centerline intersection of Pulman Drive (70’ public right-of-way) and Henry Brenan Drive (70’ public right-of-way); Thence, S32°21’38”W, with the center line of Pulman Drive, a distance of 761.37 feet to a point; Thence, N57°43’55”W, abandoning said center line, N57°43’55”W, a distance of 35.00’ to a boundary corner, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 57°43’55” West a distance of 462.70 feet to a boundary corner;
THENCE, North 31°31’26” East a distance of 195.71 feet to a boundary corner;
THENCE, South 57°43’55” East a distance of 156.78 feet to a boundary corner;
THENCE, South 32°21’38” West a distance of 49.52 feet to a boundary corner;
THENCE, South 57°43’55” East a distance of 143.83 feet to a boundary corner;
THENCE, South 32°21’38” West a distance of 143.86 feet to a boundary corner;
THENCE, South 57°43’55” East a distance of 164.95 feet to a boundary corner;
THENCE, South 32°21’38” West a distance of 101.35 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 1.89 acres (82,387.13 s.f.) of land, more or less.

A PLAT OF BOUNDARY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998

February 08, 2019.
Job# 06-14-3546
M&B/
7 APPENDIX B: SITE PLAN