



JEFFERSON COUNTY PURCHASING DEPARTMENT

Deborah L. Clark, Purchasing Agent

1149 Pearl Street
1st Floor, Beaumont, TX 77701

OFFICE MAIN: (409) 835-8593
FAX: (409) 835-8456

LEGAL NOTICE

Advertisement for Invitation for Bids

May 23, 2023

Notice is hereby given that sealed bids will be accepted by the Jefferson County Purchasing Department for Invitation for Bid (**IFB 23-031/MR**), **Sale of Vacant Land Located on Viterbo Road in Jefferson County**. Specifications for this project may be obtained from the Jefferson County website, <http://www.co.jefferson.tx.us/Purchasing/> or by calling 409-835-8593.

Bids are to be sealed and addressed to the Purchasing Agent with the bid number and name marked on the outside of the envelope or box. Bidders shall forward an original and three (3) copies of their bid to the address shown below. Jefferson County does not accept bids submitted electronically. Late bids will be rejected as non-responsive. Bids will be publicly opened and read aloud in the Jefferson County Engineering Department Conference Room (5th Floor, Historic Courthouse) 1149 Pearl Street, Beaumont, Texas 77701, at the time and date below. Bidders are invited to attend the sealed bid opening.

BID NAME: Sale of Vacant Land Located on Viterbo Road in Jefferson County

BID NUMBER: IFB 23-031/MR

DUE DATE/TIME: 11:00 AM CT, Wednesday, July 12, 2023

MAIL OR DELIVER TO: Jefferson County Purchasing Department
1149 Pearl Street, 1st Floor
Beaumont, Texas 77701

Any questions relating to these bid requirements should be directed to Mistey Reeves, Assistant Purchasing Agent at 409-835-8593 or via email at: mistey.reeves@jeffcotx.us. If no response in 72 hours, contact Deborah Clark at 409-835-8593 or via email at: deb.clark@jeffcotx.us.

Jefferson County encourages Disadvantaged Business Enterprises (DBEs), Minority/Women Business Enterprises (M/WBEs), and Historically Underutilized Businesses (HUBs) to participate in the bidding process. Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment, or the provisions of services. Individuals requiring special accommodations are requested to contact our office at least seven (7) days prior to the bid due date at 409-835-8593.

All interested firms are invited to submit a bid in accordance with the terms and conditions stated in this bid.

Bidders are strongly encouraged to carefully read the entire invitation, as failure to return and/or complete all required documentation will result in a response being declared as non-responsive.

A handwritten signature of Deborah L. Clark in black ink, written over a circular stamp that matches the Jefferson County seal.

Deborah L. Clark, Purchasing Agent
Jefferson County, Texas

PUBLISH:

Beaumont Enterprise & Port Arthur News:

May 24, 2023 & May 31, 2023

The Examiner:

May 25, 2023

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SECTION 1: INSTRUCTIONS TO BIDDERS

1. BID SUBMISSION

Bids must be submitted in complete original form by mail or messenger to the following address:

Jefferson County Purchasing Department
1149 Pearl Street, 1st Floor
Beaumont, TX 77701

Bidder is Responsible for Submitting:

One (1) Original and three (3) Bid Copies; with all copies to include a Completed Copy of this specifications packet, in its entirety.

The County requests that bid submissions NOT be bound by staples or glued spines.

Each Bidder shall ensure that required parts of their bid submission are completed with accuracy and submitted as per the requirements within this specifications packet, including any addenda.

Additionally, Bidder shall monitor the Jefferson County Purchasing Department Website for any addenda, additional instructions, or bid updates. <https://www.co.jefferson.tx.us/Purchasing/>

Failure to return all required documentation will result in a response being declared as non-responsive.

Bids must be submitted in complete original form by mail or messenger to the following address:

Jefferson County Purchasing Department
1149 Pearl Street, 1st Floor
Beaumont, TX 77701

Bid Packaging: Bidder shall submit response in a tightly sealed opaque envelope or box, plainly marked "SEALED BID." The outside of the envelope or box shall also include the IFB Number, IFB Name, IFB Due Date, and the Bidder's Name and Address; and shall be addressed to the Purchasing Agent.

All submissions must be received by 11:00 am CT, Wednesday, July 12, 2023

- Bids will be accepted at the above address until the time and date specified herein, and immediately after will be publicly opened and read aloud.
- Jefferson County will not accept any responsibility for bids being delivered by third party carriers.
- Late bids will not be accepted and will be returned unopened to the Bidder.
- Jefferson County shall not be responsible for any effort or cost expended in the preparation of a response to this IFB.
- All bid responses submitted in response to this invitation shall become the property of Jefferson County and will be a matter of public record available for review.
- All protests should be coordinated through the Purchasing Office prior to award recommendation to Commissioners' Court.

Please direct questions to **Mistey Reeves, Assistant Purchasing Agent** at 409-835-8593 or e-mail at: mistey.reeves@jeffcotx.us. If no response in 72 hours, contact **Deborah Clark, Purchasing Agent** at 409-835-8593 or email at: deb.clark@jeffcotx.us.

2. BID SUBMISSIONS DURING TIME OF INCLEMENT WEATHER, DISASTER, OR EMERGENCY

In case of inclement weather or any other unforeseen event causing the County to close for business on the date of a bid/proposal/statement of qualifications submission deadline, the bid closing will automatically be postponed until the next business day that County offices are open to the public. Should inclement weather conditions or any other unforeseen event cause delays in courier service operations, the County may issue an addendum to all known vendors interested in the project to extend the deadline. It will be the responsibility of the vendor to notify the county of their interest in the project should these conditions impact their ability to submit a bid, proposal, or statement of qualifications submission before the stated deadline. The County reserves the right to make the final judgement call to extend any deadline.

Should an emergency or unanticipated event interrupt normal County processes, and bid/proposal/statement of qualifications submissions cannot be received by the Jefferson County Purchasing Department's office by the exact time specified in the IFB and urgent County requirements preclude amendment to the IFB, the time specified for receipt of bids will be deemed to be extended to the same time of day specified in the solicitation on the first business day on which normal County processes resume.

3. COURTHOUSE SECURITY

Bidders are advised that all visitors to the Courthouse must pass through Security. Bidders planning to hand deliver bids must allow time to get through Security, as a delay in entering the Courthouse will not be accepted as an excuse for late submittal. Mondays and Tuesdays are particularly heavy days. Bidders are strongly urged to plan accordingly.

4. PREPARATION OF BIDS

- The bid shall be legibly printed in ink or typed.
- The County requests that bid submissions **not** be bound by staples or glued spines.
- If a unit price or extension already entered is to be altered, it shall be crossed out and initialed in ink by the bidder.
- The bid shall be legally signed and shall include the complete address of the bidder.

5. SIGNATURES

All bids, notifications, claims, and statements must be signed by an individual authorized to bind the bidder. The individual signing certifies, under penalty of perjury, that he or she has the legal authorization to bind the bidder.

6. COUNTY HOLIDAYS (2023):

| | | |
|------------------|---------------------|-----------------------------|
| January 16 | (Monday) | Martin Luther King, Jr. Day |
| February 20 | (Monday) | President's Day |
| April 7 | (Friday) | Good Friday |
| May 29 | (Monday) | Memorial Day |
| July 4 | (Tuesday) | Independence Day |
| September 4 | (Monday) | Labor Day |
| November 10 | (Friday) | Veteran's Day |
| November 23 & 24 | (Thursday & Friday) | Thanksgiving |
| December 25 & 26 | (Monday & Tuesday) | Christmas |
| January 1, 2024 | (Monday) | New Year's |

7. REJECTION OR WITHDRAWAL

Submission of additional terms, conditions or agreements with the bid document are grounds for deeming a bid non-responsive and may result in bid rejection. Jefferson County reserves the right to reject any and all bids and to waive any informalities and minor irregularities or defects in bids. Bids may be withdrawn in person by a bidder or authorized representative, provided their identity is made known and a receipt is signed for the bid, but only if the withdrawal is made prior to the time set for receipt of bids. Bids are an irrevocable offer and may not be withdrawn within **90 Days** after opening date.

8. AWARD

The bid will be awarded to the responsible, responsive bidder(s) whose bid, conforming to the solicitation, will be most advantageous to Jefferson County. Unless otherwise specified in this IFB, Jefferson County reserves the right to accept a bid in whole or in part, and to award by item or by group, whichever is deemed to be in the best interest of Jefferson County. Any bidder who is in default to Jefferson County at the time of submittal of the bid shall have that bid rejected. Jefferson County reserves the right to clarify any contractual terms with the concurrence of the Contractor; however, any substantial nonconformity in the offer, as determined by Jefferson County, shall be deemed non-responsive and the offer rejected.

In evaluating bids, Jefferson County shall consider the qualifications of the bidders, and, where applicable, operating costs, delivery time, maintenance requirements, performance data, and guarantees of materials and equipment. In addition, Jefferson County may conduct such investigation as it deems necessary to assist in the evaluation of a bid and to establish the responsibility, qualifications, and financial ability of the bidders to fulfill the contract.

Jefferson County reserves the right in accordance with the laws of the State of Texas, to waive any formality or irregularity, to make awards to more than one offeror, and/or to reject any or all bids. In the event the highest dollar offeror is not awarded a contract, Offeror may appear before the Commissioners' Court and present evidence concerning Offeror responsibility after officially notifying the Office of the Purchasing Agent of Offeror's intent to appear.

9. CONTRACT

A response to an IFB is an offer to contract with Jefferson County based upon the terms, conditions, and specifications contained in the IFB. Bids do not become contracts unless and until they are executed by Jefferson County, eliminating a formal signing of a separate contract. For that reason, all of the terms and conditions of the contract are contained in the IFB, unless any of the terms and conditions is modified by an IFB Amendment, a Contract Amendment, or by mutually agreed terms and conditions in the contract documents.

10. WAIVER OF SUBROGATION

Bidder and bidder's insurance carrier waive any and all rights whatsoever with regard to subrogation against Jefferson County as an indirect party to any suit arising out of personal or property damages resulting from bidder's performance under this agreement.

11. BID RESULTS

Bid results are not provided in response to telephone inquiries. A preliminary tabulation of bids received will be posted on the Purchasing web page: <http://co.jefferson.tx.us/purchasing/> as soon as possible following bid opening. A final tabulation will be posted following bid award, and will also be available for review in the Purchasing Department.

12. CHANGES AND ADDENDA TO BID DOCUMENTS

Each change or addendum issued in relation to this IFB document will be on file in the Office of the Purchasing Agent, and will be posted on the Purchasing web site as soon as possible. It shall be the bidder's responsibility to make inquiry as to change or addenda issued, and to monitor the web site. All such changes or addenda shall become part of the contract and all bidders shall be bound by such addenda. Information on all changes or addenda issued will be available at the Office of the County Purchasing Agent.

13. SPECIFICATIONS

Any unsolicited alternate bid, or any changes, insertions, or omissions to the terms and conditions, specifications, or any other requirements of the bid, may be considered non-responsive.

14. INTERPRETATION OF BID AND/OR CONTRACT DOCUMENTS

All inquiries shall be made within a reasonable time prior to the date and time fixed for the bid opening, in order that a written response in the form of an addendum, if required, can be processed before the bids are opened. Inquiries received that are not made in a timely fashion may or may not be considered.

15. CURRENCY

Prices calculated by the bidder shall be stated in U.S. dollars.

16. PRICING

Prices shall be stated in units of quantity specified in the bid documents. In case of discrepancy in computing the amount of the bid, the unit price shall govern.

17. CERTIFICATION

By signing the offer section of the Offer and Acceptance page, bidder certifies:

The submission of the offer did not involve collusion or other anti-competitive practices.

The bidder has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to any public servant in connection with the submitted offer.

The bidder hereby certifies that the individual signing the bid is an authorized agent for the bidder and has the authority to bind the bidder to the contract.

18. DEFINITIONS

"County" – Jefferson County, Texas.

"Contractor" – The bidder whose proposal is accepted by Jefferson County.

19. MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) PARTICIPATION

It is the desire of Jefferson County to increase the participation of Minority (MBE) and women-owned (WBE) businesses in its contracting and procurement programs. While the County does not have any preference or set aside programs in place, it is committed to a policy of equitable participation for these firms.

SECTION 2: MINIMUM SPECIFICATIONS

The following requirements and specifications **supersede** General Requirements where applicable. For any questions, comments or site visit requests, please contact Mistey Reeves, Assistant Purchasing Agent at (409) 835-8593), regarding any questions or comments. Please reference bid number IFB 23-031/MR.

The Jefferson County Purchasing Department expects to conduct discussions with vendor's representatives authorized to contractually obligate the vendor with an offer. **Vendors shall not contact any Jefferson County personnel during the IFB process without the express permission from the Jefferson County Purchasing Agent. The Purchasing Agent will disqualify any vendor who has made site visits, contacted Jefferson County personnel, or distributed any literature without authorization from the Jefferson County Purchasing Department.**

All correspondence relating to this IFB, from advertisement to award shall be sent to the Jefferson County Purchasing Department. All presentations and/or meetings between Jefferson County and the vendor relating to this IFB shall be coordinated by the Jefferson County Purchasing Department.

1. OBJECTIVE

Jefferson County seeks to sell vacant land located on Viterbo Road located in Jefferson County; **with a Minimum Bid Amount of \$300,000.00.**

2. SCOPE

The Jefferson County Purchasing Department will receive sealed bids for the Sale of Vacant Land Located on Viterbo Road in Jefferson County. All offers must be submitted on the official Bid Form included in this Invitation for Bid (Page 13).

- A legal description for this property is included on page 8.
- An appraisal of this property is include in Appendix A.
- The tax certificate is included in Appendix B.
- The Environmental Assessment Information is included in Appendix C.

Jefferson County has determined that the above-identified parcel will be put up for public sale and will consider offers from potential buyers for the sale of the parcel.

Jefferson County reserves the right to reject any or all offers to buy the property or properties and to provide preference to a governmental agency or a not-for-profit that is supporting the needs of the County. The County further reserves the right, that if the land is not sold, to dispose of the property as it sees fit.

The above property is sold "as is, where is."

The successful bidder will be required to provide a **NON-REFUNDABLE** "earnest money" deposit equal to at least two percent (2%) of the offering price to the County within (10) ten working days of notification of award of the right to buy the property. Closing of the property must be completed within sixty (60) days of notification of award.

All offers must be submitted on the official bid form included as part of this IFB.

Please note that this IFB is not seeking an agent to represent the County in the offering for sale of property and no agent shall receive payment, fees, etc., from the accepted price to be paid for the property.

3. CLOSING COST

The successful bidder shall be responsible for appraisal fee for the tract and shall pay all costs to close the transaction.

4. MINERAL RIGHTS

All mineral rights shall remain the property of Jefferson County.

5. RIGHT OF FIRST REFUSAL

A right of first refusal to County will be negotiated in the contract sale with successful bidder.

Legal Description

TRACTS 1-A AND 1-B
24.61 (CALLED 24.440) ACRES OF LAND
OUT OF BLOCK 18, RANGE "M"
PORT ARTHUR LAND COMPANY SUBDIVISION
IN THE WILLIAM McFADDIN SURVEY,
SECTION NO. 4, ABSTRACT NO. 420,
JEFFERSON COUNTY, TEXAS

BEING 24.61 (Called 24.440) acres of land out of and a part Lots 1, 2, 3 & 7, Block 18, Range "M", Port Arthur Land Company Subdivision of the William McFaddin Survey, Section No.4, Abstract No. 420, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being the same tract of land conveyed to Jefferson County, Texas, recorded in Volume 1753, Page 146, Deed Records, Jefferson County, Texas; said 24.61 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a $\frac{1}{2}$ " steel rod, capped and marked "SOUTEX", set on the North right of way line of a dedicated road named Viterbo Road; said $\frac{1}{2}$ " steel rod being the Southwest corner of a (Called 42.47) acre tract of land conveyed to Third Coast Equity, LLC, recorded in File No. 2015007896, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13926442.72, E: 3540803.94;

THENCE, South 36 deg., 39 min., 32 sec., West (Called South 40 deg., 17 min., 00 sec., West), on the North right of way line of said Viterbo Road, a distance of 1626.10' to a $\frac{5}{8}$ " steel rod found on the East line of a 100' wide Southern Pacific Railroad right of way; said $\frac{5}{8}$ " steel rod being the Southwest corner of the herein described tract;

THENCE, North 30 deg., 56 min., 44 sec., West (Called North 27 deg., 10 min., 00 sec., West), on the East line of said Southern Pacific Railroad right of way, a distance of 1410.16' (Called 1410.46') to a $\frac{1}{2}$ " steel rod, capped and marked "MARK WHITELEY", found for the Southwest corner of a (Called 30.6127) acre tract of land conveyed to Valero Partners Lucas, LLC, recorded in File No. 2013039467, Official Public Records, Jefferson County, Texas; said $\frac{1}{2}$ " steel rod being the Northwest corner of the herein described tract;

THENCE, North 86 deg., 47 min., 34 sec., East (Called North 89 deg., 44 min., 00 sec., East), a distance of 900.96' passing a $\frac{5}{8}$ " steel rod found for the Southwest corner of the (Called 42.47) acre tract, same being the Southeast corner of a (Called 10.499) acre tract of land conveyed to Building Materials Investment Corp., recorded in File No. 2007006475, Official Public Records, Jefferson County, Texas; continuing for a total distance of 1698.66' to the POINT OF BEGINNING and containing 24.61 acres of land, more or less.

Note: Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83, Epoch 2011, US Survey Feet. Referenced to SmartNet, North America.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on May 12, 2016.

Jefferson County
LS-16-0135-A

BIDDER INFORMATION FORM

Instructions: Complete the form below. Please provide legible, accurate, and complete contact information.
PLEASE PRINT.

Bid Number & Name: (IFB 23-031/MR) Sale of Vacant Land Located on Viterbo Road in Jefferson County

Bidder's Company/Business Name: _____

Bidder's TAX ID Number: _____

If Applicable: HUB Vendor No. _____ DBE Vendor No. _____

Contact Person: _____ **Title:** _____

Phone Number (with area code): _____

Alternate Phone Number if available (with area code): _____

Fax Number (with area code): _____

Email Address: _____

Mailing Address (Please provide a physical address for bid bond return, if applicable):

Address

City, State, Zip Code

REQUIRED FORM

**Bidder: Please complete this form
and include with bid submission.**

**OFFER AND ACCEPTANCE FORM
OFFER TO CONTRACT**

To Jefferson County:

We hereby offer and agree to purchase the materials or service in compliance with all terms, conditions, specifications, and amendments in the Invitation for Bid and any written exceptions in the offer. We understand that the items in this Invitation for Bid, including, but not limited to, all required certificates are fully incorporated herein as a material and necessary part of the contract.

The undersigned hereby states, under penalty of perjury, that all information provided is true, accurate, and complete, and states that he/she has the authority to submit this bid, which will result in a binding contract if accepted by Jefferson County.

We acknowledge receipt of the following amendment(s): _____, _____, _____, _____.

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

| | |
|---|--|
| <hr/> <div>Company Name</div> <hr/> <div>Address</div> <hr/> <div>City State Zip</div> <hr/> <div>Signature of Person Authorized to Sign</div> <hr/> <div>Printed Name</div> <hr/> <div>Title</div> | <div>For clarification of this offer, contact:</div> <hr/> <div>Name</div> <hr/> <div>Phone Fax</div> <hr/> <div>E-mail</div> <hr/> |
|---|--|

REQUIRED FORM
**Bidder: Please complete this form
and include with bid submission.**

ACCEPTANCE OF OFFER

The Offer is hereby accepted for the following items: Sale of Vacant Land Located on Viterbo Road in Jefferson County.

The County is now bound to sell the materials or services listed by the attached contract and based upon the Invitation for Bid, including all terms, conditions, specifications, amendments, etc., and the Contractor's Offer as accepted by Jefferson County.

Payment shall be made by the successful bidder on day of closing by guaranteed funds.

The contract shall henceforth be referred to as Contract No. (IFB 23-031/MR)

Countersigned:

Jeff R. Branick, County Judge
JEFFERSON COUNTY, TEXAS

Date

Attest:

Roxanne Acosta Hellberg, County Clerk
JEFFERSON COUNTY, TEXAS

Date

REQUIRED FORM

**Bidder: Please complete this form
and include with bid submission.**

**BIDDER: INSERT ALL ADDENDA BEHIND THIS PAGE.
PLEASE BE SURE TO COMPLETE, SIGN, ATTEST, AND DATE EACH ADDENDUM.**

BID FORM

The minimum bid amount for this Invitation for Bid is \$300,000.00.

| Item Description | Bid Amount |
|------------------|------------|
| | \$ _____ |

The successful bidder will be required to provide a NON-REFUNDABLE “earnest money” deposit equal to at least two percent (2%) of the offering price to the County within (10) ten working days of notification of award of the right to buy the property. Closing of the property must be completed within sixty (60) days of notification of award.

Payment by guaranteed funds shall be made by the successful bidder on day of closing by guaranteed funds.

Payment will be made to:

Jefferson County Auditor
Patrick Swain
1149 Pearl Street, 7th Floor
Beaumont, TX 77701

REQUIRED FORM

**Bidder: Please complete this form
and include with bid submission.**

Appraisal of:

**17.97 Acres on Viterbo Road
Port Arthur, Jefferson County, Texas**

Prepared For:

**MS. MISTY REEVES
JEFFERSON COUNTY – PURCHASING
1149 Pearl, 1st Floor
Beaumont, TX 77701**

As of:

March 28, 2023

By:

**COOK & ASSOCIATES, INC.
Mr. W. Burnell Cook, MAI, SRA
2640 McFaddin
Beaumont, Texas 77702**

COOK & ASSOCIATES, INC.

Real Estate Appraisers

2640 McFaddin • Beaumont, Texas 77702 • (409)835-1430 • Fax (409)835-7314 • Tax ID #76 0325476

W. Burnell Cook, MAI, SRA, CPA

Stephen F. Peyton

Lucas G. Cook

cookappr@gmail.com

April 13, 2023

Ms. Misty Reeves
Jefferson County – Purchasing
1149 Pearl, 1st Floor
Beaumont, TX 77701

RE: Appraisal of 17.97 Acres of vacant land located on Viterbo Road
at West Port Arthur Road, Port Arthur, Jefferson County, Texas (PO 088596)

Dear Ms. Reeves:

In compliance with your request, I have personally inspected and analyzed the above captioned property for the purpose of developing an opinion of the Market Value in Fee Simple Interest.

As a result of my investigation and analysis, my opinion of the Market Value of the subject property, as of March 28, 2023, is:

THREE HUNDRED TWENTY – FOUR THOUSAND (\$324,000) DOLLARS

This transmittal letter is followed by the certification of the appraisal and the **APPRAISAL REPORT** containing pages further describing the subject property and containing the reasoning and pertinent data leading to the developed value opinion. Your attention is directed to the **Extraordinary Assumptions and Hypothetical Conditions on Page Two** and the "General Underlying Assumptions" and "Limiting Conditions" which are considered usual for this type of assignment and have been included in the Addenda of the report.

The appraiser is aware of the potential impact on real estate markets in general as a result of the recent Covid-19 virus pandemic, as well as the Russia-Ukraine conflict. As of the effective date of this appraisal, sufficient data to measure such impact is not available. Although local commercial/industrial brokers indicate significant recent increases in market activity in the Beaumont/Port Arthur/Orange market area, any quantifiable direct or indirect effect of the Covid-19 virus pandemic and the Russia-Ukraine conflict remains unknown at this time. Thus, the appraiser's conclusions herein are based on currently available data with no representation as to the effect of these events on the subject property.

Respectfully submitted,
COOK & ASSOCIATES

W. Burn Cook

W. Burnell Cook, MAI, SRA
Texas State Certified
TX 1320838 – G

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding the agreement to perform this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement on this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I, W. Burnell Cook have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person or persons signing this certification.
- the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.



April 13, 2023

W. Burnell Cook, MAI, SRA
Texas State Certified General
TX 1320838-G

Date

COOK & ASSOCIATES, INC.

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Port Arthur, Jefferson County, Texas

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COOK & ASSOCIATES, INC.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

- | | | |
|-----|--|--|
| 1. | Appraisal Type/Scope: | Sales Comparison Approach |
| 2. | Report Format: | Narrative |
| 3. | Property Type: | Vacant Land |
| 4. | Location: | Viterbo Road at West Port Arthur Road, Port Arthur, Texas |
| 5. | Owner: | Jefferson County |
| 6. | Site: | 17.97 Acres |
| 7. | Improvements: | Partial perimeter fence, partial rock surface |
| 8. | Zoning: | A, Agricultural* |
| 9. | Highest and Best Use As Vacant: As Improved: | Industrial N/A |
| 10. | Value Indication: Sales Comparison Approach: | \$324,000 |
| 11. | Date of Inspection: | March 28, 2023 |
| 12. | Date of Value Estimate: | March 28, 2023 |
| 13. | Date of Report: | April 13, 2023 |
| 14. | Property Rights Appraised: | Fee Simple |
| 15. | Final Opinion of Market Value: | \$324,000 |

* Per Pamela Langford, Assistant City Manager-Operations, and Director of Development Services for the City of Port Arthur, subject zoning classification of A, agricultural, is a result of default classification in the system. She indicates success of attempt to change to *Industrial zoning* is highly likely based on surrounding industrial land uses. (See Extraordinary Assumptions and Hypothetical Conditions on Page 2)

APPRAISAL REPORT

CLIENT: Ms. Misty Reeves
Jefferson County – Purchasing
1149 Pearl, 1st Floor
Beaumont, TX 77701

APPRAISER: W. Burnell Cook, MAI, SRA
Cook & Associates, Inc.
2640 McFaddin
Beaumont, Texas 77702

SUBJECT: 17.97 Acres of vacant land located on Viterbo Road
at West Port Arthur Road, Port Arthur, Jefferson County, Texas
(PO 088596)

INTENDED USE OF REPORT: For the sole purpose of assisting the client in evaluating the subject property for internal financial decisions. This report is intended for use by Misty Reeves, Jefferson County, and assigns. Other uses or users are not intended by the appraiser.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS: The subject is currently zoned A, Agricultural. Based on information from Pamela Lansford, Assistant City Manager and Director of Development Services for the City of Port Arthur, as previously discussed, a zoning change to allow industrial use is assumed readily achievable. City personnel indicate water and sewer service is not currently extended and not located nearby.

The use of these assumptions and conditions might have affected the assignment results.

SCOPE OF WORK AND REPORTING PROCESS: This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Rule 2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents relevant discussions of the data reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

As the subject is vacant land, the appraiser did not use the Cost and Income Approaches to value which are not considered necessary to develop a credible opinion of value. The appraiser believes the only applicable approach to value is the Sales Comparison Approach.

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Subject property identification: Identification of the subject property was provided by the client in the form of an aerial photo and legal description.

Subject property observation and physical data collection: The appraiser visited the subject property on March 28, 2023. All photographs of the subject site were taken on this date.

Data collection and research: The subject property data such as size, physical features, location, quality and zoning are considered and presented in this report. Market data, including comparable vacant land sales and supply and demand are among the items researched and analyzed. The data is used to estimate the highest and best use of the subject property and its market value.

Extent of analysis: The documentation necessary to arrive at the opinion of value is considered in this appraisal report. The market data has been collected, confirmed and analyzed. Comparable sales were chosen for their similar highest and best uses as outlined within the report. All sales were analyzed and compared to the subject property based on their similarities and dissimilarities. The applicable approaches were considered and reconciled in developing a final opinion of market value.

Disclosures: Texas is a non-disclosure state in regards to details of sales transactions. Thus, our knowledge of sales data is not all-inclusive. Our data sources include Beaumont, Mid-County and Orange County Multiple Listing Service, Commercial Gateway (HAR), local real estate brokers, as well as grantees, grantors, lessees and lessors. Terminology and definitions utilized are in accordance with banking regulations and the Dictionary of Real Estate Appraisal, Seventh Edition, (copyright 2022), by the Appraisal Institute, or most recent revision. This appraisal is intended to comply with the requirements of the Appraisal Institute as well as the current Uniform Standards of Professional Appraisal Practice.

COMPETENCY STATEMENT: Both USPAP and FIRREA minimum appraisal standards require that an appraiser have the knowledge and experience to complete an assignment competently. Additionally, FIRREA requires a competency statement. W. Burnell Cook, MAI, SRA has 39 years of commercial property appraisal experience. The appraiser has appraised properties similar to the subject in the Southeast Texas marketing area. This practical experience coupled with classroom training through the Appraisal Institute and other organizations complies with the Competency requirements of USPAP. The appraiser is a state certified general real estate appraiser. A complete qualifications statement and a copy of the certification for the appraiser is included in the Addenda .

ENVIRONMENTAL DISCLAIMER: The appraiser is not an expert in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, waste, pollutants or contaminants, including but not limited to asbestos, PCB, UFFI, or other raw materials or chemicals used in construction or otherwise present on the property. The appraiser assumes no responsibility for studies or analyses which would be required to conclude the presence or absences of such substances or loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired. The personal surface site inspection by the appraiser did not indicate the presence of hazardous materials or contaminants.

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Therefore, the value opinion herein is based on the assumption that the subject conforms to applicable environmental regulations and is subject to that condition.

PURPOSE OF THE APPRAISAL: To estimate market value as referenced in Section 12, C.F.R. Part 34.

Market Value as reported herein, is defined as: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

INTEREST VALUED: Fee Simple Interest, as defined in Real Estate Terminology, is: An absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate.

SALES HISTORY: The subject property is currently owned by Jefferson County and has not changed ownership in an open market transaction within the past three years. It was previously listed for sale with Wheeler Commercial for \$285,000 or \$15,860/Acre. It was taken off the market on June 1, 2020.

ESTIMATED EXPOSURE TIME: The exposure time estimate provided precedes the effective date of this report. In estimating an exposure time for the subject property the appraiser has considered some or all of the following:

- Current supply and demand factors
- Current cost information
- Analysis of historical sales information
- Analysis of future income expectancy

In the case of the subject property, an exposure time of 12 to 24 months is thought reasonable.

EFFECTIVE DATE OF VALUE: March 28, 2023

DATE OF INSPECTION: March 28, 2023

PROPERTY TAXES: Assessed value is \$71,880. The subject is tax exempt. (See appraisal district and tax account information in the Addenda.)

DESCRIPTION OF REAL ESTATE APPRAISED:

LEGAL DESCRIPTION: The subject property is legally described as Tract 1-A, Replat of Lots 1 and 2; Tract 1, Lot 3; Tract 2, Block 18, Range M, PALCO, Port Arthur, Jefferson County, Texas. (See Survey in the Addenda)

AREA ANALYSIS: : The subject area is known as the "Sabine-Neches Industrial area" or the "Golden Triangle" and is comprised of Hardin, Jefferson, Orange and Newton Counties in Southeast Texas. The three major cities are Beaumont, Port Arthur and Orange. The cities are virtually contiguous as result of continuous development along their connecting highways. Beaumont, the largest city and the county seat of Jefferson County, has a population of 115,282 per the 2020 census, down 2.6% from 118,296 in 2010. The population of the four county area is 412,870 per the 2020 census, up 9,676 or 2.4% since 2010.

Area city services, public utilities, schools and health facilities are considered to be good. The area climate is favorable with warm summers and mild winters.

Area transportation resources include railroads, some deep water ports located in Port Arthur, Beaumont and Orange, four airports as well as good highway access. Jefferson County Airport, located adjacent to and west of Nederland, provides daily connector flights to Dallas. Medical facilities, located in Beaumont, Port Arthur, Groves, Nederland and Orange include eight major hospitals as well as a variety of facilities providing specialized and emergency care services.

Major industries include shipping, petroleum and agriculture. In the early 1990's major federal, state and local prison complexes between Beaumont and Port Arthur in Mid-County were established. The area economy is primarily based on petrochemical refining and production related industries and has been since the Spindletop Oil discovery in 1901. A number of major petrochemical plants are located in this portion of the upper Texas Gulf Coast, typically along the Neches River and Sabine River in south Jefferson County and south Orange County. Many individuals from the three county area find employment in these area petrochemical complexes. Major plants located in the area include Motiva, Valero, DuPont, Total, Huntsman, Chevron, Mobil-Exxon and Goodyear.

Economic conditions have been favorable in recent years, as area industrial plants have continued to expand. However, unemployment for the Beaumont/Port Arthur MSA is at 6.6% (January, 2023), down from 8.5% one year ago. Unemployment for the State of Texas is 3.9% for January, 2023, down from 4.3% in January, 2022, up from 3.8 a month ago. Local MSA employment is 157,700, up 3.0% since January, 2022, and up from 156,000 last month.

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The economic forecast for the Golden Triangle area, including Beaumont, Port Arthur and Orange, remains relatively positive as renovations, additions and upgrades to existing oil, gas and petroleum facilities, primarily in mid and south Jefferson County continue. The national economic downturn in late 2008 and 2009 and decline in oil prices caused some concern, with some projects being delayed, cancelled or put on hold. However, the Total, Motiva and the Valero expansions remained on track and are now complete. The five year, 10 billion dollar Motiva expansion was the largest single expansion in the United States in four decades.

Cheniere Energy is building a 10 billion dollar LNG export facility adjacent to their new Sabine Pass gas import terminal in Cameron Parish, LA (just east of Sabine Pass, TX), now in operation. The expansion is projected to be substantially complete in 2022. Golden Pass Products has also announced authorization from the U.S. Department of Energy to export LNG, and began construction (March, 2019) of a 10 billion expansion for such purpose, projected to be complete in 2024. Final approval for investment in a \$13 billion LNG facility in Sabine Pass was announced by Sempra on March 20, 2023.

The Jefferson Energy Terminal, owned by JCP Energy Partners in Orange County on the Neches River across from the Port of Beaumont, was recently completed at a cost of ± \$50 million. The state of the art facility is now operating and shipping its first shipments of ethanol internationally.

The Gulf Coast Project section of the controversial Keystone Pipeline project has recently been completed extending 487 miles from Cushing, OK to Nederland Texas. The pipeline project is planned to ultimately extend from Canada transporting crude oil to Texas Gulf Coast refineries. However, the project has recently encountered political/environmental obstacles. The ultimate outcome is unknown.

In November, 2013, Natgasoline LLC, a subsidiary of Orascom Construction Industries (OCI) announced a 1.9 billion dollar methanol plant project to be located on 514 acres on SH 347 just south of Beaumont, which broke ground in March, 2014. The plant, completed in 2018, is one of the nation's largest methanol plants. Ground breaking for a \$1 billion expansion to build a "blue" ammonia plant was December 7, 2022. Completion is anticipated for 2025 with 1000 construction jobs and 100 permanent jobs anticipated. Additional expansion for a renewable fuels facility and a fertilizer plant is planned.

Exxon-Mobil is nearing completion of a \$1.2 billion expansion of their plant on US 90, just west of Beaumont. Construction of a 1.7 billion dollar ethylene production unit at the Total plant site in Port Arthur is also nearly complete.

In March, 2023, the 1,215 megawatt Orange County Advanced Power Station near Bridge City was approved by the Public Utility Commission. Entergy Texas, Inc. estimates the plant construction to be completed in 2026, potentially powering 230,000 homes. The Power Station is projected to cost \$1.2 billion and create 7,000 construction jobs along with 27 permanent jobs.

A 748 million dollar project to deepen and widen the Neches River portion of the Sabine Neches Ship Channel, as part of the Water Resources Reform and Development Act of 2013, was signed into law by President Obama. Initial funding of \$18 million for fiscal year 2019 was reported in the Beaumont Enterprise on November 26, 2018. Initial phases of construction began in late 2019. \$169.2 million in capital improvement is planned by the Port of Beaumont, to be funded in part by \$85 million in bonds, with voter approval obtained November 7, 2017. The U. S. Army Corps of Engineers, in their recently announced 2021 Work Plan, allocated \$68.5 million for the Sabine-Neches project underway. This project, in conjunction with completion of the Panama Canal expansion, completed in 2016, is expected to have a significant positive economic impact on Texas Gulf Coast ports and the Beaumont-Port Arthur MSA in general.

Currently, land has been acquired and initial construction begun for a new Chevron-Phillips/Qatar Energy facility near Texas 87 and FM 1006 in Orange; announced on November 16, 2022, to be an \$8.5 billion dollar project with 4,500 construction jobs and 500 full time jobs. A plant expansion currently underway at the Exxon-Mobil Beaumont refinery will employ 1,850 in construction jobs, with 40 to 60 permanent jobs, and increase crude refining capacity by two thirds, making it one of the nation's largest refineries.

The Golden Triangle area, as does the Gulf Coast in general, experiences occasional hurricanes and tropical storms. Tropical Storm Harvey struck the area on August 30, 2017, with record rainfall and widespread flooding. Tropical Storm Imelda struck the area on September 19, 2019, also with widespread flooding and road closures, but to a lesser degree than experienced during Tropical Storm Harvey. Most flooding occurred in the western portion of Jefferson County and easterly portion of Chambers County. A fairly rapid recovery was completed with minimal long term adverse effect. Most recently, the area in general suffered relatively minor damage from Hurricane Laura which struck the Cameron/Lake Charles, Louisiana area, just to the east, on August 27, 2020. Damage in the Orange area was more extensive, being closer in proximity to landfall. Damage in the Lake Charles area was severe. Tropical Storm Beta, which struck the area on September 22, 2020, caused minimal damage. Hurricane Delta, which struck Lake Charles on October 9, 2020, caused moderate damage in the Beaumont, Port Arthur and Orange area.

Prices paid for existing real estate in general are increasing. Brokers are optimistic with increases in market activity related to continued petrochemical expansion anticipated over the next twelve months. Currently smaller office/shop/warehouse space is in short supply with new construction anticipated. The area is experiencing increased building costs due to supply chain interruptions and other COVID-19 related factors, as well as the Russia/Ukraine conflict.

However, as previously discussed, the adverse economic impact of COVID-19, as well as the Russia-Ukrainian conflict, is undetermined at this time, thus not specifically considered herein. Most projects are remaining on track with oil prices increasing.

An area map is included in the Addenda.

NEIGHBORHOOD ANALYSIS: The objective of a Neighborhood Analysis is to describe and analyze observable and/or quantifiable data that indicates discernible patterns of urban growth, structure and changes that detract from or enhance property values.

A neighborhood is a portion of a larger community in which there is a homogeneous grouping of inhabitants, buildings or business enterprises. Neighborhood boundaries may consist of well-defined natural or man-made barriers, or they may be, more or less, well-defined by a distinct change in land values or in the character of the inhabitants.

The subject neighborhood is considered to be that peripheral area south of the Beaumont City Limits and inclusive of the northwestern most portion of the City of Port Arthur. It is generally bounded by Rhodair Gully on the north and west, FM 365 on the south, and U.S. Highway 69/96/287 on the east. The neighborhood includes that sporadically developed area along West Port Arthur Road north of FM 365, which includes the Port Arthur Business Park. The northern portion of the neighborhood falls within the Extra Territorial Jurisdiction (ETJ) of the City of Beaumont.

West Port Arthur Road is a concrete paved four-lane traffic artery with concrete curbs and gutters, which provides a direct connection for Highway 73 to U.S. Highway 69/96/287 in Beaumont. It supplements U.S. 69/96/287 and State Highway 347, traversing south Jefferson County to the east, providing access from Beaumont to the petrochemical complexes in the mid-county area as well as the state and federal prison complexes. The Southern Pacific Railroad runs along its east side. FM 3514 was built several years ago to facilitate freeway access to and from the prison facilities. FM 3514 connects the West Port Arthur Road and U.S. 69/96/287 and crosses the state prison site. It intersects with West Port Arthur Road just north of Hebert Road. FM 365 intersects West Port Arthur Road just south of the subject property. Highway 365 provides the Mid-County area with direct access to IH-10 at Fannett. FM 365 has recently been expanded from U.S. Highway 69/96/287 westward to West Port Arthur Road.

Along U.S. Highway 69/96/287 in proximity to FM 365 are concentrated commercial uses including Central Mall and the new Medical Center of Southeast Texas hospital complex. New commercial construction is continuing at a good pace. This area also includes the Jefferson County Airport complex. However, land usage along major arteries is typically industrial in nature and is characterized by a variety of warehouse facilities, shop and construction yards, several large petrochemical plants, pipeline, and oilfield related uses, as well as scattered residential structures. A significant percentage of the area along West Port Arthur Road and FM 365 remains undeveloped. Surrounding properties along secondary roads are typically agricultural or recreational tracts with scattered rural residential uses. Utilities available include electricity and telephone. Typically sewage disposal and water are provided by well and septic systems, although community water is available to some sites. Water and sewer service from Beaumont has been extended to serve the state prison facility on U.S. 69 and West Port Arthur Road and the federal prison facility on Hebert Road, just off West Port Arthur Road. The City of Port Arthur provides water and sewer service to properties within the city boundaries.

The Spindletop Oil Field and Spindletop Salt Dome are located just east of the West Port Arthur Road, north of the subject neighborhood. Much of the salt dome has been converted for use as a subterranean gas storage facility.

The topography of the subject neighborhood is fairly level. Elevations range from submerged marsh at or near sea level to approximately 15 feet above mean sea level. The area is crossed by several bayous and gullies (i.e. Hillebrandt Bayou, Rhodair Gully, Johns Gulley, etc.) Portions of the area fall within the Federal Emergency Management Agency related Flood Zone A and B. These are areas within the 100-year flood plain and between the limits of the 100-year and 500-year flood plains, respectively. A hurricane protection levee has been built along the east side of the Rhodair Gully to aid in flood protection.

Development trends in the area removed from U.S. 69 have historically been industrial and light industrial. This trend is expected to continue with some potential for new development generated by ongoing petrochemical expansion.

A neighborhood map is presented in the Addenda.

PROPERTY DESCRIPTION:

Location/

Access: The subject tract is located on the north side of Viterbo Road, immediately east of West Port Arthur Road, separated from West Port Arthur Road by the Southern Pacific Railroad ROW. Viterbo Road is a two-lane, secondary roadway. Thus, the tract is readily accessible but secondary exposure.

Tract Size: 17.97 Acres

Configuration: Irregular with 576.24 feet frontage on Viterbo Road

Topography/

Elevation: The subject tract is mostly wooded and overgrown with ± 2.7 Acre frontage portion being cleared yard storage area. Elevation is approximately 5 to 10 feet above mean sea level.

Flood Zone: The subject tract falls predominantly in FEMA designated flood Zone A-15, within the 100 year flood plain. The northeastern most $\pm \frac{1}{2}$ acre and the northwestern most $\pm \frac{1}{2}$ acre fall in Zone X, outside the 100 year and 500 flood plain.

Zoning: A, Agricultural (change to allow industrial use is assumed readily achievable -- See Extraordinary Assumptions on Page 2)

Utilities: Telephone and electricity are available along Viterbo Road. Water and sewer are $\pm 7,600$ feet away, per city personnel.

Existing

Improvements: Stabilized rock surface (\pm 85,000 SF), partial perimeter fence

Surrounding

Uses: Adjacent to the northeast is a yard storage/tank battery facility. Adjacent to the north is an industrial park development and an RV Park. Adjacent to the west is a railroad ROW, across which is West Port Arthur Road. Across Viterbo Road to the east is an auto salvage yard.

Easements/

Encumbrances: Standard utility easements were noted. A railroad spur track (apparently abandoned) extends a short distance into the southernmost portion of the tract. Multiple pipelines, generally running north/south, encumber the westerly portion of the tract. (See pipeline overlay in Addenda) A drainage ditch ROW crosses the central portion of the tract, generally running northeast/southwest and along the easterly portion of the subject east line. Two crossings allow light vehicle access across the drainage ROW. An electrical transmission line also runs along the west line.

The characteristics of the subject tract generally conform to those of surrounding properties and those discussed in the Neighborhood Analysis are considered applicable. Although adversely affected by encumbering pipelines, a drainage ditch limiting interior access, a transmission line ROW and flood tendency, the subject is of sufficient size and utility for a variety of light industrial uses, such as are typical of the immediate area.

The subject is presently vacant.

Presented in the Addenda are an Aerial Photo, Plat Maps, Survey, Pipeline overlay, Flood Plain Map, Zoning Map and Topographical Map.

HIGHEST AND BEST USE:

Highest and Best Use "As Vacant": The subject enjoys good exposure and access from Viterbo Road off West Port Arthur Road. The subject is of sufficient size and utility for a variety of light industrial uses, however tract utility is limited as previously discussed.

Industrial demand is thought sufficient to justify development costs. Consequently, the Highest and Best Use of the subject, as vacant, would be *Industrial* (See Extraordinary Assumptions on Page 2).

SUMMARY OF THE SALES COMPARISON ANALYSIS: This is an appraisal technique in which the Market Value estimate is based on prices paid in actual market transactions. The approach involves gathering data of sales of comparable properties and analyzing the nature and condition of each sale, comparing with the subject property, making logical adjustments for characteristics dissimilar to the subject property. The direct sales comparison approach is based upon the principle of substitution and is a good indicator of value when sales of highly similar properties are available. The principle of substitution is defined in The Dictionary of Real Estate Appraisal, p. 296 as "The appraisal principle that states that when several similar or commensurate commodities, goods or services are available, the one with the lowest price will attract the greatest demand and widest distribution." The reliability of this approach is dependent upon the following factors:

- The degree of similarity of the comparable property to the property being appraised as to location, size, and utility.
- The time of the sale.
- The verification of the market data.
- The absence of unusual conditions affecting the sales price.

The appraiser has made a diligent search of available sources in an attempt to obtain data on the sales of similar vacant properties. Also contacted were several area real estate brokers. The Sales Comparison Approach is applied in the study of prices paid for comparable tract to indicate the price at which the subject tract should sell after adjustments are applied for the factors that tend to affect price, i.e., sale date, tract size, locational quality, etc. The "market" for similar properties has been active in recent years, thereby providing sales data from which a comparative analysis can be made for a value indication.

Presented on the following pages is the data on the sales which were deemed most comparable and provided the most reliable indicators of value as well as a map showing the location of each sale in relation to the subject, followed by a Sales Summary.

The acre unit has been used in the analysis as the market tends to quote vacant land prices in this unit. The Market Adjustment Chart, showing the pertinent data on each sale and the adjustments follows the Sales Summary. After the adjustment chart is a brief explanation of the adjustments and the concluded value estimate for the subject tract.

Land Sale No. 1**Property Identification**

| | |
|----------------------|---|
| Record ID | 1290 |
| Property Type | Vacant Land |
| Address | Twin City Highway (SH 347), Jefferson County, Texas |
| Location | West side, just south of Beaumont city limits |
| Tax ID | PIDN 130639, 386012 |
| Legal Desc. | Tract out of the P. Humphries Survey, A-32 |
| MSA | Beaumont-Port Arthur |

Sale Data

| | |
|-----------------------|--|
| Grantor | LSP Highway 347 LLC |
| Grantee | Parigi Property Management Ltd., et al |
| Sale Date | January 03, 2022 |
| Deed Book/Page | 2022000093 |
| Financing | Cash to seller |
| Verification | Broker, Milt Prewitt, J.M. Prewitt Co. |

| | |
|------------------------|-----------------------------------|
| Sale Price | \$2,036,143 (quoted as \$1.10/SF) |
| Cash Equivalent | \$2,036,143 |

Land Data

| | |
|-------------------|------------------------|
| Zoning | None |
| Topography | Level, wooded |
| Utilities | Electricity, telephone |
| Shape | Slightly irregular |
| Flood Info | Zone C |

Land Size Information

| | |
|------------------------|------------------------------|
| Gross Land Size | 42.494 Acres or 1,851,039 SF |
| Front Footage | 607 ft + |

Indicators

| | |
|------------------------------|----------|
| Sale Price/Gross Acre | \$47,916 |
| Sale Price/Gross SF | \$1.10 |

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Land Sale No. 2**Property Identification**

| | |
|----------------------|--|
| Record ID | 1054 |
| Property Type | Vacant Land |
| Address | 6801 Patillo Road, Nederland, Jefferson County, Texas |
| Location | South side, just west of US 69 |
| Tax ID | PIDN 80296 |
| Legal Desc. | Lot 5, Tract A, Patillo Road |
| MSA | Beaumont-Port Arthur |

Sale Data

| | |
|-----------------------|------------------------------------|
| Grantor | C & E Industries, LLC |
| Grantee | Nederland Boat and RV Storage, LLC |
| Sale Date | August 10, 2021 |
| Deed Book/Page | 2021028163 |
| Financing | Cash to seller |
| Verification | Appraiser |

| | |
|------------------------|-----------|
| Sale Price | \$290,000 |
| Cash Equivalent | \$290,000 |

Land Data

| | |
|-------------------|---|
| Zoning | None |
| Topography | Level, cleared |
| Utilities | Water, electricity, telephone |
| Shape | Irregular, long narrow |
| Flood Info | Zone A-3, within the 100 year flood plain |

Land Size Information

| | |
|------------------------|---------------------------|
| Gross Land Size | 4.167 Acres or 181,515 SF |
| Front Footage | 200 ft Total Frontage |

Indicators

| | |
|------------------------------|----------|
| Sale Price/Gross Acre | \$69,594 |
| Sale Price/Gross SF | \$1.60 |
| Sale Price/Front Foot | \$1,450 |

Remarks

The tract was previously purchased by the seller for \$1.22/SF on April 10, 2019.

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Land Sale No. 3**Property Identification**

| | |
|----------------------|---|
| Record ID | 1176 |
| Property Type | Vacant Land |
| Address | US Highway 90 @ Pine Island Road, Jefferson County, Texas |
| Tax ID | PIDN 129326 |
| Legal Desc. | Tract out of the Jas. Gerish Sr. Survey, A-24 |
| MSA | Beaumont-Port Arthur |

Sale Data

| | |
|-----------------------|--|
| Grantor | William Steven Hamilton, et al |
| Grantee | SPI Development, LLC |
| Sale Date | May 14, 2021 |
| Deed Book/Page | 2021016985 |
| Financing | Cash to seller |
| Verification | Agent Kirby Smith/AREC; Other sources: MLS Q 82015 S |

| | |
|------------------------|-----------|
| Sale Price | \$670,000 |
| Cash Equivalent | \$670,000 |

Land Data

| | |
|-------------------|-----------------------------------|
| Zoning | None |
| Topography | Level, mostly cleared |
| Utilities | Electricity, telephone, water |
| Shape | nearly rectangular |
| Flood Info | Mostly Zone AE, partial flood way |

Land Size Information

| | |
|------------------------|---|
| Gross Land Size | 72.416 Acres or 3,154,441 SF |
| Front Footage | 1,457 ft + on US 90; 2,616 ft + on S Pine Island Road |

Indicators

| | |
|------------------------------|---------|
| Sale Price/Gross Acre | \$9,252 |
| Sale Price/Gross SF | \$0.21 |

Remarks

US Hwy 90 frontage crossed by drainage ROW encumbering 6.335 Acres. Approximately 52% of the tract is classified as flood way. The tract is also crossed by a pipeline ROW. A small storage building and livestock corrals are attributed minimal value. Front feet per acre are 56.24:1.

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Land Sale No. 4**Property Identification**

| | |
|----------------------|--|
| Record ID | 1052 |
| Property Type | Vacant Land |
| Address | 16583 US Highway 90, Jefferson County, Texas |
| Location | South side, just west of Green Pond Gully Road |
| Tax ID | PIDN 129781, 131307, 131549 |
| Legal Desc. | Tract out of the James Gerish Survey, A-25 |
| MSA | Beaumont-Port Arthur |

Sale Data

| | |
|-----------------------|--|
| Grantor | H & J Motorsports, LLC |
| Grantee | Triangle Concrete Services, Inc. |
| Sale Date | March 05, 2020 |
| Deed Book/Page | 2020007776 |
| Financing | Cash to seller |
| Verification | Broker D. Cowart, CBC-Arnold & Associates; Other sources: Appraisal file |

| | |
|------------------------|-----------|
| Sale Price | \$500,000 |
| Cash Equivalent | \$500,000 |

Land Data

| | |
|-------------------|--|
| Topography | Mostly level, cleared (see remarks), small pond at SWC |
| Utilities | Electricity, telephone, well, septic |
| Flood Info | Zone X |

Land Size Information

| | |
|------------------------|------------------------------|
| Gross Land Size | 23.500 Acres or 1,023,660 SF |
| Front Footage | 552 ft + |

Indicators

| | |
|------------------------------|----------|
| Sale Price/Gross Acre | \$21,277 |
| Sale Price/Gross SF | \$0.49 |

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Land Sale No. 4 (Cont.)**Remarks**

The property has been historically utilized as an automobile race track and includes residual race track improvements such as concession stands, a small office, fencing, restroom buildings and dirt track, all attributed no value, per broker, and warranting removal. The property also included 7.6 acres of stabilized rock surface parking area along US Hwy 90. The property was purchased for industrial use. The list price was \$599,000. The price paid is thought adversely affected by seller duress.

COOK & ASSOCIATES, INC.

Land Sale No. 5**Property Identification**

| | |
|----------------------|---|
| Record ID | 1011 |
| Property Type | Vacant Land |
| Address | 4801 53rd Street, Port Arthur, Jefferson County, Texas |
| Location | 53rd Street, dead end, southwest off SH 347 |
| Legal Desc. | Part of Lots 1, 2, 3, 6 and 7, Block 9, Range G, PALCO |
| MSA | Beaumont-Port Arthur |

Sale Data

| | |
|-----------------------|----------------------------------|
| Grantor | KEA Rental Properties, LLC |
| Grantee | USA Rail Terminals Beaumont, LLC |
| Sale Date | November 01, 2019 |
| Deed Book/Page | 2019036557 |
| Financing | Cash |
| Verification | Confidential |

| | |
|------------------------|-----------|
| Sale Price | \$700,000 |
| Cash Equivalent | \$700,000 |

Land Data

| | |
|-------------------|-----------------------|
| Topography | Level, mostly cleared |
| Utilities | All available |
| Shape | Irregular |
| Flood Info | Zone B |

Land Size Information

| | |
|------------------------|---|
| Gross Land Size | 23.620 Acres or 1,028,887 SF |
| Front Footage | 1,337 ft + on 53rd Street ROW (dedicated/partially improved) |

Indicators

| | |
|------------------------------|----------|
| Sale Price/Gross Acre | \$29,636 |
| Sale Price/Gross SF | \$0.68 |

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Land Sale No. 5 (Cont.)**Remarks**

The tract is located at the dead end of 53rd Street, off SH 347. The tract is crossed by utility easements and abuts a drainage ROW and KCS RR on the southwest and northwest. There is a residual rail spur along the northerly portion of the southwest line and several pipelines cross the northwest end of the tract. The tract is partially fenced and has residual drives and paving attributed minimal value.

Land Sale No. 6**Property Identification**

| | |
|----------------------|--|
| Record ID | 1078 |
| Property Type | Vacant Land |
| Address | 1205 Brai Drive, Port Arthur, Jefferson County, Texas |
| Location | North side, just across railroad ROW east of West Pt. Arthur Rd. |
| Tax ID | PIDN 139638 |
| Legal Desc. | Tract 31, T & NO RR Survey, Section 3, A-258 |
| MSA | Beaumont-Port Arthur |

Sale Data

| | |
|-----------------------|----------------------------|
| Grantor | BCP Diversified, LLC |
| Grantee | KEA Rental Properties, LLC |
| Sale Date | December 19, 2019 |
| Deed Book/Page | 2019042039 |
| Financing | Cash to seller |
| Verification | Appraiser; Lender |

| | |
|------------------------|-----------|
| Sale Price | \$287,000 |
| Cash Equivalent | \$287,000 |

Land Data

| | |
|-------------------|------------------------|
| Zoning | None |
| Topography | Level, cleared |
| Utilities | Electricity, telephone |
| Shape | Irregular |
| Flood Info | Zone X |

Land Size Information

| | |
|------------------------|--|
| Gross Land Size | 15.320 Acres or 667,339 SF |
| Front Footage | 60 ft +/- on S. Garden Drive; 330 ft +/- on Brai Drive |

Indicators

| | |
|------------------------------|----------|
| Sale Price/Gross Acre | \$18,734 |
| Sale Price/Gross SF | \$0.43 |

Remarks

Property was purchased for development of an office/warehouse and storage yard to be utilized as a scrap metal/salvage yard facility.

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SUMMARY OF SALES COMPARISON ANALYSIS:**Summary of Subject**

| Subject | Location | Size/AC |
|---------|------------------------------------|-------------|
| | Viterbo Road @ W. Port Arthur Road | 17.97 Acres |

Land Sales Summary

| Sale | Date | Location | Size/AC | Unit Price/AC |
|------|---------|------------------------------|---------|---------------|
| 1 | 1/2022 | Twin City Highway | 42.494 | \$47,916 |
| 2 | 8/2021 | 6801 Patillo Road | 4.167 | \$69,594 |
| 3 | 5/2021 | US Hwy 90 @ Pine Island Road | 72.416 | \$9,252 |
| 4 | 5/2020 | 16583 US Hwy 90 | 23.500 | \$21,277 |
| 5 | 11/2019 | 4801 53 rd Street | 23.620 | \$29,636 |
| 6 | 12/2019 | 1205 Brai Drive | 15.320 | \$18,734 |

Market Adjustment Grid - Land Sales

| Sale # | SP/AC | Fin. | Time | Size | Location | Phys. Char. | Net Adj. | Adj. Unit Value/AC |
|--------|----------|------|------|------|----------|-------------|----------|--------------------|
| 1 | \$47,916 | 0 | 0 | +15% | -25% | -35% | -45% | \$26,354 |
| 2 | \$69,594 | 0 | 0 | -30% | -10% | -35% | -75% | \$17,399 |
| 3 | \$9,252 | 0 | 0 | +30% | +10% | 0 | +40% | \$12,953 |
| 4 | \$21,277 | 0 | 0 | 0 | +20% | -35% | -15% | \$18,085 |
| 5 | \$29,636 | 0 | 0 | 0 | 0 | -35% | -35% | \$19,263 |
| 6 | \$18,734 | 0 | 0 | 0 | 0 | -15% | -15% | \$15,924 |

Limited Explanation of Adjustments:

Financing: All sales were for cash to seller or financing equivalent to cash, therefore, no financing adjustments were necessary.

Time: All sales are reasonably current transactions; therefore, no market condition adjustments were necessary.

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- Size:** Typically smaller tracts generate relatively higher unit sales prices. Sales #1 and #3 are larger than the subject and therefore warrant various positive adjustments for this factor. Sale #2, somewhat smaller, warrants a negative adjustment. Adjustments applied range from -30% to +30%, generally based on 10% to 15% per double in size.
- Location:** Sales #3 and #4 are thought somewhat inferior to the subject with regard to access/exposure and/or proximity to development and are positively adjusted 10% to 20%. Sales #1 and #2 are thought superior with regard to this factor and are negatively adjusted 10% to 25%.
- Utility:** The subject tract is bisected by a drainage ROW, has a tendency to flood and is substantially encumbered by pipeline and transmission line easements. It includes rock paved area along the frontage. Considered overall, Sales #1, #2, #4, #5 and #6 are thought superior in utility and are negatively adjusted 15% to 35%.

All sales are located in the subject's general market area and are considered to provide reliable indicators of value for the subject site. After adjustments the sales indicated a value range from \$12,953/AC to \$26,354/AC. The mean value indicated for the subject tract is \$18,330/AC. The median value is \$17,742/AC. Sales #5 and #6, the most similar in size and location, indicate a unit value of \$17,593/AC.

Based on this analysis, a unit value of \$18,000/AC is considered reasonable and when applied to the subject tract indicates the following:

17.97 Acres @ \$18,000/AC = \$323,460

Rounded to: \$324,000

RECONCILIATION OF FINAL VALUE ESTIMATE: The sales selected for analysis are in the subject marketing area and have a reliable degree of comparability to the subject property. The adjustments for variances between the comparable properties and the subject property are thought consistent with the opinions and attitudes of prudent purchasers.

As previously discussed, there were no improvements which preclude the use of the Cost Approach and there was no income stream to be evaluated which precludes the use of the Income Approach. In view of these facts, primary consideration is given to the Sales Comparison Approach in developing an opinion of the Market Value of the subject property.

CONCLUDED PROPERTY VALUE: Considering all of the data presented in the foregoing analyses, it is the appraiser's opinion that, as of the date of inspection, the Market Value of the subject property is:

THREE HUNDRED TWENTY – FOUR THOUSAND (\$324,000) DOLLARS

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ADDENDA

COOK & ASSOCIATES, INC.



**VIEW ALONG WEST PORT ARTHUR ROAD LOOKING NORTH
FROM VITERBO ROAD**



**VIEW ALONG WEST PORT ARTHUR ROAD LOOKING SOUTH
FROM VITERBO ROAD**

COOK & ASSOCIATES, INC.



**VIEW ALONG VITERBO ROAD LOOKING EAST FROM
WEST PORT ARTHUR ROAD AND ADJACENT RR ROW**



**VIEW ALONG RR ROW ALONG THE EAST SIDE OF WEST PORT ARTHUR RD
AND WEST LINE OF SUBJECT LOOKING NORTH FROM VITERBO RD**

COOK & ASSOCIATES, INC.



VIEW FROM SUBJECT SWC LOOKING NORTHEAST



**VIEW ALONG SUBJECT WEST LINE AND ENCUMBERING
MULTI-PIPELINE ROW LOOKING NORTH FROM VITERBO ROAD**

COOK & ASSOCIATES, INC.



**INTERIOR VIEW ALONG BISECTING PIPELINE ROW
LOOKING NORTH FROM CLEARED YARD AREA**



**VIEW FROM BISECTING PIPELINE ROW LOOKING WEST
ALONG BISECTING DRAINAGE ROW**

COOK & ASSOCIATES, INC.



**VIEW FROM BISECTING PIPELINE ROW LOOKING EAST
ALONG BISECTING DRAINAGE ROW**



**VIEW LOOKING NORTHWEST FROM DRAINAGE DITCH ROW
ALONG BISECTING PIPELINE**

COOK & ASSOCIATES, INC.



**VIEW ALONG THE NORTH PROPERTY LINE LOOKING WEST
FROM BISECTING DRAINAGE ROW**



**VIEW ALONG THE SUBJECT NORTH LINE AND ADJACENT DRAINAGE ROW
LOOKING EAST FROM BISECTING DRAINAGE ROW**

COOK & ASSOCIATES, INC.



TYPICAL INTERIOR OF NORTHWEST PORTION OF THE TRACT



**VIEW FROM EASTERLY SEC LOOKING WEST
ALONG SUBJECT SOUTH LINE**

COOK & ASSOCIATES, INC.



**VIEW FROM APPROXIMATE WESTERLY SEC LOOKING NORTH
ALONG EAST LINE**



**VIEW OF SUBJECT FROM APPROXIMATE WESTERLY SEC
LOOKING WEST**

COOK & ASSOCIATES, INC.



**VIEW FROM APPROXIMATE NORTHWEST CORNER
LOOKING EAST ALONG NORTH LINE**



VIEW FROM APPROXIMATE NWC LOOKING SOUTHEAST

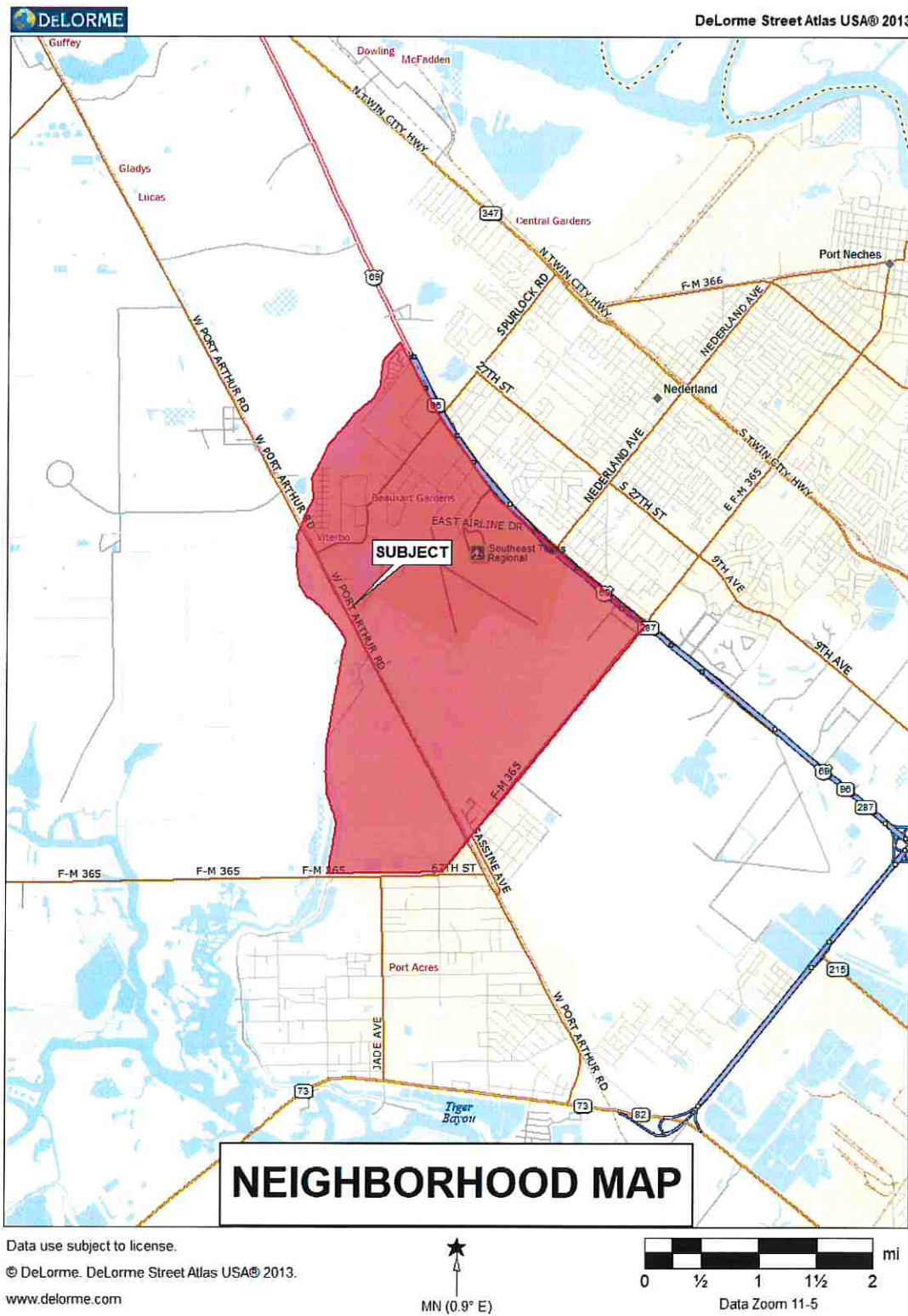
COOK & ASSOCIATES, INC.



**VIEW ALONG ENCUMBERING PIPELINE AND ELECTRICAL ROW
ALONG THE WEST LINE LOOKING SOUTH FROM THE SUBJECT NWC**



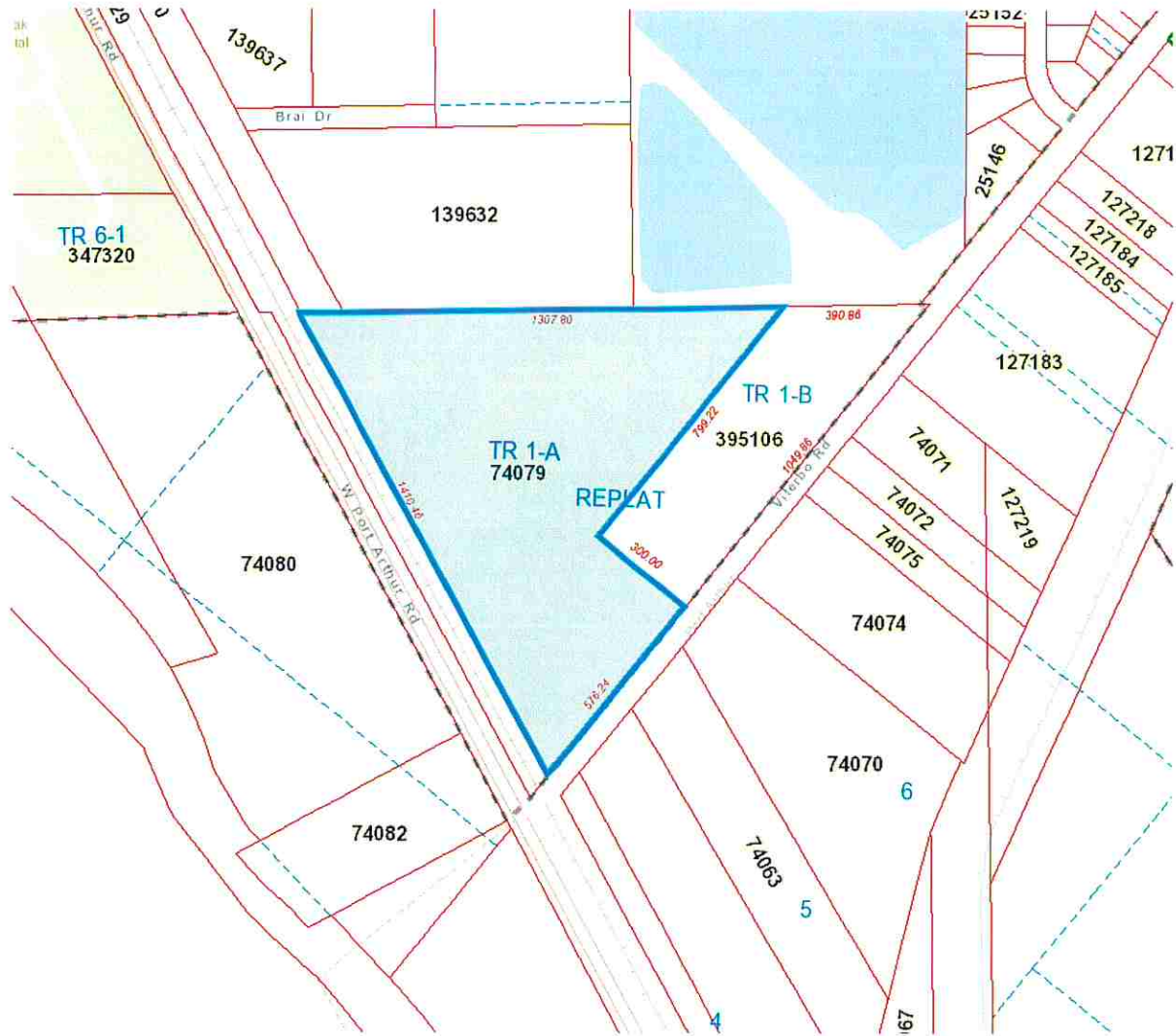
COOK & ASSOCIATES, INC.



COOK & ASSOCIATES, INC.



AERIAL VIEW



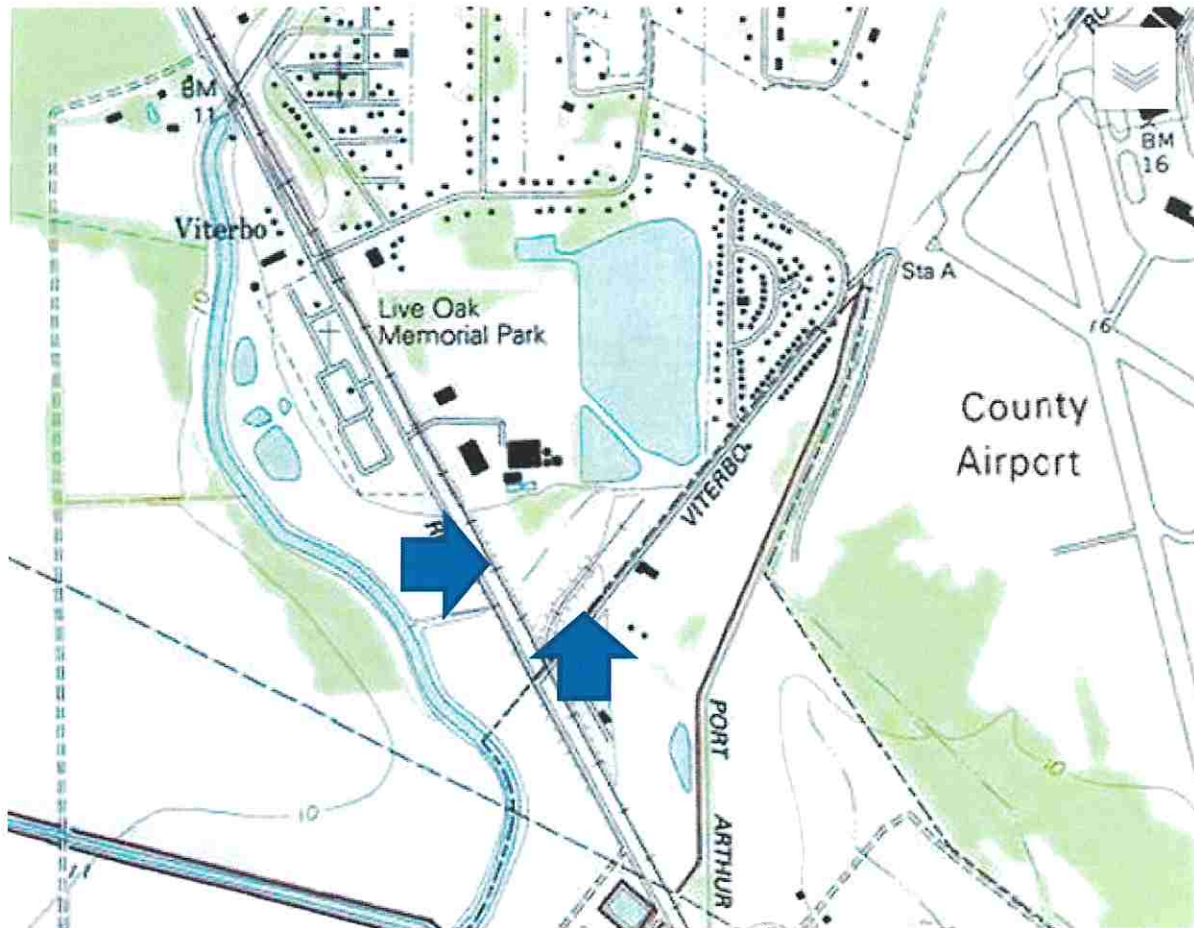
PLAT MAP

COOK & ASSOCIATES, INC.



PLAT MAP/ AERIAL VIEW

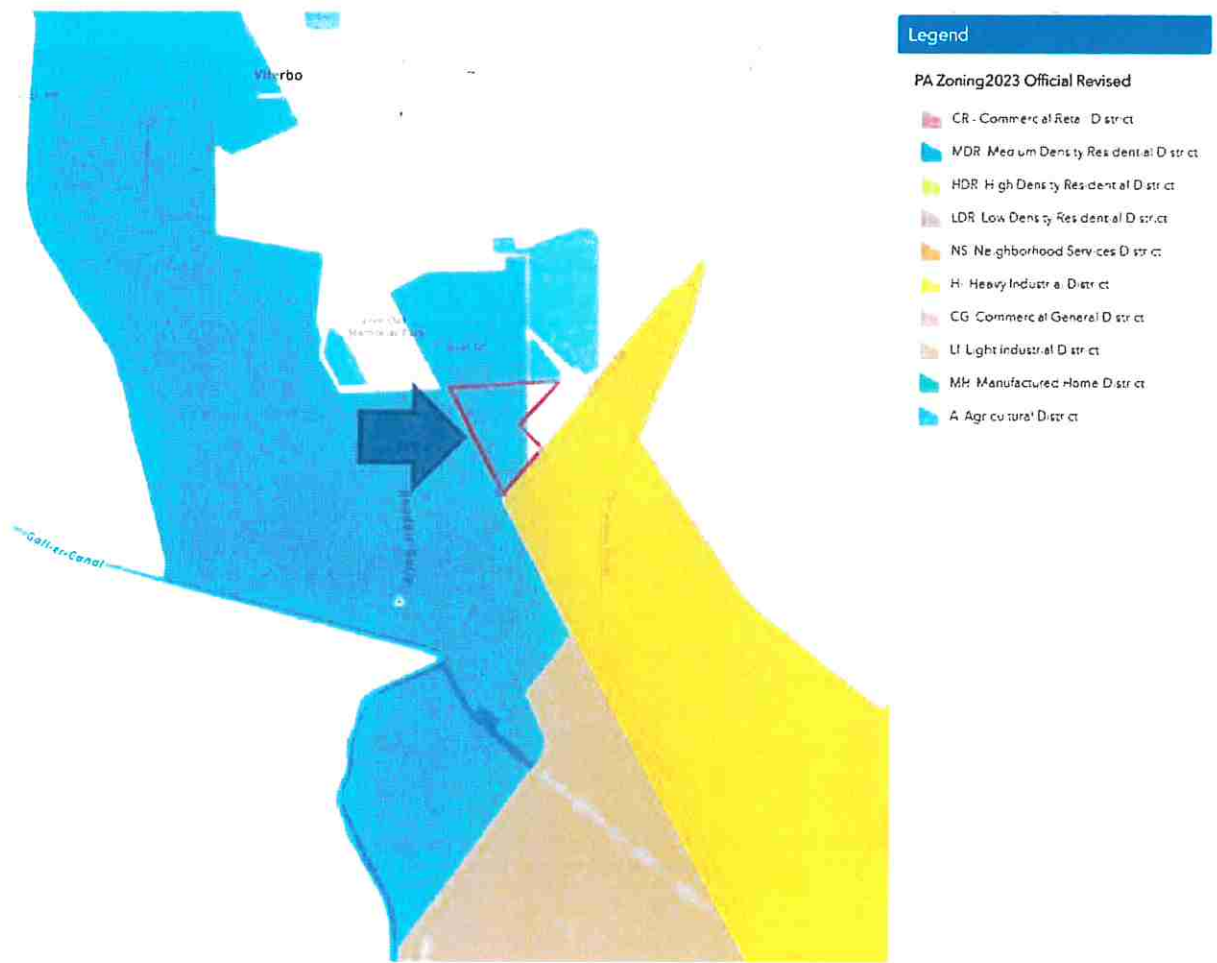
COOK & ASSOCIATES, INC.



TOPOGRAPHICAL MAP

COOK & ASSOCIATES, INC.



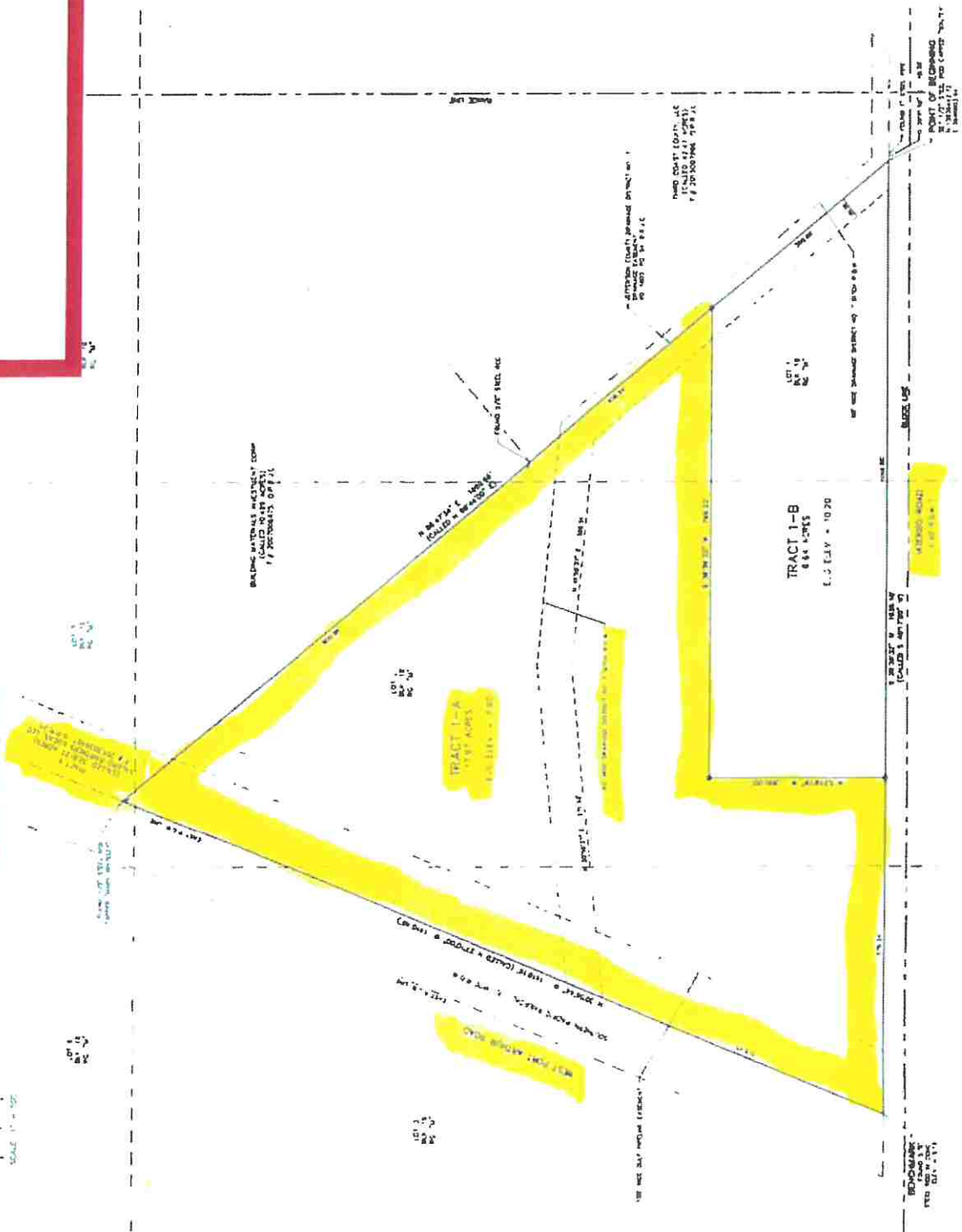


ZONING MAP

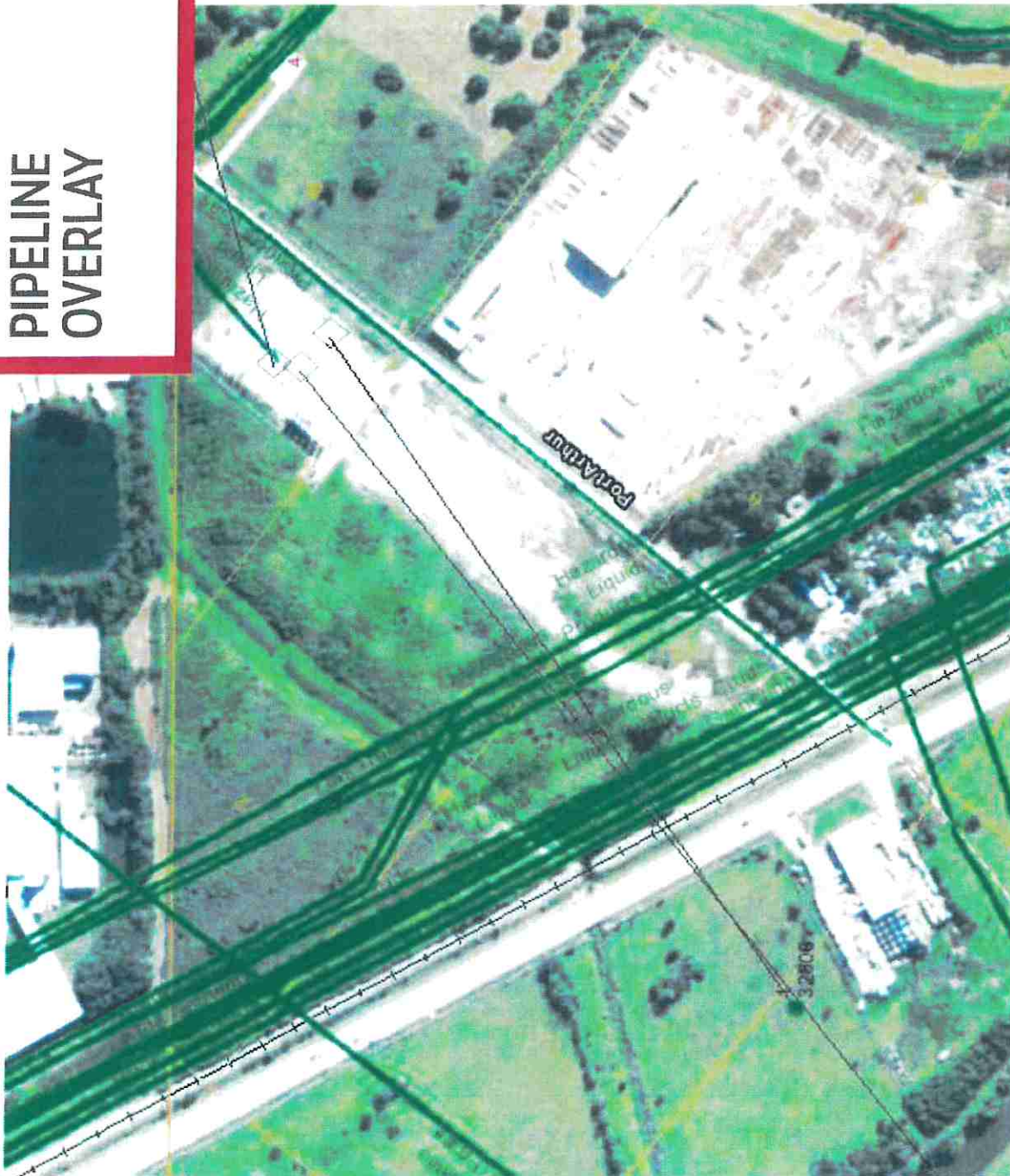
PLAT OF
TRACTS 1-A & 1-B
24.61 ACRES IN LAND PART OF
LOTS 1, 2, 3, 4, 5, B.L. 18, RG. "U"
POST APHUP, AND COMPANY'S SUBDIVISION
SITUATED IN THE WILLIAM MCCADDIN SURVEY
SECTION 4, ABSTRACT NO. 420
JEFFERSON COUNTY, TEXAS

SURVEY

SCALE 1" = 100'



PIPELINE OVERLAY



*IMAGE PROVIDED VIA RAILROAD COMMISSION OF TEXAS



Property Details

Account

Property ID: 74079

Legal Description: TR 1-A REPLAT LTS 1 & 2 TR 1 LT 3 TR 2 BLK 18 RG M PALCO 17.97AC

Geographic ID: 049400-000-050600-00000

Agent:

Type: Real

Location

Address: BEAUMONT, TX 77705

Map ID: 0

**Neighborhood
CD:**

Owner

Owner ID: 456568

Name: JEFFERSON COUNTY

Mailing Address: 1149 PEARL ST
BEAUMONT, TX 77701-3638

% Ownership: 100.0%

Exemptions: EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere)
For privacy reasons not all exemptions are shown online.

Property Values

| | |
|--|----------|
| Improvement Homesite Value: | \$0 |
| Improvement Non-Homesite Value: | \$0 |
| Land Homesite Value: | \$0 |
| Land Non-Homesite Value: | \$71,880 |
| Agricultural Market Valuation: | \$0 |
| Market Value: | \$71,880 |
| Ag Use Value: | \$0 |
| Appraised Value: | \$71,880 |
| Homestead Cap Loss: ⓘ | \$0 |
| Assessed Value: | \$71,880 |

VALUES DISPLAYED ARE 2022 CERTIFIED VALUES.

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|---------------------------------|----------|--------------|---------------|---------------|----------------|
| 109 | PORT ARTHUR ISD | 1.583379 | \$71,880 | \$0 | \$0.00 | |
| 235 | CITY OF PORT ARTHUR | 0.691535 | \$61,744 | \$0 | \$0.00 | |
| 588 | JEFFERSON COUNTY ESD #2 | 0.019423 | \$10,136 | \$0 | \$0.00 | |
| 755 | SABINE NECHES NAV DIST | 0.089005 | \$71,880 | \$0 | \$0.00 | |
| 851 | DRAINAGE DISTRICT #7 | 0.258589 | \$71,880 | \$0 | \$0.00 | |
| 901 | JEFFERSON COUNTY | 0.363184 | \$71,880 | \$0 | \$0.00 | |
| A59 | FARM AND LATERAL ROAD | 0.000000 | \$71,880 | \$0 | \$0.00 | |
| CAD | JEFFERSON CO APPRAISAL DISTRICT | 0.000000 | \$71,880 | \$0 | \$0.00 | |

Total Tax Rate: 3.005115

Estimated Taxes With Exemptions: \$0.00

Estimated Taxes Without Exemptions: \$2,077.99

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|------------------|---------|------------|-----------|-----------|--------------|-------------|
| A1 | Acres Style Type | 17.97 | 782,773.20 | 0.00 | 0.00 | \$71,880 | \$0 |

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|-------------|---------------------|--------------------|---------------------|------------------|--------------------|-----------------|
| 2023 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2022 | \$0 | \$71,880 | \$0 | \$71,880 | \$0 | \$71,880 |
| 2021 | \$0 | \$71,880 | \$0 | \$71,880 | \$0 | \$71,880 |
| 2020 | \$0 | \$71,880 | \$0 | \$71,880 | \$0 | \$71,880 |
| 2019 | \$0 | \$71,880 | \$0 | \$71,880 | \$0 | \$71,880 |
| 2018 | \$0 | \$71,880 | \$0 | \$71,880 | \$0 | \$71,880 |
| 2017 | \$0 | \$71,880 | \$0 | \$71,880 | \$0 | \$71,880 |
| 2016 | \$0 | \$97,760 | \$0 | \$97,760 | \$0 | \$97,760 |
| 2015 | \$0 | \$97,760 | \$0 | \$97,760 | \$0 | \$97,760 |
| 2014 | \$0 | \$97,760 | \$0 | \$97,760 | \$0 | \$97,760 |
| 2013 | \$0 | \$97,760 | \$0 | \$97,760 | \$0 | \$97,760 |
| 2012 | \$0 | \$97,760 | \$0 | \$97,760 | \$0 | \$97,760 |

GENERAL UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report and the letter of transmittal are made expressly subject to the following assumptions and limiting conditions:

General Underlying Assumptions

Legal Matters:

The legal description used in this report is assumed to be correct, but it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments or overlapping or other discrepancies that might be revealed thereby. Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not necessarily a result of a survey.

No responsibility is assumed for an opinion of legal nature, such as to ownership of the property or condition of title. Unless otherwise stated, the subject property appraised is the surface estate only, with no consideration of mineral interests.

The appraiser assumes the title to the property to be marketable and unrestricted; that, unless stated to the contrary, the property is appraised as an unencumbered fee which is not used in violation of acceptable ordinances, statutes or other governmental regulations.

Unapparent Conditions:

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The appraiser is not an expert in determining the presence or absence of hazardous substance, defined as all hazardous or toxic materials, waste, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property.

The appraiser assumes no responsibility for the studies or analysis which would be required to conclude the presence or absence of such substances or for loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired. The value estimate is based on the assumption that the subject property is not so affected.

The site being appraised appears firm unless otherwise noted, however, soils common to the area have a high shrink-swell potential and may exert unusual pressure on foundations. The appraiser does not warrant against this condition or the occurrence of problems arising therefrom.

Information and Data:

Information, estimates and opinions furnished to the appraiser and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.

All mortgages, liens, encumbrances and servitudes have been disregarded unless so specified within the appraisal report. The subject property is appraised as though under responsible owner- ship and competent management.

Zoning and Licenses:

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation.

It is assumed that the subject property complies with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the valuation.

It is assumed that the information relating to the location of or existence of public utilities that has been obtained through a verbal inquiry from the appropriate utility authority, or has been ascertained from visual evidence is correct. No warranty has been made regarding the exact location or capacities of public utility systems.

It is assumed that all licenses, consents or other legislative or administrative authority from local, state or national governmental or private entity or organization have been, or can be, obtained or renewed for any use on which the value estimate contained in the valuation report is based.

The appraiser will not be required to give testimony or appear in court due to preparing the appraisal with reference to the subject property in question, unless prior arrangements have been made.

Possession of the report does not carry with it the right of publication. Out-of-context quoting from or partial reprinting of this appraisal report is not authorized. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication, nor used for any purpose by any but the intended user, without the prior written consent of the appraiser signing this appraisal report.

This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis are set forth in the report were prepared by the appraiser(s) whose signature(s) appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraiser and/or owner of the firm. The appraiser and firm shall have no responsibility if any such unauthorized change is made.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the appraisal designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the author.

The distribution of the total valuation in this report, between land and improvements, is applicable only as a part of the whole property. The land value, or the separate value of the improvements, must not be used in conjunction with any other appraisal or estimate and is invalid if so used.

An appraisal related to an estate in land that is less than the whole fee simple estate applies only to the fractional interest involved. The value of this fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole.

The appraisal is subject to any proposed improvements or additions being completed as set forth in the plans, specifications, and representations referred to in the report, and all work being performed in a good and workmanlike manner. The appraisal is further subject to the proposed improvements or additions being constructed in accordance with the regulations of the local, county and state authorities. The plans, specifications and representations referred to are an integral part of the appraisal report when new construction or new additions, renovations, refurbishing or remodeling applies.

If this appraisal is used for mortgage loan purposes, the appraiser invites attention to the fact that (1) the equity cash requirements of the sponsor have not been analyzed, (2) the loan ratio has not been suggested, and (3) the amortization method and term have not been suggested.

The function of this report is not for use in conjunction with a syndication of real property. This report cannot be used for said purposes and, therefore, any use of this report relating to syndication activities is strictly prohibited and unauthorized. If such an unauthorized use of this report takes place, it is understood and agreed that the appraiser has no liability to the client and/or third parties.

The appraiser reserves the right to alter the opinion of value on the basis of any information withheld or not discovered in the normal course of a diligent investigation.

There is no accountability, obligation or liability to any third party. The appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies present in the property.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act.

If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Underlying Assumptions and General Limiting Conditions. The appraiser's duties, pursuant to the employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report. However, any corrections or errors should be called to the attention of the appraisers within 60 days of the delivery of the report.

QUALIFICATIONS OF W. BURNELL COOK, MAI, SRA
President, Cook & Associates

Professional Affiliations and Activities

MAI and SRA Member of Appraisal Institute, Houston Chapter
Southeast Texas Chapter of CPA's
Texas Society of CPA's
National Association of Realtors
Texas Association of Realtors
Beaumont Board of Realtors

Educational Background

Graduated from Forest Park High School, Beaumont, in 1972
Graduated from Lamar State University, Beaumont, in 1976
(BBA in Accounting)

Recent Continuing Education

| | |
|--|---------|
| Financial Analysis | 9/2014 |
| Analyzing Operating Expenses | 1/2015 |
| Forecasting Revenue | 2/2015 |
| Comparative Analysis | 3/2017 |
| Sales Comparison Approach Workshop | 3/2017 |
| Appraisal of Owner Occupied Commercial Prop. | 1/2019 |
| Appraisal of Self-Storage Facilities | 1/2019 |
| Land and Site Valuation | 1/2019 |
| National USPAP Update | 9/2020 |
| Appraisal of Industrial and Flex Buildings | 11/2020 |
| Introduction to Commercial Appraisal Review | 1/2021 |
| The Basics of Expert Witness for Commercial App. | 1/2021 |
| Business Practices and Ethics | 11/2021 |
| Realtor Code of Ethics Training | 12/2021 |
| Supervisor – Trainee Course for Texas | 4/2022 |
| National USPAP Update | 2/2023 |
| Commercial Land Valuation | 3/2023 |
| Appraisal of Fast Food Facilities | 3/2023 |

Experience

Work experience includes various accounting and financial management positions from 1976-1984 with emphasis on real estate investments, and business acquisitions and divestitures as chief financial officer.

In February 1984, I joined Cook & Associates and have been active in consultation, expert witness testimony and appraisal of various real estate interests in the East Texas and Southwest Louisiana areas. Such interests include single family residential, agricultural and timberland, industrial properties, offices, retail centers, apartments, motels, restaurants, R.O.W. acquisitions and various other commercial and special purpose properties.

Licenses/Certification

Licensed Certified Public Accountant (#22347)
Texas State Certified General Appraiser - TX 1320838-G

WILLIAM BURNELL COOK
2640 MCFADDEN
BEAUMONT, TX 77702



Certified General Real Estate Appraiser

Appraiser: William Burnell Cook

License #: TX 1320838 G

License Expires: 05/31/2025

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner

APPENDIX B

TAX CERTIFICATE



ALLISON NATHAN GETZ, P.C.C.
JEFFERSON COUNTY TAX ASSESSOR - COLLECTOR
P.O. BOX 2112, BEAUMONT, TX 77704
EMAIL: PROPERTY@JEFFCOTX.US

Issued To:

JEFFERSON COUNTY TEXAS
ATTN: MISTEY REEVES
1149 PEARL ST PURCHASING 1ST FLOOR
BEAUMONT, TX 77701

Legal Description

TR 1-A REPLAT LTS 1 & 2 TR 1 LT 3 TR 2
BLK 18 RG M PALCO 17.97AC

Fiduciary Number: 32882415

Parcel Address:

Legal Acres: 17.9700

Account Number: 049400-000/050600-00000

Print Date: 05/05/2023 02:43:29 PM

Certificate No: 248642666

Paid Date:

Certificate Fee: \$0.00

Issue Date: 05/05/2023

Operator ID: WCARR

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022. TAXES THRU 2022 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2023.

Exemptions:

PRORATED-EXXV

Certified Owner:

JEFFERSON COUNTY
1149 PEARL ST
BEAUMONT, TX 77701-3638

Certified Tax Unit(s):

1 JEFFERSON COUNTY
9 PORT ARTHUR ISD
35 CITY OF PORT ARTHUR
51 DRAINAGE DISTRICT #7
55 SABINE-NECHES NAV. DIST.
88 EMER SRV DIST #2

| | |
|--------------------------|--------|
| 2022 Value: | 71,880 |
| 2022 Levy: | \$0.00 |
| 2022 Levy Balance: | \$0.00 |
| Prior Year Levy Balance: | \$0.00 |
| Total Levy Due: | \$0.00 |
| P&I + Attorney Fee: | \$0.00 |
| Total Amount Due: | \$0.00 |

Reference (GF) No: NA

Issued By: *Allison Nathan Getz*

ALLISON NATHAN GETZ, P.C.C.
JEFFERSON COUNTY TAX ASSESSOR - COLLECTOR
(409) 835-8516, WEBSITE: WWW.JEFFCOTAX.COM

APPENDIX C

ROBERT STRODER, P.E.
County Engineer
ED GRISSOM
First Assistant
ERNEST V. HUNTER, JR.
Right-of-Way Agent



JEFFERSON COUNTY
COURTHOUSE
5th Floor
1149 Pearl Street
Beaumont, Texas 77701
409 835-8584
FAX 409 835-8718

March 7, 1994

Commissioners' Court
1149 Pearl - 4th Floor
Beaumont, TX 77701

Re: Old Asphalt Plant at Viterbo Road and West Port Arthur Road
Honorable Commissioners' Court:

Precinct 2 is in the process of demolishing the above referenced plant and has discovered an old tank car filled with asphaltic oil. In addition, the car is lined with asbestos insulation. Both the asbestos and the asphaltic materials are of such a nature that they can not be disposed of in a land fill. They must be disposed of by contractors that are licensed to handle such materials and in licensed landfills. Cost of removal and disposal for the asphalt would be in the \$10,000 to 15,000 range. The removal of the asphaltic oil and disposal would be in the \$5,000 range. These are just very preliminary estimates on my part. Since the asphalt plant was operated by all four precincts and was used by surrounding cities, I feel that this is a county problem and not just a Precinct 2 problem.

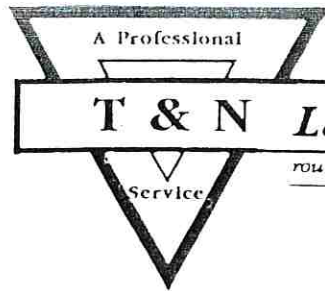
With the Courts' permission I will have specifications for removal and disposal prepared by Safety, Inc. who will perform tests for asbestos. This will allow us to obtain estimates from contractors for disposing of these materials. If we can keep the total removal cost under \$15,000, then formal bid documents will not be required. However, we will still obtain a minimum of three bids to comply with the State Purchasing Act. Should the estimates exceed \$15,000, then an item will be placed on the Commissioners' Court Agenda for approval. If you have any questions, please advise.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert Stroder".

Robert Stroder, P.E.
County Engineer

cc: Tom Rugg, First Asst., Civil Division



T & N Laboratories Incorporated

route 4 box 78-b (jeff county airport) • 409-727-6291 • Beaumont, TX 77705

Fax # (409) 722-6961



CLIENT:

JEFFERSON COUNTY PRECINCT #2
c/o MR. MARK DOMINQUE
2748 VITERBO ROAD BOX #2
BEAUMONT, TEXAS 77705

PROJECT/LOCATION:

SAMPLES OF ASPHALT CEMENT
FROM STORAGE TANK @ MAINTENANCE
FACILITY ON VITERBO ROAD
MID-COUNTY

REPORT DATE: February 16, 1994

REPORT DATE: 94012-212

SCOPE:

Samples of asphaltic cement were secured from the referenced job-site by T&N Personnel on January 31, 1994 and submitted to our laboratory for subsequent tests. The following standard procedures were utilized in performing the laboratory test program:

PROCEDURE

EPA - 418.1
ASTM-D 3381
ASTM-D 2270
ASTM-D 473
EPA - 1010
EPA - 8020

DESCRIPTION

TPH
Specific Gravity
Viscosity
Solubility
Ignitability
BTEX

AUTHORIZATION:

Sampling, preparation and laboratory testing was authorized by Mr. Robert Stroder, P.E., Jefferson County Engineer on January 26, 1994.

LABORATORY TEST RESULTS:

Laboratory analysis and test results are presented in the "Summary of Laboratory Test Data" attached.

DISCUSSION OF TEST RESULTS:

A review of the laboratory test results indicates a TPH and BETX Content above EPA/TWC levels to allow disposal by normal procedures (solid waste disposal, landfill, etc.). Viscosity CPS, Specific Gravity and Soluble Content do not meet acceptable limits for normal asphaltic cement for road and street construction. The material sampled may be utilized in a cut-back asphaltic solution for prime or tack coat in preparing of subbase, etc. for street and road construction.

We appreciate this opportunity to provide our services for this project. Please let us know should you require additional data or information and "Thanks for Your Support".

Respectfully submitted for your acceptance,

T & N LABORATORIES, INC.

Tom A. Farmer M.E.

Tom A. Farmer, M.E.
President

TAF/sw

Copies: 2 - Client
1 - Robert Stroder, P.E.
1 - File #94012

SUMMARY OF LABORATORY TEST DATA

PROJECT: LAB TEST RESULTS OF ASPHALTIC CEMENT (OLD)

PROJECT NO.: 94015 - 212

DATE RECEIVED: JANUARY 31, 1994

SAMPLED FROM: OLD STORAGE TANK AT PRECINCT #2 MAINT. FACILITY, VITERBO ROAD

REMARKS: SEE DISCUSSION OF TEST RESULTS

| SAMPLE I.D. | #1 Sample Of Old Asphalt 1/31/94 1:30 PM | | | |
|--|---|---------|-------|----------|
| LAB NO. | 4B-0128 | DATE | TIME | ANALYST |
| TPH, mg/Kg | 62,100 | 2/8/94 | 14:10 | R.A. |
| Specific Gravity, g/cc | 0.8689 | 2/8/94 | 11:00 | M.H. |
| Viscosity, cps | >1,000,000 | 2/14/94 | | E.C. |
| Soluble, % | 40 | 2/8/94 | 16:00 | E.S. III |
| Ignitability, F (Pensky-Martens Closed Cup) | >200 | 2/4/94 | 11:45 | J.M. |
| Benzene, mg/Kg | <0.1 | | | |
| Ethylbenzene, mg/Kg | 11.5 | | | |
| Toluene, mg/Kg | <0.1 | | | |
| Xylene (omp), mg/Kg | 28.2 | | | |
| BETX DATE OF ANALYSES: | 2/8/94 | | | |
| BETX ANALYST INITIALS: | E.K. | | | |

| SAMPLE I.D. | #2 Sample Of Old Asphalt 1/31/94 1:30 PM | | | |
|--|---|---------|-------|----------|
| LAB NO. | 4B-0129 | DATE | TIME | ANALYST |
| TPH, mg/Kg | 57,000 | 2/8/94 | 14:10 | R.A. |
| Specific Gravity, g/cc | 0.9066 | 2/8/94 | 11:00 | M.H. |
| Viscosity, cps | >1,000,000 | 2/14/94 | | E.C. |
| Soluble, % | 41 | 2/8/94 | 16:00 | E.S. III |
| Ignitability, F (Pensky-Martens Closed Cup) | >200 | 2/4/94 | 11:45 | J.M. |
| Benzene, mg/Kg | <0.1 | | | |
| Ethylbenzene, mg/Kg | 5.1 | | | |
| Toluene, mg/Kg | <0.1 | | | |
| Xylene (omp), mg/Kg | <0.1 | | | |
| BETX DATE OF ANALYSES: | 2/8/94 | | | |
| BETX ANALYST INITIALS: | B.K. | | | |

SAMPLE I.D.

#3 Sample Of Old Asphalt
1/31/94 1:30 PM

| LAB NO. | 4B-0130 | DATE | TIME | ANALYST |
|--|------------|---------|-------|----------|
| TPH, mg/Kg | 151,000 | 2/8/94 | 14:10 | R.A. |
| Specific Gravity, g/cc | 0.9723 | 2/8/94 | 11:00 | M.H. |
| Viscosity, cps | >1,000,000 | 2/14/94 | | E.C. |
| Soluble, % | 38 | 2/8/94 | 16:00 | E.S. III |
| Ignitability, F (Pensky-Martens Closed Cup) | >200 | 2/4/94 | 12:10 | J.M. |

| | |
|---------------------|------|
| Benzene, mg/Kg | <0.1 |
| Ethylbenzene, mg/Kg | 0.9 |
| Toluene, mg/Kg | <0.1 |
| Xylene (omp), mg/Kg | <0.1 |

BETX DATE OF ANALYSES: 2/8/94
BETX ANALYST INITIALS: B.K.

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
Office of Air Quality - Technical Services
Asbestos Removal Invoice
(512) 239-1535

Invoice Date:
09/23/94

Notification No.:
49114100

Accounting Receipt No.: _____ Date Rec'd: _____

Amount Received : _____ Check No. _____ Initials: _____

(AGENCY USE ONLY)

OWNER/OPERATOR MAILING INFORMATION:

Name: [JEFFESON COUNTY COURTHOUSE]

Address: [1149 PEARL STREET]

[BEAUONT, TX 77701-0000]

SITE INFORMATION:

Unit Name: [ASPHALT STORAGE TANK]

Site Location: [STORAGE RAW MATERIAL]

Site City: [NEDERLAND]

RACM REPORTED: Ln.Ft.: [0] Sq.Ft.: [400] Cu.Ft.: [0]

Ln. M.: [0] Sq. M.: [0] Cu. M.: [0]

ARUs CALCULATED: [2.5]

The fee assessment is based on a rate of \$20 per ARU with a minimum fee of \$50 and a maximum fee of \$7500 per notification.

FEE DUE:

\$50.00

CHECK NO.:

RETURN INVOICE FORM AND PAYMENT TO:

Texas Natural Resource Conservation Commission
Office Of Air Quality/Technical Services
ATTN: Asbestos Fees
P.O. Box 13088
Austin, Texas 78711-3088

RECEIVED
PURCHASING
DEPT.

SEP 28 1994

AM

PM

7 8 9 10 11 12 1 2 3 4 5 6

MATERIAL RECEIVED REPORT
I CERTIFY THAT I PERSONALLY RECEIVED FOR
JEFFERSON COUNTY THE ABOVE LISTED ITEMS. I
FURTHER CERTIFY THAT I HAVE EXAMINED EACH
ITEM AND THAT ALL WERE IN GOOD CONDITION
UNLESS OTHERWISE NOTED BY ME.
DATE
10/03/94
Authorized Signature

COPIES:

WHITE - TECH. SERVICES
YELLOW - FISCAL
PINK - OWNER/OPERATOR

11202024315077

John Hall, *Chairman*
Pam Reed, *Commissioner*
Peggy Garner, *Commissioner*
Anthony Grigsby, *Executive Director*



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

TO WHOM IT MAY CONCERN:

Effective September 1, 1992, the Texas Air Control Board (TACB) began collecting Asbestos Notification Fees from contractors related to asbestos removal projects as stated in TACB General Rule 101.28. Effective August 18, 1993 the rule was changed to state that the **owner/operator** shall be responsible for the Texas Natural Resource Conservation Commission (TNRCC) asbestos notification fee.

Enclosed is the Asbestos Removal Fee Invoice related to the recent notification referenced on the invoice. The fee due is indicated near the bottom left side of the form. **The fee must be paid within 30 days of the invoice date.** Please make your checks payable to the "TNRCC" and mail to the address on the invoice.

THE WHITE AND YELLOW COPIES OF THE INVOICE MUST ACCOMPANY YOUR PAYMENT FOR YOU TO RECEIVE PROPER CREDIT. PLEASE KEEP THE PINK COPY OF THE INVOICE FOR YOUR RECORDS.

If you have any questions or need more information please contact me at (512)239-1622 or the FAX number is (512)239-1555.

Sincerely,

A handwritten signature in cursive script that reads "Carole Ransom".

Carole Ransom
Office of Air Quality
Technical Services

RECEIVED
PURCHASING
DEPT.

SEP 28 1994
AM PM
7 8 9 10 11 12 1 2 3 4 5 6

