

RODRIGUEZ REAL ESTATE SERVICES CO.

6337 Fitzhugh
Corpus Christi, Texas 78414
(512) 992-8819

January 13, 1984

Dr. Hector P. Garcia
1315 Bright Street
Corpus Christi, Texas 78405

Dear Dr. Garcia:

Pursuant to your request, I have personally inspected the property located adjacent to 1315 Bright, to the City of Corpus Christi, Nueces County, Texas, for the purpose of estimating the Fair Market Value of the land only.

The subject land is set at a site legally described as Block E, Lots Eight and Nine (Lots 8 & 9), La Gloria Addition, City of Corpus Christi, Texas, also known as vacant lots adjacent to 1315 Bright Street, Corpus Christi, Texas 78405.

It is my considered opinion, the subject vacant lots located adjacent to 1315 Bright, Corpus Christi, Texas, and after considering the Market Approach to Value, along with a preliminary search to the economic conditions to the La Gloria Addition, the subject lots have a Fair Market Value as of January 13, 1984 of:

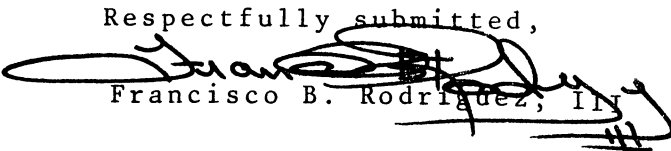
Land Only - \$18,125.00

The subject site, which holds Light Industry Zoning, consist of two vacant lots each measuring Fifty (50') feet fronts by One Hundred Twenty Five (125') Feet in Depth. The total aggregate of the two vacant lots, contiguous at depth, is 12,500 square feet. The vacant lots are curbed and guttered at the front with city utilities available. The vacant lots front on Bright Street, City of Corpus Christi.

The data and discussions, which in part, conclude the value derived at, have been held by this appraiser, being that this is a preliminary report as to the Fair Market Value of the subject property.

I hereby certify that I have personally, inspected the property described in this report, the opinion of the value herein expressed has been reached after a careful examination of all pertinent data. I have no interest in the subject property, either present or prospective, and the employment to make this appraisal for fee for same is in no way contingent on the value of the property.

Respectfully submitted,


Francisco B. Rodriguez, III

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QUALIFICATION OF

FRANCISCO B. RODRIGUEZ, III

Resident of City of Corpus Christi, Texas - 25 years
Licensed Real Estate Broker, State of Texas - 5 years

Membership Associations

Corpus Christi Board of Realtors
Texas Association of Assessing Officers
Corpus Christi Board of Equalization - 4 years (previously)
Nueces County Appraisal Review Board

Court Qualifications

Special Commissioner: Eminent Domain Proceedings
Nueces County Court At Law # 3
Qualified as witness on matters pertaining to real estate
value for and in County Court(s) at Law Nueces
County

Educational Courses

Del Mar Junior College:
Principals of Real Estate
Real Estate Finance
Real Estate Marketing
Real Estate Law and Contracts
Real Estate Economics and Land Analysis
An Introduction to Appraising Real Property (Society
of Real Estate Appraisers Course # 101)
Texas Association of Assessing Officers Course #110.

