PROPERTY CONDITION ASSESSMENT

The Heritage at Abilene
1100 South 9th Street
Abilene, Texas 79602

February 19, 2020
Partner Project Number: 20-272799.1

Prepared for:

Jones Gillam Renz
Salina, Kansas 67401

and

Texas Department of Housing and Community Affairs
Austin, Texas 78701
February 19, 2020

Mr. Jeffrey Gillam  
Jones Gillam Renz  
730 North Ninth Street  
Salina, Kansas 67401

Subject: Property Condition Assessment  
The Heritage at Abilene  
1100 South 9th Street  
Abilene, Texas 79602  
Partner Project No. 20-272799.1

Dear Mr. Gillam:

Partner Engineering and Science, Inc. is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the "Scope and Cost Review" as defined in the TDHCA Regulations (Section 11.306), as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements. This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner’s best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Scott Chiu at (214) 234-9561 or schiu@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Thomas S. Keller  
Project Manager  

Scott Chiu  
National Client Manager
EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a Property Condition Assessment (PCA) of the parcel and improvements defined in the following table (the “subject property”). The assessment was performed in general accordance with ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” and the “Scope and Cost Review” as defined in the TDHCA Regulations (Section 11.306). The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

<table>
<thead>
<tr>
<th>Property Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>City, State and Zip Code</td>
</tr>
<tr>
<td>Property use</td>
</tr>
<tr>
<td>Land acreage (acres)</td>
</tr>
<tr>
<td>Number of buildings</td>
</tr>
<tr>
<td>Number of floors</td>
</tr>
<tr>
<td>Year built</td>
</tr>
<tr>
<td>Gross building area (sf)</td>
</tr>
<tr>
<td>Net rentable area (sf)</td>
</tr>
<tr>
<td>Number of residential units</td>
</tr>
<tr>
<td>Foundation / Substructure</td>
</tr>
<tr>
<td>Superstructure</td>
</tr>
<tr>
<td>Façade</td>
</tr>
<tr>
<td>Roof type</td>
</tr>
<tr>
<td>Parking area</td>
</tr>
<tr>
<td>Parking space count</td>
</tr>
<tr>
<td>ADA-designated parking count</td>
</tr>
<tr>
<td>HVAC system</td>
</tr>
<tr>
<td>Water supply piping</td>
</tr>
<tr>
<td>Electrical branch wiring</td>
</tr>
<tr>
<td>Number of elevators</td>
</tr>
<tr>
<td>Fire suppression</td>
</tr>
<tr>
<td>Fire alarm</td>
</tr>
</tbody>
</table>
Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in poor condition and has reportedly been vacant for approximately eight years. The overall level of preventative maintenance appeared to be fair to poor. The subject property is reportedly planned to be converted into a multi-family housing development including 29 dwelling units (18 units at the existing East Building; four units at the existing West Building; and seven units at the New Building). An elevator will be added to the existing East Building. The construction of a third single-story building in the east area is proposed as part of this conversion. A conceptual budget for this conversion was provided to Partner in order to aid in the evaluation of the subject property. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the Appendices.

A Phase I Environmental Site Assessment (ESA) was completed by Phase Engineering, Inc. and dated February 13, 2020. Per the provided ESA report, no further investigation is required to identify recognized environmental conditions at the subject property. Further testing/sampling for Asbestos Containing Materials, Lead Based Paint, and Lead in Drinking Water is recommended pending the scope of the renovation activities.

Reported Capital Expenditures

The property is reportedly planned to be fully renovated for multi-family use. An elevator will be added to the existing East Building. Construction of a third single-story building is reportedly planned as a part of this scope of work.

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action, but should be conducted on a priority basis above and beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.
**Cost Exclusions**

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

**Deviation from ASTM E2018**

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client’s scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.

**Recommendations for Additional Investigations**

There were no issues observed or reported that indicate the need for additional investigations.
<table>
<thead>
<tr>
<th>Sect. No.</th>
<th>Deficiency or Repair Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Immediate Repair</th>
<th>Short-Term Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.0</td>
<td>Regulatory Compliance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.0</td>
<td>Site Improvements</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.0</td>
<td>Structural Frame and Building Envelope</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.3.1</td>
<td>Bees were noted to be active within upper wall areas along the west exterior of the east building. Treatment of infested areas is recommended.</td>
<td>1</td>
<td>LS</td>
<td>$3,000</td>
<td>$3,000</td>
<td></td>
<td>$3,000</td>
</tr>
<tr>
<td>4.3.1</td>
<td>The soffit areas and roofline of the west building were observed to be deteriorated and experiencing vegetative growth. Repair of the noted areas is recommended.</td>
<td>125</td>
<td>LF</td>
<td>$50</td>
<td>$6,250</td>
<td></td>
<td>$6,250</td>
</tr>
<tr>
<td>4.4.1</td>
<td>The metal panel canopy was observed to have peeling paint. Repainting of the canopy is recommended.</td>
<td>750</td>
<td>SF</td>
<td>$3.00</td>
<td>$2,250</td>
<td></td>
<td>$2,250</td>
</tr>
<tr>
<td>5.0</td>
<td>Mechanical and Electrical Systems</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.0</td>
<td>Interior Elements</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.0</td>
<td>Accessibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.0</td>
<td>Water Intrusion and Microbial Growth</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL** | $ 11,500 | $ 11,500
### TABLE 2 - LONG-TERM COST OPINION

| Sect. No. | Description                                                                 | Avg RUL Age (YR) | Eff Age (YR) | RUL On Site Qty | Qty in Eval Period | Unit | Unit Cost | YR 1 | YR 2 | YR 3 | YR 4 | YR 5 | YR 6 | YR 7 | YR 8 | YR 9 | YR 10 | YR 11 | YR 12 | Total Cost |
|-----------|-------------------------------------------------------------------------------|------------------|--------------|----------------|-------------------|------|-----------|------|------|------|------|------|------|------|------|------|------|------|----------|
| 3.0       | Site Improvements                                                            |                  |              |                |                   |      |           | $    |      |      |      |      |      |      |      |      |      |        |          |
| 3.2.2     | Asphalt seal coat & striping                                                | 5                | 0            | 5              | 26,109            | SF   | $0.15     |      |      |      |      | $3,916|      |      |      |      |      | 3,916 | $7,833   |
| 4.0       | Structural Frame and Building Envelope                                       |                  |              |                |                   |      |           |      |      |      |      |      |      |      |      |      |      |        |          |
| 4.3.1     | Exterior cleaning, masonry pointing, sealing                                | 8                | 0            | 8              | 29                | UNIT | $300      |      |      |      |      | $8,700|      |      |      |      |      | 8,700  |          |
| 5.0       | Mechanical and Electrical Systems                                           |                  |              |                |                   |      |           |      |      |      |      |      |      |      |      |      |      |        |          |
| 5.1       | Unit water heater, Replace                                                   | 12               | 0            | 12             | 7                 | EA   | $350      |      |      |      |      | $2,450|      |      |      |      |      | 2,450  |          |
| 6.0       | Interior Elements                                                            |                  |              |                |                   |      |           |      |      |      |      |      |      |      |      |      |      |        |          |
| 6.1       | Common area FF&E, Replace                                                    | 10               | 0            | 10             | 5                 | EA   | $3,500    |      |      |      |      | $17,500|      |      |      |      |      | 17,500 |          |
| 6.5.5     | Apartment washer, Replace                                                    | 12               | 0            | 12             | 29                | EA   | $400      |      |      |      |      | $3,867|      |      |      |      |      | 3,867  | $7,734   |
| 6.5.5     | Apartment dryer, Replace                                                     | 12               | 0            | 12             | 29                | EA   | $425      |      |      |      |      | $4,109|      |      |      |      |      | 4,109  | $8,218   |
|           | Uninflated Totals:                                                           | -                | -            | -              | -                 | -    | $3,916    | $8,700|      |      |      |      |      |      |      |      |      | $21,416| $10,876 | $13,026 | $58,235 |
|           | Inflated Totals:                                                             | -                | -            | -              | -                 | -    | $4,323    | $10,342|      |      |      |      |      |      |      |      |      | $26,746| $13,922 | $17,485 | $72,818 |

Uninflated cost per unit per year: **$167**
Inflated cost per unit per year: **$209**
# TABLE OF CONTENTS

1.0 **INTRODUCTION** ........................................................................................................................................... 1  
1.1 Purpose .................................................................................................................................................................. 1  
1.2 Scope of Work ...................................................................................................................................................... 1  
1.3 Cost Evaluation Methodology .......................................................................................................................... 1  
1.4 Descriptive Qualifiers ....................................................................................................................................... 2  
1.5 User Reliance ..................................................................................................................................................... 2  
2.0 **RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW** .................................................................. 3  
2.1 Site Reconnaissance .......................................................................................................................................... 3  
2.2 Property Personnel Interviewed/Contacted ...................................................................................................... 3  
2.3 Regulatory Compliance Inquiry ........................................................................................................................ 3  
2.4 Document Review .............................................................................................................................................. 4  
3.0 **PROPERTY CHARACTERISTICS** .................................................................................................................. 5  
3.1 Parcel Configuration .......................................................................................................................................... 5  
3.2 Site Improvements ............................................................................................................................................ 5  
3.2.1 Topography and Storm Water Drainage .......................................................................................................... 5  
3.2.2 Vehicular Access, Paving .................................................................................................................................. 5  
3.2.3 Walkways, Grade-Level Steps and Ramps ...................................................................................................... 6  
3.2.4 Landscaping and Irrigation ............................................................................................................................. 6  
3.2.5 Retaining Walls .............................................................................................................................................. 6  
3.2.6 Site and Building Signage ............................................................................................................................... 6  
3.2.7 Perimeter Walls, Gates, and Fences .................................................................................................................. 6  
3.2.8 Exterior Lights ................................................................................................................................................ 7  
3.2.9 Site Amenities ............................................................................................................................................... 7  
3.2.10 Special Utility Systems ............................................................................................................................... 7  
4.0 **STRUCTURAL FRAME AND BUILDING ENVELOPE** .................................................................................... 8  
4.1 Foundation/Substructure ................................................................................................................................... 8  
4.2 Building Frame .................................................................................................................................................. 8  
4.3 Facades or Curtain Walls .................................................................................................................................. 8  
4.3.1 Exterior Walls ................................................................................................................................................ 8  
4.3.2 Windows ....................................................................................................................................................... 9  
4.3.3 Doors ......................................................................................................................................................... 9  
4.3.4 Parapets ...................................................................................................................................................... 9  
4.4 Roof ................................................................................................................................................................. 9  
4.4.1 Roofing Materials ......................................................................................................................................... 9  
4.4.2 Roof Drainage ............................................................................................................................................ 10  
4.5 Fire Escapes, Stairs or Balconies ...................................................................................................................... 10  
5.0 **MECHANICAL AND ELECTRICAL SYSTEMS** ............................................................................................... 11  
5.1 Plumbing, Domestic Hot Water, and Sewer Systems ......................................................................................... 11  
5.2 Heating, Air Conditioning, and Ventilation ...................................................................................................... 11  
5.3 Electrical ......................................................................................................................................................... 12  
5.4 Vertical Transportation .................................................................................................................................... 12
5.5 Life Safety and Fire Protection ................................................................. 12
  5.5.1 Fire Suppression Systems ................................................................. 12
  5.5.2 Alarm Systems .............................................................................. 12
  5.5.3 Other Systems .............................................................................. 12

6.0 INTERIOR ELEMENTS ................................................................. 13
  6.1 Common Areas ............................................................................. 13
  6.2 Amenities and Special Features ....................................................... 13
  6.3 Support Areas ............................................................................. 13
  6.4 Residential Spaces ..................................................................... 13

7.0 ACCESSIBILITY ........................................................................ 14

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH ........................................................................ 16

9.0 NATURAL HAZARD INFORMATION .................................................. 17
  9.1 Flood Zone .................................................................................. 17
  9.2 Seismic Zone ............................................................................... 17

10.0 OUT OF SCOPE CONSIDERATIONS .................................................. 18

11.0 LIMITATIONS ............................................................................ 20

FIGURES AND APPENDICES

The following report Figures and Appendices are attached at the end of this report.

Figures
  Figure 1: Site Location Map
  Figure 2: Site Plan

Appendices
  Appendix A: Site Photographs
  Appendix B: Supporting Documentation
  Appendix C: Qualifications
1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

The assessment was performed in general accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and the "Scope and Cost Review" as defined in the TDHCA Regulations (Section 11.306). The preparer of this report has read and understood Section 11.306 of TDHCA’s Rules: Scope and Cost Review Guidelines. The preparer of this report is a disinterested party and will not materially benefit from the Development in any way other than receiving a fee, and the fee is in no way contingent upon the outcome of the report. Any person signing this Report acknowledges that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner’s best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner’s experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.
Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

### 1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

- **Good**: In working condition and does not require immediate or short term repairs above an agreed threshold.
- **Fair**: In working condition, but may require immediate or short term repairs above an agreed threshold.
- **Poor**: Not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

### 1.5 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors or assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys’ fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner’s standard Terms and Conditions, a copy of which can be found at [https://www.partneresi.com/terms-conditions](https://www.partneresi.com/terms-conditions).
2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date: February 3rd, 2020
Weather: Clear with temperatures around 60 degrees Fahrenheit
Field Assessor: William Moomaw
Escort: Norman Poorman, Property Owner, (325) 669-9063

Limiting Conditions

The performance of this assessment was limited by the following condition(s):

- Safe access was not provided to the roof of the west building. Observation was limited to views from the roof of the east building.
- The property was not provided electricity at the time of the site visit. As such, the functionality of electric devices and equipment could not be verified.
- A pre-survey questionnaire was not completed at the time of the assessment.

2.2 Property Personnel Interviewed/Contacted

The site escort was interviewed during the course of the survey. Additional site personnel were not available for interview. Mr. Poorman was cooperative during the property observations. Mr. Poorman appeared to have limited knowledge about the subject property history and maintenance practices.

2.3 Regulatory Compliance Inquiry

<table>
<thead>
<tr>
<th>Building Codes</th>
<th>City of Abilene</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact:</td>
<td>Online Public Records Request</td>
</tr>
<tr>
<td>Telephone:</td>
<td>N/A</td>
</tr>
<tr>
<td>Findings:</td>
<td>☒ No Violations</td>
</tr>
<tr>
<td></td>
<td>☐ Violations</td>
</tr>
<tr>
<td></td>
<td>☐ Awaiting response</td>
</tr>
<tr>
<td></td>
<td>No violations reported.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire or Life Safety</th>
<th>City of Abilene</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact:</td>
<td>Online Public Records Request</td>
</tr>
<tr>
<td>Telephone:</td>
<td>N/A</td>
</tr>
<tr>
<td>Findings:</td>
<td>☒ No Violations</td>
</tr>
<tr>
<td></td>
<td>☐ Violations</td>
</tr>
<tr>
<td></td>
<td>☐ Awaiting response</td>
</tr>
<tr>
<td></td>
<td>No violations reported.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning</th>
<th>City of Abilene</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact:</td>
<td>Online Public Records Request</td>
</tr>
<tr>
<td>Telephone:</td>
<td>N/A</td>
</tr>
<tr>
<td>Findings:</td>
<td>☒ No Violations</td>
</tr>
<tr>
<td></td>
<td>☐ Violations</td>
</tr>
<tr>
<td></td>
<td>☐ Awaiting response</td>
</tr>
<tr>
<td></td>
<td>No violations reported.</td>
</tr>
</tbody>
</table>

According to a review of the zoning map obtained from the City of Abilene, the subject property is zoned MD and Medium Density Residential. The permitted uses listed in the zoning regulations include residential use. Based on limited review, the subject property appeared to be compliant.

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.
2.4 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment.

- Tax Assessor property information – Taylor County Appraisal District
- Zoning Map – City of Abilene
- Conceptual Budget – MCP Group, February 18, 2020
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- Floor Plans for Proposed Multifamily Development, prepared by Jones Gillam Renz, February 21, 2020
3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements are placed upon one parcel. The parcel is rectangular and comprises approximately 3.546 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity is relatively flat. The subject property slopes gently to the east. Storm water from the roofs of the subject buildings, landscaped areas, and paved areas is removed primarily by sheet flow action across the paved surfaces, which drain to the public right of way, and to on-site storm water drains.

The subject property is connected to a storm sewer system that is owned and maintained by the municipality.

Survey Condition and Analysis

The topography appeared to be in good overall condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible. Evidence of improper operation was not readily apparent. Routine maintenance, including clearing of debris from inlets, channels, piping, and outlets, is anticipated throughout the evaluation period.

3.2.2 Vehicular Access, Paving

Vehicular access is provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Signalization is not provided at the entrance points to the subject property.

Asphalt pavement is provided at the right-of-way approaches. Asphalt pavement is utilized throughout the property with some areas of concrete pavement along the south exterior of the west building.

Based on a physical count, parking areas provide a total of 72 spaces, including three ADA-designated spaces, none of which are van-designated spaces.

Curbing placed at the parking area perimeters and interior islands consists of cast-in-place concrete.

Survey Condition and Analysis

Pavement appeared to be in poor structural condition. “Map” or “alligator” cracking and vegetation growth were noted in the pavement of the subject property parking lot. The provided conceptual budget proposes the milling and overlay of existing asphalt. As such, an opinion of cost for this work is not included in this report.

Pavement markings and striping appear to be in poor condition. Reapplication of markings and striping is recommended. The provided conceptual budget proposes the restriping, marking, and installation of
signage for parking areas. As such, an opinion of cost for this work is not included in this report. Additional reapplication of markings and striping is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Curbing appeared to be in good condition. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

### 3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consist of cast-in-place concrete construction. Ramps and steps accommodate sidewalk grade changes.

**Survey Condition and Analysis**

The pedestrian concrete walkways appear to be in good to fair overall condition. Limited cracking was noted throughout. The provided conceptual budget proposes the repair of damaged existing concrete walkways. As such, an opinion of cost for this work is not included in this report. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

### 3.2.4 Landscaping and Irrigation

Landscaped areas consisting of grass-covered lawns and trees are provided in areas not occupied by the buildings, walkways, or pavement. An underground automatic irrigation system does not appear to be provided.

**Survey Condition and Analysis**

Vegetative materials appeared to be in fair overall condition. Some areas of overgrowth were observed throughout the subject property grass lawns. The provided conceptual budget proposes an allowance for landscaping. As such, an opinion of cost for this work is not included in this report. Additional routine maintenance, including as-needed replacement of vegetation, is anticipated throughout the evaluation period.

### 3.2.5 Retaining Walls

Retaining walls are not present.

### 3.2.6 Site and Building Signage

Significant signage is not provided for the subject property.

### 3.2.7 Perimeter Walls, Gates, and Fences

Chain-link fencing is provided along the perimeters of the subject property.

**Survey Condition and Analysis**

The perimeter fencing and gates appeared to be in good operational condition. Routine maintenance is anticipated during the evaluation period.
3.2.8 **Exterior Lights**

Significant outdoor lighting does not appear to be provided for the subject property.

3.2.9 **Site Amenities**

Site amenities appeared to be limited to chain-link backstops in the south area of the subject property and a concrete pavement basketball court in the east area of the subject property.

Additionally, an independent cold storage unit is provided at the west exterior of the west building and a wooden storage shed is provided to the south of the east building, but these structures will reportedly be removed from the subject property.

**Survey Condition and Analysis**

The site amenities appeared to be in good to fair overall condition. Routine maintenance is anticipated during the evaluation period.

3.2.10 **Special Utility Systems**

Special utility systems are not present.
4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Based on experience with similar structures in this geographic region, foundations are likely to consist of a reinforced-concrete slab-on-grade cast-in-place concrete foundation walls were observed at the perimeters of the below grade structures.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation settlement was not observed. Foundations appeared to be in functional condition. The provided conceptual budget proposes the replacement of 1,200 square feet of slab on grade concrete for the subject property. Subsequent to the budgeted replacements, normal monitoring of the foundation is anticipated during the evaluation period.

4.2 Building Frame

The building appears to be constructed of conventional, wood-stud platform framing. Upper floors consist of wooden beams and joists with concrete-topped, wooden sheathing supported by interior wooden columns and some concrete columns.

Survey Condition and Analysis

Evidence of structural distress indicative of framing failure was not observed. The framing appeared to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of each building consist of unpainted brick masonry with some areas of concrete. Soffits are painted wood.

Survey Condition and Analysis

The exterior walls appeared to be in generally fair condition. Bees were noted to be active within upper wall areas along the west exterior of the east building. Treatment of infested areas is recommended. An opinion of cost for this work is included in Table 1.

Additionally, the soffit areas and roofline of the west building were observed to be deteriorated and experiencing vegetative growth. Repair of the noted areas is recommended. An opinion of cost for this work is included in Table 1.

Based on the observed condition of the brick masonry, repointing of building exteriors recommended. The provided conceptual budget proposes the repair, sealing, and caulking of existing masonry facades. As such, an opinion of cost for this work is not included in this report.

Additional repointing and resealing of masonry elements are anticipated during the evaluation period. An opinion of cost for this work is included in Table 2. Additional work consisting of reapplying sealants is anticipated on an as-needed basis.
4.3.2  Windows

Windows appeared to be single-pane, operable units. Window framing appeared to be aluminum. Windows are typically provided metal panel coverings.

Survey Condition and Analysis

Windows appeared to be in fair to poor overall condition. Several windows were observed to be broken or boarded. Replacement of windows is recommended. The provided conceptual budget proposes the replacement of existing windows. As such, an opinion of cost for this work is not included in this report. Subsequent to the noted replacements, routine maintenance is anticipated during the evaluation period.

4.3.3  Doors

The main entrance consists of a pair of aluminum-framed doors with full-height glazing set in an aluminum storefront system. Hardware includes horizontal exit bars, exterior pulls, closers, and deadbolts.

Secondary doors are painted, hollow metal set in metal frames. The doors have horizontal exit bars, exterior lever handles, closers, and deadbolts.

Survey Condition and Analysis

Doors appeared to be in fair to poor overall condition. Glazed doors were boarded over. Replacement of the majority of doors is recommended. The provided conceptual budget proposes the replacement of existing doors and storefront systems. As such, an opinion of cost for this work is not included in this report. Subsequent to the noted replacements, routine maintenance is anticipated during the evaluation period.

4.3.4  Parapets

Exterior walls extend above the roof plane as parapets and are capped with masonry copings. Tar covers the inboard sides of the parapets.

Survey Condition and Analysis

Parapets appeared to be in good to fair overall condition. Routine maintenance is anticipated during the evaluation period.

4.4  Roof

4.4.1  Roofing Materials

Roof coverings consist of a built-up roofing (BUR) system with aggregate surface. Flashing materials appeared to be similar to the roofing membrane.

A metal canopy structure supported by metal posts is provided between the two buildings.

<table>
<thead>
<tr>
<th>Structure</th>
<th>Roof type</th>
<th>Approximate area (SF)</th>
<th>Installation date</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Building</td>
<td>BUR</td>
<td>6,125</td>
<td>Unknown</td>
</tr>
<tr>
<td>West Building</td>
<td>BUR</td>
<td>4,375</td>
<td>Unknown</td>
</tr>
</tbody>
</table>
Survey Condition and Analysis

The roofing systems appeared to be in good to fair overall condition. Based on observations, the roofing materials appeared to be approximately 17 years of age. The provided conceptual budget proposes the removal and replacement of existing roof systems.

The metal panel canopy was observed to have peeling paint. Repainting of the canopy is recommended. An opinion of cost for this work is included in Table 1.

4.4.2 Roof Drainage

Storm water runoff for the roof of the east building is directed to scuppers connected to downspouts that discharge at grade. Storm water runoff for the roof of the west building is directed to building perimeters which allow free fall to grade.

Survey Condition and Analysis

Roof drains appeared to be in good overall condition. Evidence of water damage indicative of roof leaks was not observed. The provided conceptual budget proposes the installation of gutters and downspouts for subject property buildings.

Subsequent to the installation of gutters and downspouts, as-needed replacement is anticipated during the evaluation period.

4.5 Fire Escapes, Stairs or Balconies

A painted steel fire escape is located on the rear façade of the east building.

Interior stairs appear to be constructed of wooden stringers and closed risers with vinyl of carpet coverings. Steel pipe handrails are located on walls at closed sides. All observed steel components are painted.

Survey Condition and Analysis

Stairs and the fire escape appeared to be in good condition. Routine maintenance is anticipated throughout the evaluation period. Painting of the stairs, fire escape, and guard rails can be performed in conjunction with the painting of the building exterior or interior common areas.
5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Observation of visible piping at water heaters and plumbing stub-outs indicates that the domestic water supply piping is likely a mix of copper and galvanized steel.

Observation of visible drainage and vent piping indicates that the piping is cast iron.

Domestic hot water to the west building is provided by a 100-gallon gas-fired water heater.

Domestic hot water for the east building appear to be supplied by the heating system boiler, though the system is non-functional and this information could not be confirmed.

Survey Condition and Analysis

The plumbing systems were reported to be in fair overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The sanitary drainage and vent system was reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heater appeared to be in fair overall condition. The unit appears to be approximately 25 years old and will likely require replacement.

Additionally, any galvanized steel at the subject property over 50 year of age will likely require replacement due to deterioration.

The provided conceptual budget proposes the rehabilitation of existing plumbing systems and the installation of additional plumbing systems for subject property. As such, an opinion of cost for this work is not included in this report.

5.2 Heating, Air Conditioning, and Ventilation

Heating for the east building is provided by a central system that consists of a boiler and radiator units throughout ceiling areas and against walls. The gas-fired boiler is located in the mechanical room, was manufactured by Burnham, and has a rated input capacity of 1,942 MBh. Cooling to the east building is limited to various through wall units.

Heating and cooling to the west building are provided by two HVAC packaged units that are located on the roof. As roof access was not provided to the west building, the details of the rooftop packaged units at the west building could not be determined. The packaged unit conditioned air is distributed through sheet metal ducts to diffusers located in the finished ceilings. Fresh air is supplied by intakes on the side of the package units. Return air is collected by concealed sheet metal ducts through ceiling-mounted intakes.

Survey Condition and Analysis

The provided conceptual budget proposes the rehabilitation of existing HVAC systems and the installation of additional HVAC systems for subject property. As such, an opinion of cost for this work is not included in this report.
5.3 Electrical

Electrical service is delivered via pole-mounted, utility-owned transformers located near the southeast corner of the east building. Main electrical service for the west building is rated at 225 amp, 240 volt, main distribution panels. Breaker panels for lighting and power controls are located in the southeast corner of the west building. Observed panels were manufactured by Square D.

The electrical service of the east building appeared to be disconnected and wires at breaker panels appeared to be cut.

Electrical branch wiring appeared to be copper in cut connections of a breaker panel within the east building. Ground fault circuit interrupter (GFCI) outlets were not observed in kitchens and bathrooms.

Survey Condition and Analysis

The property was not provided electricity at the time of the site visit. As such, the functionality of electric devices and equipment could not be verified. The switchgear, circuit breaker panels, electrical meters, and wiring appeared to be in fair to poor condition. Installation of new wiring and electrical equipment is recommended for the east building.

The provided conceptual budget proposes the rehabilitation of existing electrical systems and the installation of additional electrical systems for subject property. As such, an opinion of cost for this work is not included in this report.

5.4 Vertical Transportation

A lift is provided from the first-floor entry at the north exterior of the east building to the second-floor corridor.

Survey Condition and Analysis

The lift appeared to be in fair overall condition. The functionality of the lift could not be observed or determined. Note that the provided conceptual budget includes installation of an elevator at the existing East Building.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

Fire suppression is not provided. The provided conceptual budget proposes installation of fire sprinkler systems at the subject property buildings. As such, an opinion of cost for this work is not included in this report.

5.5.2 Alarm Systems

Alarm systems are not provided. The provided conceptual budget proposes installation of fire alarm systems at the subject property buildings. As such, an opinion of cost for this work is not included in this report.

5.5.3 Other Systems

Additional systems are not provided.
6.0 INTERIOR ELEMENTS

6.1 Common Areas

The subject property is a vacant school building. If redeveloped for multi-tenant occupancy, areas that would be considered common would include stairwells and corridors.

Finishes throughout the west building include vinyl tile, ceramic tile, and carpet flooring, painted gypsum board walls with some areas of subway tile wall coverings, and acoustic tile ceilings. The west building contains two walk-in freezer units that were not operating at the time of the assessment.

Finishes throughout the east building include vinyl tile, hardwood, and exposed concrete flooring, painted gypsum board walls, and acoustic tile ceilings.

Survey Condition and Analysis

Interior finishes of the subject property appeared to be in poor condition. Replacement of finishes is recommended. The provided conceptual budget proposes the installation of new drywall and flooring, rehabilitation of flooring and acoustic tile ceilings, painting, and cleaning of interior areas of the subject property. As such, an opinion of cost for this work is not included in this report.

6.2 Amenities and Special Features

Significant amenities are not provided.

6.3 Support Areas

No support areas are present.

6.4 Residential Spaces

Residential spaces are not currently provided.
7.0 ACCESSIBILITY

ADA

In July 1990, the Americans with Disabilities Act (ADA) was signed into law, extending civil rights protection for persons with disabilities. Generally, Title III of the ADA prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the ADA.

Buildings completed and occupied after January 26, 1992 are required to fully comply with ADA. Existing facilities constructed prior to this date are held to the lesser standard of complying with the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made.

At a multi-family residential development, areas that are required to comply with ADA standards typically include the leasing office and commercial spaces, if applicable (i.e., “areas of public accommodation”). Design elements indicative of accessibility compliance include, but are not limited to: a van accessible parking space with adjacent access aisle near the leasing office and commercial spaces (if applicable), an accessible route of travel from these parking spaces to the area of public accommodation, and adequate access throughout the interior, including visitor restroom facilities.

Partner concludes the subject property is not currently built or required to apply to ADA criteria as there are no public accommodations or residential development.

Future renovations or alteration of the subject property may require additional proportional compliance with ADA requirements. This determination should be made by the local governing authority when permit acquisition for renovation is made.

FFHA

The Federal Fair Housing Act of 1988 (FFHA) requirements cover buildings consisting of four or more dwelling units with first occupancy after March 13, 1991. If such buildings have one or more elevators, all dwelling units are covered by the Act; otherwise, in buildings without elevators, only ground floor dwelling units are covered by the Act. Townhouses are exempted from the Act. The Department of Housing and Urban Development (HUD) has published Final Design Guidelines (see Federal Register, 24 CFR, Vol. 56, No. 44, March 6, 1991, page 9497). The Act requires design and construction to meet the seven (7) design requirements listed below.

1. An accessible building entrance on an accessible route that can be used by a person using a wheelchair must be provided.
2. Public and common use areas of the dwellings must be readily accessible to and usable by persons with disabilities.
3. Doors designed to allow passage into and within all premises, usable to a person in a wheelchair, must be provided.
4. An accessible route must be provided into and through the covered dwelling unit to allow passage by a person in a wheelchair.
5. All light switches, electrical outlets, thermostats and other environmental controls requiring access must be provided at accessible locations.

6. Bathroom walls must provide reinforcements to allow for later installation of grab bars and shower seats.

7. Kitchens and bathrooms must be designed to allow an individual in a wheelchair to maneuver about the space.

The existing structures at the subject property was first occupied prior to March 13, 1991; as such, they are not required to comply with the provisions for existing buildings under the Federal Fair Housing Act (FFHA). However, based on the planned adaptive reuse and development of additional structures, FFHA will apply to all new construction at the subject property. Based on construction plans provided to Partner, the adaptive reuse modifications and the planned developments appear to be in conformance with FFHA requirements.

Rehabilitation Act of 1973 (Section 504/UFAS)

Based upon provided documentation, the subject property is not required to comply with the provisions for existing buildings under the Rehabilitation Act of 1973 (Section 504/UFAS).

State/Local

Based on the observed conditions, the subject property does not appear to currently comply with all state and local accessibility requirements. However, based on construction plans provided to Partner, the adaptive reuse modifications and planned developments appear to be in conformance with requirements.
8.0  SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Visual or olfactory indications of significant suspect microbial growth were not observed.
9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily-available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 48441C0228F, dated January 6, 2012, the subject property appears to be located in: Zone X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 0.

For the Design Earthquake Spectral Response Acceleration Parameters for the subject property:

a. SXS,BSE-1E is 0.106 which is less than 0.330 g, and

b. SX1,BSE-1E is 0.084 which is less than 0.133 g.
10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;
• Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
• Preparing engineering calculations to determine any system’s, component’s or equipment’s adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
• Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
• Taking measurements or quantities to establish or confirm any information provided by the owner or user;
• Reporting on the presence or absence of pests or insects;
• Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
• Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer’s health or safety;
• Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
• Providing an opinion on the operation of any system or component that is shut down;
• Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
• Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
• Evaluating the flammability of materials and related regulations;
• Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access;
• Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
• Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
• Evaluating systems or components that require specialized knowledge or equipment;
• Entering of plenum or confined space areas.
11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator’s judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed subsequent to site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assignees, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner’s current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.
Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily-available information or interview of municipal officials.

This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

Acceptance and use of this report infers acknowledgment that the condition of the property may have changed and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.
FIGURES

1. Site Location Map

2. Site Plan
Figure 1: Site Location Map
Project No. 20-272799.1

KEY:
Subject Property □
FIGURE 3: SITE PLAN
Project No. 20-272799.1

KEY:
Subject Property

- South 9th Street
- South 11th Street
- Sycamore Street
- Elm Street
- South 11th Street
APPENDIX A: SITE PHOTOGRAPHS
1. Southeast exterior overview of the east building
2. South exterior of the east building
3. West exterior of the east building
4. North exterior of the east building
5. West exterior of the west building
6. South exterior of the west building
7. East exterior of the west building
8. North exterior of the west building
9. Metal canopy between the two structures
10. Concrete pavement at the south side of the west building
11. Asphalt-paved parking area at the south side of the parcel
12. Chain link perimeter fencing

SITE PHOTOGRAPHS
Project No. 20-272799.1
13. Cooler unit at the west side of the west building

14. Freestanding storage shed at the south side of the east building

15. Concrete foundation and retaining walls at the subgrade level of the east building

16. Wood floor framing at the east building

17. Concrete and brick masonry perimeter walls at the east building

18. Aluminum-framed windows at the west building
SITE PHOTOGRAPHS
Project No. 20-272799.1

19. Painted metal doors at the west building

20. Glazed doors covered with plywood at the east building

21. Ballasted BUR roof with tar covering and parapet wall at the east building

22. Ballasted BUR roof at the east building

23. Overview of the west building roofing materials, vents, and HVAC equipment

24. Fire escape along the south perimeter of the east building
25. Domestic water heater with copper piping at the west building

26. Boiler unit at the east building

27. Cast iron vent piping observed at the east building roof

28. Ceiling-mounted radiator at the east building

29. Pole-mounted transformers to the southeast of the east building

30. Electrical distribution equipment and circuit breaker panels at the west building
31. Circuit breaker panel with copper branch wiring observed at the west building

32. Wheelchair lift at the second floor corridor of the east building

33. East building interior corridor

34. East building stairwell

35. East building classroom area

36. East building classroom area
37. West building stairwell
38. West building lofted area
39. West building interior corridor
40. West building kitchen area
41. West building walk-in cooler
42. West building walk-in cooler

SITE PHOTOGRAPHS
Project No. 20-272799.1
43. Overgrown vegetation at the roofline of the west building

44. Deteriorated soffit and overgrown vegetation at the west building

45. Deteriorated soffit and overgrown vegetation at the west building

46. Deteriorated soffit and overgrown vegetation at the west building

47. Deteriorated asphalt pavement

48. Deteriorated asphalt pavement
49. Deteriorated asphalt pavement

50. Deteriorated asphalt pavement

51. Peeling paint and damage at the exterior canopy structure

52. Deteriorated sidewalk and concrete flatwork

53. Broken window at the east building

54. Boarded windows at the east building
55. Damaged interior finishes at the east building

56. Damaged interior finishes at the east building

57. Damaged interior finishes at the east building

58. Debris staged at the west building interior

59. Damaged interior finishes at the west building

60. Intentionally left blank
## Taylor CAD

### Property Search Results > 49981 IRIS ABILENE: CAMP BARKELEY for Year 2020

**Tax Year:** 2020 - Values not available

### Property

<table>
<thead>
<tr>
<th>Account</th>
<th>Legal Description: JALONICK 2ND, LOT ALL BLK A &amp; LTS 1-3 &amp; 10-12 IN BLK B MD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property ID:</td>
<td>49981</td>
</tr>
<tr>
<td>Geographic ID:</td>
<td>42500006100</td>
</tr>
<tr>
<td>Type:</td>
<td>Real</td>
</tr>
<tr>
<td>Property Use Code:</td>
<td></td>
</tr>
<tr>
<td>Property Use Description:</td>
<td></td>
</tr>
</tbody>
</table>

### Location

| Address: | 1101 S 9TH ST TX |
| Neighborhood: | BUTTERNUT |
| Neighborhood CD: | CRA12 |
| Mapsco: |  |
| Map ID: | N17B |

### Owner

| Name: | IRIS ABILENE: CAMP BARKELEY |
| Mailing Address: | PO BOX 845 BUFFALO GAP, TX 79508-0845 |
| Owner ID: | 340780 |
| % Ownership: | 100.0000000000% |

### Values

| (+) Improvement Homesite Value: | + |
| (+) Improvement Non-Homesite Value: | + |
| Exemptions: | N/A |
| Values: | N/A |
(+ Land Homesite Value: + N/A
(+ Land Non-Homesite Value: + N/A
(+ Agricultural Market Valuation: + N/A
(+ Timber Market Valuation: + N/A

--------------

(=) Market Value: = N/A
(–) Ag or Timber Use Value Reduction: – N/A

--------------

(=) Appraised Value: = N/A
(–) HS Cap: – N/A

--------------

(=) Assessed Value: = N/A

### Taxing Jurisdiction

Owner: IRIS ABILENE: CAMP BARKELEY
% Ownership: 100.0000000000%
Total Value: N/A

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAB</td>
<td>CITY OF ABILENE</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>CAD</td>
<td>TAYLOR APPRAISAL DISTRICT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>GTA</td>
<td>TAYLOR COUNTY</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>SAB</td>
<td>ABILENE ISD</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Total Tax Rate:</td>
<td>N/A</td>
<td>Taxes w/Current Exemptions: N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Taxes w/o Exemptions: N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Improvement / Building

<p>| Improvement | COMMERCIAL State | F1 Living | 23273.0 sqft | Value: N/A |</p>
<table>
<thead>
<tr>
<th>#1:</th>
<th>Code:</th>
<th>Area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Description</td>
<td>Class CD</td>
</tr>
<tr>
<td>MA</td>
<td>MAIN AREA</td>
<td>RAC03 - C</td>
</tr>
<tr>
<td>MA</td>
<td>MAIN AREA</td>
<td>RAC03 - C</td>
</tr>
<tr>
<td>MA</td>
<td>MAIN AREA</td>
<td>RAC03 - C</td>
</tr>
<tr>
<td>MA</td>
<td>MAIN AREA</td>
<td>RAC03 - C</td>
</tr>
<tr>
<td>CP</td>
<td>CARPORT</td>
<td>CPS03 - S</td>
</tr>
<tr>
<td>CS</td>
<td>COLD STORAGE</td>
<td>WIC - S</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Improvement #1:</th>
<th>Code:</th>
<th>Area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Description</td>
<td>Class CD</td>
</tr>
<tr>
<td>ST</td>
<td>ATTACHED STORAGE</td>
<td>STD02 - D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Improvement #2:</th>
<th>Code:</th>
<th>Area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Description</td>
<td>Class CD</td>
</tr>
<tr>
<td>PASPH</td>
<td>ASPHALT PAVING</td>
<td></td>
</tr>
</tbody>
</table>

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CM</td>
<td>Commercial</td>
<td>2.5482</td>
<td>111000.00</td>
<td>300.00</td>
<td>370.00</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2</td>
<td>RS</td>
<td>Residential</td>
<td>1.0331</td>
<td>45000.00</td>
<td>300.00</td>
<td>150.00</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
### Tax Due

Property Tax Information as of 02/12/2020

Amount Due if Paid on: 📅

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxing Jurisdiction</th>
<th>Taxable Value</th>
<th>Base Tax</th>
<th>Base Taxes</th>
<th>Base Tax Due</th>
<th>Discount / Penalty &amp; Attorney Fees</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$39,182</td>
<td>$42,120</td>
<td>0</td>
<td>81,302</td>
<td>$0</td>
<td>$81,302</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>$40,097</td>
<td>$42,120</td>
<td>0</td>
<td>82,217</td>
<td>$0</td>
<td>$82,217</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$33,640</td>
<td>$42,120</td>
<td>0</td>
<td>75,760</td>
<td>$0</td>
<td>$75,760</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>$34,776</td>
<td>$42,120</td>
<td>0</td>
<td>76,896</td>
<td>$0</td>
<td>$76,896</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>$1,150</td>
<td>$26,500</td>
<td>0</td>
<td>27,650</td>
<td>$0</td>
<td>$27,650</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>$1,150</td>
<td>$26,500</td>
<td>0</td>
<td>27,650</td>
<td>$0</td>
<td>$27,650</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>$0</td>
<td>$17,500</td>
<td>0</td>
<td>17,500</td>
<td>$0</td>
<td>$17,500</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>$243,617</td>
<td>$46,800</td>
<td>0</td>
<td>290,417</td>
<td>$0</td>
<td>$290,417</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>$220,517</td>
<td>$46,800</td>
<td>0</td>
<td>267,317</td>
<td>$0</td>
<td>$267,317</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>$0</td>
<td>$46,800</td>
<td>0</td>
<td>46,800</td>
<td>$0</td>
<td>$46,800</td>
<td></td>
</tr>
<tr>
<td>2009</td>
<td>$0</td>
<td>$46,800</td>
<td>0</td>
<td>46,800</td>
<td>$0</td>
<td>$46,800</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>$0</td>
<td>$46,800</td>
<td>0</td>
<td>46,800</td>
<td>$0</td>
<td>$46,800</td>
<td></td>
</tr>
<tr>
<td>2007</td>
<td>$0</td>
<td>$46,800</td>
<td>0</td>
<td>46,800</td>
<td>$0</td>
<td>$46,800</td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>$0</td>
<td>$46,800</td>
<td>0</td>
<td>46,800</td>
<td>$0</td>
<td>$46,800</td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>----------------------------</td>
<td>--------</td>
<td>----------</td>
<td>----------------------</td>
<td>-------------------</td>
<td>----------------</td>
<td>--------------</td>
</tr>
<tr>
<td>2019</td>
<td>CITY OF ABILENE</td>
<td>$81,302</td>
<td>$640.41</td>
<td>$0.00</td>
<td>$640.41</td>
<td>$0.00</td>
<td>$685.24</td>
</tr>
<tr>
<td></td>
<td>TAYLOR COUNTY</td>
<td>$81,302</td>
<td>$515.46</td>
<td>$0.00</td>
<td>$515.46</td>
<td>$0.00</td>
<td>$551.54</td>
</tr>
<tr>
<td></td>
<td>ABILENE ISD</td>
<td>$81,302</td>
<td>$1074.33</td>
<td>$0.00</td>
<td>$1074.33</td>
<td>$0.00</td>
<td>$1149.54</td>
</tr>
<tr>
<td></td>
<td><strong>2019 TOTAL:</strong></td>
<td></td>
<td></td>
<td><strong>$2230.20</strong></td>
<td><strong>$2230.20</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$2386.32</strong></td>
</tr>
<tr>
<td></td>
<td>IRIS ABILENE: CAMP BARKELEY TOTAL:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>CITY OF ABILENE</td>
<td>$82,217</td>
<td>$634.88</td>
<td>$634.88</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>TAYLOR COUNTY</td>
<td>$82,217</td>
<td>$500.79</td>
<td>$500.79</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>ABILENE ISD</td>
<td>$82,217</td>
<td>$988.58</td>
<td>$988.58</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>2018 TOTAL:</strong></td>
<td></td>
<td></td>
<td><strong>$2124.25</strong></td>
<td><strong>$2124.25</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$2124.25</strong></td>
</tr>
<tr>
<td>2017</td>
<td>CITY OF ABILENE</td>
<td>$75,760</td>
<td>$587.21</td>
<td>$587.21</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>TAYLOR COUNTY</td>
<td>$75,760</td>
<td>$456.91</td>
<td>$456.91</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>ABILENE ISD</td>
<td>$75,760</td>
<td>$907.83</td>
<td>$907.83</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>2017 TOTAL:</strong></td>
<td></td>
<td></td>
<td><strong>$1951.95</strong></td>
<td><strong>$1951.95</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$1951.95</strong></td>
</tr>
<tr>
<td>2016</td>
<td>CITY OF ABILENE</td>
<td>$76,896</td>
<td>$574.03</td>
<td>$574.03</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>TAYLOR COUNTY</td>
<td>$76,896</td>
<td>$411.39</td>
<td>$411.39</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>ABILENE ISD</td>
<td>$76,896</td>
<td>$925.91</td>
<td>$925.91</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>2016 TOTAL:</strong></td>
<td></td>
<td></td>
<td><strong>$1911.33</strong></td>
<td><strong>$1911.33</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$1911.33</strong></td>
</tr>
<tr>
<td>2015</td>
<td>CITY OF ABILENE</td>
<td>$27,650</td>
<td>$197.42</td>
<td>$197.42</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>TAYLOR COUNTY</td>
<td>$27,650</td>
<td>$145.69</td>
<td>$145.69</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>ABILENE ISD</td>
<td>$27,650</td>
<td>$334.73</td>
<td>$334.73</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>2015 TOTAL:</strong></td>
<td></td>
<td></td>
<td><strong>$677.84</strong></td>
<td><strong>$677.84</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$677.84</strong></td>
</tr>
<tr>
<td>2014</td>
<td>CITY OF ABILENE</td>
<td>$27,650</td>
<td>$189.67</td>
<td>$189.67</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>TAYLOR COUNTY</td>
<td>$27,650</td>
<td>$143.78</td>
<td>$143.78</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>ABILENE ISD</td>
<td>$27,650</td>
<td>$336.64</td>
<td>$336.64</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>2014 TOTAL:</strong></td>
<td></td>
<td></td>
<td><strong>$670.09</strong></td>
<td><strong>$670.09</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$670.09</strong></td>
</tr>
<tr>
<td>2013</td>
<td>CITY OF ABILENE</td>
<td>$15,151</td>
<td>$103.93</td>
<td>$103.93</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>TAYLOR COUNTY</td>
<td>$15,151</td>
<td>$76.47</td>
<td>$76.47</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>ABILENE ISD</td>
<td>$15,151</td>
<td>$174.25</td>
<td>$174.25</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>2013 TOTAL:</strong></td>
<td></td>
<td></td>
<td><strong>$354.65</strong></td>
<td><strong>$354.65</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$354.65</strong></td>
</tr>
<tr>
<td>2012</td>
<td>CITY OF ABILENE</td>
<td>$0</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>------</td>
<td>------</td>
<td>------</td>
<td>------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2012</td>
<td>TAYLOR COUNTY</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2012</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2011</td>
<td>CITY OF ABILENE</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2011</td>
<td>TAYLOR COUNTY</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2011</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2011 TOTAL:</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2010</td>
<td>CITY OF ABILENE</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2010</td>
<td>TAYLOR COUNTY</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2010</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2010 TOTAL:</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2009</td>
<td>CITY OF ABILENE</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2009</td>
<td>TAYLOR COUNTY</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2009</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2009 TOTAL:</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2008</td>
<td>CITY OF ABILENE</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2008</td>
<td>TAYLOR COUNTY</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2008</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2008 TOTAL:</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2007</td>
<td>CITY OF ABILENE</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2007</td>
<td>TAYLOR COUNTY</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2007</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2007 TOTAL:</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2006</td>
<td>CITY OF ABILENE</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2006</td>
<td>TAYLOR COUNTY</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2006</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2006 TOTAL:</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2005</td>
<td>CITY OF ABILENE</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2005</td>
<td>TAYLOR COUNTY</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2005</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2005 TOTAL:</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Year</td>
<td>City of Abilene</td>
<td>Taylor County</td>
<td>Abilene ISD</td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>----------------</td>
<td>---------------</td>
<td>-------------</td>
<td>-------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1997</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1994</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1992</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1991</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1989</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1988</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1987</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1986</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1985</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1984</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1983</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1982</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1981</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1980</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1979</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1978</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1977</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1976</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1975</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1974</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1973</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1972</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1971</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1969</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1968</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1967</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1966</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1965</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1964</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1963</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1962</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1961</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1960</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1959</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1958</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1957</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1956</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1955</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1954</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1953</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1952</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1951</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1950</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1949</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1948</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1947</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1946</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1945</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1944</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1943</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1942</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1941</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1940</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1939</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1938</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1937</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1936</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1935</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1934</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1933</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1932</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1931</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1930</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1929</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1928</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1927</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1926</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1925</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1924</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1923</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1922</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1921</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1920</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1919</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1918</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1917</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1916</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1915</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1914</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1913</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1912</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1911</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1910</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1909</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1908</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1907</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1906</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1905</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1904</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1903</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1902</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1901</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1900</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year</td>
<td>District</td>
<td>$0</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>------</td>
<td>----------------------------------</td>
<td>----</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
</tr>
<tr>
<td>1997</td>
<td>ABILENE ISD</td>
<td>$0</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>1997 TOTAL:</strong></td>
<td></td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>BLANTON RANDY TOTAL:</td>
<td></td>
<td>$7690.11</td>
<td>$7690.11</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>ABILENE IND SCHOOL DIST TOTAL:</td>
<td></td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td><strong>GRAND TOTAL (ALL OWNERS):</strong></td>
<td></td>
<td>$9920.31</td>
<td>$7690.11</td>
<td>$2230.20</td>
<td>$156.12</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (325) 676-9381.

This year is not certified and ALL values will be represented with "N/A".
## Heritage - Abilene, TX

**Bid Date:** 2/25/2020

### 30,899 SF

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>APTs</th>
<th>APTs</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>0100</td>
<td>General Conditions</td>
<td>y</td>
<td>$109,092</td>
<td>$109,092</td>
</tr>
<tr>
<td>0240A1</td>
<td>Select Demo</td>
<td>y</td>
<td>$127,601</td>
<td>$127,601</td>
</tr>
<tr>
<td>0330A1</td>
<td>Concrete Complete</td>
<td>y</td>
<td>$87,574</td>
<td>$87,574</td>
</tr>
<tr>
<td>0420A1</td>
<td>Masonry</td>
<td>y</td>
<td>$113,668</td>
<td>$113,668</td>
</tr>
<tr>
<td>0510A1</td>
<td>Steel Complete</td>
<td>y</td>
<td>$55,066</td>
<td>$55,066</td>
</tr>
<tr>
<td>0610A1</td>
<td>Rough Carpentry</td>
<td>y</td>
<td>$442,090</td>
<td>$442,090</td>
</tr>
<tr>
<td>0620A1</td>
<td>Finish Carpentry</td>
<td>y</td>
<td>$121,436</td>
<td>$121,436</td>
</tr>
<tr>
<td>0710A1</td>
<td>Insulation</td>
<td>y</td>
<td>$62,226</td>
<td>$62,226</td>
</tr>
<tr>
<td>0750A1</td>
<td>Membrane Roofing</td>
<td>y</td>
<td>$164,746</td>
<td>$164,746</td>
</tr>
<tr>
<td>0810A1</td>
<td>Doors, Frames, Hardware</td>
<td>y</td>
<td>$94,935</td>
<td>$94,935</td>
</tr>
<tr>
<td>0840A1</td>
<td>Storefront / Curtainwall</td>
<td>y</td>
<td>$53,530</td>
<td>$53,530</td>
</tr>
<tr>
<td>0850A1</td>
<td>Windows</td>
<td>y</td>
<td>$132,050</td>
<td>$132,050</td>
</tr>
<tr>
<td>0914A1</td>
<td>Gypsum Board Assemblies</td>
<td>y</td>
<td>$199,436</td>
<td>$199,436</td>
</tr>
<tr>
<td>0950A1</td>
<td>Acoustical Ceilings</td>
<td>y</td>
<td>$121,101</td>
<td>$121,101</td>
</tr>
<tr>
<td>0990A1</td>
<td>Painting &amp; Wallcovering</td>
<td>y</td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td>1055A1</td>
<td>Postal Specialties</td>
<td>y</td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td>1145A1</td>
<td>Residential Appliances</td>
<td>y</td>
<td>$129,614</td>
<td>$129,614</td>
</tr>
<tr>
<td>1230A1</td>
<td>Manufactured Casework</td>
<td>y</td>
<td>$150,800</td>
<td>$150,800</td>
</tr>
<tr>
<td>1293A1</td>
<td>Site Furnishings</td>
<td>y</td>
<td>$22,075</td>
<td>$22,075</td>
</tr>
<tr>
<td>1420A1</td>
<td>Elevators</td>
<td>y</td>
<td>$120,000</td>
<td>$120,000</td>
</tr>
<tr>
<td>2100A1</td>
<td>Fire Suppression</td>
<td>y</td>
<td>$229,077</td>
<td>$229,077</td>
</tr>
<tr>
<td>2200A1</td>
<td>Plumbing</td>
<td>y</td>
<td>$262,078</td>
<td>$262,078</td>
</tr>
<tr>
<td>2300A1</td>
<td>HVAC</td>
<td>y</td>
<td>$112,077</td>
<td>$112,077</td>
</tr>
<tr>
<td>2600A1</td>
<td>Electrical</td>
<td>y</td>
<td>$440,829</td>
<td>$440,829</td>
</tr>
<tr>
<td>3212A1</td>
<td>Paving</td>
<td>y</td>
<td>$43,300</td>
<td>$43,300</td>
</tr>
<tr>
<td>3213A1</td>
<td>Site Concrete</td>
<td>y</td>
<td>$115,999</td>
<td>$115,999</td>
</tr>
<tr>
<td>3217A1</td>
<td>Pavement Markings</td>
<td>y</td>
<td>$2,360</td>
<td>$2,360</td>
</tr>
<tr>
<td>3285A1</td>
<td>Landscape &amp; Irrigation</td>
<td>y</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>0000A1</td>
<td>General Requirements</td>
<td>y</td>
<td>$259,781</td>
<td>$259,781</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUBTOTAL</th>
<th>$3,859,018</th>
<th>$336,826</th>
<th>$4,195,844</th>
<th>$124.89</th>
<th>$133,070</th>
<th>$135.79</th>
<th>$144,684</th>
</tr>
</thead>
<tbody>
<tr>
<td>G/L, Builder's Risk, Umbrella Insurances</td>
<td>$64,000</td>
<td>$0</td>
<td>$64,000</td>
<td>$2.07</td>
<td>$2,207</td>
<td>$2.07</td>
<td>$2,207</td>
</tr>
<tr>
<td>Permit Allowance</td>
<td>$24,958</td>
<td>$0</td>
<td>$24,958</td>
<td>$0.81</td>
<td>$861</td>
<td>$0.81</td>
<td>$861</td>
</tr>
<tr>
<td>Overhead</td>
<td>$86,593</td>
<td>$0</td>
<td>$86,593</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Profit</td>
<td>$259,780</td>
<td>$0</td>
<td>$259,780</td>
<td>$8.41</td>
<td>$8,958</td>
<td>$8.41</td>
<td>$8,958</td>
</tr>
<tr>
<td>Contingency</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
<td>$0</td>
<td>$0.00</td>
<td>$0</td>
</tr>
</tbody>
</table>

| GRAND TOTAL                   | $4,294,349 | $336,826 | $4,631,175 | $138.98 | $148,081  | $149.88 | $159,696 |

---

**Heritage - Abilene TX 20200225**

1 of 2

2/25/2020 4:42 PM
COMMITMENT FOR TITLE INSURANCE (Form T-7)

Issued by

TITLE RESOURCES GUARANTY COMPANY

We, Title Resources Guaranty Company, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

An Authorized Signature

Title Resources Guaranty Company

By: Paul M. Boyd

Executive Vice President

Michael P. Hagin

Secretary

Effective 1/03/2014
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

TITLE RESOURCES GUARANTY COMPANY

SCHEDULE A

Effective Date: January 22, 2020, at 8:00 AM

Commitment No. 1947602-COM, issued January 29, 2020

1. The policy or policies to be issued are:

   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $495,000.00
      PROPOSED INSURED: OPG Land Development, LLC, a Kansas limited liability company

   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:
      PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   f. OTHER
      Policy Amount:
      PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   Iris Abilene: Camp Barkeley, a Texas nonprofit corporation
4. Legal description of land:
   Tract One:
   All of Block A, GEORGE W. JALONICKS SECOND ADDITION, an addition to the City of Abilene, Taylor County, Texas according to the plat thereof recorded in Volume 2, Page 137-A, Map Records, Taylor County, Texas.

   Tract Two:
   Lots 1, 2, 3, 10, 11, and 12, Block B, F. W. HUGHES Subdivision, a subdivision of Blocks B and C of Geor. W. Jalonicks Second Addition, an addition to the City of Abilene, Taylor County, Texas, according to the plat thereof recorded in Volume 1, Page 32, Plat Records, Taylor County, Texas.
SCHEDULE B
EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
   
   **Item 1, Schedule B intentionally omitted**
   
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government,
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year **2020**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

   .1 Visible and/or apparent unrecorded easements, public or private, located in, on, over and/or across the land.

   .2 All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

End of Schedule B.
SCHEDULE C

Your Policy will not cover loss, costs, attorneys’ fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic’s, laborer’s or materialmen’s liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of Iris Abilene: Camp Barkeley, a Texas non-profit corporation.

6. Company requires current titleholders to execute a satisfactory closing affidavit confirming what encumbrances on the property to be insured are known to the current titleholder as of the date of closing.

7. Good Funds in an amount equal to all disbursements must be received, deposited and collected before any funds may be disbursed. Partial disbursements prior to the receipt, deposit and collection of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier’s checks and teller checks.

8. ARBITRATION: The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}
Countersigned by Independence Title

By: ________________________________

Authorized Signatory
COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. 1947602-COM Effective Date: January 22, 2020 @ 8:00 AM

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

   **Title Resources Guaranty Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

   **Shareholders:**
   Title Resources Incorporated, which is owned 100% by Title Resource Group LLC.

   **Directors:**
   Donald J. Casey; Michael P. Gozdan; Sriram Someshwara; J. Scott McCall; Thomas N. Rispoli; Donald W. Evans, Jr.; Marilyn J. Wasser

   **Officers:**
   J. Scott McCall-President/CEO; E. Paul McNutt, Jr-EVP, Jason Bragg-SVP; Michael P. Gozdan- Secretary, Anthony E. Hull-Treasurer

2. The following disclosures are made by the Title Insurance Agent Secured Land Transfers, LLC dba Independence Title issuing this commitment:

   (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
   **TRG Maryland Holdings LLC**

   (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
   **Title Resource Group LLC**

   (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent are as follows:

   Scott Storck, President; Donald J. Casey, Chief Executive Officer; Sriram Someshwara, Senior Vice President and Chief Financial Officer; Michael P. Gozdan, Senior Vice President and Secretary; Marilyn J. Wasser, Executive Vice President and Assistant Secretary; Donald W. Evans, Jr., Senior Vice President; Robert Fitzpatrick, Senior Vice President; Lynette K. Gladdis, Senior Vice President and Assistant Secretary; Timothy B. Gustavson, Senior Vice President; Deborah Higgins, Senior Vice President; Thomas N. Rispoli, Senior Vice President and Assistant Secretary; Seth I. Truwit, Senior Vice President and Assistant Secretary; Walter Patrick Mullen, Senior Vice President; Brian Alan Pitman, Vice President; Jay Fitzgerald, Vice President.

   (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive is disclosed in paragraph 3.

   (e) For purposes of this paragraph 2, "having, owning, or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).
3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per P-24</td>
<td>Big Country Title</td>
<td>Title Evidence</td>
</tr>
</tbody>
</table>

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE ___________________________ DATE ___________________________
INDEPENDENCE TITLE COMPANY

PRIVACY NOTICE

You have chosen to do business with Independence Title Company and we are obligated to honor the relationship with great care, beginning with the confidential information that may come into our possession during the course of your transaction with us. We believe that your privacy should not be compromised and are committed to maintaining the confidentiality of that information.

You can be assured that we are respecting your privacy and safeguarding your “nonpublic personal information”. Nonpublic personal information is information about you that we collect in connection with providing a financial product or service to you. Nonpublic personal information does not include information that is available from Public sources, such as telephone directories or government records.

We collect nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms
- Information about your transaction with us
- Information about your transactions with nonaffiliated third parties
- Information we receive from a consumer-reporting agency

We respect the privacy of our customers, and we will not disclose nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need that information to provide products or services to you.

We maintain physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

We will not disclose nonpublic personal information about our customers or former customers to nonaffiliated third parties, except as permitted by law.

Independence Title Company recognizes and respects the privacy expectations of our customers. We want our customers to understand our commitment to privacy in our use of customer information. Customers who have any questions about this Privacy Policy or have any questions about the privacy of their customer information should call Independence Title Company at (512) 454-4500.
TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the Title Insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

Minerals and Mineral Rights may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding laws, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to Insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

- CONDITIONS are additional provisions that quality or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-552-8018 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.
1 IMPORTANT NOTICE

To obtain information or make a complaint:

2 You may contact your Title Resources Guaranty Company at 1-800-526-8018.

3 You may call Title Resources Guaranty Company is toll-free telephone number for information or to make a complaint at:

1-800-526-8018

4 You may also write to Title Resources Guaranty Company at:
8111 LBJ Freeway, Suite 1200
Dallas, TX, 75251

5 You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

6 You may write the Texas Department of Insurance:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

7 PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para someter una queja:

Puede comunicarse con su Title Resources Guaranty Company al 1-800-526-8018.

Usted puede llamar al número de teléfono gratis de Title Resources Guaranty Company para información o para someter una queja al:

1-800-526-8018

Usted también puede escribir a Title Resources Guaranty Company al:
8111 LBJ Freeway, Suite 1200
Dallas, TX, 75251

Puede comunicarse con el Departamento de Seguros de Texas para obtener información acerca de compañías, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el (agente) (la compañía) (agente o la compañía) primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:
Este aviso es solo para propósito de información y no se convierte en parte o condición del documento adjunto.
**Property Name:** Travis School  
**City, County, State:** Abilene, Taylor County, Texas

---

**Description of Physical Appearance:**
The Travis School property at 1100 S 9th St. in Abilene, TX consists of the Classroom Building, Cafetorium Building, two small utilitarian outbuildings, a parking lot, and a large field. The Classroom Building exhibits characteristics of massing and ornament consistent with Progressive Era school design, while the simple Cafetorium Building is Modern in design and detailing. Both buildings retain integrity sufficient to convey their original design and function.

**Setting**
The Travis School property is located approximately one mile due south of downtown Abilene within a primarily residential neighborhood. Immediately adjacent blocks contain modest, single-family houses as well as several churches. Farther to the east and the west, low-rise commercial buildings line north-south corridors.

**Site**
The Travis School property is rectangular, bound by S 9th Street to the north, Sycamore Street to the east, Elm Street to the west, and residential properties to the south. The school buildings are clustered in the northern third of the property with a surface parking lot to the south. A large field fills the remainder of the property with baseball backstops at the southwest and southeast corners of the field. The Classroom Building faces north toward S 9th Street and is centered east-west on the property. The Cafetorium is located to the west of the Classroom Building with non-historic metal shade awnings between the two buildings. Concrete sidewalks connect the street to the north, east, and west entrances of the school buildings while driveways provide access to the parking lot from both Elm Street and Sycamore Street. Aside from the two primary buildings, two other utilitarian structures are located on the property: a non-historic storage shed at the southwest corner of the Classroom Building and a standalone walk-in cooler unit to the west of the Cafetorium. A metal flagpole is located to the north of the Cafetorium, and a chain link fence surrounds the entire property.

**Classroom Building**

**Exterior**
The Classroom Building is rectangular in shape with projecting bays at the west side of both the north and south elevations. The building consists of a raised basement with two floors of classrooms above. The roof is flat with a mostly flat parapet with shaped sections designating entry bays. Stone coping tops the parapet. The building is of concrete construction with red brick exterior walls. Masonry ornament consists of subtle pattern brick work in the form of soldier and stretcher courses to frame windows as well as the use of slightly darker bricks at the corners to create the illusion of quoins. Terra cotta ornament consists of moldings that run below first floor windows, above second floor windows, and a dentilled cornice. Medallions frame some third floor windows and mark the shaped parapets above entrances. Entry surrounds also feature terra cotta moulding and scrolled brackets supporting simple entablatures consisting of a dentilled cornice and a frieze with a centered crest. In general, fenestration is regular and consists of large, multi-light, double-hung, wood-frame windows. Windows have simple concrete sills.

Four bays comprise the primary (north) elevation. The first and third bays are identical, consisting of four windows on each floor with the central two windows paired. The second bay projects slightly and contains the primary entrance with decorative terra cotta surround and entablature. Paired doors are non-original, aluminum-frame, and fully-glazed. Smaller windows top the entry system and historically provided natural light to the primary stair though they are now obscured by a dropped ceiling. A projecting brick frame above these windows may have historically contained an original sign though it now features metal letters spelling “TRAVIS SCHOOL” off center in the panel. The fourth bay of the north elevation projects farther than the entry bay and has short, wide windows framed by soldier and stretcher brick courses.
Determination of National Register Eligibility

Property Name: Travis School
City, County, State: Abilene, Taylor County, Texas

Three bays comprise the symmetrical east elevation with a projecting central entry bay. The central bay contains the primary entrance to the raised basement level with a simple terra cotta surround with paired, non-original, aluminum-frame, fully-glazed doors. Three concrete steps access the entrance. Fenestration of the central bay consists of a pair of tall, multi-light windows that provide light to the east stair and corridors. The outer bays are identical, with a pair of wide windows on each floor and brick frames around the windows on the first and second storeys.

The symmetrical west elevation is wider than the east elevation but is organized into three structural bays. The central, projecting entry bay matches that of the east elevation. Flanking bays each contain four windows on each floor with the two central windows paired, as on the primary (north) elevation.

The rear (south) elevation is more utilitarian in character than the other elevations, though terra cotta courses wrap the entire exterior. The rear elevation is not symmetrical and is organized into four bays. The first (westernmost) bay projects to the south and consists of paired wide windows on each floor with brick frames. The second bay has four windows each on floors one and two, with the central two paired, as seen on the other elevations. At the raised basement level are two smaller windows, of different sizes, and a single, utilitarian entry, that has been closed off. Bay three has a subtly shaped parapet and consists of paired windows on floors one and two and a stairway down to a single, utilitarian doorway to the basement. A brick smokestack runs the height of the building to the east of the windows. Finally, the easternmost bay of the south elevation consists of four windows each on floors one and two as well as another entry door and two windows at the basement level, mirroring Bay two. Utilitarian features such as scuppers and gutters, electrical conduit, and a metal fire escape are attached to the rear elevation.

Interior

The interior is organized around a double-loaded corridor that runs east-west. Floors one and two have nearly identical configurations, with classrooms of various sizes lining the corridor. Offices are located at the top of the central stair on the first floor. At the west end of the second floor, an auditorium was converted into additional classrooms, though the elevated wooden stage is still legible. Smaller rooms for storage and other purposes line the basement corridor. Finishes throughout the interior consist of original oak floors in many classrooms and on the stage, concrete floors in corridors, a combination of historic plaster and non-historic gyp walls and ceilings as well as some areas with non-historic lay-in grid ceilings. Historic millwork remains in many places including many paneled and partially-glazed classroom doors, chairrails in classrooms and offices, and base trim. Functional, multi-light, wood-frame transoms top most classroom and office doors.

Three primary stairs provide vertical circulation in the building. The central stair leads from the primary north elevation entrance up to the first floor. It is concrete with rubber flooring, simple wood chairrails, and metal pipe railings. A non-historic wheelchair lift lines the east side of the stair. One concrete stair marks each end of the corridor and is fairly utilitarian in character with simple wood trim and curved plaster walls. Rubber flooring clads the steps. A pair of smaller, curved wooden stairs at the west end of the second floor flank the original stage in the auditorium and now connect to classrooms. Utilitarian wooden stairs lead from the second floor corridor up onto the original stage, making the stage part of the corridor.

Alterations

The general configuration of the interior has remained mostly intact throughout the Classroom Building. A 1927 addition to the southwest corner of the building added the west stair, classrooms on the basement and first floors, and the auditorium on the second floor. Sometime before 1947, the auditorium space was reconfigured to create more classrooms. The wooden stage remains, though stairs were built to connect it to the corridor. Some changes to demising walls between
classrooms either created larger classrooms or partitioned offices and special-use rooms, though the corridors retain integrity. Other alterations include various finish updates including the installation of carpet or vinyl tile, lay-in grid ceilings, and some replacement classroom doors. Window air conditioning was installed in the latter half of the twentieth century and windows were paneled and/or painted over. These later changes happened incrementally over the history of the building.

Cafetorium

Exterior
The one-story Cafetorium is an L-shaped concrete building with red brick exterior walls, matching the Classroom Building. The simple, Modern building has little ornament aside from brick rowlock sills and planters. The metal truss roof is flat with metal coping. The primary elevation faces west toward Elm Street with the primary entrance located in the north end of the building. The entrance consists of paired, partially-glazed doors beneath a metal awning. Brick planters flank the entrance. A bank of six, aluminum-frame, multi-light hung windows is located to the south of the primary entrance. At the south end of the west elevation, the projecting bay has a recessed entrance with two single, paneled, partially-glazed doors. The larger of these two doors has a transom above. A pipe raking lines the concrete ramp that accesses this entrance. The standalone walk-in cooler unit sits atop an elevated concrete pad adjacent to this entrance.

The south elevation of the Cafetorium consists of a single bank of five windows and several ventilation louvers pierced the masonry wall. The side (east) elevation faces toward the west elevation of the Classroom Building and includes a bank of six windows as well as three entrances that each consist of paired, partially-glazed doors with flat metal awnings. The north elevation is a blank brick wall with a through-wall air conditioning unit.

Interior
The interior of the Cafetorium is utilitarian in nature. The elevated stage is located in the north end of the building but has been partitioned off from the rest of the interior to serve as an office/break room. The rest of the interior is subdivided into the kitchen and open dining area. Finishes on the interior consist of a combination of painted CMU and glazed block exterior walls, gyp demising walls, lay-in grid ceilings, and a combination of exposed concrete and quarry tile floors. Some areas have carpeting.

Alterations
The exterior of the Cafetorium has seen few changes other than the boarding up of windows and changes to HVAC openings. The interior configuration has been altered, most noticeably with the partitioning of the elevated stage area, though the remaining spaces retain their open character. Finishes in the Cafetorium remain mostly intact.

Statement of Significance
Built in 1921, the Travis School is significant at the local level under Criterion A for Education as a reflection of the rapid growth of the school system in Abilene that paralleled the city’s swift expansion in the twentieth century. Travis School remained in use through 2012 with additions in 1927 (classroom and auditorium) and 1958 (Cafetorium). The Travis School is also significant under Criterion C for Architecture as the work of prominent Abilene architects, David S. Castle, Sr. (Classroom Building and addition) and the firm Wheeler & Pope (Cafetorium). The Travis School is also notable as an example of changing trends in school design from the Progressive Era Classroom Building to the Modernist multi-purpose Cafetorium. The period of significance for the Travis School is 1921, the construction date of the Classroom Building, through 1970, in accordance with National Register guidelines for buildings that retain their significant historic use continuously.
Determination of National Register Eligibility

**Property Name:** Travis School  
**City, County, State:** Abilene, Taylor County, Texas

---

**Statement of Integrity**

Travis School retains integrity of Location, Setting, Design, Materials, Workmanship, Feeling, and Association. Travis School remains in its original Location at 1100 S 9th St, and retains its historic Setting in a residential neighborhood surrounded by modest one- and two-story single family houses. The 1921-1922 Classroom Building retains integrity of Design through the retention of its original design by architect David S. Castle, Sr.; it also retains integrity of Materials, including historic masonry and terra cotta ornament on the exterior, historic windows, and historic wood floors and plaster walls on the interior. The Classroom Building retains integrity of Workmanship, clearly evidencing the time it was built; the concrete and terracotta detail, brick parapet, and symmetry of the building are indicative of Progressive Era school design. The 1958 Cafetorium Building retains integrity of Design through the retention of its original design by architecture firm Boone & Pope; it retains integrity of Materials as well, through the retention of historic masonry and history glazed block interior walls. The Cafetorium retains integrity of Workmanship, retaining its modernist form. Finally, the Travis School retains integrity of Feeling and Association as it was used as a school building until 2012, and its form, massing, and interior configuration clearly demonstrate its historic use as a school.

**Criterion A: Education**

**History of Abilene**

The city of Abilene originated as an area sparsely populated by nomadic Native Americans, then by United States military personnel, and later by ranchers, buffalo hunters, and land speculators. By the 1870s, nearly all Native Americans had been expelled, and in 1878, Taylor County was organized.¹ With the arrival of the Texas and Pacific Railway in 1881, local ranchers and businessmen established the City of Abilene in the north central Texas site chosen for the railroad. Abilene was promoted as the “Future Great City of West Texas.”² Lots were parceled off and churches and businesses were rapidly constructed. Abilene became the county seat of Taylor County in 1883, and by 1890 it had a population of 3,194.³ The turn of the century saw the establishment of multiple colleges, including Simmons College, Abilene Christian College, and McMurry College (now Hardin-Simmons University, Abilene Christian University, and McMurry University, respectively). Contemporaneously, Abilene experienced economic diversification to include agriculture, commerce, light manufacturing, and service. An oil boom in 1918 brought additional jobs and increased prosperity to Abilene, resulting in the growth of Downtown Abilene, the center of the city’s commerce and trade.⁴ The Downtown area expanded by multiple blocks to the east and west, with Pine Street being the main commercial corridor. A streetcar line provided easy transportation around town. By 1930, the population had reached almost 24,000.⁵

The Bankhead Highway, extending across the United States from Washington, D.C. to San Diego, California and crossing 850 miles of Texas, arrived in Abilene in the 1920s.⁶ With it came an increased tourism economy, resulting in many auto-related businesses such as filling stations and motor courts.⁷ Another tremendous boost to Abilene’s population and economy came with the creation of Camp Barkeley in 1940, which brought sixty thousand soldiers to the site 8 miles from town. New houses were constructed and businesses opened to cater to the needs of the troops and supporting contractors.⁸ Post-war, the boom that resulted from the establishment of the camp continued with the creation of Dyess Air Force Base in 1956. Thus, Abilene continued to grow into the 1950s, reaching over 90,000 in population by 1960. The

---

² ibid.
³ ibid.
⁴ “Abilene, Texas, 1918 Oil Boom Days,” Photograph Collection, 1918-1919, Courtesy of Southwest Collection/ Special Collections Library, Texas Tech University.
⁵ ibid.
⁷ Downs, Handbook of Texas Online.
⁸ Donald S. Frazier and Robert F. Pace, Abilene Landmarks: An Illustrated Tour (State House Press, McMurry University: Abilene, 2009), 18.
population growth resulted in the development of open areas once considered the outskirts of Abilene, a trend which continued with the arrival of the Interstate highway system.\(^9\)

The oil industry in Abilene expanded significantly following WWII, and continued to boom into the 1980s. It remains a significant employer in the area. The post-war economy has also consisted largely of banking, construction, retail, wholesaling, and service.\(^10\) The current population of Abilene is approximately 123,000.\(^11\)

**Education in Abilene**

The first high school in Abilene was a simple, frame structure built in 1887, which was quickly replaced by a brick building in 1889.\(^12\) Early educational efforts in Abilene were divided by the sexes, with separate high schools for boys and girls.\(^13\) By 1900, Abilene contained four school buildings: one brick and two frame schools for white children and one frame school for African American students.\(^14\) Two three-story brick schools, the North Ward School and South Ward School (at the location of the subject building) were built in 1903, nearly identical in design, at a total cost of $17,800.\(^15\) Newspapers note that, because these schools were built prior to statewide building regulations for school facilities, they had inadequate heating and lighting and also lacked fire escapes.\(^16\) In fact, Sanborn maps of the South Ward School note that it lacked any lighting whatsoever.\(^17\) The first school built to satisfy the Texas State School Building Law was the brick Central Ward School, a high school, completed in 1909 for $40,000.\(^18\) Temporary frame structures, necessitated by a rapidly growing Abilene population, were erected on the site of the Central Ward School and served as elementary schools.\(^19\)

As the city limits expanded after the turn of the twentieth century, the City commissioned the construction of both the College Heights School and Travis School in 1921. The existing frame school building at the location of the new College Heights School was moved and used as a school for African American students.\(^20\) Both the South Ward School, at the present location of the Travis School, and the North Ward School were demolished at this time. The new Lamar School, nearly identical in design to the subject building, replaced the North Ward School.\(^21\) Shortly thereafter, in 1923, a new Abilene High School replaced the previous facility, destroyed in a fire in the same year.\(^22\) Construction completed on two additional elementary schools, the Locust School and Valley View School, in 1925.\(^23\) The late 1920s saw the construction of yet more schools, including the Fair Park School, as well as an addition to the Travis School.\(^24\) Newspapers in the 1930s noted record enrollment in Abilene elementary schools of 2,246 students.\(^25\)

During World War II, due to the influx of soldiers at nearby Campy Barkely, schools throughout Abilene became severely overcrowded. Consequently, city officials appealed to the Federal government for grant money and issued bonds to

---

\(^9\) Frazier and Pace, 20.
\(^10\) Downs, Handbook of Texas Online.
\(^12\) “Lost’ Cornerstone Stirs Memories of Old Schools,” *Abilene Reporter-News*, August 18, 1966, 12.
\(^14\) “History of Abilene: Boys, Girls”
\(^15\) ibid.
\(^16\) ibid.
\(^17\) Sanborn, 1915.
\(^19\) ibid.
\(^20\) “History of Abilene: Boys, Girls.”
\(^21\) “History of Abilene: Central First.”
\(^22\) “History of Abilene: Boys, Girls.”
\(^23\) “History of Abilene: Central First.”
\(^24\) ibid.
Determination of National Register Eligibility

**Property Name:** Travis School  
**City, County, State:** Abilene, Taylor County, Texas

---

expand school facilities. Concurrent with this expansion, schools were organized into elementary, junior high, and high schools. Previously, the elementary schools contained grades 1-7 or 8 and subsequent grades were held at the high schools. Vocational programs were also introduced at the schools during this time, requiring additions and reconfigurations of many facilities. This time period saw the construction of the Woodson Negro School for $12,000, the North Junior High School for $111,000, and South Junior High School for $126,000 as well as additions and improvements to other school buildings throughout the district.  

After the war, additional bonds funded the unification of the elementary curriculum across all schools as well as the construction of three additional elementary schools in 1951: Bowie School, Crockett School, and Fannin School, and additions to other existing schools. As the population of Abilene continued to surge, a 1960 bond funded the construction of Madison Junior High, Mann Junior High, and Lee Elementary, additions to Taylor Elementary and Bonham Elementary, renovation of existing, older school buildings, and the installation of air conditioning in several schools.  

In the late 1960s and into the 1970s, conversations began regarding the abandonment of several older school buildings in anticipation of a growing need for larger, more elaborate school facilities, and some schools were closed at this time. Lamar Elementary, for example, closed in 1966 and was converted into an “audio-visual center and film library” for the school district. One editorial notes that, “Because of today’s rapidly changing society, there are also some great challenges ahead for public education. It will become necessary to add presently unknown curriculum.” Travis Elementary, along with Lincoln Junior High and Central Elementary, were recommended for demolition during a Long Range Planning study by the Abilene Chamber of Commerce.  

**History of the Building**

The lot containing Travis School was not included in Abilene city maps until 1915. By 1915, the two-story, brick South Ward Public School stood on the square lot, bordered by S 9th St to the north, Elm Street to the west, Church Street to the south, and Murray Street to the east. Shortly before the construction of the Travis School, the South Ward Public School was demolished. Many streets were renamed by 1929, including Church Street, which became S 10th Street, and Murray Street, which became Sycamore Street. By 1958, S 10th had been vacated and the school lot expanded to the south to contain ball fields.  

Completed in 1921, Travis School contained classrooms organized around double-loaded corridors across three floors. An addition in 1927 created new classrooms within the basement and first floor at the southwest corner as well as the west stairs and auditorium on the second floor. In 1939, the new partitions in the basement created a small library, and a lunch room was added in 1941, which eventually housed both the lunch room and library in 1943. By 1947, the auditorium was subdivided into classrooms. In 1958, an L-shaped Cafetorium Building was built to the west of the Classroom Building. Air conditioning added in 1971 necessitated the alteration of existing windows and installation of lay-in grid ceilings. Work in the mid 1970s included new lighting, carpet, and updates to the HVAC system. The school closed in 1984 and was used as an alternative school for a number of years before AISD sold the building in 2012. It has since been vacant.

---

26 “History of Abilene: Boys, Girls.”  
27 ibid.  
28 “History of Abilene: Central First.”  
29 “Lost’ Cornerstone.”  
**Property Name:** Travis School  
**City, County, State:** Abilene, Taylor County, Texas

---

**Criterion C: Architecture**

Travis School was designed by architect David S. Castle Sr., a prolific architect in Abilene and throughout Texas.\(^{35}\) It was constructed between 1921 and 1922.\(^{36}\) The design is typical of Progressive Era school building architecture, and features symmetry, restrained masonry ornament, and monumental entrances typical of the time period.

Castle also designed a 1927 addition to the Travis School.\(^{37}\) This added a rectangular wing to the southwest corner of the building, creating an auditorium on the second floor, one classroom each on the first and basement floors, and a west stair providing access between floors.\(^{38}\) The exterior of the addition is identical to the preexisting northwest part of the building it abuts, suggesting the addition was likely planned at the time of the original construction in 1921-1922, but built later.

Architectural firm Boone & Pope, comprised of architect Daniel Boone and engineer Bill Pope, designed a 1958 addition to Travis School which created a separate building to serve as a cafeteria and auditorium.\(^{39}\) This addition embodies mid-century modern architecture through its flat roof and wide banks of windows. Boone & Pope, later Boone Pope Wheeler, designed several buildings in Taylor County.

**David S. Castle, Sr. (1884-1956)**

David Castle, Sr. was born in Constantine, MI, and relocated at age 15 to Chicago, IL to work for the Chicago Telephone & Telegraph Company, where he learned drafting skills. From 1902 to 1905, Castle attended the Armour Institute of Technology (now the Illinois Institute of Technology) and studied mechanical, structural, and electrical engineering.\(^{40}\) He worked as an engineer and draftsman for several years, eventually moving to Dallas in 1910 to work with the Southwestern Bell Telephone Company. He began designing telephone buildings, and used this experience to launch his architectural career working for Fort Worth architectural firm M.L. Waller Company.\(^{41}\) Castle moved to Abilene to establish a new office for the firm in 1914, then in 1915 broke away from M.L. Waller to establish his own firm, David S. Castle Company. In 1945 his son David Castle, Jr. joined the firm.\(^{42}\)

David Castle Sr. was a prolific architect in Abilene and throughout the state of Texas. Under his leadership, the Davis S. Castle Company designed eight County Courthouses in Texas, including the Stephens County Courthouse (1925-26), which is listed on the National Register of Historic Places (NRHP 1997).\(^{43}\) In his 1946 AIA Questionnaire, Castle reported that he had “planned and supervised the construction of ninety percent of larger buildings constructed in Abilene” between 1916 and 1946, including the Hilton Hotel (1927, NRHP 1985), Wooten Hotel (1930, RTHL 2008) and the Federal Building (1935-1936, NRHP 1992).\(^{44}\) The company also planned and built all school buildings in Abilene from 1920-1935, including the

---


\(^{36}\) “Three Generations in One Abilene Family Have Attended Travis.”

\(^{37}\) Index to Tracing Tube File: David S. Castle, Courtesy of Abilene Preservation League, nd., 6.


\(^{39}\) “Permits for Two Cafeterias Issued.”

\(^{40}\) “David S. Castle, Architect,” 254 Texas Courthouses: the Texas Courthouse Database.

\(^{41}\) Ibid.

\(^{42}\) David S. Castle Company Partnership, Questionnaire for Architects Roster and/or Register of Architects Qualified for Federal Public Works, May 29 1946, obtained from the AIA archives.

\(^{43}\) Stephens County Courthouse, Breckenridge, Stephens County, National Register of Historic Places, Reference #97000781

\(^{44}\) Hilton Hotel, Abilene, Taylor County, National Register of Historic Places, Reference #85003658; Hotel Wooten, Abilene, Taylor County, Recorded Texas Historic Landmark, Reference #5507014423; Federal Building, Abilene, Taylor County, National Register of Historic Places, Reference #92000228
Boone & Pope

The architectural firm Boone & Pope, established in 1956, consisted of architect Daniel “Dan” Boone and engineer William “Bill” A. Pope. The firm was responsible for the design of notable modern buildings in downtown Abilene, including Abilene City Hall (1967), and the Abilene Civic Center (1970). Boone & Pope designed several school buildings in town including Madison and Mann Junior High Schools (both constructed in 1960), as well as multiple buildings on the McMurry University and Hardin-Simmons University campuses. James H Wheeler, Jr. joined the firm in 1957, and became a partner in the late 1960s. The firm operated as Boone Pope Wheeler until Boone’s retirement in 1988.

Daniel Boone (1913-2006)

Dan Boone was born in Waco in 1913. He attended the University of Texas and graduated with a degree in architecture. Boone served in the U.S. Army during World War II, then returned to Texas after the war. Boone worked for the David S. Castle Company before opening the firm Boone & Pope with Bill A. Pope in 1956. Boone had an extremely decorated career during his forty years as an architect. He was named an AIA Fellow in 1968, and he later represented Texas on the AIA Board of Directors. Boone was also an active member of the Texas Society of Architects, serving as President in 1967. He received the Texas Society of Architecture’s highest honor, the Pitts Award, in 1972. Boone also served as President of the National Council of Architectural Registration Boards from 1971-1972. Dan Boone retired in 1988.

Bill A. Pope (?-2000)

Bill A. Pope studied engineering at Texas Technical University in Lubbock, TX. After graduation, Pope relocated to Louisville, KY to take a position as an engineer for Curtiss-Wright Company, working in the airplane industry to support the World War II effort. Pope moved to Abilene from Louisville in 1945, and worked as a structural engineer for David S. Castle Company. He opened the architecture firm Boone & Pope with Dan Boone in 1956, and worked as an engineer. Pope was a principal for the firm until his retirement.

---

45 Cosby, History of Abilene, 358.
46 Settles Hotel, Big Spring, Howard County, National Register of Historic Places, Reference #13000207
47 David S. Castle, Sr. AIA Architect Directory 1956, obtained from the AIA archives
49 ibid.
53 “West Texas Bears His Marks: Castle, Designer of Radforn Building, is Skyline Maker,” Abilene Reporter-News, October 11, 1950, 22.
54 “Daniel Boone,” History of NCARB.
56 “West Texas Bears His Marks.”
57 Daniel Boone, AIA Architect Directory 1962, obtained from the AIA archives.
Determination of National Register Eligibility

Property Name: Travis School
City, County, State: Abilene, Taylor County, Texas

WORKS CITED

Abilene Reporter-News
-----“Elementary Registration at 2246, Expected to Establish Record.” September 13, 1936, 21.
-----“History of Abilene: Boys, Girls Had Different Schools in Earlyday Abilene.” November 22, 1953, 8.
-----“History of Abilene: Central First ‘Permanent’ School Building in City.” November 29, 1953, 16.
-----“Lost’ Cornerstone Stirs Memories of Old Schools.” August 18, 1966, 12.
-----“Permits for Two Cafeteriums Issued.” February 20, 1958, 66.
-----“Three Generations in One Abilene Family Have Attended Travis.” January 10, 1942, 11.
-----“West Texas Bears His Marks: Castle, Designer of Radforn Building, is Skyline Maker.” October 11, 1950.

“Abilene, Texas, 1918 Oil Boom Days.” Photograph Collection, 1918-1919. Courtesy of Southwest Collection/ Special Collections Library, Texas Tech University.

American Institute of Architects Archives


Hamil Funeral Home
-----Obituary of Daniel Boone
-----Obituary of Irene Pope

Hotel Wooten. Registered Texas Historic Landmark. Abilene, Taylor County. Reference #5507014423


National Register of Historic Places
-----Federal Building. Abilene, Taylor County. Reference #92000228
-----Hilton Hotel. Abilene, Taylor County. Reference #85003658
Determination of National Register Eligibility

**Property Name:** Travis School

**City, County, State:** Abilene, Taylor County, Texas

---

**WORKS CITED (contd.)**

National Register of Historic Places

----Settles Hotel. Big Spring, Howard County. Reference #13000207

----Stephens County Courthouse. Breckenridge, Stephens County. Reference #97000781


Property Name: Travis School
City, County, State: Abilene, Taylor County, Texas

Figure 1: 1915 Sanborn Map showing South Ward Public School at location of present Travis School
Property Name: Travis School
City, County, State: Abilene, Taylor County, Texas

Figure 2: 1925 Sanborn map showing Travis School prior to 1927 addition
Property Name: Travis School
City, County, State: Abilene, Taylor County, Texas

Figure 3: 1929 Sanborn map showing Travis School in present configuration, complete with 1927 addition to southwest corner.
Property Name: Travis School
City, County, State: Abilene, Taylor County, Texas

Figure 4: South Ward Public School, exact date unknown
Property Name: Travis School
City, County, State: Abilene, Taylor County, Texas

Figure 5: Travis School, 1969 from Abilene Reporter-News
Property Name: Travis School
City, County, State: Abilene, Taylor County, Texas

Figure 6: floorplans of 1927 addition to southwest corner of the Travis School
The Heritage at Abilene
1100 S 9th St, Abilene, TX 79602, USA
Latitude, Longitude: 32.4392974, -99.7362261

Date: 2/12/2020, 12:39:20 PM
Custom Probability Site Class: D - Stiff Soil

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazard Level</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$S_S$</td>
<td>spectral response (0.2 s)</td>
<td>0.066</td>
</tr>
<tr>
<td>$S_1$</td>
<td>spectral response (1.0 s)</td>
<td>0.035</td>
</tr>
<tr>
<td>$S_{XS}$</td>
<td>site-modified spectral response (0.2 s)</td>
<td>0.106</td>
</tr>
<tr>
<td>$S_{X1}$</td>
<td>site-modified spectral response (1.0 s)</td>
<td>0.084</td>
</tr>
<tr>
<td>$F_a$</td>
<td>site amplification factor (0.2 s)</td>
<td>1.6</td>
</tr>
<tr>
<td>$F_v$</td>
<td>site amplification factor (1.0 s)</td>
<td>2.4</td>
</tr>
</tbody>
</table>

https://seismicmaps.org
<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>ssuh</td>
<td>max direction uniform hazard (0.2 s)</td>
<td>0.075</td>
</tr>
<tr>
<td>crs</td>
<td>coefficient of risk (0.2 s)</td>
<td>0.888</td>
</tr>
<tr>
<td>ssrt</td>
<td>risk-targeted hazard (0.2 s)</td>
<td>0.066</td>
</tr>
<tr>
<td>ssd</td>
<td>deterministic hazard (0.2 s)</td>
<td>1.5</td>
</tr>
<tr>
<td>s1uh</td>
<td>max direction uniform hazard (1.0 s)</td>
<td>0.04</td>
</tr>
<tr>
<td>cr1</td>
<td>coefficient of risk (1.0 s)</td>
<td>0.87</td>
</tr>
<tr>
<td>s1rt</td>
<td>risk-targeted hazard (1.0 s)</td>
<td>0.035</td>
</tr>
<tr>
<td>s1d</td>
<td>deterministic hazard (1.0 s)</td>
<td>0.6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazard Level</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>SXS</td>
<td>site-modified spectral response (0.2 s)</td>
<td>0.071</td>
</tr>
<tr>
<td>SX1</td>
<td>site-modified spectral response (1.0 s)</td>
<td>0.056</td>
</tr>
<tr>
<td>Type</td>
<td>Description</td>
<td>Value</td>
</tr>
<tr>
<td>-------------</td>
<td>--------------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Hazard Level</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BSE-2E</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$S_S$</td>
<td>spectral response (0.2 s)</td>
<td>0.043</td>
</tr>
<tr>
<td>$S_1$</td>
<td>spectral response (1.0 s)</td>
<td>0.025</td>
</tr>
<tr>
<td>$S_{XS}$</td>
<td>site-modified spectral response (0.2 s)</td>
<td>0.069</td>
</tr>
<tr>
<td>$S_{X1}$</td>
<td>site-modified spectral response (1.0 s)</td>
<td>0.059</td>
</tr>
<tr>
<td>$f_a$</td>
<td>site amplification factor (0.2 s)</td>
<td>1.6</td>
</tr>
<tr>
<td>$f_v$</td>
<td>site amplification factor (1.0 s)</td>
<td>2.4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazard Level</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BSE-1E</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$S_S$</td>
<td>spectral response (0.2 s)</td>
<td>0.015</td>
</tr>
<tr>
<td>$S_1$</td>
<td>spectral response (1.0 s)</td>
<td>0.008</td>
</tr>
<tr>
<td>$S_{XS}$</td>
<td>site-modified spectral response (0.2 s)</td>
<td>0.024</td>
</tr>
<tr>
<td>$S_{X1}$</td>
<td>site-modified spectral response (1.0 s)</td>
<td>0.02</td>
</tr>
<tr>
<td>$F_a$</td>
<td>site amplification factor (0.2 s)</td>
<td>1.6</td>
</tr>
<tr>
<td>$F_v$</td>
<td>site amplification factor (1.0 s)</td>
<td>2.4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazard Level</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TL Data</td>
<td>Long-period transition period in seconds</td>
<td>12</td>
</tr>
</tbody>
</table>

**DISCLAIMER**

While the information presented on this website is believed to be correct, SEAOC / OSHPD and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAOC / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/12/2020 at 4:23:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
APPENDIX C: QUALIFICATIONS
Education
Bachelor of Architecture, Virginia Polytechnic Institute and State University

Training
Campus MBA’s Multifamily Property Inspection Workshop (2012)
HUD LEAN Certification (2013)
Fair Housing Accessibility First Federal Fair Housing Act (FFHA) Training (2013)

Highlights
6 years of experience in building design, construction, and inspection
3 years of experience completing high level Property Condition Assessments (PCA) and Project Capital Needs Assessments (PCNA)
2 years of experience with Construction Progress Monitoring and Construction Document and Cost Reviews
Experienced in HUD MAP, LEAN, and Fannie Mae report formats
Specialized in accessibility reviews; including ADA, Federal Fair Housing Act (FFHA), and Section 504/UFAS compliance inspections

Experience Summary
Mr. Keller serves as a Project Assessor for Partner Engineering and Science, Inc. (Partner), performing Property Condition Assessments (PCA) and Project Capital Needs Assessments (PCNA). He also performs Construction Progress Monitoring inspections, and has completed Construction Document and Cost Reviews. Mr. Keller’s areas of expertise include PCNA inspections performed to HUD’s MAP or LEAN scopes of work, as well as a high-level understanding of federal accessibility laws (ADA, FFHA, Section 504/UFAS).

Mr. Keller is responsible for completing PCNA reports for Partner’s HUD Services team to the high standards of HUD’s MAP and LEAN scopes of work. He has three years of experience in the building inspection field and has successfully completed projects including 500+ dwelling unit apartment complexes and large urban skilled nursing facilities. He completes the complex site visits required by HUD MAP’s intrusive testing standards, including coordination with outside consultants (i.e. structural specialists, electrical contractors, sewer inspectors, etc.) He has an extensive knowledge of the federal accessibility standards, including ADA, FFHA, and Section 504/UFAS, required by HUD standards; and has completed numerous dedicated accessibility surveys. Additionally, Mr. Keller is experienced with the Fannie Mae scope of work and has completed projects of all scales to the Fannie Mae standard.

Mr. Keller has been responsible for completing Construction Progress Monitoring inspections and reports; including projects at multi-family residential properties, high-rise residential properties, and senior living properties. He also has completed Construction Document and Cost Review projects prepared to HUD’s requirements. As a part of these projects, he is responsible for reviewing construction documents, communicating design flaws to the architect, working through appropriate solutions, and summarizing the findings and process in report format. Early in his career, Mr. Keller worked at an architectural firm which specialized in large scale mixed-use and hospitality projects.
Project Experience

Courthouse Square, Towson, Maryland. HUD MAP 223(f) of a large existing multi-family residential with 526 dwelling units. Included Intrusive Project Capital Needs Assessment (PCNA) requiring multi-day inspections and coordination with multiple building specialists (sewer scoping, structural analysis, etc.)

Four Freedoms House & Philip Murray House, Philadelphia, Pennsylvania (RAD). HUD Rental Assistance Demonstration (RAD)/MAP 223(f) conversion of two mid/high-rise affordable housing properties to long-term Section 8 financing. Included Energy Audit, Intrusive Project Capital Needs Assessment (PCNA), and sewer scoping.

Las Cortes, Oxnard, California. HUD MAP 221(d)(4) New Construction Architectural Engineering/Cost Review for a proposed multi-family residential development. The proposed project included 144 dwelling units (45 apartment flats, 99 townhomes) spread between one (1) apartment structure and nine (9) townhome structures. The project was required to meet ADA, Federal Fair Housing Act (FFHA) and Section 504/UFAS accessibility standards.

KOI Broadstone, Seattle, Washington. Federal Fair Housing Act (FFHA) Compliance Review for a 166 unit project built in 2013. Included a site inspection requiring detailed measurements of all dwelling unit types, extensive photographic documentation, and recommendations to correct all observed FFHA related deficiencies.

Riverwoods at North East, North East, Maryland. Construction Progress Monitoring of a multi-family residential project including a clubhouse and 76 dwelling units in four (4) two-story wood-framed apartment buildings. Included monthly site visits to verify the progress and quality of construction.

Contact

tkeller@partneresi.com
Scott Chiu  
National Client Manager

**Education**  
B.S., Fisheries and Wildlife Sciences; Aquatic Track, University of Missouri, Columbia, MO.

**Highlights**  
7 years of experience performing environmental due diligence assessments  
7 years of experience performing environmental assessments for agencies such as HUD, Fannie Mae, SBA  
5 years of completing Capital Needs Assessments  
4 years of experience performing specialized scope assessments for the oil and gas industry  
2 years of experience working alongside the Missouri Department of Conservation and United States Fish and Wildlife Service

**Experience Summary**  
Mr. Chiu is a National Client Manager for Partner Engineering and Science, Inc. (Partner). In his role of National Client Manager, Mr. Chiu is responsible for the origination, management of the execution of environmental and engineering due diligence services provided by Partner. Mr. Chiu’s responsibilities as a National Client Manager also include reviewing Phase I Environmental Site Assessments (ESA) and Capital Needs Assessments (CNA), and includes supervision of in-house and contracted staff, overall responsibility of project scope/design, and the project and task implementation/execution.

Mr. Chiu has extensive experience managing all aspects of due diligence, specializing in United States Department of Housing and Development (HUD) environmental and engineering due diligence for HUD MAP approved lenders. Mr. Chiu’s due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Capital Needs Assessments  
- HUD E-Tool Assessments  
- Phase I Environmental Site Assessments  
- HUD HEROS Assessments  
- Phase II Subsurface Investigations  
- Architectural, Engineering and Cost Reviews  
- Remedial Cost Design and Implementation  
- HUD Noise Analysis Studies  
- Cultural Resource Studies  
- EnergyStar Benchmarking  
- Energy Audits  
- Radon Assessments  
- Lead-based Paint Assessments  
- Asbestos Assessments

**Project Management**  
Prior to working as a National Client Manager, Mr. Chiu managed and reviewed projects for multiple National Client Managers. Clients served include equity-level investors, national and regional banks, life insurance companies, mortgage lending agencies, tax-credit developers and non-profit organizations. Mr. Chiu’s daily responsibilities include identifying qualified assessors for various projects, reviewing ESA and CNA reports, and managing site-specific questions clients may have during the course of an assessment. Additionally, Mr. Chiu is responsible for managing project budgets and maintaining profitability for multiple National Client Managers.

**Field Work**  
Prior to working as a Project Manager, Mr. Chiu completed over 1,000 projects located throughout Texas as well as 17 other states in the country. Mr. Chiu worked closely with state and local regulatory agencies.
to obtain environmentally significant documents regarding tank removal and subsurface investigations performed onsite. Mr. Chiu has worked for large financial institutions as well as private investors and has also performed work for the Federal Deposit Insurance Corporation, United States Department of Housing and Urban Development, Fannie Mae, and Small Business Administration.

**Project Experience**

**HUD MAP 223(f)**

*Lakeside Oaks at Old Dutchtown, Gonzales, LA.*  Mr. Chiu served as the primary consultant on the refinance of 252-unit apartment complex constructed in 2005. Scopes of work included a Phase I Environmental Site Assessment, Capital Needs Assessment, and Statement of Energy Performance. All work was done in accordance with the HUD MAP Guide.

*Residence at Lake Jackson, Lake Jackson, TX.*  Mr. Chiu served as the primary consultant on the refinance of 248-unit apartment complex constructed in 2009 and 2013. Scopes of work included a Phase I Environmental Site Assessment and Capital Needs Assessment. All work was done in accordance with the HUD MAP Guide.

*Muir Lake Apartments, Cedar Park, TX.*  Mr. Chiu served as the primary consultant on the refinance of 332-unit apartment complex situated on 40-acres constructed in 2013. Scopes of work included a Phase I Environmental Site Assessment and Capital Needs Assessment. All work was done in accordance with the HUD MAP Guide.

*Gleneagles Apartments, Lexington, KY.*  Mr. Chiu served as the primary consultant on the refinance of 184-unit apartment complex constructed in 2005. Scopes of work included a Phase I Environmental Site Assessment, Capital Needs Assessment, and Radon Screening. All work was done in accordance with the HUD MAP Guide.

**HUD MAP 221(d)(4)**

*Oakwood Flats, Nashville, TN.*  Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment for a proposed 270-unit multi-family development. All work was done in accordance with the HUD MAP Guide.

*Majestic on McKinney, McKinney, TX.*  Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment for a proposed 221-unit multi-family development. All work was done in accordance with the HUD MAP Guide.

*Valencia Hills, Santa Teresa, NM.*  Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment for a proposed 221-unit multi-family development. All work was done in accordance with the HUD MAP Guide.

*Highpoint Town Square, Romeoville, IL.*  Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment for a proposed 72-unit multi-family development. All work was done in accordance with the HUD MAP Guide.
Scott Chiu

HUD LEAN 223/232(f)

*Country Gardens, Muskogee, OK.* Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment, Capital Needs Assessment, and Radon Screening on the refinance of 57-bed assisted living facility constructed in 1996. All work was done in accordance with the HUD LEAN Handbook.

*Jasmin Terrace, Pasadena, CA.* Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment, Capital Needs Assessment, Asbestos Screening, Seismic Evaluation, and Radon Screening on the refinance of 143-bed assisted living facility constructed in 1977. All work was done in accordance with the HUD LEAN Handbook.

*Autumn Hills Care Center, Niles, OH.* Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment, Capital Needs Assessment, and Radon Screening on the refinance of 151-bed skilled nursing and assisted living facility constructed in 1986. All work was done in accordance with the HUD LEAN Handbook.

*Sorrento in San Antonio, San Antonio, TX.* Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment, Capital Needs Assessment, and Radon Screening on the refinance of 120-bed skilled nursing and assisted living facility constructed in 2014. All work was done in accordance with the HUD LEAN Handbook.

**Tax Credit**


*St. John’s Seminary, San Antonio, TX.* Texas Department of Housing and Community Affairs. Scopes of work included a Capital Needs Assessment and Construction Progress Monitoring inspections.

*Merritt Homes, McKinney, TX.* Texas Department of Housing and Community Affairs. Scopes of work included a Capital Needs Assessment.

*Casa Brendan Apartments, Stephenville, TX.* Texas Department of Housing and Community Affairs. Scopes of work included a Phase I Environmental Site Assessment, ALTA Survey, Asbestos Screening and Radon Screening.

**Equity**

*Office Towers, Honolulu, HI.* Mr. Chiu performed Phase I Environmental Site Assessments on four landmark office towers in downtown Honolulu, Hawaii as part of an acquisition for an equity client. The assessments occurred over the course of four days, and included daily briefings and de-briefings with the client.
Historic Office Building, Bentonville, AR. Mr. Chiu performed a Phase I Environmental Site Assessment and a Property Condition Assessment on a historic office building in downtown Bentonville, Arkansas that is home to the original retail location of a large, multi-national retail chain.

Golf Course Portfolio, Grapevine and Mansfield, TX. Mr. Chiu performed a Phase I Environmental Site Assessments on two semi-private golf courses as part of an acquisition for an equity client.

Oil and Gas Industry
Oil and Gas Exploration Yards, Texas, Oklahoma, Louisiana and New Mexico. Mr. Chiu has performed numerous NORM surveys, Phase I Environmental Assessments and Exit Audits for oil and gas exploration properties that include fracking equipment, active and decommissioned wells, machine maintenance, and bulk fuel storage.

Decommissioned Natural Gas Extraction Plant, Andrews, TX. Mr. Chiu performed a Phase I Environmental Site Assessment on a former natural gas extraction plant for a potential purchaser seeking to identify environmental risk associated with the acquisition of the property.

Saltwater Injection Wells, Various Sites, TX. Mr. Chiu performed Phase I Environmental Site Assessments on numerous saltwater injection wells across the state of Texas for an oil and gas exploration service company.

Affiliations
North Texas Commercial Association of Realtors and Real Estate Professional, Young Professional Forum National Association for Industrial and Office Parks, Developing Leaders

Contact
schiu@partneresi.com