CANAL STREET LOFTS

SITE INVESTIGATION REPORT

Prepared for:
Nantucket Housing, LLC
4001 W. Sam Houston Parkway N., Suite 100
Houston, Texas 77043

WGA Project # 00383-005
February 2020

Acknowledgement: All persons who have a property interest in this report hereby acknowledge 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.
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I. **PROJECT SUMMARY**
Ward, Getz & Associates, PLLC (WGA) conducted a site investigation for the proposed Canal Street Lofts multi-family development at 5601 Canal Street, Houston, Texas. Aspects of city and developmental restrictions, site access, utility availability and various constraints or items that affect the site development were researched. The purpose of this report is to present a summary of our findings.

II. **SITE DESCRIPTION**
The project site is approximately 2.83 acres located north of Canal Street, east of Latham Street, and west of Norwood Street. It is currently developed consisting of two existing industrial buildings with a parking lot and a private railroad track. Adjacent tracts to the property consist of an existing school across North Latham Street on the west, a church and a car sale lot across Canal Street on the south, and an existing trailer parking adjacent to the east side of the property.

> See Exhibit A for Project Vicinity Map.

III. **FLOODPLAIN REVIEW**
According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48201C0880M, effective January 6, 2017. The subject site is located in unshaded Zone “X”; this area is determined to be outside the 0.2% (500-year) annual chance floodplain. Mitigation will not be required for the subject site.

> See Exhibit B for FEMA Floodplain Map

IV. **UTILITY AVAILABILITY**
The proposed development is located within City of Houston (COH) jurisdiction. Therefore, Utility Capacity must be requested from City of Houston for the proposed site, this process typically takes 2-4 weeks. Until the capacity letters are received, the exact connection points are unknown but the locations of all known existing utilities are described in the following sections.

a. **Water – City of Houston**
There is an existing 12” PVC water line system within the Canal Street right-of-way along the south boundary of the site. Additionally, a 6-inch asbestos concrete water line also runs within the Latham Street right-of-way. There are two existing fire hydrants adjacent to the tract along Latham Street and one at the intersection of Canal and Clifton Street. Any existing water meter on site will need to be abandoned and a new water meter is required to be installed.

b. **Storm Sewer – City of Houston**
There is an existing 24-inch storm sewer system within Canal Street. A 54-inch RCP storm sewer line runs diagonally through the site from the south east corner of the property toward the north west boundary that is situated within a 20’ storm sewer easement. For storm drainage, a Stormwater Information Form along with the proposed plans must be submitted to the Office of the City Engineer for review and approval. Additionally, a Storm Water Quality Management
Plan (SWQMP) will also be required for this development per COH Infrastructure Design Manual Chapter 13.

c. **Sanitary Sewer – City of Houston**
There is an existing 8-inch concrete and an 8-inch cast iron sanitary sewer system within Latham Street. When capacity is received, City of Houston will dictate the point of connection for this site.

*See Exhibit C for Existing Utilities Map*

d. **Electric – CenterPoint Energy**
CenterPoint Energy has confirmed the availability of adequate electric power to serve the proposed development. Point of service, voltage supplied and specific load requirements must be coordinated with CenterPoint Energy prior to construction. The electric service contact for the area is listed below:

Ted Broaddus  
(713)945-4292  
Ted.Broaddus@centerpointenergy.com

e. **Gas – CenterPoint Energy**
CenterPoint Energy has confirmed the availability of gas mains in the vicinity of the subject site adequate to supply natural gas demands. The natural gas service contact for the area is listed below:

Gabriel Attal  
(713)967-7106  
gabriel.attal@centerpointenergy.com

f. **Telecommunication – AT&T**
AT&T has confirmed the availability of telecommunications services to the subject site. Contact information for the area’s account representative is listed as follows:

Roy Seivwright  
(713)741-7744  
rs5587@att.com

*See Exhibit D for Private Utility Will Serve Letters*
V. DETENTION REQUIREMENTS
On-site detention is required per City of Houston standards. Based on COH criteria, required detention volumes for areas greater than 1 acre are calculated as follows:

\[ V_T = [43,560 \times (0.50 \times A_{II})] \]

Where:

- \( V_T \) = Total Required Detention Volume (Cubic Feet)
- \( A_{II} \) = Disturbed Area Resulting in Impervious Surface (Acres)

Assuming that the proposed development will include 90% impervious cover, the total estimated amount of detention volume required will be 1.4 acre-feet for the subject tract and is determined as follows:

\[ V_T = 43,560 \times \frac{0.5 \times f_t}{ac} \times 0.90 \times 2.83ac = 55,473.7 \text{ ft}^3 = 1.27 \text{ Ac} - f_t \]

Detention can be stored within an underground system and outfall to existing storm sewer.

VI. TRAFFIC ANALYSIS
For each proposed development in City of Houston, an Access Management Data Summary Form (Form A) must be submitted in order to evaluate access and anticipated traffic volumes associated with the property. A Traffic Impact Analysis (TIA) is required if the Form A concludes that the proposed development will generate 100 or more new peak hour trips (PHT). Per the ITE Trip Generation Rates, the proposed 150 unit multi-family development is estimated to generate 77 trips at the AM peak hour and 93 trips at the PM peak hour. According to the City of Houston criteria, a traffic impact analysis should not be required for this development.

See Exhibit E for City of Houston Form A

VII. SITE ACCESS
The site contains approximately 300 feet of frontage along Canal Street and 400 feet along Latham Street, which are regulated by the City of Houston. Based on the proposed site plan, the development is taking access from Canal Street and Latham Street. Additionally, there is a proposed driveway located north of the site for vehicle exit to Portwood Street that will be accessible via access easements granted by adjacent landowners. All proposed driveways and access points are subject to review and approval by the City of Houston through the submittal of Form A.

VIII. SITE RESTRICTIONS
a. Right-of-Way (ROW)
The following information was obtained based on a Land Title Survey by South Texas Surveying Associates, Inc. and the 2018 City of Houston Major Thoroughfare and Freeway Plan.

- Canal Street is designated as a Major Collector. The current ROW width is 60’ and the minimum ROW width is 60’.
• Latham Street is designated as a Local Street. The current ROW width is 60’ and the minimum ROW width is 60.

b. Building Setbacks
The property is subject to the following minimum building setback requirements per the City of Houston Code of Ordinances.

• Canal Street - 10’ building setback
• Latham Street – 10’ building setback

c. Easements and Restrictions
Based on a title report provided by Title Data, Inc. the property is encumbered by the following easements and restrictions.

• 20’ wide Storm Sewer Easement per document dated November 21, 1949, in Vol. 2006, Page 56, Deed Records of Harris County, Texas
• Fronting on Canal Street and extending back a depth of 100 feet, the property shall only be used for industrial purposes per Vol.975, Page 601, Deed Records of Harris County, Texas.

IX. ENVIRONMENTAL ASSESSMENT
A Phase 1 Environmental Site Assessment was conducted for this site. The results of this assessment can be found in the report done by Phase Engineering, Inc. dated February 17, 2020 (PEI Project No. 202001181)

X. ZONING REQUIREMENTS
The City of Houston does not have a zoning ordinance.

See Exhibit F for City of Houston No Zoning Letter

XI. HARRIS COUNTY PROPERTY TAX INFORMATION
Property Identification Numbers
0611960000037

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<tr>
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See Exhibit G for Harris County Appraisal District Account Information
XII.  **FIRE DEPARTMENT REQUIREMENTS**
Per the City of Houston Code of Ordinances, fire hydrants shall be located along each private street such that firefighting apparatus will have ample access to park and connect by hose to a hydrant not more than 300 feet away. Furthermore, a 200-foot long hose extending from the equipment must be able to reach any part of any building within the development. The hose distance shall be measured as laid on the ground, around buildings, fences and other obstacles, and not as an aerial radius from a hydrant or parked equipment. Additionally, fire hydrants shall be located not more than 600 feet apart; unless the fire chief approves a different configuration where, in his professional judgement, fire protection can be adequately provided.

XIII.  **LOCAL APPROVAL PROCESS**

a.  **Subdivision Platting**
The site is currently platted as part of “Niele Esperson Industrial District” and is subject to development requirements per Chapter 42 of the City of Houston Code of Ordinances. The City of Houston Planning Commission will require the site to be re-platted in order to develop a multi-family development.

   "See Exhibit H for Recorded Plat"

b.  **Performance Standards Review**
Multi-family developments within the City of Houston are required to submit to the City of Houston Planning and Development Department for a Performance Standards Review. The purpose of the review is to determine whether the proposed site plan meets the requirements set forth by Chapter 42 of the City of Houston subdivision ordinance.

c.  **Public Works and Engineering Review**
Proposed work within City of Houston right-of-way require submittal to the Public Works and Engineering Department for review and approval. The submittal consists of plan and profile drawings for all improvements. This review can run concurrently with Building Code Enforcement Review.

d.  **Building Code Enforcement Plan Review**
The Building Permit Process consists of departmental reviews, code enforcement reviews and a structural plan analysis. This process generally takes 90 to 150 days. The following approvals are required prior to receiving a building permit:

   • Subdivision Plat Approval and Recordation
   • Performance Standards Approval
   • Public Works and Engineering Approval
   • Form A Approval
   • Other governing agency approvals, if applicable

e.  **Other Approvals**
Private franchise utility approvals (CenterPoint Energy and AT&T) are required prior to receiving Public Works and Engineering approval. The review process takes approximately 3 to 6 weeks and can run concurrently with all other reviews.
XIV. **PARKLAND DEDICATION**

Residential developments within the City of Houston are required to dedicate land for the creation of parks or pay a fee in lieu of parkland dedication.

a. **Park Land Dedication**

Per Chapter 42-252, the amount of land required to be dedicated for parks is calculated on the basis of the following formula:

\[
[10 \text{ AC} \times \text{DU} \times \frac{\text{PPDU}}{1,000}] 
\]

Where:
- DU = number of proposed dwelling units
- PPDU = number of persons per dwelling unit for each dwelling unit

b. **Fee Payment in Lieu of Park Land Dedication**

Per Chapter 42-253, the parks director may require the developer to pay fees in lieu of dedicating land. The fees are calculated at $700 per dwelling unit.

XV. **ASSESSMENT AND FEES**

a. **Water and Wastewater Impact Fees**

The impact fee for wastewater is $1,199.11 per service unit and the impact fee for water is $790.55 per service unit with the addition of an administrative fee of $29.19. The calculation of service units is based on the City of Houston Impact Fee Service Unit Equivalency Table. A service unit is defined as 250 gallons per day.

b. **Drainage Impact Fees**

Developer Drainage Impact Fees are determined based on the number of drainage service units a new development includes. A service unit is defined as each 1,000 square feet of impervious surface. The subject site is located within Brays Bayou which has an impact fee of $8.63 per service unit.

c. **City of Houston Construction Plan Review Fee**

The fee submitted for public plans submitted to the City of Houston Public Works Department is $84.05 plus an additional $116.75 administrative fee.

d. **City of Houston Building Permit Fees**

The City of Houston 2020 Building Code Enforcement Permit Fee Schedule can be found at the following link.

> https://www.houstonpermittingcenter.org/code-enforcement/permit-fee-schedule.html

**Summary of Estimated Fees**

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<td>Drainage Impact Fees</td>
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<td>Building Permit</td>
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<tr>
<td>Park Dedication Fee</td>
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</table>
XVI. **PRELIMINARY SITE PLAN**

Based on the findings of this site investigation, a preliminary site plan has been prepared and included as Exhibit H. The site plan adheres to all known applicable City of Houston zoning, site development and building code ordinances.

*See Exhibit I for Preliminary Site Plan*

XVII. **DUE DILIGENCE STATEMENT**

This site investigation was conducted in compliance with Texas Administrative Code Title 10, Part 1, Chapter 10, Rule 10.205. This report was compiled based on information ascertained in a field survey, FEMA FIRM Maps, visual observations of the site from Google Earth images, research regarding Harris County criteria and from extensive experience with prior projects in Harris County.
EXHIBIT A

Project Vicinity Map
EXHIBIT B

FEMA Floodplain Map
EXHIBIT C

*Existing Utilities Map*
EXHIBIT D

Private Utility Will-Serve Letters
January 31, 2019

Melwin Mathew, E.I.T.
Ward, Getz & Associates, LLC

RE: Electric Service Availability for:
Site @ CANAL ST & LATHAM ST

Dear Mr. Mathew,

Reference is made to your request for information concerning the availability of electric service to proposed site.

CenterPoint Energy has adequate electric power available to serve this location. This site has a three phase 12 KV Circuit located in the ROW along the South side of the property along Canal St; and a three phase fused lateral located in the ROW of Latham St., along the West side of the property. We intend to extend overhead electric service from these facilities to the standard outlet location for the proposed project in accordance with our standard line extension practices and subject to any necessary contractual arrangements. Points of service, voltage supplied, and specific load requirements will be determined when detailed final plans are made available to us. Should you have further questions, you may contact me at 713 945 4292.

Sincerely,

Ted Broaddus
Senior Service Consultant
Power Delivery Solutions
CenterPoint Energy Houston Electric

Return Address:
CenterPoint Energy
Bellaire Service Center
4300 Bissonnet
Bellaire, Texas 77401
January 23, 2019

Melwin Mathew, E.I.T  
Project Engineer

W|G|A  
WARD, GETZ & ASSOCIATES, LLP  
2500 Tanglewilde, Suite 120 | Houston, TX 77063  
O: 713.789.1900 | D: 713.489.9495 | C: 281-323-5415

Gas Availability; proposed development in Houston, Texas on Canal Street between North Latham Street and Norwood Street.

Melwin,

CenterPoint Energy has an existing gas main adjacent to the property mentioned above. This gas main is sufficient to provide your project with the adequate supply of natural gas. There may be charges to aid in construction; however, that will be determined once I have been provided with a final site plan.

Should you have any additional questions or concerns, please feel free to call me at 713-967-7106

Sincerely,

Gabriel G. Attal  
Senior Service Consultant
January 24, 2019

Melwin Mathew
WARD, GETZ & ASSOCIATES, LLP
5601 Canal St
Houston, Texas 77011

Dear Mr. Mathew,

This letter is in response to your request for information on the availability of AT&T service at 5601 Canal Street, Houston, TX 77011.

Attn: Melwin Mathew, E.I.T.

RE: 5601 Canal Street, Houston, TX 77011

This letter acknowledges that the above referenced project is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to 5601 Canal Street, Houston, TX 77011 but an acknowledgement that we have service in this area.

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

Roy Seivwright
MGR OSP PLNG & ENGRG DESIGN
SITE INFORMATION:

5601 Canal Street
Street Address (Primary Access):

_____________________________________________

Legal Description (if no street address)

494U 77011
Key Map Page No. Zip Code

The dimensions of the private property, and the type and location of improvements thereon or to be placed thereon:

Tract Size (Sq Ft or Acres): 2.84 Acres

Current Land Use (include # of units, square footage of improvements, etc.) F1 - Real, Commercial

Current Trip Generation Rates (Based on ITE Trip Generation Handbook or COH approved local rate)

ITE Land Use Classification: 150 - Warehouse AM Trip Rate: 0.30 PM Trip Rate: 0.32
(Code & Description)

AM Peak Hour Trips: 17 PM Peak Hour Trips: 18 Average Daily Traffic: 196
(Provide Trip Generation supporting documentation as applicable.)

Proposed use to be made of the private property: (include proposed # of units, square footage of improvements, etc.) Apartments ~ 150 D.U.

Proposed Trip Generation Rates (Based on ITE Trip Generation Handbook or COH approved local rate)

ITE Land Use Classification: 220 - Apartments AM Trip Rate: 6.65 PM Trip Rate: 0.51
(Code & Description)

AM Peak Hour Trips: 77 PM Peak Hour Trips: 93 Average Daily Traffic: 998
(Provide Trip Generation supporting documentation as applicable)
EXHIBIT F

City of Houston No Zoning Letter
Effective Date: January 1, 2020

OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the area described below and in attached map:

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/bx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV
  Regulations and maps for each airport are also available at https://www.fly2houston.com under the Resources/Regulatory tab

- Tax Increment Reinvestment Zone (TIRZ) # 1, St. George Place- Zoning regulations control the use of land within the TIRZ boundaries. A copy of the TIRZ 1 planning and zoning regulations is available at http://stgeorgeplace.org/

All other applicable development regulations can be found in the Code of Ordinances. The direct link to the codes site is https://library.municode.com/bx/houston/codes/code_of_ordinances

This letter does not address any separately filed restrictions that may be applicable to a property.

For the most up to date City of Houston boundary, visit https://cohegis.houstontx.gov/cohgisweb/houstonctp/

Margaret Wallace Brown, Director

Council Members: Amy Peck  Jerry Davis  Abbie Kamin  Carolyn Evans-Shabazz  Dave Martin  Tiffany Thomas  Greg Travis  Karla Cisneros  Robert Gallegos  Edward Polland  Martha Castex-Tatum  Mike Knox  David W. Robinson  Michael Kubosh  Letitia Flummer  Saife Alcorn

Controller: Chris B. Brown
EXHIBIT G

Harris County Appraisal District Account Information
**HARRIS COUNTY APPRAISAL DISTRICT**
**REAL PROPERTY ACCOUNT INFORMATION**
**0611960000037**

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### Owner and Property Information

- **Owner Name & Mailing Address:** HOUSTON LATHAM LLC 7026 OLD KATY RD STE 274 HOUSTON TX 77024-2154
- **Legal Description:** TRS 37 37A & 37D NEILS ESSPERS INDUSTRIAL DIST 5601 CANAL ST HOUSTON TX 77011

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### State Class Code

- **F1 -- Real, Commercial**
- **Land Use Code:** 8002 -- Land Neighborhood Section 2
- **Building Class:** E
- **Total Units:** 0
- **Land Area:** 123,530 SF
- **Building Area:** 55,395 SF
- **Net Rentable Area:** 0
- **Neighborhood:** 5981.23
- **Market Area:** 6002 -- Inner Loop Southeast
- **Map Facet:** 5557C
- **Key Map:** 494U

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### Value Status Information

- **Value Status:**
- **Shared CAD:** No

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### Exemptions and Jurisdictions

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*Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD’s information center at 13013 NW Freeway.*

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### Valuations

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<th>Value as of January 1, 2020</th>
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### Land

**Market Value Land**

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### Building

- **Building Area:**
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  - BASE AREA PRI 9,301
  - CNPY ROOF W/ SLAB -C 45

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### Building Details

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### Building Details (1)

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https://public.hcad.org/records/Print.asp?crypt=%44%AD%E9%C4%8F%B5%CF%8C%7C%88%88%88%88%88%8e%60%5B%93%D%80%Zx… 1/2
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<td>3</td>
<td>Enclosure, Office</td>
<td>Poor</td>
<td>Average</td>
<td>3,720.00</td>
<td>1940</td>
</tr>
<tr>
<td>4</td>
<td>Enclosure, Office</td>
<td>Fair</td>
<td>Average</td>
<td>620.00</td>
<td>1950</td>
</tr>
<tr>
<td>5</td>
<td>CANOPY ROOF AND SLAB</td>
<td>Fair</td>
<td>Average</td>
<td>45.00</td>
<td>1950</td>
</tr>
<tr>
<td>6</td>
<td>Paving - Asphalt</td>
<td>Fair</td>
<td>Fair</td>
<td>43,000.00</td>
<td>2000</td>
</tr>
</tbody>
</table>
EXHIBIT H

Recorded Plat
EXHIBIT I

Preliminary Site Plan
LATHAM STREET
CANAL STREET

PRELIMINARY SITE PLAN
PROJECT No. 00383-005
CANAL STREET LOFTS
EXHIBIT I

1.2" FIRE COMPOUND WATER METER W/ IN 15'x25' WME
1.2" DBL. CHK. BACKFLOW PREVENTER

PROPOSED MANHOLE
PROPOSED GRATE INLET
PROPOSED STORM SWR
PROPOSED SANITARY SWR
PROPOSED WATER LINE
EXISTING CONTOUR

OVERALL LAYOUT LEGEND:

PROP. SAN. CONNECTION
PROPOSED BUILDING
(PROP. WTR. STUB)
PROPOSED BUILDING
(PROP. DETENTION VAULT)
PROPOSED BUILDING
(PROP. SAN. CONNECTION)
STORM SEWER OUTFALL

PARKING REQUIRED:
56 1-BR @ 1.33 CARS = 74.48 SPOTS
71 2-BR @ 1.67 CARS = 118.57 SPOTS
23 3-BR @ 2.00 CARS = 46.00 SPOTS
TOTAL REQ. PARKING = 239.05 SPOTS

PARKING PROVIDED: 240 SPOTS

THIS PRELIMINARY SITE PLAN IS RELEASED FOR PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR BUILDING PERMITS, BIDDING OR CONSTRUCTION, THIS PRELIMINARY SITE PLAN MATERNALLY ADHERES TO ALL APPLICABLE ZONING SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.

TEXAS REGISTERED ENGINEERING FIRM F-9756
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COUNTY OF HARRIS
NEILS ESPERSON INDUSTRIAL DIST.
VOL. 009, PG. 029 HCMR

3 60 120
Scale: 1" = 100'