

AUSTIN HOUSING FINANCE CORPORATION
Application for Financing for Homeownership Projects

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2012-13 Action Plan goals and policy direction from the Austin City Council.

City of Austin

Project Name: Meadow Lake 14.65 Acre Tract

MAR 12 2013

Project Address: 7051 Meadow Lake, Austin, Texas

NHCD / AHFC Zip Code 78744

Total # units in project: 60-80

Total # units to be assisted with AHFC Funding: 60-80

Project type: Acquisition Rehabilitation Acquisition & Rehabilitation New construction

Amount of funds requested: \$642,896 **Terms Requested:** 0%, 3 years

Role of applicant in Project (check all that apply): Owner Developer Sponsor

1. Applicant Information (If applicant is not acting as the developer, please provide all of the information below for the developer as well as for the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization).

Austin Habitat for Humanity, Inc.
Name

310 Comal St., #100
Street Address

Austin TX, 78702 512-472-8788
City State, Zip Telephone #

Andy Alarcón 512-472-8788 x247 aalarcon@austinhabitat.org
Contact Person Contact Telephone # E-mail address

[REDACTED]
Federal Tax ID Number or SS#

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. Unsigned/undated submissions will not be considered.

Austin Habitat for Humanity
Legal Name of Developer/Entity

Andy Alarcón for Kelly Weiss
Signature of Authorized Officer

3/12/2013
Date

Kelly Weiss, President & CEO
Title

2. **A. Non-profit applicants/developers, attached copies of the following:**
1. A "certificate of status" issued by the Texas Secretary of State.
 2. Federal IRS certification granting non-profit tax-exempt status.
 3. Certified financial audit for most recent year which include the auditor's opinion and management letters.
 4. Board resolution approving the proposed project and authorizing the request for funding

B. For-profit applicants/developers, attach copies of the following:

1. For Corporations, Limited Partnerships, and Limited Liability Companies, a copy of a "certificate of status" issued by the Texas Secretary of State.
2. A current financial statement
3. Proof of sufficient reserves or a line of credit available, if necessary, in order to complete the proposed project.

3. **Project Description** – Provide a brief project description that addresses items "A" through "G" below.

- a. Indicate the location by providing an area map with the property highlighted.

The 14.65 acre Meadow Lake tract is located in far southeast Austin east of IH-35 south of William Cannon and west of Pleasant Valley. See location map (Exhibit A) and area map (Exhibit B).

- b. Summarize the key financials of the project, clearly indicating total project cost, the amount and intended use of all AHFC funds requested, the amount(s) and provider(s) of other funding and the status of those commitments.

Austin Habitat for Humanity (AHFH) is seeking \$642,896 in funding for acquisition of a 14.65 acre tract. See the real estate listing (Exhibit C). A Land Status Determination was issued for the subject tract giving it a Legal Tract Platting Exception Certification (File Number: C81-2007-0386) (Exhibit D). AHFH production goals for 2013 are 25 units, with a goal to produce 35 units by 2015. Our production capacity as an experienced builder of affordable single-family housing has enabled us to establish a line of credit that can be accessed for construction costs (Exhibit K). AHFH also receives corporate contributions annually that go toward the construction of our homes.

- c. Indicate the type of structure(s) (i.e., single-family detached, etc.), the number of units, the number of bedrooms and bathrooms in each type or style of unit, and the size of the units in square feet.

Zoning for this tract is SF-6, which allows for moderate density of single family, duplex, two-family, townhouse, and condominium use. AHFH proposes to develop this site with 80 denser housing units on 14.65 acres. Our current portfolio of house plans range from 900 S.F. to 1,400 S.F. and include 2 bedrooms 1 bath through 5 bedrooms 2 baths. We will develop new housing models but essentially maintain the same general square footage offered in our single-family detached homes.

- d. Indicate the expected sales price for each type or style of unit.

AHFH's house plans will reflect a denser development model that is likely to include some form of townhouse. AHFH qualifies prospective homebuyers and provides subsidies to reduce the house price. The house prices and mortgages are as follows:

House Plans	Sales Price	Mortgage	Mortgage Payment	Taxes & Insurance	Total
2-Bedroom	\$105,000	\$65,000	\$181	\$237	\$418
3-Bedroom	\$110,000	\$70,000	\$194	\$250	\$444
4-Bedroom	\$115,000	\$75,000	\$208	\$262	\$470
5-Bedroom	\$120,000	\$80,000	\$222	\$275	\$497

- e. List the income levels of proposed homebuyers expressed in terms of the percent of Median Family Income for the Austin-Round Rock MSA.

AHFH focuses on a clientele that earns 60% or less of the median family income. Families are qualified for a 0% mortgage, provided homeownership counseling, and perform a 300-hour sweat equity contribution.

- f. If there are existing structures, provide documentation from the taxing authority or other third-party source indicating the year the structure was built.

The 14.65 acre tract is undeveloped, and there are no structures on the property. A boundary survey of the property is included in this application. (Exhibit D)

- g. Demonstrate the development's compatibility with current Neighborhood Plan (if applicable).

The subject 14.65 acre tract is not in a Neighborhood Plan Area, but it is adjacent to both single-family and townhouse/condominium residential communities. The subject tract is currently zoned SF-6 and is considered a townhouse and condominium residence district designation for moderate density single family, duplex, two-family, townhouse, and condominium use.

Please attach the following to the description of the above items.

- h. Locate on the "Opportunity Map of Austin" the census tract in which the property lies. The map is attached to the Program Guidelines.

The property is located in a very low opportunity ranking area. (Exhibit E)

4. Site Control and Demonstration of Value

Include evidence of site control such as a warranty deed or a current, receipted earnest, and provide a real estate appraisal that is no older than six months and that uses 3 or more comparables, or current tax documentation that substantiates the value of the project.

AHFH submitted an offer to acquire the 14.65 acre tract in February 2013. Included in this application are two receipted earnest money documents (Exhibit F) and an appraisal summary report (Exhibit G).

5. Zoning

Include a letter from the City of Austin's Planning and Development Review Department (PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PDRD. If the project is approved for funding, appropriate zoning must be in place prior to execution of loan documents.

Meadow Lake Tract is located in far southeast Austin, and is not in a Neighborhood Plan Area. The 14.65 acre tract is zoned SF-6 (Exhibit H).

6. S.M.A.R.T. Housing™

Include a copy of the letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing requirements.

AHFH has applied for S.M.A.R.T. Housing status and meets the requirements as reflected in a letter from NHCD (Exhibit I).

- 7. Development Team and Capacity.** Identify below the persons or entities anticipated to be involved in the project, such as lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any person or entity involved is certified by the City of Austin as a minority or women-owned business enterprise (**MBE/WBE**), or if any of the entities are also **non-profit** organizations.

Please also provide narrative information about the skills you or your development team members have in the following areas:

- a. **Project Management**—With more than 300 single-family homes constructed, Austin Habitat staff has several years of project management experience. Collectively our staff brings experience that includes all phases of housing development including site acquisition, land development, design, and construction.
- b. **Market Analysis**—With a focus toward affordable housing, our staff has experience in identifying housing demand and capacity for families that earn 60 to 80 percent of the median family income. Austin Habitat established an intake process for prospective families to enter our program. Many have been qualified through our housing counseling and have gone through underwriting to determine their ability to pay a mortgage, and remain on a waiting list.
- c. **Site Selection and Control**—Over the years Austin Habitat has acquired finished lots and raw land that were developed for single-family housing development. This project will be our first project that will be more densely developed exhibiting compact single-family housing, townhouses, duplexes, and/or quadplexes—or some combination of these dwelling units. We have experience identifying prospective properties and evaluating them for feasibility and appropriateness. We strive to develop neighborhoods in locations where there are existing community facilities. We have submitted an offer to acquire the 14.65 acre property, and it is located adjacent to existing residential development.
- d. **Planning and Construction**—Austin Habitat staff has experience with the City's Land Development Code, and has the capacity to navigate a housing development project through the entitlement and permitting process. Our organization also employs full-time personnel dedicated to housing construction, including coordinating a core group of experienced volunteers that consistently work on the houses we build.
- e. **Design, Architecture and Engineering**—Our organization has a portfolio of house plans for single-family residential that range from 2 to 5 bedroom houses. We currently have working relationships with a variety of professionals including architects and engineers who provide design services as needed to complete our housing development projects. We anticipate new house designs for a more compact residential community setting from our current architectural collaborations.
- f. **Legal and Accounting**—Austin Habitat employs the services of legal counsel as needed. They provide assistance in areas of land acquisition and coordinate title closings for our house selling transactions. Our accountant's provide the necessary services essential to our operation and performs an annual audit that reflects the overall financial position of the organization. We also have on staff a Chief Financial Officer (CFO) and bookkeeping staff that monitor our operating transactions and construction spending activities.
- g. **Federal Funding Rules**—On staff we have several personal that have experience in federal funding programs including CDBG, HOME, and NSP. We have a dedicated grants manager with federal program and contract administration experience, and over the years Austin Habitat has received funding from these sources for housing development and construction.

	Development Team Name(s) and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non-profit? (Mark X if Yes)
Owner	Austin Habitat for Humanity			X
Developer	Austin Habitat for Humanity			X
Architect				
Engineer	ALM Engineering/Thompson Land Engineering			
Construction Lender	Wells Fargo			
Other Lenders	Habitat for Humanity International (SHOP)			X
Attorney	Hancock McGill			
Accountant	Maxwell Locke & Ritter			
General Contractor	Austin Habitat for Humanity			X
Consultant (if Applicable)				
Other:	Goodwill Industries of Central Texas (Exhibit J)			X

- 8. Development Schedule.** Complete the grid below. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project's development. If the development schedule differs across several properties to be involved in the project, provide a development schedule for each property. Please be as precise as possible, narrowing dates by 15 day intervals.

DEVELOPMENT SCHEDULE	DATE(S)
Acquisition and Financing	
Land Acquisition	4/29/2013
Site Planning + Design	
PHASE ONE	
Boundary, Tree & Topographic Survey	1/1/2014-2/1/2014
PHASE TWO	
Feasibility Study	2/1/2014-4/1/2014
PHASE THREE	
Concept Site Plan	4/1/2014-5/1/2014
Preliminary Drainage Study	5/1/2014-6/1/2014
Preliminary Utility Design	6/1/2014-7/1/2014
Preliminary Cost Estimate	7/1/2014-8/1/2014
Final Civil Engineering Plans	8/1/2014-10/1/2014
Construction Permit	10/1/2014-12/31/2014
Infrastructure/Public Improvements Schedule	
Secure Infrastructure Funding	1/15/2015
Construction Specifications and Cost estimates	2/1/2015
Construction Bids	3/1/2015
Construction Start	4/1/2015
Install Erosion Control	4/1/2015
Wastewater Line Construction	4/1/2015-6/30/2015
Water Line Construction	4/1/2015-6/30/2015
Drainage Construction	6/1/2015-7/31/2015
Streets	6/1/2015-9/30/2015
Detention Pond Construction	7/1/2015-8/31/2015
Anticipated Draws (list all)	5/31; 6/30; 7/31; 8/31; 9/31; 10/31
Completion of Construction	10/31/2015
Homebuyer Qualification, Education, Sweat Equity	1/1/2015-8/31/2014
House Plan Design	
Pre-Development	6/1/2015-7/1/2015
Schematic Design	7/1/2015-8/1/2015
Development Design	8/1/2015-9/1/2015
Construction Documents	9/1/2015-10/31/2015
House Build Schedule (35 Units)	
Begin Obtaining Permits	10/1/2015-12/31/2015
Foundations	1/1/2016-12/31/2016
Plumbing	1/1/2016-12/31/2016
Begin Exterior Construction	1/1/2016-12/31/2016
Begin Interior Construction	1/1/2016-12/31/2016
Project Completion (i.e., homes conveyed)	12/31/2016

- 9. Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Narrative should include information about experience from project conception, execution, and completion. Include experience using multiple fund sources, marketing and sale of homes, and previous working history with the Austin Housing Finance Corporation.

Austin Habitat has been in existence since 1985, and over the years it has built over 300 single-family houses. We have developed two subdivisions (Devonshire Village and Sendero Hills) both of which

infrastructure is complete and will likely be built-out by the end of 2013. Our approach to housing development begins with acquisition of finished vacant residential ready-to-build lots, but we also have experience developing subdivisions and retain the services of a civil engineer to assist us with design.

COMPLETED PROJECTS				
Address	Number of Units	New or Rehab	Type of Property (apartments, SF units, etc.)	Year Completed
Heritage Village	13	New	SF	2004
Frontier at Montana	30	New	SF	2008
Devonshire Village	39	New	SF	2013
Meadow Lake	26	New	SF	2011
Sendero Hills	28	New	SF	2012

10. Detailed Project Budget - Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary to detail the specific funding being requested. Delineate all prior and currently requested A&D funding by individual line item.

DETAILED PROJECT BUDGET				
	Total Project Cost	Prior A&D Funds Used in Project	A&D Funds Being Requested	Description
PREDEVELOPMENT				
Appraisal	\$1,200			
Environmental Review	\$800			
Engineering	\$35,000			
TOTAL PREDEVELOPMENT	\$37,000			
ACQUISITION				
Site and/or Land	\$638,154		\$638,154	14.65 Acre Tract
Acquisition Settlement Charges	\$4,742		\$4,742	
TOTAL ACQUISITION	\$642,896		\$642,896	
CONSTRUCTION				
Infrastructure/Entitlements	\$2,000,000			Water, Sewer, Streets, Drng
Roofing	\$191,385			
Framing/Exterior Construction	\$805,796			
Mechanical/Electrical/Plumbing	\$1,707,600			
Interior Construction	\$1,072,260			
Foundation/Flatwork	\$1,310,000			
Site Preparation/Landscaping	\$149,920			
Miscellaneous	\$441,000			
Permits/Soft Costs	\$81,600			
TOTAL CONSTRUCTION	\$7,677,961			
SOFT & CARRYING COSTS				
Legal				
Audit/Accounting				
Title/Recording	\$120,000			
Architecture/Plans	\$60,000			
Permits/Inspections/Surveys	\$37,600			
Re-Inspection Fees	\$20,000			
Construction Period Insurance	\$24,000			
Construction Interest				
Construction Period Taxes				

Relocation				
Marketing	\$8,000			
Davis-Bacon Monitoring				
Project Management/Developer Fee				
TOTAL SOFT & CARRYING COSTS	\$269,600			
TOTAL PROJECT BUDGET	\$8,627,458			

11. Funds Proposal - Provide the following information to facilitate financial review of the proposed project:

- a. **Sources and Uses of Funds** - Complete Tables A & B below, identifying all sources and uses of funds to implement project and include evidence of funds anticipated (financial statements, commitment letters, etc.).

TABLE A: SOURCES OF FUNDS SUMMARY					Intended Use of Funds (Predevelopment Acquisition, Construction, Soft Costs)
	Amount	Term	Interest Rate	Evidence (Deed, Sales Contract)	
Owner Equity					
Private Financing (List Below)					
Austin Habitat for Humanity	\$7,984,561				Construction
Other Sources (List Below)					
Habitat for Humanity Int'l (SHOP)					
Proposed AHFC Funds	\$642,896	3 yrs	0%		Land Acquisition

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	\$37,000	\$463
Acquisition	\$642,896	\$8,036
Hard Costs	\$7,677,961	\$95,975
Soft & Carrying Costs	\$269,600	\$3,370
Other Costs		
Total Project Costs	\$8,627,458	\$107,843

- b. **Leveraging** - Complete Table C below. Include evidence of other funds leveraged by AHFC funds to implement the project such as owner equity and commitments from private and/or other public resources.

TABLE C: LEVERAGE SUMMARY	
TOTAL AHFC FUNDS	\$642,896
TOTAL OTHER FUNDS	\$7,984,561
TOTAL PROJECT COSTS	\$8,627,458
LEVERAGE % - AHFC FUNDS	7.45%

TABLE D: AFFORDABILITY DATA

	House	House	House	House
	Model One	Model Two	Model Three	Model Four
Number of Bedrooms	2	3	4	5
Square Footage	900	1,095	1,200	1,400
Anticipated Sale Price	\$105,000	\$110,000	\$115,000	\$120,000
Borrower Contribution	\$5,000	\$5,000	\$5,000	\$5,000
Homebuyer Subsidy (List all sources separately)				
Neighborhood Stabilization Program (NSP)	\$35,000	\$35,000	\$35,000	\$35,000
Total Principal Amount of Mortgage	\$65,000	\$60,000	\$65,000	\$70,000
Anticipated Interest Rate	0%	0%	0%	0%
Monthly Principal Amount	\$181	\$194	\$208	\$222
Monthly Interest	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$199	\$212	\$224	\$237
Estimated Monthly Insurance	\$38	\$38	\$38	\$38
TOTAL Estimated PITI	\$418	\$444	\$470	\$497

- 13. Partnership with Non-profit entities.** Include commitments from other non-profit organizations or a City of Austin-certified Community Housing Development Organization (CHDO) to partner on the project in some way.

AHFH is a 501c3 non-profit affordable housing developer, and a CHDO.

- 14. Good Neighbor Policy.** Please refer to the City’s Good Neighbor Guidelines and demonstrate compliance with the Good Neighbor Policy by completing the Good Neighbor Checklist and providing the documentation requested.

The 14.65 acre Meadow Lake tract is not in a neighborhood plan area. The proposed acquisition is located in far southeast Austin east of IH-35, and near the intersection of William Cannon and Pleasant Valley. The subject tract is appropriately zoned SF-6, and is adjacent to single-family and multi-family/condo residential developments. This project will complement the surrounding neighborhoods, and will offer quality affordable housing. We will communicate with neighborhood organizations after acquisition. Included in this application is the Good Neighborhood Checklist (Exhibit L).

ATTENTION:

Please submit with the Application a completed “self-evaluation” using the following Scoring Criteria.



**Scoring Criteria
Acquisition & Development Program**

Applications received will be reviewed and evaluated according to the following criteria:

REQUIRED INFORMATION:

1. Applicant Information	<u> X </u>		
2a. Non-profit List of Items or	<u> X </u>	9. Developer Capacity	<u> X </u>
2b. For-profit List of Items		10. Project Budget	<u> X </u>
3. Project Description	<u> X </u>	11. Funds Proposal:	
4. Site Control/Value	<u> X </u>	a. Sources	<u> X </u>
5. Zoning	<u> X </u>	b. Uses	<u> X </u>
6. S.M.A.R.T. Housing	<u> X </u>	c. Leveraging	<u> X </u>
7. Development Team	<u> X </u>	12. Good Neighbor Checklist	<u> X </u>
8. Development Schedule	<u> X </u>		

EVALUATION CRITERIA:

Proposed projects will be reviewed and scored on a competitive basis relative to the evaluation criteria below. A maximum possible score is **160** points. Proposed projects must receive a minimum score of **100** points. A score above the minimum score does not guarantee funding.

1. **DEVELOPER EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 15

- 15 points:** Developer has recent, similar, and successful completion of a development similar in size and scope with income-restricted units.
- 10 points:** Developer has recent, similar, and successful completion of a development **smaller** in size and scope with income-restricted units.
- 8 points:** Consultant directly involved who has successfully completed a development similar in size and scope with income-restricted units.
- 5 points:** Developer has recent, similar, and successful completion of a development similar in size and scope **without** income-restricted units

2. **SOURCES & USES OF FUNDS** (maximum 10 points) 10

- 10 points:** All sources and uses of funds are clearly indicated and sufficient evidences of funding availability and/or commitments are included.
- 5 points:** All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

3. **LEVERAGE** (maximum 10 points) 10

AHFC funding relative to Total Project Costs equals:

- 10 points:** 25% or less
- 8 points:** 26% - 30%
- 6 points:** 31% - 35%
- 4 points:** 36% - 50%
- 0 points:** 51% or greater

4. **AFFORDABLE UNITS** (maximum 25 points) 25

If the development has a mix of units at different income levels, add the results for the percentage of units in each income category up to the maximum of 25 points. If the project has a percentage of units in a given income category that is not an exact multiple of ten as shown in the chart, please round up to the next multiple of 10 and use that point value.

% of AHFC Assisted Units in Total Development										
% of MFI	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
80%	0	5	7	10	12	15	17	20	22	25
65%	5	7	10	12	15	17	20	22	25	
60%	7	10	12	15	17	20	22	25		
50%	10	12	15	17	20	22	25			
30%	12	15	17	20	22	25				

5. **AVERAGE INVESTMENT PER UNIT** (maximum 20 points) 20

	<u>Single-Unit Structures</u>	<u>Multi-Unit Structures</u>
20 points	<\$40/unit	<\$40/unit
16 points	<\$50/unit	<\$45/unit
12 points	<\$60/unit	<\$50/unit
8 points	<\$70/unit	<\$55/unit
4 points	<\$80/unit	<\$60/unit

6. **AFFORDABILITY PERIOD** (maximum 25 points) 15

25 Points: Affordability of project is for 99-years or project is in a Community Land Trust.
15 Points: Affordability period of less than 99 years but enforced through "re-sale" provisions, i.e., home must be re-sold to low- to moderate-income buyer during the affordability period.

7. **PRIORITY LOCATION** (10 points) 0

10 points: Project is located in a Vertical Mixed-Use (VMU) Corridor, or is a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).

8. **GEOGRAPHIC DISPERSION** (maximum 25 points) 5

Project is located in an area identified according to the Kirwan institute's opportunity map of Austin (Map #2) as having greater opportunity for affordable housing for low-income households.

25 points:	Very High
20 points:	High
15 points:	Moderate
10 points:	Low
5 points:	Very Low

9. **PROJECT READINESS** (maximum 10 points) 8

New construction

2 points each; maximum 10 points

- The project meets the normal eligibility requirements under the existing program guidelines.
- The property is already owned by the developer.
- The project has completed all necessary design work and received site plan approval.
- All environmental reviews have been completed.
- The project has firm commitments from **all** financing sources.

Acquisition and Rehab

2 points each; maximum 10 points

- 2** The project meets the normal eligibility requirements under the existing program guidelines

- 2 All environmental reviews have been completed.
- 2 The project has firm commitments from all financing sources.
- A General Contractor has been selected.
- 2 Closing on the acquisition of the property can be achieved in less than 30 days.

Acquisition of Completed Units

2.5 points each (round up to nearest whole number); maximum 10 points

- The project meets the normal eligibility requirements under the existing program guidelines
- All environmental reviews have been completed.
- The project has firm commitments from all financing sources.
- Closing on the acquisition of the property can be achieved in less than 30 days.

11. **MBE/WBE PROJECT PARTICIPATION** (5 points) 0

5 points: Development team includes registered City of Austin minority or women-owned business enterprises (M/WBE).

12. **PARTNERSHIP WITH NON-PROFIT ENTITIES** (5 points) 5

5 points: Applicant provides evidence of commitment from another certified non-profit organization to partner on the project in some way.

TOTAL SCORE 111

Attachments

- Texas Secretary of State Certificate
- Federal IRS Tax Exempt Status
- Certified Financial Audit
- Board Resolution

Texas Secretary of State Certificate



Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

AUSTIN HABITAT FOR HUMANITY, INC.
File Number: 73651401

The undersigned, as Secretary of State of Texas, hereby certifies that the Nonprofit Periodic Report for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 02/02/2012

Effective: 02/02/2012



A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

Exhibits

- Exhibit A: Location Map
- Exhibit B: Area Map
- Exhibit C: Listing
- Exhibit D (2 of 2): Land Status Determination (1) and Boundary Survey (1)
- Exhibit E: Opportunity Map
- Exhibit F (2 of 2): Earnest Money Receipt (2)
- Exhibit G: Appraisal Summary Report
- Exhibit H: Zoning Verification Letter
- Exhibit I: S.M.A.R.T. Housing Letter
- Exhibit J: Non-Profit Partnership
- Exhibit K: Line of Credit
- Exhibit L: Good Neighbor Checklist

Exhibit A: Location Map

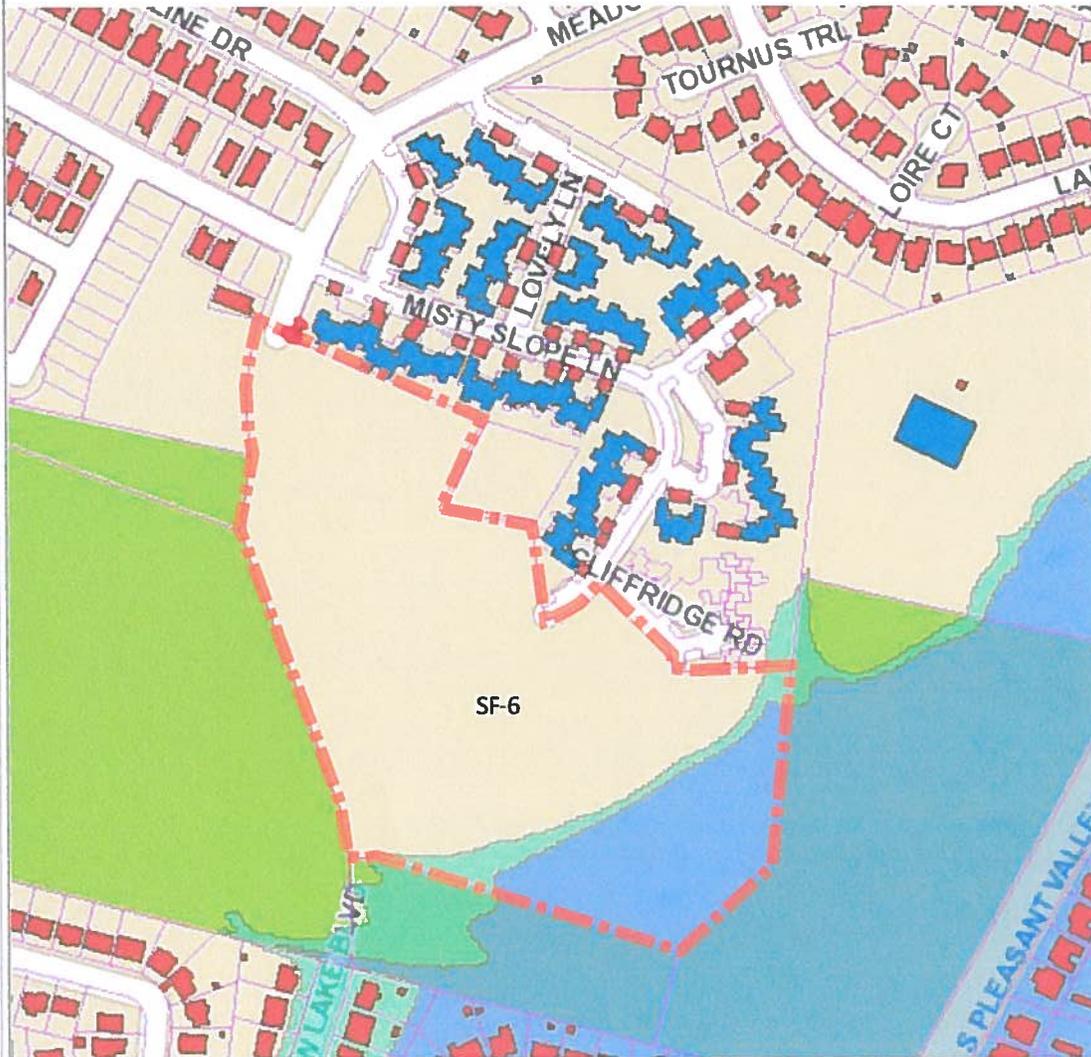
Exhibit B: Area Map

7051 MEADOW LAKE

Exhibit B: Area Map

TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT DESIGNATION

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Building Footprints Year 2000
 - Large Building (>4000 sq ft)
 - Building (100-4000 sq ft)
- Lot Line
- Greater Austin FEMA Floodplains
 - Area Not Included
 - 500 Year
 - X Protected by Levee
 - 100 Year (Approved-AE)
 - 100 Year (Shallow-AC)
 - 100 Year (Detailed-AE)
- Zoning (Large Map Scale)

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Exhibit C: Listing

Craig Biggar & Associates, Inc.

Craig Biggar — (512) 922-5127

Land For Sale

Duplex Property

7051 Meadow Lake, Austin, TX 78744



Price: **\$638,154**
 Lot Size: **14.65 AC**
 Property Type: **Land**
 Property Sub-type: **Multifamily (land)**

Last Updated 6 days ago
 Listing ID 17899128

1 Lot Available

Lot 1	Price:	\$638,154
	Lot Size:	14.65 AC
	Price/AC:	\$43,560
	Lot Type:	Multifamily (land)

Description

10 minutes to Downtown Austin, walking distance to schools, parks, shopping and mass transit (via Capital Metro) in the heart of Southeast Austin. SF 6 Zoning, City of Austin Utilities in place (including, 8" Water and 8" Wastewater) Preliminary engineering available upon request.

Located at 7051 Meadow Lake Blvd. From Downtown Austin travel South IH 35, exit William Cannon, take a left onto William Cannon and travel East, then take a right at Meadow Lake Blvd (property at the end of Meadow Lake Blvd)

Map of 7051 Meadow Lake, Austin, TX 78744 (Travis County)

**Exhibit D: Land Status Determination and
Boundary Survey**



**Watershed Protection and Development Review Department
Land Status Determination
Legal Tract Platting Exception
Certification**

September 07, 2007

File Number: **CSI-2007-0386**

Address: **7051 MEADOW LAKE BLVD**

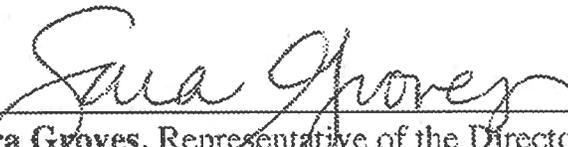
Tax Parcel I.D. # **0428010115**

Tax Map Date: **01/22/2004**

The Watershed Protection and Development Review Department has determined that the property described below and as shown on the attached tax map:

is over five acres consisting of **14.670 acres out of the Santiago Del Valle Grant, ABS 24 in Travis County, Texas**, according to the deed recorded in **Document #2002252993**, of the Travis County Deed Records on **Dec 31, 2002**, and is **eligible to receive utility service**. The cost of water and/or wastewater service improvements, including easements, tap and impact fees, are the landowner's responsibility and expense, and must be accomplished according to the City of Austin Utility Design Criteria, Specifications and Procedures.

This determination of the status of the property is based on the five-acre subdivision exception provided in Texas Local Government Code, Section 212.004(a). Recognition hereby does not imply approval of any other portion of the Austin City Code or any other regulation.

By: 
Sara Groves, Representative of the Director
Watershed Protection and Development Review Department

Map Attachment

Exhibit D (2 of 2): Boundary Survey

GREENSLOPES PHASE 1
BK 70 PG. 27

SURVEY OF 14.6548 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS BEING THE SAME TRACT CONVEYED TO ARMAND LUCAS IN DOC. NO. 2002252993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

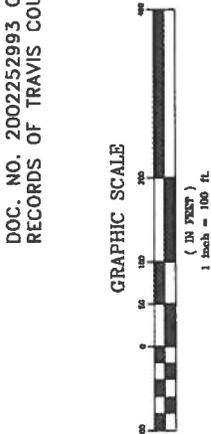
MEADOW LAKE SUBDIVISION,
PHASE 1 & 2
DOC. NO. 200200081

CITY OF AUSTIN
24.694 AC.
VOL. 10759 PG. 488

ARMAND LUCAS
14.67 AC.
DOC. NO. 2002252993

SANTIAGO DEL VALLE GRANT
14.6548 ACRES

CITY OF AUSTIN
11.178 AC.
VOL. 10759 PG. 488



EXCLUSIVELY TO PARTIES IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT CJ, NO. 708011A, EFFECTIVE DATE AUGUST 21, 2007, INCLUDING: BACK FORTY QUARTY COMPANY; ARMAND LUCAS; AND STEWART TITLE GUARANTY COMPANY;

THE FOLLOWING ITEMS OF RECORD ARE NOTED BELOW AND ADDITIONAL RESEARCH WAS PERFORMED BY CRICHTON AND ASSOCIATES:

SCHEDULE B ITEMS:

1. RESTRICTIVE COVENANTS OF RECORD - VOLUME 9712, TRAVIS COUNTY, TEXAS. - SUBJECT TO.

100A WETLINE EASEMENT GRANTED TO MIABLE PIPE LINE COMPANY, A TEXAS CORPORATION, RECORDED IN VOLUME 984, PAGE 390, AND AS FURTHER AFFECTED BY THE CITY OF AUSTIN, TEXAS, IN VOLUME 218, PAGE 218, BOTH OF THE REED RECORDS OF TRAVIS COUNTY, TEXAS. - SUBJECT TO, AS SHOWN.

100A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 4957, PAGE 8A, OF THE REED RECORDS OF TRAVIS COUNTY, TEXAS. - SUBJECT TO, AS SHOWN.

100A WASTEWATER LINE EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 4957, PAGE 8A, OF THE REED RECORDS OF TRAVIS COUNTY, TEXAS. - SUBJECT TO, AS SHOWN.

SURVEYOR'S CERTIFICATION:
I, HERMAN CRICHTON, DO HEREBY CERTIFY THAT THE SKETCH AND SURVEY DATA SHOWN ON THIS SURVEY WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

HERMAN CRICHTON
TEXAS R.P.L.S. #6048
CRICHTON AND ASSOCIATES, INC.
6448 CAMDEN ROAD SUITE 10-105
AUSTIN, TEXAS 78723

CRICHTON
AND ASSOCIATES
LAND SURVEYORS

6448 CAMDEN ROAD SUITE 10-105
AUSTIN, TEXAS 78723
TEL: (512) 244-3393
FAX: (512) 244-9508

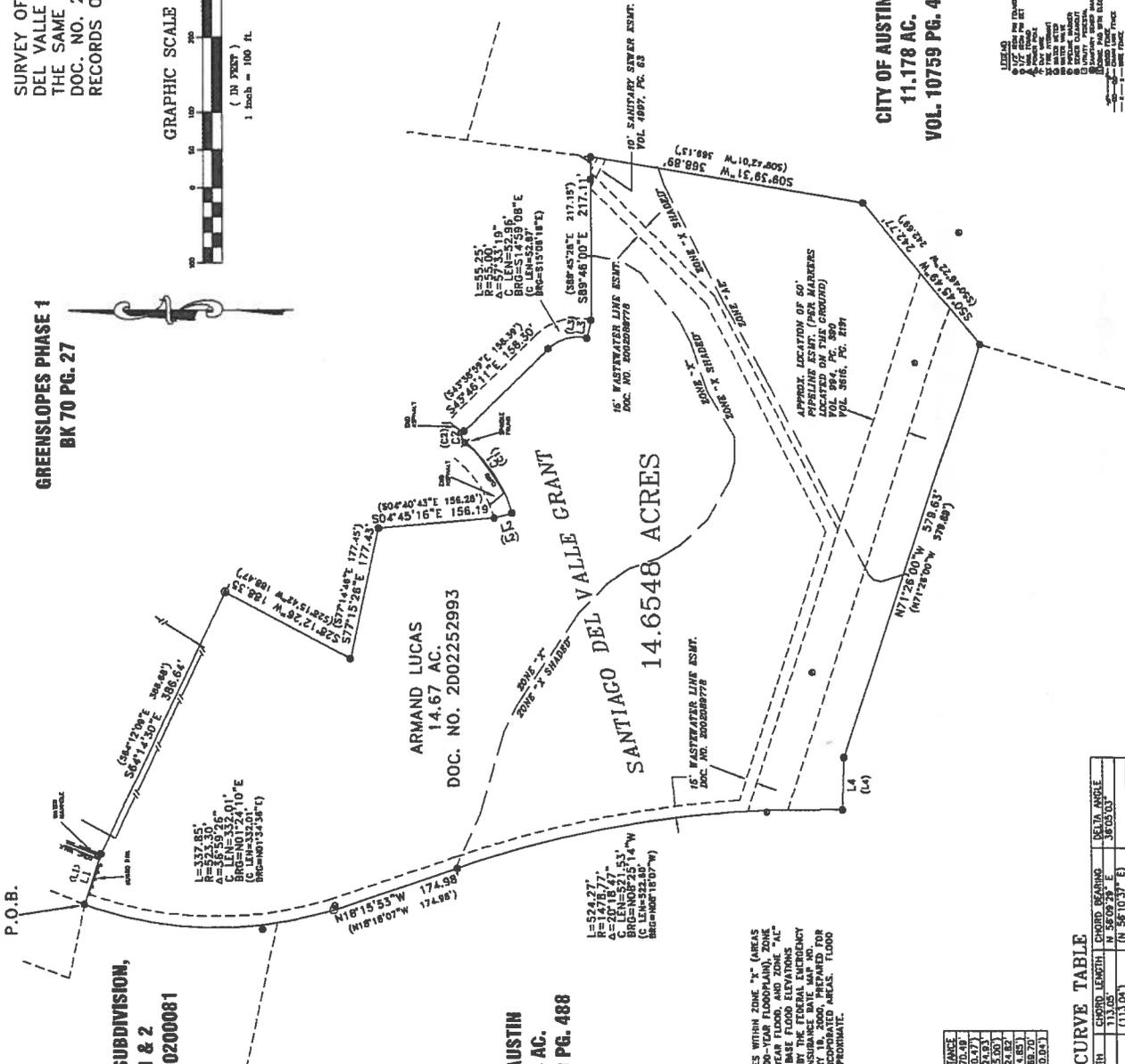
14.6548 ACRES

DATE: 08/10/07 JOB NO. 07-315

SCALE: 1" = 100'

DWG. NO.

- LEGEND**
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 - 99. 1/8" DIA. IRON PIN
 - 100. 1/4" DIA. IRON PIN



FLOOD NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN), ZONE "X" SHARPER (AREAS OF 500-YEAR FLOOD, AND ZONE "AL" (AREAS OF 100-YEAR FLOOD, AND ZONE "A" (AREAS OF 50-YEAR FLOOD). THE FLOOD ZONE DETERMINATION WAS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48050C01A, DATED JANUARY 18, 2006, PREPARED FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD ZONE DETERMINATION LINES SHOWN HEREON ARE APPROXIMATE.

LINE TABLE

LINE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
L1	S 71°27'40" E	70.49	N 58°09'29" E	36.05 03'	
L2	S 15°23'19" E	21.93	N 56°10'37" E		
L3	S 15°40'43" E	25.00	N 57°01'33" E	98°44'38"	
L4	S 76°24'23" E	24.87	N 57°08'31" E		
L5	S 76°18'52" E	24.85			
L6	N 88°03'37" W	20.04			
L7	N 88°03'37" W	20.04			

CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	N 82°54' 114.84'	114.84'	N 58°09'29" E	36.05 03'	
C2	N 182°50' (114.85)	(114.85)	N 56°10'37" E		
C3	N 180°00' 17.23'	17.23'	N 57°01'33" E	98°44'38"	
C4	(10.86)	(17.17)	(N 57°08'31" E)		

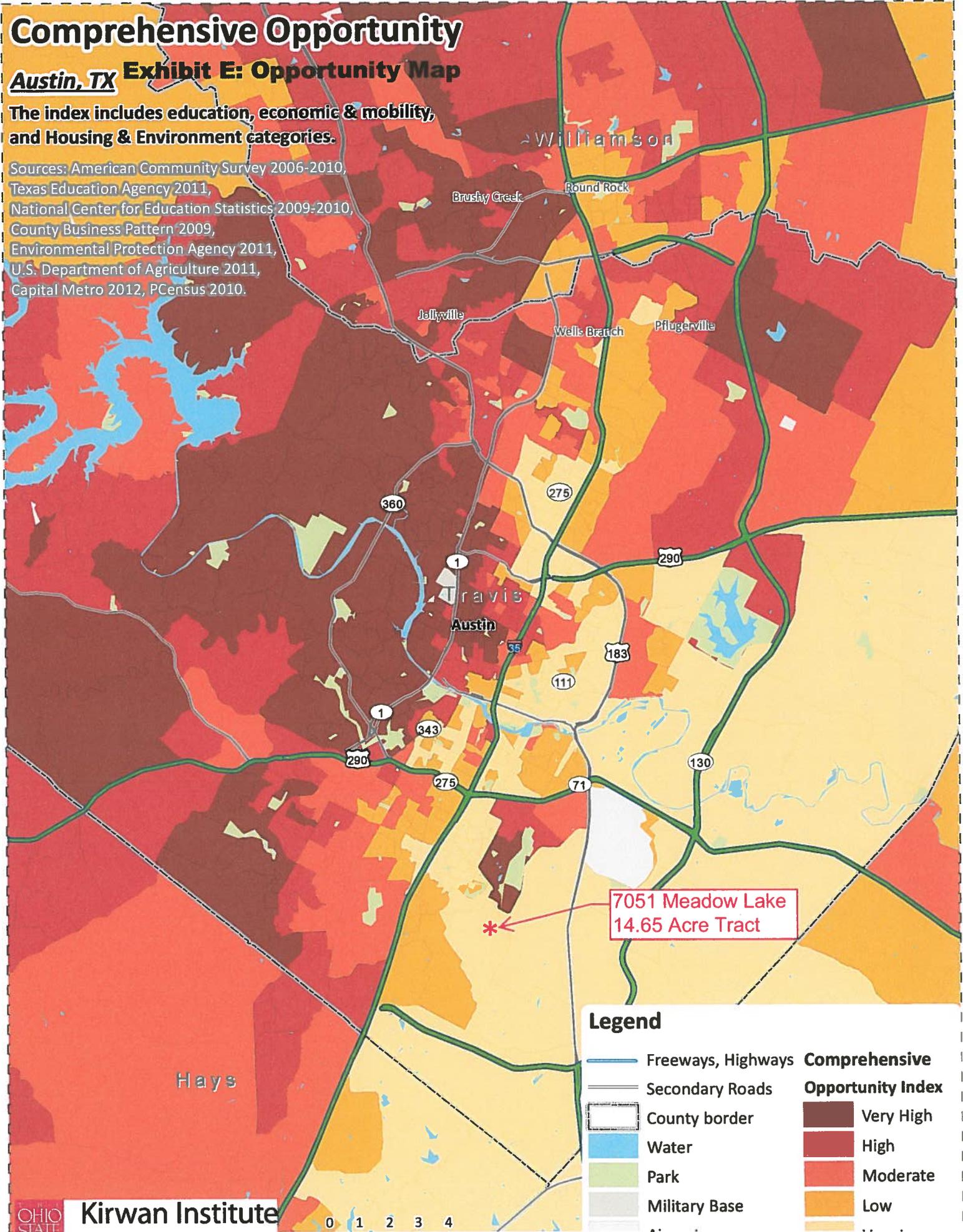
Exhibit E: Opportunity Map

Comprehensive Opportunity

Austin, TX Exhibit E: Opportunity Map

The index includes education, economic & mobility, and Housing & Environment categories.

Sources: American Community Survey 2006-2010, Texas Education Agency 2011, National Center for Education Statistics 2009-2010, County Business Pattern 2009, Environmental Protection Agency 2011, U.S. Department of Agriculture 2011, Capital Metro 2012, PCensus 2010.



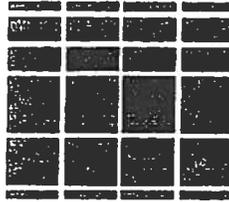
Legend

- | | |
|--------------------|--|
| Freeways, Highways | Comprehensive Opportunity Index |
| Secondary Roads | |
| County border | Very High |
| Water | High |
| Park | Moderate |
| Military Base | Low |
| | .. |

Exhibit F (2 of 2): Earnest Money Receipt (2)

HANCOCK & MCGILL, L.L.P.
Attorneys At Law

Don R. Hancock
John F. K. McGill



6010 Balcones Drive
Suite 100
Austin, Texas 78731
(512) 459-6010
Fax No. (512) 459-9175

EARNEST MONEY RECEIPT

Property Address: Approx. 14.65 acres at 7051 Meadow Lake AIT 78744

Hancock & McGill acknowledges receipt of \$ 5000.00 in earnest money which shall be held in a non-interest bearing account pending closing. If a title insurance commitment is required by the contract, Hancock & McGill shall use its best efforts to obtain the commitment within permitted time; however, we shall have no liability to either party if we are unable to do so. We will require written release from all parties to the contract before releasing earnest money.

Date: 2-25-13

By: Carmen Childres

Printed Name: Carmen Childres
Hancock & McGill, L.L.P.

THIS DOCUMENT HAS A COLORED SECURITY BACKGROUND. DO NOT CASH IF THE WORD "VOID" IS VISIBLE. THIS PAPER HAS AN ARTIFICIAL WATERMARK ON REVERSE SIDE AND IS ALTERATION PROTECTED

AUSTIN HABITAT FOR HUMANITY
310 COMAL STREET, SUITE 100
AUSTIN, TX 78702
512-472-8788

WELLS FARGO Wells Fargo Bank, N.A.

DATE
2/21/2013

CHECK NO.
[REDACTED]

PAY Five Thousand Dollars and 00 Cents

CHECK AMOUNT
\$5,000.00

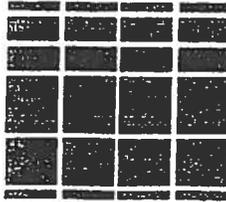
TO THE ORDER OF
HANCOCK & MCGILL, LLP
6010 BALCONES
STE 100
AUSTIN TX 78731

[Handwritten Signature]
AUTHORIZED SIGNATURE



HANCOCK & MCGILL, L.L.P.
Attorneys At Law

Don R. Hancock
John F. K. McGill



6010 Balcones Drive
Suite 100
Austin, Texas 78731
(512) 459-6010
Fax No. (512) 459-9175

Additional **EARNEST MONEY RECEIPT**

Property Address: Approx. 14.65 Acres at 7051 Meadow Lake Alt 78744

Hancock & McGill acknowledges receipt of \$ 5000.00 in earnest money which shall be held in a non-interest bearing account pending closing. If a title insurance commitment is required by the contract, Hancock & McGill shall use its best efforts to obtain the commitment within permitted time; however, we shall have no liability to either party if we are unable to do so. We will require written release from all parties to the contract before releasing earnest money.

Date: 3-6-13

By: Carmen Childres

Printed Name: Carmen Childres
Hancock & McGill, L.L.P.

THIS DOCUMENT HAS A COLORED SECURITY BACKGROUND. DO NOT CASH IF THE WORD "VOID" IS VISIBLE. THIS PAPER HAS AN ARTIFICIAL WATERMARK ON REVERSE SIDE AND IS ALTERATION PROTECTED.

AUSTIN HABITAT FOR HUMANITY
310 COMAL STREET, SUITE 100
AUSTIN, TX 78702
512-472-8788



DATE: 3/6/2013 CHECK NO. [REDACTED]

PAY Five Thousand Dollars and 00 Cents

CHECK AMOUNT
\$5,000.00

TO THE ORDER OF
HANCOCK & MCGILL, LLP
6010 BALCONES
STE 100
AUSTIN TX 78731

[Handwritten Signature]
AUTHORIZED SIGNATURE



Exhibit G: Appraisal Summary Report

Exhibit G (42 pages): Appraisal Summary Report

APPRAISAL IN A SUMMARY REPORT

of ±14.6548 acres located at the terminus of Meadow Lake Blvd. and
Misty Slope Lane, Austin, Travis County, Texas

Project Name: Habitat for Humanity
Property Owner: BW Meadow Lake, LP
TCAD Parcel Number: 555730
Legal Description: A 14.6548 acre tract of land, more or less,
out of the Santiago Del Valle Grant, A-24,
in Travis County, Texas

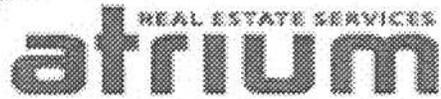
Submitted To:

Mr. Andy Alarcon
Habitat for Humanity
55 North IH-35, #204
Austin, Texas 78702

Prepared By:

ATRIUM REAL ESTATE SERVICES
7805-A Bell Mountain Drive
Austin, Texas 78730

Effective Date of Appraisal:
February 5, 2013



February 7, 2013

Mr. Andy Alarcon
Habitat for Humanity
55 North IH-35, #204
Austin, Texas 78702

RE: Appraisal in a Summary Report of ±14.6548 acres located along the terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas.

Project Name: Habitat for Humanity
Property Owner: BW Meadow Lake, LP
TCAD Parcel #: 555730
Legal Description: A 14.6548 acre tract of land, more or less, out of the Santiago Del Valle Grant, A-24, in Travis County, Texas

Dear Mr. Andy Alarcon:

As requested, Lory R. Johnson has personally inspected the above referenced property. The purpose of the appraisal is to estimate the market value of the fee simple interest of the subject whole property. The following appraisal and final estimate of value have been based upon the inspection of the property and upon research into various factors which influence value. The effective date of this appraisal was February 5, 2013.

The analysis and results of the investigation are submitted in the accompanying report which has been prepared in conformity with the requirements of the *Code of Professional Ethics and the Standards of Professional Appraisal Practice* of the APPRAISAL INSTITUTE, the *Uniform Standards of Professional Appraisal Practice* as promulgated by the APPRAISAL FOUNDATION, as well as the requirements of the STATE OF TEXAS for State-Certified General Real Estate Appraisers.

MARKET VALUE/RECOMMENDED COMPENSATION ESTIMATES - The market value of fee simple interest in the subject property, as well as the recommended compensation estimate for the proposed acquisition, as of February 5, 2013, was as follows:

**FIVE HUNDRED FORTY THREE THOUSAND
(\$543,000)**

Please note: These value conclusions are specifically limited by the *Assumptions and Limiting Conditions*, with emphasis on the *Extraordinary Assumptions* detailed at the beginning of this report.

ATRIUM REAL ESTATE SERVICES appreciates the opportunity to be of service to you and Habitat for Humanity. Should you have any questions, or if we can be of further assistance, please contact our office.

Respectfully submitted,

ATRIUM REAL ESTATE SERVICES

A handwritten signature in black ink that reads "Lory R. Johnson".

Lory R. Johnson, MAI, SR/WA
President
Texas Certified Appraiser #TX-1321640-G

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to underlying assumptions and limiting conditions qualifying the information contained in the report as follows:

The valuation estimate applies only to the property specifically identified and described in the ensuing report.

Information and data contained in the report, although obtained from public record and other reliable sources and, where possible, carefully checked, is accepted as satisfactory evidence upon which rests the final expression of property value.

No legal survey has been commissioned by the appraisers; therefore, reference to a sketch, plat, diagram, or survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility beyond reason is assumed for matters of a legal nature, whether existing or pending.

Information identified as being furnished or prepared by others is believed to be reliable, but no responsibility for its accuracy is assumed.

Any appraiser, by reason of this appraisal, shall not be required to give testimony as an Expert Witness in any legal hearing or before any court of law unless justly and fairly compensated for such services.

By reason of the purpose of this appraisal and function of the report herein set forth, the value reported is only applicable to the property rights appraised and the appraisal report should not be used for any other purpose.

Information regarding toxic wastes or hazardous materials which might affect the subject property, has not been proved; thus, the existence of toxic waste which may or may not be present in the property, has not been considered. Soil or drainage tests have not been performed, nor have soil or drainage test results been provided. Therefore, it is assumed that there are no subsoil or drainage conditions which would adversely affect the subject or their final valuation. This report assumes no soil contamination exists within or on the subject site. The valuation is subject to modification if any such potentially hazardous materials were detected by a qualified expert in these areas. The appraisers reserve the right to modify this valuation if so warranted.

One (or more) of the signatories of this appraisal report is a member (or candidate) of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report.

ASSUMPTIONS AND LIMITING CONDITIONS

No endangered species and endangered species natural habitats were evident upon site inspection. This report assumes that the subject is not encumbered by any environmental factors which would affect value. Typically, real estate appraisers are not qualified nor are they experts in detecting hazardous materials, radiological materials, archeological resources, etc., therefore, an expert in these fields should be consulted for opinions on these matters.

This appraisal report is based on the condition of local and national economies, purchasing power of money, and finance rates prevailing at the effective date of value.

EXTRAORDINARY ASSUMPTIONS

We were provided ownership information and a property description for the subject property. Using this information as well as additional information secured from the Travis County Deed Records and the Travis Central Appraisal District, the size of the property and its legal description were established. All information provided is assumed to be correct and has been considered in the following valuation analysis.

CERTIFICATION OF THE APPRAISERS

The undersigned do hereby certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. The person signing this report has not performed any services regarding the subject property within the last three years.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and the Standards of Professional Appraisal Practice* of the APPRAISAL INSTITUTE, the *Uniform Standards of Professional Appraisal Practice* as promulgated by the APPRAISAL FOUNDATION, as well as the requirements of the STATE OF TEXAS for State-Certified General Real Estate Appraisers.
- Lory R. Johnson and Cynthia Craig have made a personal inspection of the property that is the subject of this report.
- Cynthia Craig provided significant real property appraisal assistance to the persons signing this certification.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Lory R. Johnson has completed the requirements of the continuing education program of the Appraisal Institute.
- this appraisal report sets forth all limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analyses, opinions, and conclusions expressed herein.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- the market data contained within this report, has been accumulated from various sources and, where possible, personally examined and verified as to details, motivation, and validity.

ATRIUM REAL ESTATE SERVICES



Lory R. Johnson, MAI, SR/WA
President
Texas Certified Appraiser #TX-1321640-G

Date Signed: February 7, 2013

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INTRODUCTION

INTRODUCTION

SUBJECT PROPERTY PHOTOGRAPHS



AERIAL PHOTOGRAPH

Source: City of Austin GIS
Blue: Subject property boundary (estimated by appraiser)

INTRODUCTION

SUBJECT PROPERTY PHOTOGRAPHS



BIRD'S EYE VIEW

Source: bing.com
Blue: Subject property boundary (estimated by appraiser)

INTRODUCTION

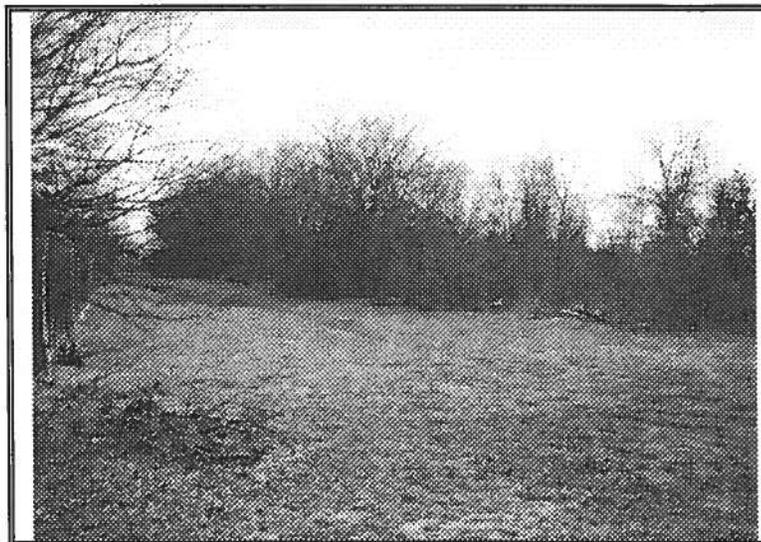
SUBJECT PROPERTY PHOTOGRAPHS



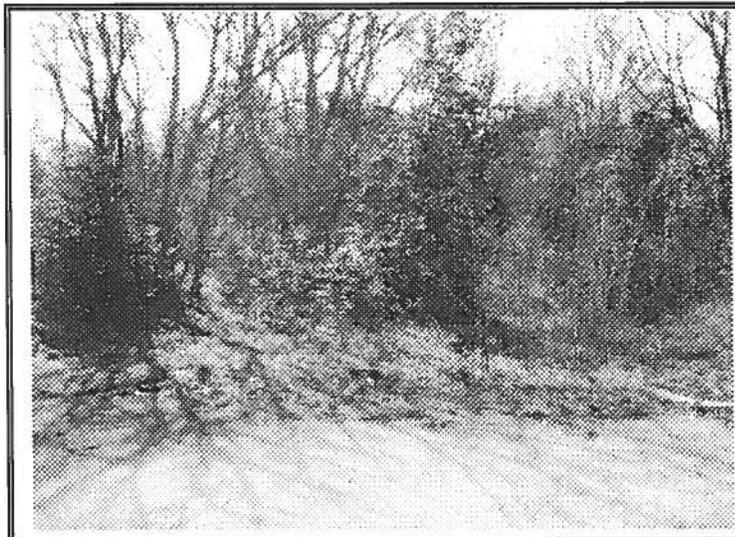
Looking south at whole property from terminus of Meadow Lake Blvd.

Date photo taken:
2/05/13

Looking east at whole property from the northwest corner of the property



Date photo taken:
2/05/13



Looking south at whole property from terminus of Misty Slope Lane

Date photo taken:
2/05/13

INTRODUCTION

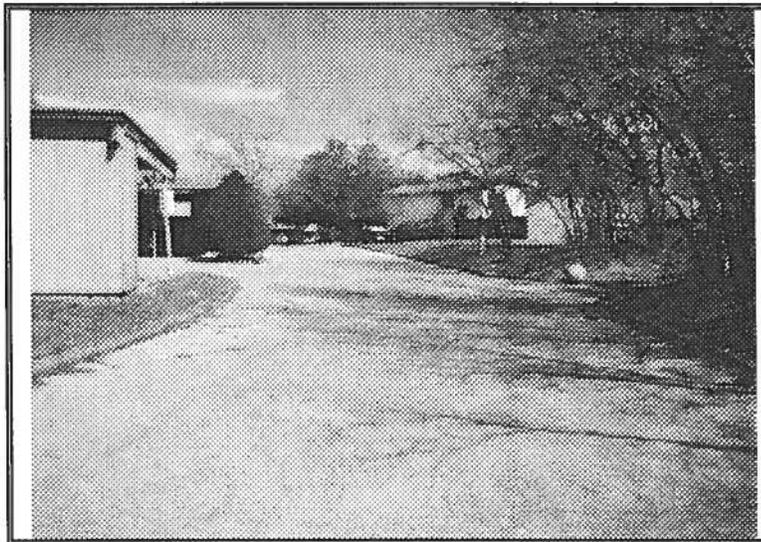
SUBJECT PROPERTY PHOTOGRAPHS



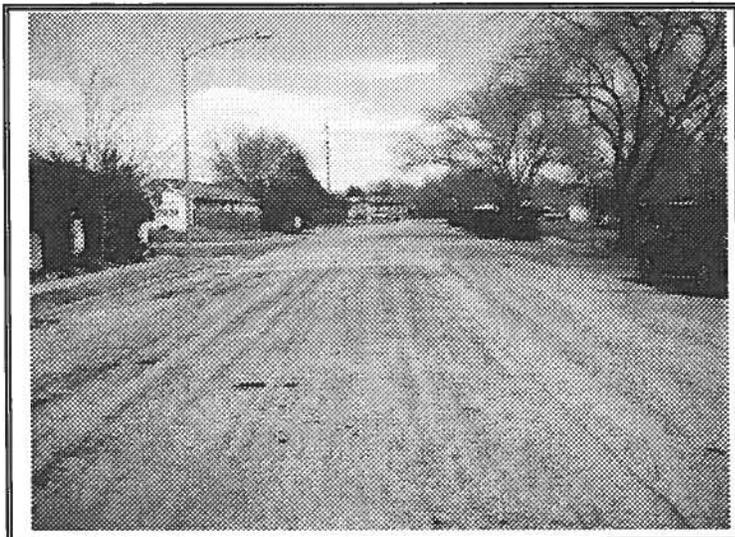
Looking south at whole property from the northeast portion of the property

Date photo taken:
2/05/13

Looking north along Misty Slope Lane



Date photo taken:
2/05/13



Looking north along Meadow Lake Blvd.

Date photo taken:
2/05/13

INTRODUCTION

EXECUTIVE SUMMARY

Location of Property: Terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas

TCAD Parcel ID Number: 555730

Property Rights Appraised: Fee simple interest

Highest and Best Use: Residential-oriented development

Size: ±14.6548 acres

Zoning: SF-6; Townhouse and Condominium Residence District

Utilities: All municipal utilities available

Shape: Irregular

Easements: There is an existing 50' gas pipeline easement located on the subject site, which is in the southern portion of the site. Portions of this easement area extend through the flood plain. There is also a 15' wastewater easement that extends along the western property line and across the south-central portion of the site.

Topography: Basically level to slightly sloping

Floodplain: The subject property is located ±5% within the 100-year floodplain and 15% within the City of Austin 25-year floodplain

Improvements: Vacant land.

Appraisal Issues: There is a 50' gas pipeline easement located along the southern property line that will require a 200' building setback. ±15% of the property is located within the 25-year floodplain area. According Robert Heil, Land Planner with the City of Austin Development Assistance Center, as of February 2013, new construction on land known to be in the 25 year flood plain is not permissible, nor is rebuilding on the land after a flood.

Type of Appraisal: Summary Report Format

Effective Date of the Appraisal: February 5, 2013

Date of the Report: February 7, 2013

Value Estimate:

**FIVE HUNDRED FORTY THREE THOUSAND
(\$543,000)**

Please note: This value conclusion is specifically limited by the *Assumptions and Limiting Conditions*, with emphasis on the *Extraordinary Assumptions* as detailed at the beginning of this appraisal report.

INTRODUCTION

DATE OF VALUE

The property was inspected on February 5, 2013, which serves as the effective date of the appraisal.

OWNER CONTACT

The current owner is, BW Meadow Lake, LP. We contacted the representative/broker for the property, Craig Biggar. Lory R. Johnson and Cynthia Craig inspected the property independently on February 5, 2013.

PURPOSE/INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject whole property. The definitions of these value estimates are included herein. The client is Habitat for Humanity, with the client being the only intended user of the report. Use of this report by others is not intended by the appraisers. This report is intended only for use in estimation of recommended compensation and it is understood that the opinions expressed in this report may be utilized for litigation purposes.

SCOPE OF WORK

As outlined, the purpose of this appraisal is to estimate the market value of the fee simple interest of the subject whole property. We were provided ownership information and a property description for the subject property. Using this information as well as additional information secured from the Travis County Deed Records and the Travis Central Appraisal District, the size of the property and its legal description were established. All information provided is assumed to be correct and has been considered in the following valuation analysis.

The subject property is vacant land. There is a 50' gas pipeline easement located along the southern property line that will require a 200' building setback. $\pm 15\%$ of the property is located within the 25-year floodplain area. According Robert Heil, Land Planner with the City of Austin Development Assistance Center, as of February 2013, new construction on land known to be in the 25 year flood plain is not permissible, nor is rebuilding on the land after a flood.

In analyzing the area economy, data from the various sources including the Chamber of Commerce was obtained. In addition, we inspected the subject property and surrounding properties, analyzed the area and subject neighborhood, formulated an opinion regarding the highest and best use, made a search for comparable sales and listings, and all other available pertinent information used in developing an opinion of value. This data is based upon research into the Travis County markets. In all cases, the data is verified with buyer, seller, landlord, tenant, agent, and/or broker, and cross-checked through public records.

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. As the property is vacant land, only the Sales Comparison Approach, land value only, has been developed.

This appraisal is reported in a Summary Report format which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

INTRODUCTION

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest in the whole subject property and the easement estate of the acquisition areas. Fee simple estate is an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹ An easement estate is an interest in real property that transfers use, but not ownership, of a portion of an owner's property. Access or right of way easements may be acquired by private parties or public utilities. Governments accept conservation, open space, and preservation easements on private property.²

DEFINITION OF MARKET VALUE

Market value, as used in this appraisal report, is defined as being:

"The price which the property would bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."³

LEGAL DESCRIPTION

The following legal description was provided by the Travis County Deed Records and is assumed to be correct. It has not been verified by legal counsel nor has an independent survey of the parcel been commissioned. Therefore, it is suggested that the legal description be verified before being used in a legal document or conveyance.

A 14.6548 acre tract of land, more or less, out of the Santiago Del Valle Grant, A-24, in Travis County, Texas.

HISTORY/CURRENT LISTING OF THE PROPERTY

According to the Travis County Deed records, ownership was vested to BW Meadow Lake, LP. The current owners acquired title to the subject on December 19, 2007 from Armand Lucas as recorded in Document No. 2007226861, Deed Records of Travis County, Texas. The consideration for the transaction is unknown. The property is currently listed for sale by Craig Biggar and Associates for \$638,154, or \$1.00/SF.

REAL ESTATE TAXES

The subject property falls under the jurisdiction of various taxing authorities including the City of Austin, Austin ISD, Travis County, Travis County Healthcare District, and Austin Community College District. The 2012 assessed value for the subject property for land only was \$80,411 or \$5,487/acre (\$0.13/SF). According to representatives of the Travis County Tax Collector/Assessors Office, as of the effective date of this appraisal, the subject property has no delinquent taxes.

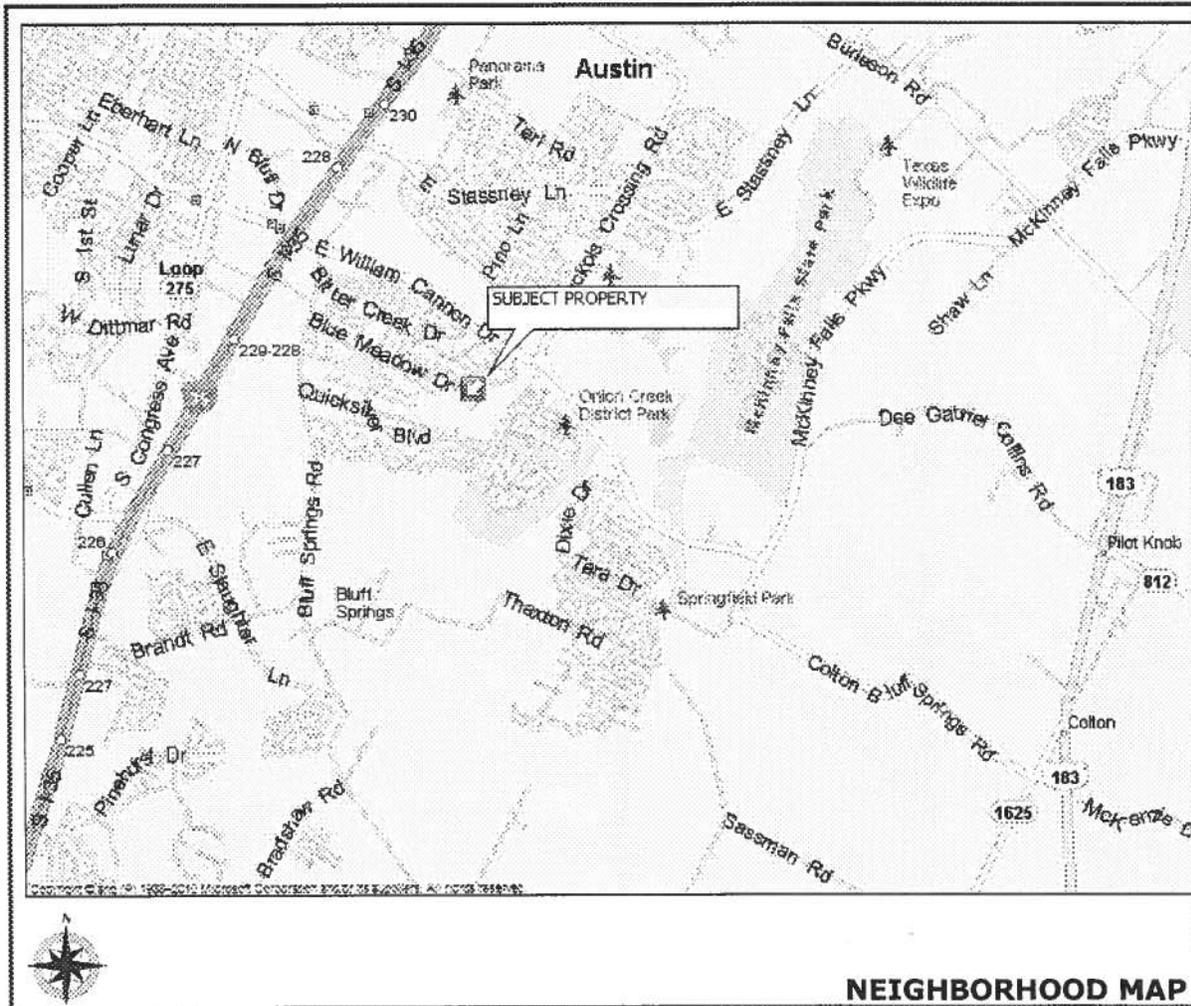
1 *The Appraisal of Real Estate, 13th Edition, (Chicago: Appraisal Institute, 2008) p. 114.*

2 *The Appraisal of Real Estate, 13th Edition, (Chicago: Appraisal Institute, 2008) p. 117.*

3 *City of Austin vs. Cannizzo, et al., 267 S. W.2d 808,815 (1954)*

DESCRIPTIONS

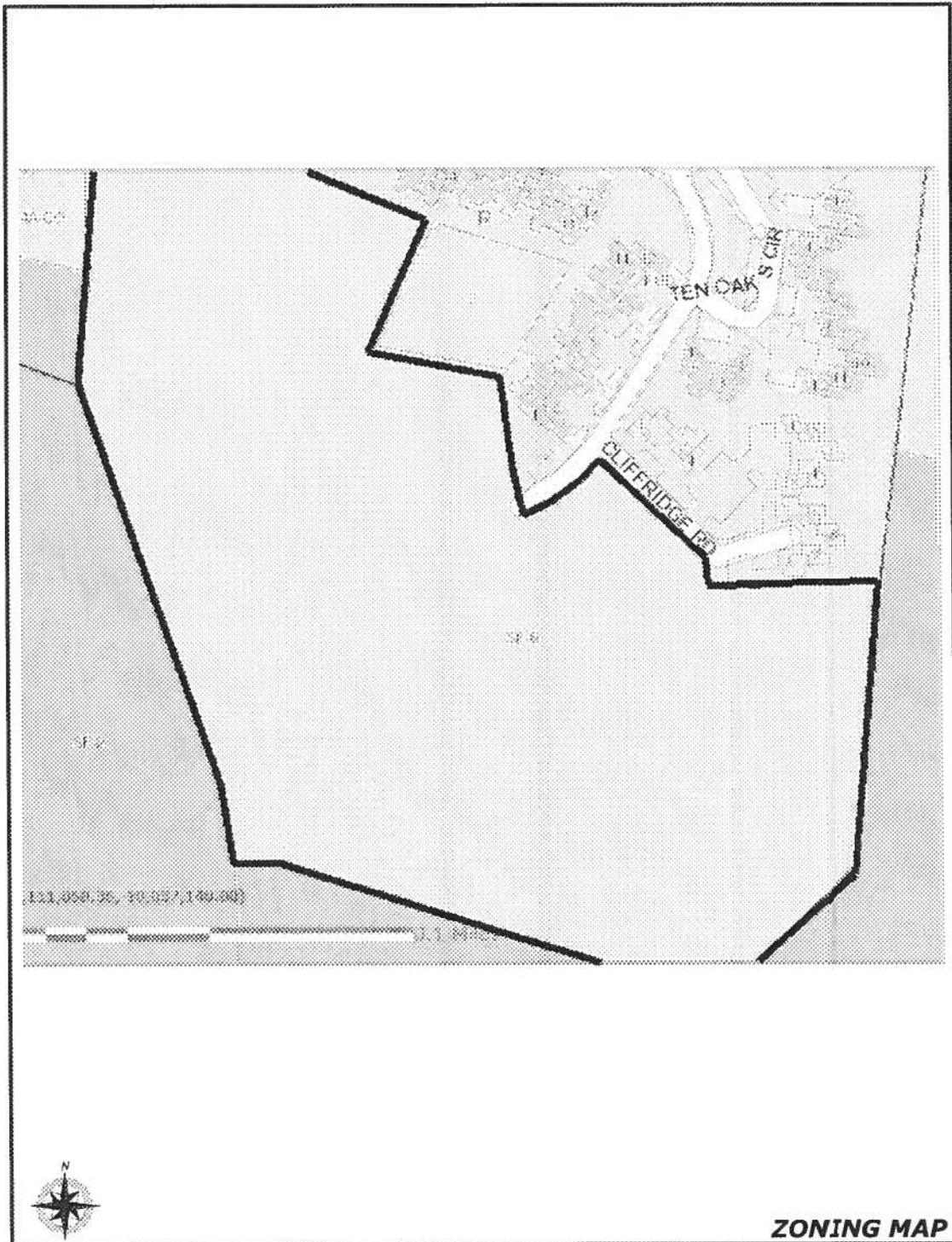
NEIGHBORHOOD DESCRIPTION



The subject property is located at the terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas. The subject neighborhood can best be defined by the following boundaries: Stassney Lane to the north, McKinney Falls Parkway to the east, East Slaughter Lane to the south and Interstate Highway 35 to the west. The neighborhood is in the southeast portion of the Austin metropolitan area.

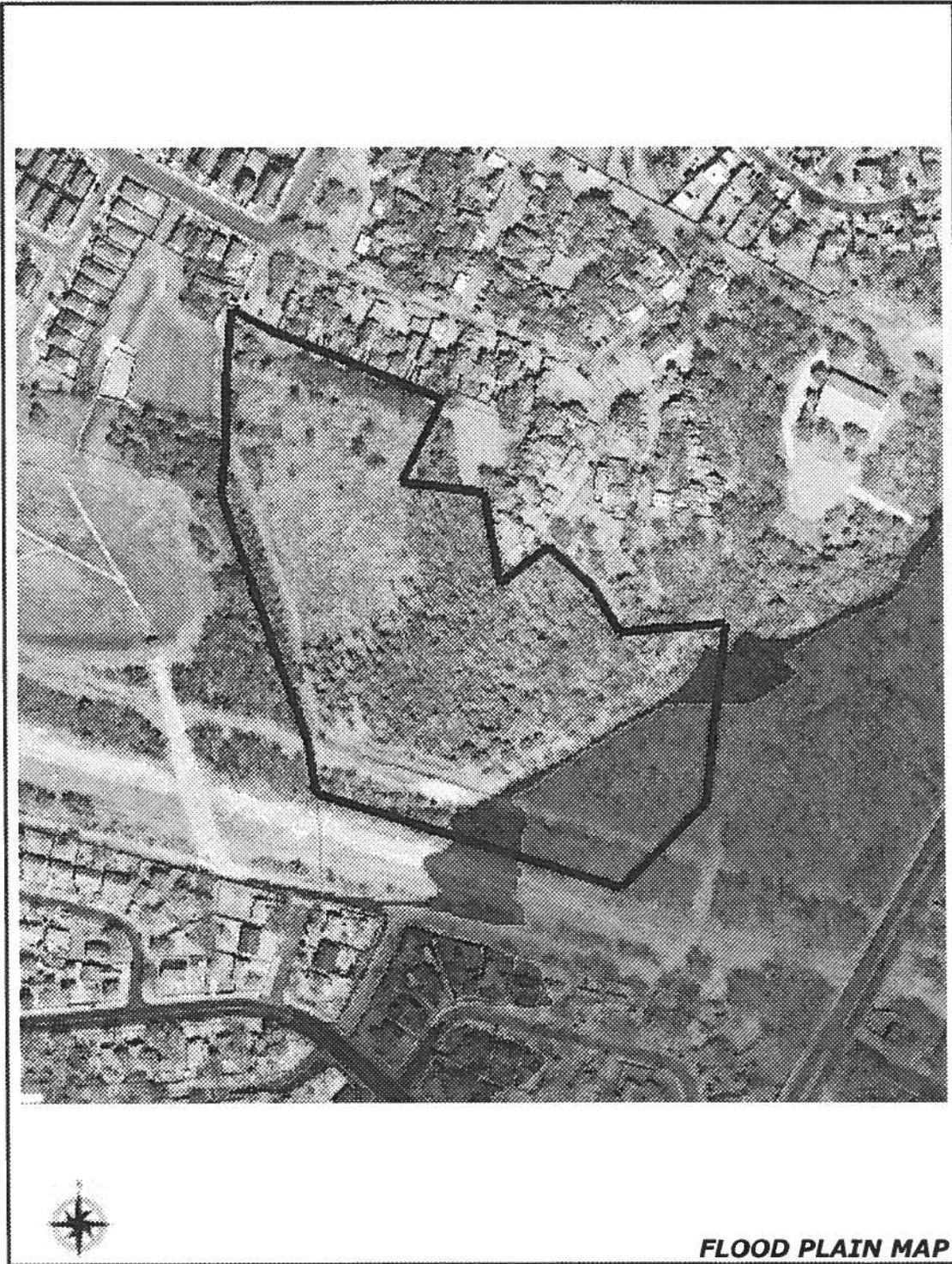
Overall, land uses within the neighborhood are somewhat varied, with commercial developments including convenience stores, gas stations, restaurants/fast food, office buildings and retail centers. Single family housing is mostly along secondary carriers, while recent commercial development is concentrated along primary thoroughfares, including IH-35, East William Cannon Drive and South Pleasant Valley Road.

SITE DESCRIPTION



Source: City of Austin GIS

SITE DESCRIPTION



Source: City of Austin GIS

FLOOD PLAIN MAP

SITE DESCRIPTION

Location: Terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas

Size: ±14.6548 acres

Shape: Irregular

Frontage: Meadow Lake Blvd.: ±70 feet
Misty Slope Lane: ±25 feet

Meadow Lake Blvd. is a two-lane, paved, residential street, and Misty Slope Lane is a two-lane, paved, residential street.

Access/Visibility: The subject site is accessible from Meadow Lake Blvd. with frontage along Misty Slope Lane, and is afforded good visibility from these roadways.

Topography: Basically level to slightly sloping

Subsoil Conditions and Drainage: An engineering study to determine the soil and subsoil conditions has not been furnished. Upon inspection of the subject and surrounding improvements, soil conditions appear adequate to support development of the subject property with adequate engineering. Overall, drainage appears adequate.

Flood Plain: The subject property lies within the area mapped by Flood Insurance Rate Map Panel #48453C0590H, Travis County, Texas and Incorporated Areas dated September 26, 2008 as supplied by the Federal Emergency Management Agency. Based on this map, the subject property is ±5% within the 100-year floodplain and 15% within the City of Austin 25-year floodplain. The floodplain area is located in the southeastern portion of the site.

Jurisdiction: The subject property is located within the city limits of the City of Austin.

Utilities: The subject property currently has all municipal utilities available. Electricity is provided by Austin Energy, water and wastewater are provided by the City of Austin and telephone service is provided by Southwestern Bell.

Additional Public Services: Fire, emergency medical services, and police protection are provided by the City of Austin.

Zoning: The subject property is located within the city limits of Austin and is zoned SF-6, Townhouse and Condominium Residence District.

SITE DESCRIPTION

- Future Land Use:** Per the City of Austin GIS, the subject property is not located within a Neighborhood Planning (NP) area, there is not a Neighborhood Plan established for the area.
- Land Use Restrictions:** There are no known deed restrictions, either public or private, that would limit the utilization of the subject property. This statement should not be taken as a guarantee or warranty that no such restrictions exist. Deed and title examination by a competent attorney is recommended should any questions arise regarding restrictions.
- Easements and Encumbrances:** There is an existing 50' gas pipeline easement located on the subject site, which is in the southern portion of the site. Portions of this easement area extend through the flood plain. There is also a 15' wastewater easement that extends along the western property line and across the south-central portion of the site. A 200' building setback is required from the edge of the gas pipeline easement. The easement area totals ± 0.75 acres. With the 200' setback requirement, ± 3.7 acres, or 25% of the site, are not developable. However, according to the broker for the property, Craig Biggar, a portion of this area could still be used for drainage/detention area.
- Environmental/Toxic Waste:** This appraisal report assumes no soil contamination exists within or on the subject property. Any environmental issues, including endangered species and endangered species natural habitats, which would pertain to the subject property are unknown. Typically, real estate appraisers are not qualified nor are they experts in detecting hazardous materials, radiological materials, archeological resources, etc.; therefore, an expert in these fields should be consulted for opinions on these matters. This report assumes no environmental hazards or special resources exist within or on the subject property.
- Improvements:** Vacant land.
- Surrounding Properties:** The subject is bounded to the north and south by residential subdivisions and to the east and west by vacant land.

ANALYSIS OF DATA

HIGHEST & BEST USE ANALYSIS

Highest and Best Use can be defined as: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."⁴

The highest and best use involves consideration of land use as though vacant, and as improved. The potential uses of the subject are affected by the real estate economic forces of the area and neighborhood. The available uses are restricted by four criteria including physically possible, legally permissible, financially feasible and maximally productive.

Previous sections of this report, with primary emphasis on *Neighborhood Description* and *Site Description*, were utilized in order to render a judgment as to the highest and best use of the site, as if vacant.

Highest and Best Use, As If Vacant

Physically Possible

The first constraint is dictated by the physical attributes of the property itself. The subject property is located at the terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas. The subject contains ±14.6548 acres. The subject property has all municipal utilities available. The site is basically level to slightly sloping, and is irregular in shape. According to available maps, the subject property is located ±5% within the 100-year floodplain and 15% within the City of Austin 25-year floodplain of the site is within the flood plain. The floodplain is located along the rear portion of the site. Therefore, based on the physical characteristics of the site, there are no significant detriments to the site.

Legally Permissible

Legal restrictions, as they apply to the subject are private restrictions such as easements, and public restrictions such as zoning. There are no known deed restrictions which would significantly limit the development alternatives of the property. As previously mentioned, there is an existing 50' gas pipeline easement located on the subject site, which is in the southern portion of the site. Portions of this easement area extend through the flood plain. There is also a 15' wastewater easement that extends along the western property line and across the south-central portion of the site. A 200' building setback is required from the edge of this easement. In consideration of zoning, the subject property is zoned Townhouse and Condominium Residence District, SF-6.

Also considered in the context of Legally Permissible is conformity with surrounding properties. "Conformity is the appraisal principle that holds that real property value is created and sustained when the characteristics of a property conform to the demands of the market."⁵ As discussed in the *Neighborhood Description* section, residential and neighborhood commercial development is predominant throughout the neighborhood. The subject is currently vacant land.

In summary, the legally permissible component of the highest and best use analysis is considered to point toward residential-oriented development due to its location, zoning, size, compatibility and surrounding uses.

⁴ *The Appraisal of Real Estate, 13th Edition*, (Chicago: Appraisal Institute, 2008), p.277-278.

⁵ *The Appraisal of Real Estate, 13th Edition*, (Chicago: Appraisal Institute, 2008), p.41.

HIGHEST & BEST USE ANALYSIS

Financially Feasible and Maximally Productive

This section requires that the forces of supply and demand be in balance, and that the property developed will provide sufficient income to return profit to the land. A residential-oriented development is the most reasonable use of the site and generates the highest return to the land.

Highest and Best Use Conclusion, As If Vacant

Considering all of the factors which influence highest and best use, it is our opinion that the highest and best use of the subject site, if vacant, is a residential-oriented development.

Highest and Best Use Conclusion, As Improved

As previously noted, the subject is currently vacant land.

APPRAISAL PROCESS

In estimating the value of real property, there are three recognized approaches or techniques that, when applicable, can be used to process the data considered significant to each into separate value indications. In all instances the experience of the appraisers, coupled with objective judgment, plays a major role in arriving at the conclusions of indicated value from which the final estimate of value is made.

The three approaches are commonly known as:

The Cost Approach - An estimate of the present reproduction cost of the improvements, less accrued depreciation, plus land value. Depreciation includes all loss in value of the improvements due to physical deterioration, functional obsolescence, and economic obsolescence.

The Sales Comparison Approach - Comparison with similar properties that have sold in the market. This Approach can be applied to land alone or to improved properties.

Income Capitalization Approach - Capitalization of the net income that the property can produce. This Approach is applicable only to income producing properties.

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. However, since the subject is vacant land, the Sales Comparison Approach is the only approach that has been developed herein.

THE SALES COMPARISON APPROACH

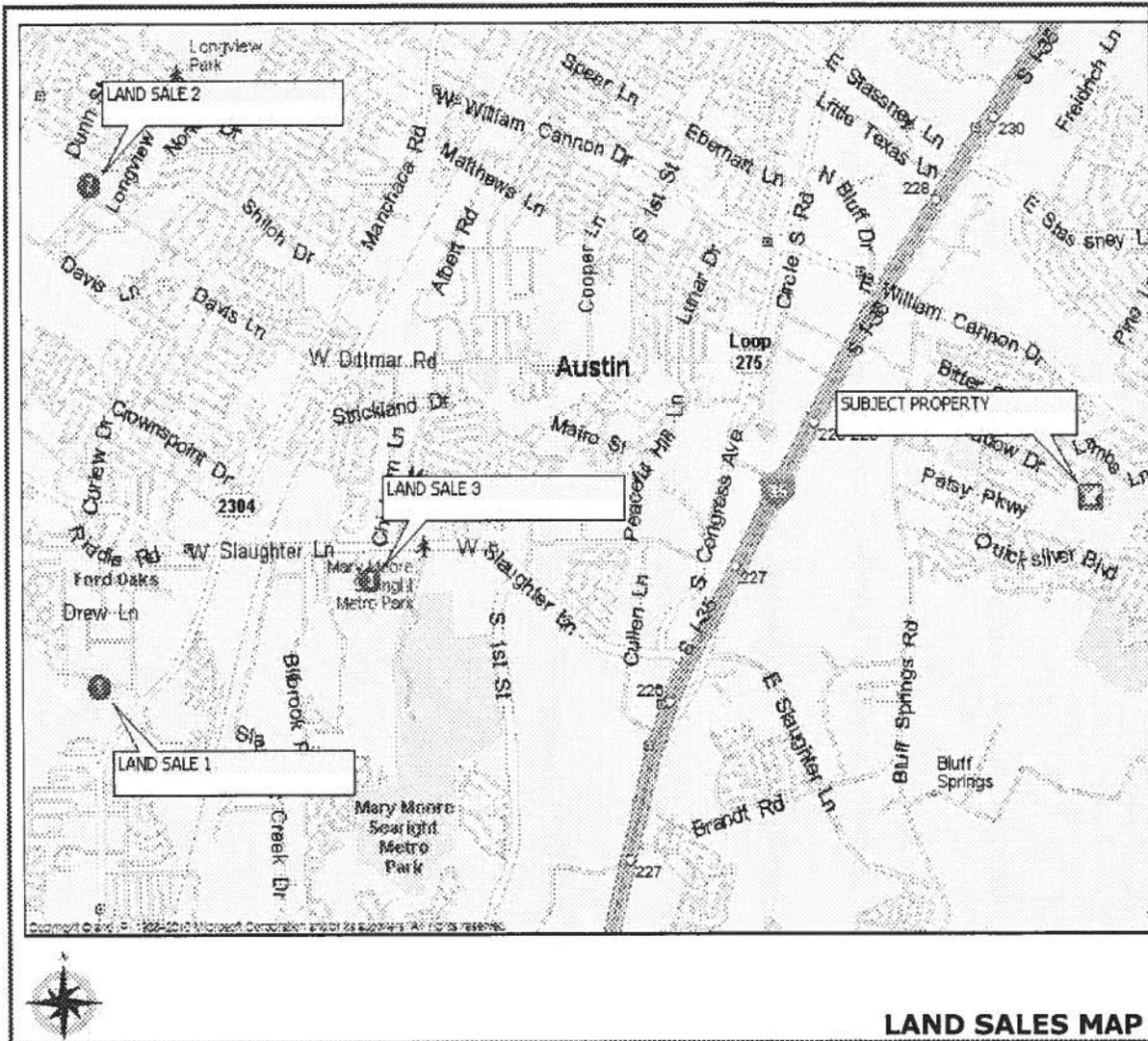
THE SALES COMPARISON APPROACH

The Sales Comparison Approach will be utilized to estimate the fee simple value of the subject site. This approach is considered the most valid indicator in estimating the market value of unimproved land not typically leased in the marketplace. In valuing property via this approach, as many land sales as possible are gathered and the most comparable are used for comparison. Since properties are seldom identical, the comparable sales must be adjusted to the subject for differences in time, location, and physical characteristics to indicate a value for the subject tract.

When valuing real estate via the Sales Comparison Approach, the subject and comparables must be broken down into units of comparison. Units of comparison for vacant land include price per front foot, price per lot, price per acre (buildable or total), price per square foot (buildable or total) and price per buildable unit. The method of comparison is based on the method typically used to purchase vacant tracts in a given area. The price per SF appears prevalent in the area and will be the unit of comparison in our valuation of the subject site.

In undertaking our research efforts, we made a diligent search of the subject's neighborhood for properties that had sold or that were under contract. Our research included searching for vacant land tracts that exhibited similar characteristics. Included on the following page is a summary of the documented land sales that have been used in estimating the value of the subject. A location map has also been included.

THE SALES COMPARISON APPROACH



LAND SALES MAP

Land Sales Summary				
#	LOCATION	DATE OF SALE	\$/SF	LAND SIZE (ACRES)
1	SL of Lynnbrook Drive, west of Old Manchaca Rd (2309-2311 Lynnbrook Dr), Austin, Travis County	12/27/11	\$0.94	±11.563 acres
2	WL of Longview Rd and NL of Cameron Loop (8420 Longview Rd), Austin, Travis County	8/10/11	\$1.22	±15.061 acres
3	EL of S. Chisholm Trail, south of Slaughter Lane, Austin, Travis County	12/10/10	\$0.57	±13.085 acres
Subject	Terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas			±14.6548 acres

Source: Atrium Real Estate Services 02/2013

THE SALES COMPARISON APPROACH

LAND SALE NO. 1

Property Identification

Record ID 1484
Property Type Residential
Address SL of Lynnbrook Drive, west of Old Manchaca Rd (2309-2311 Lynnbrook Drive), Austin, Travis County, Texas 78748
Tax ID 533272 & 533273

Sale Data

Grantor Boyce R. Brown, Trustee of Boyce R. Brown, Attorney at Law
Grantee Lynnbrook Reserve, LP
Sale Date December 27, 2011
Deed Book/Page 2011189724
Financing Cash to seller
Deed Reviewed 7/12, RCA; Date Inspected: 7/25/12, LRJ/RCA
Verification Randy Merritt, broker, 512-472-2100, July 26, 2012; Confirmed by RCA

Sale Price \$475,000

Land Data

Zoning ETJ, Unzoned
Topography Generally level to slightly sloping
Utilities all necessary available
Shape Irregular
Flood Info +/-45% noted within 100-year floodplain
Easements Wastewater easement in southern part of site
Improvements Vacant at the time of sale
Intended/Current Use Residential/Residential

Land Size Information

Gross Land Size 11.563 Acres or 503,684 SF
Front Footage Lynnbrook Dr +/- 496 linear feet

Indicators

Sale Price/Gross Acre \$41,079
Sale Price/Gross SF \$0.94

Legal Description

Being 11.563 acres of land, more or less, out of the Walker Wilson Survey No. 2 situated in Travis County, Texas.

Remarks

In April 2012, a subdivision plat was approved for a small lot subdivision on the site known as Lynnbrook Reserve. As of February, development of the site was underway. The floodplain on the site is located at the rear of the site and none of the subdivided lots appear to be within the floodplain. The site is within the Austin Water Utility service area for water and wastewater; the water line is located to the northwest corner of the site within Dinah Drive and as noted, the wastewater is located in the southern part of the site.

THE SALES COMPARISON APPROACH

LAND SALE NO. 1 (Con't)



THE SALES COMPARISON APPROACH

LAND SALE NO. 2

Property Identification

Record ID 1485
Property Type Residential
Address WL of Longview Rd and NL of Cameron Loop (8420 Longview Rd), Austin, Travis County, Texas 78745
Tax ID 554099

Sale Data

Grantor Flex Realty LP
Grantee HEB Grocery Company, LP
Sale Date August 10, 2011
Deed Book/Page 2011116821
Financing Cash to seller
Deed Reviewed 7/12, RCA; Date Inspected: 7/25/12, LRJ/RCA
Verification Randy Merritt, broker, 512-472-2100, July 25, 2012; Confirmed by RCA

Sale Price \$800,000

Land Data

Zoning SF-6-, Townhouse and Condominium
Topography Generally level to slightly sloping
Utilities All necessary available
Shape Irregular
Flood Info No floodplain noted
Easements ±104 LF Pipeline easement near southern boundary
Improvements Vacant at the time of sale
Intended/Current Use Residential/Vacant

Land Size Information

Gross Land Size 15.061 Acres or 656,057 SF
Front Footage Longview Rd +/- 536 linear feet; Cameron Loop +/- 687 linear feet

Indicators

Sale Price/Gross Acre \$53,117
Sale Price/Gross SF \$1.22

Legal Description

A 15.061 acre tract of land out of the Theodore Bissel League, Abstract No. 3, situated in the City of Austin, Travis County, Texas.

Remarks

The property is within the Edwards Aquifer Recharge Zone (Barton Springs Zone). According to a recorded easement document (Document #201104552), there is a gas pipeline easement located near the southern boundary of the site and traverses from west to east with a width of ±104 linear feet. Based on information provided in July 2012 by the broker of the sale, there is an additional 50 foot building setback from the gas pipeline easement. The intended use by purchaser was for mitigation of a development on William Cannon Road; the broker indicated that no discount or premium was attributed to the sales price for the purchaser's intended use.

LAND SALE NO. 2 (Con't)



THE SALES COMPARISON APPROACH

LAND SALE NO. 3

Property Identification

Record ID 1486
Property Type Residential
Address EL of S Chisholm Trail, south of Slaughter Lane, Austin, Travis County, Texas 78748
Tax ID 346048

Sale Data

Grantor Perry Homes, LLC
Grantee JDJ Family Holdings Ltd
Sale Date December 10, 2010
Deed Book/Page 2011001309
Financing Cash to seller
Deed Reviewed 7/12, RCA; Date Inspected: 7/25/12, LRJ/RCA
Verification Jonathan Woodruff, broker to the sale, 713-948-7802, July 25, 2012; Confirmed by RCA

Sale Price \$327,125

Land Data

Zoning SF-1, Single Family Residential
Topography Generally level
Utilities all necessary available
Shape Rectangular
Flood Info No floodplain noted
Easements No adverse easements noted
Improvements Vacant at the time of sale
Intended/Current Use Investment/Vacant

Land Size Information

Gross Land Size 13.085 Acres or 569,983 SF
Front Footage S. Chisholm Trail +/- 465 linear feet; Mary Moore Searight Dr +/- 222 linear feet

Indicators

Sale Price/Gross Acre \$25,000
Sale Price/Gross SF \$0.57

Legal Description

13.085 acres of land, out of the S.F. Slaughter League No. 1, situated in Travis County, Texas.

Remarks

The property is located south of Slaughter Lane on S. Chisholm Trail, which is a dead end street. The site is bisected by a small creek, and is surrounded by residential uses. Mary Moore Searight Drive provides access to the Parades Middle School and Mary Moore Searight Metro Park.

THE SALES COMPARISON APPROACH

LAND SALE NO. 3 (Con't)



THE SALES COMPARISON APPROACH

#	LOCATION	DATE OF SALE	\$/SF	Size (Acres)	COMMENTS
1	SL of Lynnbrook Drive, west of Old Manchaca Rd (2309-2311 Lynnbrook Dr), Austin, Travis County	12/27/11	\$0.94	±11.563 acres	In April 2012, a subdivision plat was approved for a small lot subdivision on the site known as Lynnbrook Reserve. As of February, development of the site was underway. The floodplain on the site is located at the rear of the site and none of the subdivided lots appear to be within the floodplain. The site is within the Austin Water Utility service area for water and wastewater; the water line is located to the northwest corner of the site within Dinah Drive and as noted, the wastewater is located in the southern part of the site.
2	WL of Longview Rd and NL of Cameron Loop (8420 Longview Rd), Austin, Travis County	8/10/11	\$1.22	±15.061 acres	The property is within the Edwards Aquifer Recharge Zone (Barton Springs Zone). According to a recorded easement document (Document #201104552), there is a gas pipeline easement located near the southern boundary of the site and traverses from west to east with a width of ±104 linear feet. Based on information provided in July 2012 by the broker of the sale, there is an additional 50 foot building setback from the gas pipeline easement. The intended use by purchaser was for mitigation of a development on William Cannon Road; the broker indicated that no discount or premium was attributed to the sales price for the purchaser's intended use.
3	EL of S. Chisholm Trail, south of Slaughter Lane, Austin, Travis County	12/10/10	\$0.57	±13.085 acres	The property is located south of Slaughter Lane on S. Chisholm Trail, which is a dead end street. The site is bisected by a small creek, and is surrounded by residential uses. Mary Moore Searight Drive provides access to the Parades Middle School and Mary Moore Searight Metro Park.
Subject	Terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas			±14.6548 acres	The site has all municipal utilities available. ±5% within the 100-year floodplain and 15% within the City of Austin 25-year floodplain. The subject property is vacant land.

Source: Atrium Real Estate Services 02/2013

THE SALES COMPARISON APPROACH

THE ADJUSTMENT PROCESS

In order to narrow the range of sale prices indicated by the comparable sales, adjustments will be made to the sales for differing characteristics. The adjustments will be applied based on the number of rating categories of difference between the comparable sale and the subject. For example, a slightly inferior rated sale differs from the subject by one rating category, while an inferior rated sale differs from the subject by two rating categories. The adjustment process will begin with a discussion of the property rights.

Property Rights Conveyed - The transaction price of a sale is always based on the real property interest conveyed. In this instance, an adjustment for this attribute is not considered necessary.

Terms of Sale/Financing - The sales gathered for this report reflected cash to seller transactions or those where the financing terms were reported to be at market. Therefore, an adjustment for cash equivalency is not necessary.

Conditions of Sale - The sales reflected properties that concluded to be arm's length transactions. No adjustments for conditions of sale appear to be warranted.

Market Conditions/Time - The sale comparables utilized in the present analysis ranged in date of sale from 12/10/10 to 12/27/11. Considering the general trends in the market, it appears that an adjustment for this characteristic is not warranted.

Location - The following Table summarizes the location ratings:

LOCATION RATINGS		
Sale	Location	Rating
1	SL of Lynnbrook Drive, west of Old Manchaca Rd (2309-2311 Lynnbrook Dr), Austin, Travis County	Superior/1.0
2	WL of Longview Rd and NL of Cameron Loop (8420 Longview Rd), Austin, Travis County	Superior/1.0
3	EL of S. Chisholm Trail, south of Slaughter Lane, Austin, Travis County	Inferior/2.0
<i>Subject</i>	Terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas	

Based on the general location characteristics of the properties, an adjustment for location appears necessary. Considering the general location differences of the comparables and the subject, an adjustment of 10% per rating category has been utilized. These adjustments are considered to be sufficient to account for the location differences between the sales and the subject property.

Physical Characteristics:

Included in the physical characteristics adjustments are various categories including size of properties, improvements on the property, frontage, entitlements, easements, topography, utilities, flood plain, zoning, etc. The following summarizes those characteristics which require adjustment.

THE SALES COMPARISON APPROACH

Size: The size of the property is ±14.6548 acres while the sales range in size from ±11.563 acres to ±15.061 acres. Considering the minor variations in size as compared to the subject site, an adjustment for size is not considered warranted.

SIZE RATINGS		
Sale	Size	Rating/Doubling
1	±11.563 acres	Similar/0.0
2	±15.061 acres	Similar/0.0
3	±13.085 acres	Similar/0.0
Subject	±14.6548 acres	-----

Flood Plain /Topography – The subject tract is basically level to slightly sloping, with ±5% within the 100-year floodplain and 15% within the city of austin 25-year floodplain. All of the sales had generally level to slightly sloping topographies. Sale 1 contained ±45% floodplain and Sales 2 and 3 did not contain any floodplain. As such, Sale 1 was adjusted upward 10% and Sales 2 and 3 were adjusted downward 10%.

Zoning: The subject property is currently zoned SF-6, Townhouse and Condominium Residence District. All of the sales are considered to be similar to the subject and no adjustment for zoning is considered necessary.

Utilities: The subject property currently has all municipal utilities available. All of the sales have all municipal utilizes available to them and were not considered to require adjustment.

Corner: The subject is an interior parcel as well as Sales 1 and 3; Sale 2 is located at a corner. Although Sale 2 is located at a corner, an adjustment for corner is not necessary.

Other Characteristics – The subject site contains a gas pipeline with an additional 200’ setback associated with the easement. Potential development in the southern portion of the site is hindered by the existence of the easement. Sales 1 and 3 do not have such an easement, are considered superior. Considering the amount of land impacted by the easement, Sales 1 and 3 have been adjusted -10% for this characteristic. Sale 2 also has a pipeline easement and is considered similar to the subject. The sales were considered to be relatively similar for other characteristics. To this end, no additional adjustments were considered necessary. The following adjustment grid illustrates the adjustments applied to the sales.

THE SALES COMPARISON APPROACH

VALUATION GRID

Representative Comparable Sales

	Subject	Comp No 1	Comp No 2	Comp No 3
Grantor		Boyce R. Brown, Trustee of Boyce R. Brown	Flex Realty LP	Perry Homes LLC
Grantee		Lynnbrook Reserve LP	HEB Grocery Company LP	JDJ Family Holding Ltd
Date of Sale	2/5/2013 Effective date	12/27/2011	8/10/2011	12/10/2010
Relative Location	Terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin	SL of Lynnbrook Dr, west of Old Manchaca Rd (2309-2311 Lynnbrook Dr)	WL of Longview Rd and NL of Cameron Loop (8420 Longview Rd)	EL of S. Chisholm Trall, south of Slaughter Lane
Size (acres)	14.6548	11.563	15.061	13.085
Unit Price	\$/SF	\$0.94	\$1.22	\$0.57
Property Rights		0%	0%	0%
Adjusted \$SF		\$0.94	\$1.22	\$0.57
Financing		0%	0%	0%
Adjusted \$SF		\$0.94	\$1.22	\$0.57
Conditions of Sale		0%	0%	0%
Adjusted \$SF		\$0.94	\$1.22	\$0.57
Market Conditions/Time		0%	0%	0%
Adjusted \$SF		\$0.94	\$1.22	\$0.57
Location Adjustment		-10%	-20%	+20%
Physical Adjustment				
Size adjustment	638,363 SF	0%	0%	0%
Flood/Topo adjustment		+10%	-10%	-10%
Zoning adjustment		0%	0%	0%
Utilities Adjustment		0%	0%	0%
Corner Adjustment		0%	0%	0%
Other Adjustment		-10%	0%	-10%
Net Location & Physical Characteristics Adjustment		-10%	-20%	0%
	Indicated Unit Value	\$0.85	\$0.98	\$0.57
Estimated Unit Value	\$0.85	\$542,609		

Reconciliation and Value Estimate

In estimating the fee simple value of the subject via this approach, three sales were considered. These data were analyzed and adjusted, suggesting a value estimate for the subject property between \$0.57/SF and \$0.98/SF. For purposes of this analysis, a reconciled indicated unit estimate of \$0.85/SF has been utilized. Therefore, the following outlines the estimate of the market value of the fee simple interest in the subject property, as if vacant:

$$\pm 14.6548 \text{ acres} \times 43,560 \text{ SF} \times \$0.85/\text{SF} = \$542,609$$

Rounded to:

**FIVE HUNDRED FORTY THREE THOUSAND
(\$543,000)**

RECONCILIATIONS & QUALIFICATIONS

RECOMMENDED COMPENSATION ESTIMATE

In the preceding sections of this report, an indication of the subject's market value was estimated. In the analysis of the subject property the Cost, Sales Comparison and Income Capitalization Approaches were considered. However, since the subject is vacant land, the Sales Comparison Approach is the only approach that has been developed herein.

MARKET VALUE ESTIMATE - The fee simple interest market value for the subject properties, as of February 5, 2013, was as follows:

**FIVE HUNDRED FORTY THREE THOUSAND
(\$543,000)**

Please note: These value conclusions are specifically limited by the *Assumptions and Limiting Conditions*, with emphasis on the *Extraordinary Assumptions* detailed at the beginning of this report.

QUALIFICATIONS OF LORY R. JOHNSON, MAI, SR/WA

ASSOCIATIONS/STATE CERTIFICATIONS

Texas Certified General Real Estate Appraiser #TX-1321640-G
Member of the Appraisal Institute (MAI) #09346
Member of Austin Chapter of the Appraisal Institute
President of the Austin Chapter of the Appraisal Institute, 2002
Board of Director/Officer of the Austin Chapter of the Appraisal Institute
Chair of the Education Committee of the Austin Chapter of the Appraisal Institute
Region VII Representative/Nominations Committee - Appraisal Institute
Region VIII Regional Ethics & Counseling Panel - Appraisal Institute
Member of the General Demonstration Reports Subcommittee - Appraisal Institute
Member of the International Right of Way Association, Chapter #74
Director Austin IRWA Chapter #74
Atrium Real Estate Services Employer of the Year Austin IRWA Chapter #74
President of the Austin IRWA Chapter #74, 2010
President Elect of the Austin IRWA Chapter #74
Vice President of the Austin IRWA Chapter #74
Secretary of the Austin IRWA Chapter #74
Professional of the Year Austin IRWA Chapter #74
Treasurer of the Austin IRWA Chapter #74
Chair of the Newsletter Committee - Austin IRWA Chapter #74
Chair of Valuation Committee - Austin IRWA Chapter #74
Designated Member of the Austin Board of Realtors
Texas Real Estate Broker's License #354928

EDUCATION

Bachelor of Science Degree, Ag Economics, Texas A&M University, 1986
Graduate courses in the Masters of Business Administration program, St. Edwards University
Numerous Appraisal Institute professional courses as well as a large variety of real estate appraisal related continuing education courses and seminars completed.

PROFESSIONAL BACKGROUND

- * October 1991 to present: President of Atrium Real Estate Services, a full service commercial and residential real estate appraisal and consulting company.
- * Nov 1986 to August 1991: Appraiser w/commercial appraisal firms in Austin area.

Appraisal background includes consulting, analysis and valuation of various commercial properties including special purpose properties, vacant land, and various properties for eminent domain purposes including single and multi-parcel right of way expansion and multi-parcel easement acquisition projects. Easement valuations on numerous property types of various easement interests (conservation, temporary construction, ingress/egress, utility, subsurface, drainage, inundation, etc.) have also been completed. In addition, numerous appraisals of single family residential properties associated with federal flood buy-out programs on multi-parcel projects have been accomplished. Also, comprehensive desk and/or field reviews have been completed on numerous residential and commercial properties as well as counseling and expert testimony in regards to consulting assignments and litigation support services.

Exhibit H: Zoning Verification Letter

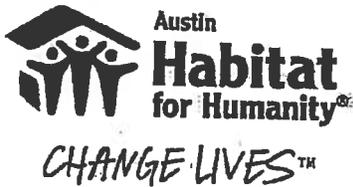
Current Zoning is SF-6 Zoning/Verification Letter Pending

Exhibit I: S.M.A.R.T. Housing Letter

Requested/Pending

Exhibit J: Non-Profit Partnership

Exhibit J: Non-Profit Partnership



TEL 512.472.8788 FAX 512.476.1304
Administration & Family Services 55 North IH 35, Ste. 240 Austin, TX 78702
ReStore 310 Comal, Ste. 100 Austin, TX 78702
Construction 916 Springdale Rd. Austin, TX 78702

www.AustinHabitat.org



April 13, 2012

Gerald L. Davis
President and CEO
Goodwill Industries of Central Texas
1015 Norwood Park Blvd.
Austin, TX 78753

Dear Mr. Davis:

Austin Habitat for Humanity submits this letter of commitment to partner with Goodwill Industries of Central Texas (GICT) to implement a service-learning site for the Turning Point program, in response to the U.S. Department of Labor Solicitation for Serving Young Adult Ex-Offenders through Training and Service Learning (RExO). The Habitat for Humanity service-learning site would offer 50 Travis County young adult ex-offenders ages 18-21 the opportunity to build construction, plumbing, and electrical skills while simultaneously giving back to their community.

Austin Habitat for Humanity, founded in 1985, is dedicated to financing and building homes that low-income Central Texans can afford through zero-interest, no-profit mortgages. Since that time, the agency has built more than 270 homes for low-income, hardworking families. Austin Habitat also offers home-buying counseling, home repair services for low-income families, foreclosure intervention, and other housing-related services. *The need for affordable housing in Central Texas is critical.* More than 25% of the city's workforce earns less than \$13.50 per hour. Thirty-six percent of Austin residents earn less than \$34,550 annually, or 50% of median family income. As poverty has increased, housing costs have soared—affordable housing in Austin is consistently ranked as one of the city's most urgent issues.

The proposed service-learning site will enable youth in the Turning Point program to learn valuable work-related skills and earn certifications that will start them on the road to a better future. The community also benefits, as youth help to build additional affordable housing units for those most in need. Austin Habitat for Humanity fully supports Goodwill's proposal and looks forward to the opportunity to develop a service-learning site for youth ex-offenders enrolled in the Turning Point project.

Sincerely,

A handwritten signature in black ink that reads "Kelly Weiss".

Kelly Weiss
Executive Director
Austin Habitat for Humanity

Dr. George Gau • Chairman | Everett Plante • Vice Chair | Robbi Millett • Secretary | Sarah Stasney-Chun • Treasurer

Joe Arenella, Bruce Coleman, Mildred Davis, Dan Doman, Chris Elliott, Luke Ellis, Mark Hutcheson, Mitch Jacobson, Nikelle Meade, Lana Morris, Rep. Eddie Rodriguez, Jeff Serra, Brian Sharples, Judge Eric Shepperd, Sherine Thomas

Emeritus Members: Damon Sivestry, Gina Wey | Kelly Weiss • Executive Director

Exhibit L: Good Neighbor Checklist

Exhibit L: Good Neighbor Checklist

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

The proposed project location is not in a Neighborhood Plan Area.

(2) Neighborhood Notification

- Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

Will notify property owners and neighborhood organizations after acquisition and concept development.

(3) Pre-Application Engagement

- Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)* Will contact after acquisition and concept development.

- Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

See application cover sheet and name below.

(4) Application requirements Will provide after acquisition.

- Provide communications plan
 Provide documentation showing the content of the notice, and proof of delivery
 Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.



Signed

Andy Alarcón
printed name

3/12/2013

date



3/13/2013

David Potter
Housing Development Manager
City of Austin/Austin Housing Finance Corporation
1000 E. 11th Street, 2nd Floor
Austin, TX 78702

RE: Meadow Lake 14.65 Acre Tract

Dear Mr. Potter:

Attached is the financing application for the Meadow Lake Tract acquisition. We have a contract to acquire the property and a title commitment. The closing date for the acquisition is April 29, 2013, with an April 11, 2013, date to finalize third party financing. If at all possible we would like this request to be considered in the April 2013 Board meeting since our contract and financing are set to expire in April.

Thank you for your time and consideration.

Sincerely,

Andy Alarcón
Andy Alarcón

Attachments (COA application)/AA

Board Members:

George Gau, Chair

Everett Plante, Vice Chair

Robbi Millest, Secretary

Sarah Stasney-Chun, Treasurer

Ross Buhrdorf

Bruce Coleman

Mildred Davis

Chris Elliott

Sr. Teresa George

Mark Hutcheson

Lana Morris

Nikelle Meade

Representative
Eddie Rodriguez

Jeff Serra

Judge
Eric Shepperd

Eric Smith

Sherine Thomas

Suzanne Weinert

Kelly Weiss, President & CEO

City of Austin

MAR 13 2013

NHCD / AHFC

310 Comal, Suite 100
Austin, Texas 78702

austinhabitat.org