1. What is being sold?

   The property commonly known as Hotel Beaumont located at 625 Orleans, Beaumont, Jefferson County, Texas, more particularly described in the Notice of Trustee's Foreclosure Sale,

2. What personal property is included?

   None, other than some miscellaneous items of personal property located within the building, but most all of the furnishings, equipment and other items of tangible personal property has been or will have been removed by the time of the foreclosure sale and such items are not part of the foreclosure sale.

3. Is this an AS-IS Sale?

   Yes, the Property is sold AS-IS, WHERE-IS, subject to all faults, defects and conditions, whether know or unknown.

4. How will the property be sold?

   By private foreclosure sale pursuant to the terms of the Second Lien Deed of Trust and Security Agreement dated May 19, 1999, executed by 625 Orleans Limited Partnership to Lance Fox, for the benefit of The City of Beaumont, Texas, recorded under Clerk's File Number 1999019654 of the Official Public Records of Jefferson County, Texas. The foreclosure sale will be conducted in accordance with the Deed of Trust and Chapter 51 of the Texas Property Code.

5. What is a private foreclosure sale?

   A public auction sale conducted by a trustee under a Deed of Trust in accordance with Chapter 51 of the Texas Property Code and held without the necessity of a Court order or judicial sale.

6. Who will conduct the foreclosure sale?

   The Trustee named in the Deed of Trust, who currently is Lance Fox, an attorney whose office is located at 3535 Calder, Suite 310, Beaumont, TX 77706, Phone (409) 833-0062.

7. Where will the sale take place?

   The Jefferson County Courthouse, 1001 Pearl Street, Beaumont, Texas, on the outside of the Courthouse near the North Entrance close to the entrance of Jefferson County Sheriff's Office in the area designated by the Commissioners Court for conducting foreclosure sales.

8. What time will the sale start?

   At 1:00 p.m. or shortly thereafter. The sale will not start before 1:00 p.m.

9. Do I have to register to participate in the sale?

   No, but the Trustee will at the start of the sale ask if there are any interested bidders and will ask for each interested bidder's name, address and phone number in order to have a record of bidders present who may desire to bid on the Property.

10. What will be the sales price?

    The price is undetermined and the Property will be sold to the highest bidder.

11. Is there a minimum bid or any reserve required?

    No.

12. Will the high bidder have to pay cash?

    Yes, unless the City of Beaumont, Texas is the highest bidder, and it is anticipated that the City of Beaumont, Texas will bid for the Property and it will be entitled to satisfy its bid by credit against the promissory notes it holds that are secured by the Property in accordance with the Deed of Trust. Any other bidder will have to pay cash or other immediate available funds, including a cashier's check or wire transfer.

13. When will the high bidder have to pay the purchase price?

    At the time of sale or within the period of adjournment set by the Trustee, and at the start of the bidding process the Trustee will advise all bidders that once the high bid has been determined and awarded, the Trustee will temporarily adjourn the sale for up to 1.5 hours to give the bidder time to pay the purchase price to the Trustee at the Trustee's business office located at 3535 Calder, Suite 310, Beaumont, TX 77706, and the Trustee will reserve the right to reconvene and reopen the sale and take additional bids if the original high bidder fails to produce and pay the purchase price in cash, cashier's check or wire transfer within the period of adjournment.

14. Is any title insurance provided?

    No.

15. Is any survey provided?

    No.

16. Are there any Seller representations about the Property?
    No.

17. What is the appraised value?

    The Property is on the Jefferson County Tax Rolls for $1,460,120 and a recent appraisal conducted by an independent appraiser on December 16, 2013 likewise appraised the property at $1,414,000.

18. Does the City have the right to cancel or postpone the sale?

    Yes, the City has this right but it does not anticipate postponing or cancelling the sale at this time.

19. Does the City have the right to bid at the sale?

    Yes, the City may bid for the Property.

20. Will the City bid at the sale?

    This is undetermined but the City anticipates that it may bid for the Property.

21. What if I want to submit a bid but cannot attend the sale?

    You must be at the sale to bid for the Property.

22. Will telephone bids, fax bids or other forms of bidding be accepted?

    No.

23. Can I send someone to represent me at the sale and bid on my behalf?

    Yes, but that person must properly identify himself and be able to tender proper payment if he is the high bidder.

24. Can I bid on behalf of any entity I own?

Yes, as long as you properly identify the entity to the Trustee and are able to tender proper payment on behalf of the entity if it is the high bidder.

25. What deed and closing documents will the high bidder receive?

A Trustee's Deed in substantially the form attached hereto as Exhibit "A".

26. Where will the closing take place?

Either at the place of sale at the Jefferson County Courthouse or at the office of the Trustee at 3535 Calder, Suite 310, Beaumont, TX 77706, and this will be determined between the Trustee and the high bidder at the time the high bid is awarded and will be based on whether the Trustee elects to temporarily adjourn the sale for up to 1.5 hours to give the bidder time to get the cash or cashier's check or wire transfer to the Trustee to pay the sales price.

27. Are any taxes or back taxes owed on the Property?

No, there are no unpaid real property or ad valorem taxes of any kind owed on the Property, but the high bidder should expect that upon acquiring title to the Property the Property will go back on the tax rolls and become subject to ad valorem property taxes.

28. Where can I obtain additional information?

Questions regarding the Property may be directed to the City of Beaumont as follows:

The City of Beaumont, Texas
Attention: Antoinette Hardy, Real Property Coordinator
801 Main Street, Suite 200
Beaumont, TX 77701
Telephone: (409) 880-3725
Email: ahardy@ci.beaumont.tx.us

Questions regarding the foreclosure sale procedures, bidding requirements and related matters may be directed to the Trustee as follows:

Lance Fox
Creighton, Fox, Johnson & Mills, PLLC
3535 Calder, Suite 310
Beaumont, TX 77706
(409) 833-0062
Email: lcf@cfjmlaw.com

EXHIBIT "A"

FORM OF TRUSTEE'S DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TRUSTEE'S DEED

THE STATE OF TEXAS §

COUNTY OF JEFFERSON §

WHEREAS, on the 19th day of May, 1999, 625 Orleans Limited Partnership (herein referred to as "Grantor"), executed and delivered to Lance Fox, as Trustee, a Second Lien Deed of Trust and Security Agreement and UCC Financing Statement for Fixture Filing, with Assignment of Rents and Leases and Assignment of Contracts and Sales Proceeds dated May 19, 1999 (the "Deed of Trust"), which Deed of Trust is recorded under County Clerk's File Number 19999019654 of the Official Public Records of Jefferson County, Texas, and which Deed of Trust was granted and executed in order to secure Grantor's obligations and indebtedness described therein, including but not limited to (i) the indebtedness and obligations under that certain Loan Agreement, dated as of May 19, 1999, between 625 Orleans Limited Partnership and The City of Beaumont, Texas (the "Loan Agreement"); (ii) that certain Promissory Note dated May 19, 1999, in the original principal amount of $2,000,000.00, executed by 625 Orleans Limited Partnership and payable to the order of The City of Beaumont, Texas ("Note 1"), and all renewals and extensions thereof, and (iii) that certain Promissory Note dated May 19, 1999, in the original principal amount of $1,175,000, executed by 625 Orleans Limited Partnership and payable to the order of The City of Beaumont, Texas ("Note 2"), and all renewals and extensions thereof; and

WHEREAS, pursuant to the Deed of Trust, to secure its obligations and indebtedness under the Loan Agreement, Note 1 and Note 2, Grantor granted, sold and conveyed to Lance Fox, as Trustee, certain land and the improvements thereon situated in Jefferson County, Texas, more particularly described as follows, to-wit:

A 26,700 square feet tract of land out of Block 40 of the Original Town of Beaumont in the Noah Tevis Survey, Abstract 52, Beaumont, Jefferson County, Texas, said tract being Lot 201 and 202 and part of Lots 198, 199, 200 and 206 of said Block 40, as more particularly described in the above referenced Second Lien Deed of Trust and in Exhibit "A" attached hereto and incorporated herein by reference (herein referred to as the "Property" or "property");

WHEREAS, Note 1, Note 2, the Loan Agreement, the Deed of Trust and liens granted under the Deed of Trust have been assigned and transferred as follows:

(i) Transfer of Lien dated October 8, 1999, executed by The City of Beaumont, Texas, to the Secretary of Housing and Urban Development, recorded in the Official Public Records of Jefferson County, Texas, under File No. 2013021884;

(ii) Ratification, Renewal and Extension of Assignment and Transfer of Liens, dated July 30, 2013, executed by The City of Beaumont, Texas, for the benefit of the United States Secretary of Housing and Urban Development, recorded in the Official Public Records of Jefferson County, Texas, under File No. 2013028730; and

(iii) Assignment of Notes and Deed of Trust and Transfer of Lien and Security Interest dated January 31, 2014, executed by the Secretary of Housing and Urban Development to and in favor of The City of Beaumont, Texas, recorded in the Official Public Records of Jefferson County, Texas, under File No. 2014003968;

and, accordingly, The City of Beaumont, Texas, is the current holder and owner of the Loan Agreement, Note 1 and Note 2 and is the current beneficiary under the Deed of Trust; and

WHEREAS, Grantor has defaulted in payment of the indebtedness and performance of the obligations under the Loan Agreement, Note 1 and Note 2 and Deed of Trust, and because of such default The City of Beaumont, Texas has accelerated teh balance of the indebtedness owed under the Loan Agreement, Note 1 and Note 2 and requested Lance Fox, as Trustee, to sell the Property in accordance with the provisions of the Deed of Trust; and

WHEREAS, pursuant to said request and in accordance with the provisions of the Deed of Trust, Lance Fox, as Trustee, has posted the Property for a public foreclosure and has proceeded to sell the Property at public auction, at the Courthouse door of Jefferson County, Texas, between the hours of 1:00 p.m. and 4:00 p.m. on Tuesday, April 1, 2014, after having giving notice of the foreclosure sale in accordance with the terms of the Deed of Trust and after having first posted written notice of the sale for at least twenty-one days preceding the day of sale at the Courthouse door of Jefferson County, Texas and after having filed such notice of sale in the Office of the County Clerk of Jefferson County, Texas under Clerk's File Number 2014006958; and

WHEREAS, at such sale the Property was sold by Lance Fox, as Trustee, to _____, for the price and sum of $_____ cash, being the best and highest bidder for the same and said sum being the best and highest bid therefor.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Lance Fox, of Jefferson County, Texas, Trustee as aforesaid, by virtue of the powers granted to me by the Deed of Trust and in consideration of the premises and of the sum of $_____ cash paid by the Grantee herein named below, the receipt of which is hereby acknowledged and applied according to the directions set out in the Deed of Trust, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY all of the Property described above to _____ (the "Grantee"), whose mailing address is _____ _____.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors successors and assigns forever; and for and on behalf of Grantor, and Grantor's successors and assigns, I, Lance Fox, as Trustee, do hereby bind Grantor, and its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property, insofar as authorized by the Deed of Trust, unto Grantee and Grantee's heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Pursuant to section 51.009 of the Texas Property Code, the Property is sold, conveyed and transferred to Grantee **"as is, where is"** condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust.

WITNESS MY HAND this 1st day of April, 2014.

_____
Lance Fox, Trustee

THE STATE OF TEXAS §
COUNTY OF JEFFERSON §

This instrument was acknowledged before me by Lance Fox, in the capacity therein stated, on this 1st day of April, 2014.

_____
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

_____

_____

_____

EXHIBIT "A"

See attached legal description

A Summary Appraisal Report of
The Hotel Beaumont facility at
625 Orleans Street
Beaumont, Texas 77701

FOR

Ms. Antoinette Hardy
Real Property Coordinator
City of Beaumont
P.O. Box 3827
Beaumont, Texas 77704

AS OF

December 16, 2013

BY

BISHOP REAL ESTATE APPRAISERS, INC.
Jimmy W. Bishop, MAI, SRA
4749 Odom Road, Suite 101
Beaumont, Texas 77706-7081

BISHOP REAL ESTATE APPRAISERS, INC.

January 3, 2014

Ms. Antoinette Hardy
Real Property Coordinator
City of Beaumont
P.O. Box 3827
Beaumont, Texas 77704

RE: A Summary Appraisal Report of *The Hotel Beaumont* facility located at 625 Orleans Street, Beaumont, Texas 77701.

Dear Ms. Hardy,

Pursuant to your request, I have personally inspected and analyzed the above captioned property for the purpose of estimating its Market Value, *excluding minerals. Please refer to the Scope of Work on Page 8 for an outline of the appraisal process utilized for this analysis.*

Based primarily on the facts and analyses contained in this report, it is my opinion the Market Value of the property, assuming no environmental issues are present, as of December 16, 2013, was:

MARKET VALUE: ONE MILLION FOUR HUNDRED FOURTEEN THOUSAND ($1,414,000) DOLLARS*
180-DAY LIQUIDATION VALUE: ONE MILLION ($1,000,000) DOLLARS*
***Subject to the Extraordinary Assumptions outlined on Page 5.**

This report is subject to the Certification, General Limiting Conditions, and General Underlying Assumptions outlined therein. Presented on the following pages is a detailed report containing pertinent descriptive and market data considered in the estimate.

If I can be of any further assistance, please contact me.

Respectfully submitted,

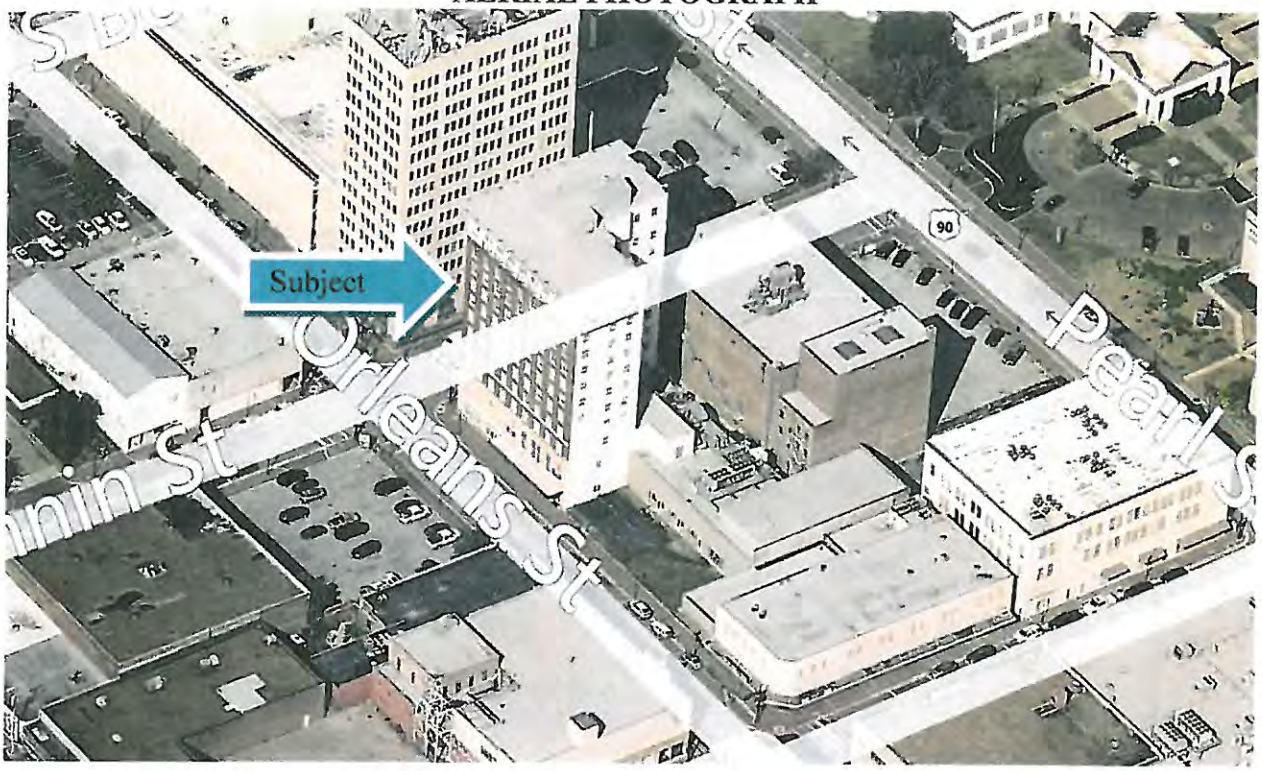
BISHOP REAL ESTATE APPRAISERS, INC.

Jimmy W. Bishop

Jimmy W. Bishop, MAI, SRA
State Certified #TX-1320188-G
General Real Estate Appraiser

4749 Odom Road, Suite 101, Beaumont, Texas 77706-7081 * 409/898-8800 * 409/898-8988

AERIAL PHOTOGRAPH



The photo is believed to be a couple years old but still representative of the subject property and surrounding land uses. The red lines were drawn for general illustrative purposes only and not intended to represent exact boundary lines. *Presented on Pages 78-88 are various current photos of the property.*

TABLE OF CONTENTS

Cover Page
Letter of Transmittal
Aerial Photograph 1
Table of Contents 2
Executive Summary 3

Valuation Report

Property Identification
Property Rights/Legal Constraints 6
Intended Use and Intended User 7
Value Definition/Definitions 7
Dates of Analysis/Valuation 7
Competency Rule 8
Scope of the Assignment 8
Area & Neighborhood Analysis 8
Sub-Market Analysis 10
Tax and Assessment Data 10
Land Description 11
Description of Improvements 11
Furniture, Fixtures and Equipment 12
Sales History 12
Highest & Best Use Analysis 12
Valuation Procedures 14
Land Valuation 15
Direct Sales Comparison Approach 17
Liquidation Value Opinion 19
Reconciliation 20
Estimated Exposure Period 21

Attachments/Exhibits

Certification 22
General Limiting Conditions and General Underlying Assumptions 23
Qualifications of Jimmy W. Bishop, MAI, SRA 25
State Certification 27
Land Sales Data Sheets & Map 28
Improved Sales Data Sheets 34
Various location maps and 2010 Census Data 48
Real estate tax data sheets 51
Legal Description 53
FEMA Map 54
Zoning Map 55
Building Drawings 56
Subject Property Photographs 78
Engagement Letter 89

EXECUTIVE SUMMARY
SUMMARY OF SALIENT FACTS AND CONCLUSIONS

APPRAISAL TYPE: Summary Appraisal Report

PROPERTY LOCATION: 625 Orleans Street, Beaumont, Texas 77701. It is at the corner of Orleans and Fannin Streets in the Central Business District.

ESTATE APPRAISED: Fee Simple for the surface estate

OWNER: City of Beaumont

CLIENT: City of Beaumont

LAND DESCRIPTION: The parcel of land has an area of **26,700 SF**. It has 210' frontage along Orleans Street and 120' frontage along Fannin Street. It has a slightly irregular shape. The land is near level and appears adequately drained. According to the FEMA Map on Page 54, it is in Zone – C; an area outside the 100-year flood plain. All public utilities are available and extended onto the land to support the existing improvements. The land is zoned for commercial uses with a Central Business District class. Both streets are two-lane with parallel on-street parking and have curbs, storm sewers and sidewalks with periodic street lights. The intersection is traffic light controlled. Adjoining uses include the historic Jefferson Theater to the east fronting Fannin (a.k.a. George Jones Way), the San Jacinto Building to the north across Fannin, a commercial parking lot to the west across Orleans and an older commercial building to the south also fronting Orleans.

DESCRIPTION OF IMPROVEMENTS: The site is improved with the Hotel Beaumont, a mostly eleven story facility with a basement. It has an area of approximately **101,000 SF**. The land to building ratio is 0.26 to 1.0. The building was originally designed for use as an upscale hotel. There are a total of 145 rooms to include 115 studio type units that are 217 SF, 5-one bedroom units that are 472 SF and 15 CBA units that are 242 SF with a rentable area of 30,945 SF. I understand it remained a hotel until 1984 when it was converted to an independent and assisted living center. In 2000, I was advised approximately $7,000,000 was spent on demolition and renovations to the facility and it was operated as an assisted living center until there was heavy damage from Hurricane Rita in late 2005.

The building has a poured concrete foundation with a combination of concrete and steel frame and a steel roof support. The exterior walls are a combination of brick, stucco and wood siding.

The roof cover is a flat membrane roll roof. Primary interior finishes include carpet, wood and tile flooring with plastered and sheetrock walls with some accent vinyl wall coverings. Most of the ceilings are either suspended acoustical tile or painted sheetrock. Each room has ceramic tile flooring and wainscoting and several of the rooms have missing lavatories due to vandalism. There is a sprinkler system for fire protection but there is limited security. There are two public elevators, stairways and a rear freight elevator. There is not any on-site parking and landscaping is minimal to include a small grassed area along part of Orleans Street.

According to an on-line search, it was constructed in 1922 making it about 91 years old. Some renovations occurred in about 1984 with major renovations in 2000. The architectural style is "Beaux-Arts" and it received its historical designation in 1978. The facility is now vacant and has been for the last several months. There is some deferred maintenance present due to water penetration from a door facing the grassy area along Orleans and from apparent water penetration (source unknown) through the ceilings on several floors with the most noticeable on the first floor and on the mezzanine area. As cited earlier, there was also some plumbing damage from vandalism and the 10th and 11th floors were not refurbished during the Year 2000 renovations. Hurricane Rita damaged the roof and some exterior wall areas and repairs to the roof included the installation of steel roof supports on the interior of the 11th floor. I have attached a couple of photos. Based on observation, the improvements have an effective age of 50-60 years with 5-10 years of remaining life. The lack of on-site parking and limited on-street and nearby commercial parking lot areas severely limits the potential uses for the facility.

HIGHEST AND BEST USE:

As-if vacant – A commercial parking lot or possibly a small café or service type facility

As-Improved – The most likely purchaser could be a speculative investor and not specifically an end user. Possible uses could include a large building that could be a senior citizen or special needs living center, a boutique type hotel or possibly utilized for conversion to an office building.

RECONCILED MARKET VALUE OPINIONS:

MARKET VALUE: ONE MILLION FOUR HUNDRED FOURTEEN THOUSAND ($1,414,000) DOLLARS*
180-DAY LIQUIDATION VALUE: ONE MILLION ($1,000,000) DOLLARS*
Subject to the Extraordinary Assumptions outlined on Page 5.

EFFECTIVE DATE OF APPRAISAL: December 16, 2013

DATE OF REPORT: January 3, 2014

ESTIMATED EXPOSURE TIME: 2-3 years

SALES HISTORY: The real estate had been in the same ownership since 1999 per Jefferson C.A.D. records. There was a deed to the City of Beaumont in 2012 (FC # 2012006727) and a deed from the City of Beaumont to the Beaumont Housing Authority in 2013 (FC # 2013028830). The considerations for the 2012 and 2013 deed transfers were not available. I understand the City of Beaumont has an interest in selling the real estate but I was not advised of an asking price. Therefore, there was not any recent sales history that was available for review and analysis.

SPECIAL FACTORS INCLUDED IN THIS ANALYSIS AND VALUATION:

Extraordinary Assumptions: There were several areas of water penetration and damage throughout the building. Since no source was identified to the appraiser, I have *assumed* the penetration could be economically repaired. Should a study by an expert reveal major capital expenditures to remedy the problems, this analysis and valuation could require adjustment most likely in a downward AS-IS value direction. Next, I have *assumed* a Liquidation Value of 6 months as this is fairly typical for area lenders. No time frame was outlined in the Engagement Letter and I have referred to the request under Item 5 in the Engagement Letter to be a Liquidation Value request.

Hypothetical Conditions: None

VALUATION REPORT
-SUMMARY FORMAT-

DATE: January 3, 2014

TO: Ms. Antoinette Hardy
Real Property Coordinator
City of Beaumont
P.O. Box 3827
Beaumont, Texas 77704

FROM: Jimmy W. Bishop, MAI, SRA
Bishop Real Estate Appraisers, Inc.
4749 Odom Road, Suite 101
Beaumont, Texas 77706

PROPERTY IDENTIFICATION:

Legal - A metes and bounds description is presented on Page 53.

Local Address – 625 Orleans Street, Beaumont, Texas 77701

Census Tract – 48245-0117.00

PROPERTY RIGHTS/LEGAL CONSTRAINTS: The property rights being valued are Fee Simple for the Surface Estate. I was also asked to form an opinion of the Liquidation Value assuming a 6-month marketing period referred to in the Engagement Letter as "if sold at a public auction AS-IS, WHERE-IS BASIS".

Fee Simple Estate, as defined in The Dictionary of Real Estate Appraisal, Fifth Edition, Page 78, is:

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.

No mineral interest was included in this analysis.

INTENDED USE AND INTENDED USER: The purpose of this appraisal is to develop an opinion of the Market Value, assuming no environmental issues are present and without consideration to any mineral interests that may or may not exist. The report is to be used for internal valuation purposes by the property owner and H.U.D. The intended user and the client is the City of Beaumont and H.U.D.

VALUE DEFINITION: The value definition employed in this valuation is "Market Value".

Market Value, as defined in FIRREA, 12 C.F.R., Part 34, is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

EFFECTIVE/DELIVERY DATE:

Date property was visited: 12/16/2013

Effective Date of appraisal: 12/16/2013

Date of Report: 1/3/2014

Date range report was prepared: 12/16/2013 – 1/3/2014

Date report was signed and delivered: 1/3/2013

COMPETENCY RULE: The USPAP contains a requirement that an appraiser have the knowledge and experience to complete an assignment competently. Jimmy W. Bishop MAI, SRA has 30+ years of commercial property appraisal experience. During that period, he has appraised many similar type properties, primarily in the Southeast Texas market. This experience, together with knowledge gained through Appraisal Institute courses, complies with Competency Rule. Qualifications are attached for your review.

SCOPE OF THE ASSIGNMENT: This is the appraisal of *The Hotel Beaumont* facility located at 625 Orleans Street, Beaumont, Texas 77701. The Scope of Work for this assignment was to estimate its Market Value and a Liquidation Value assuming a 6-month marketing period. This report will include use of the Direct Sales Comparison Approach as the basis for the estimate of Market Value for the underlying land only and the land and improvements as-is. This is the most commonly utilized analysis in the valuation of this type property. The Cost Approach was not applicable due to the age of the improvements and the need to estimate such a high ratio of accrued depreciation and the Income Approach was not applicable due to a lack of rental data for similar buildings.

I visited the property and viewed (via driving the area) the characteristics of the immediate and general market area. My visit to the Subject Property included viewing the interior and exterior of the building with a representative from the City, a review of blue prints from the 2000 remodeling project. I also interviewed the City representative about their knowledge of the history of the facility as well as its current condition. I utilized aerial photos and several plats and maps I had available in my office and on-line. My search for market data for use in the applicable approaches utilized the local MLS, local brokers, investors and other area appraisers. My market search included the entire Southeast Texas Market and I commenced my searches for data beginning about five years ago.

Texas is a non-disclosure state. It is important that the intended users of this appraisal understand that in Texas, there is no legal requirement for grantors or grantees to disclose any information relative to a transfer of real property, other than the recordation of the deed itself. In Texas, the deed contains no information about the transaction, including the purchase price. As a result, no data source provides absolute coverage of all transactions. It is possible that there are sales of which I am unaware. My data sources provide all the data typically available to appraisers in the ordinary course of business.

AREA & NEIGHBORHOOD ANALYSIS: The property is located in the city of Beaumont, Texas, the Jefferson County seat. Beaumont is the largest city in the county with a 2010 census count of 118,296 or about 47% of the county population of 252,273. Beaumont is located along the Interstate 10 corridor and that east-west highway system has been a stimulus for growth for several decades. U.S. Hwy 69/96/287 begins in southern Jefferson County, merges with IH-10 in Beaumont and continues northerly across East Texas and it is the major traffic route from the north. Beaumont is also located along the Neches River and home to the Port of Beaumont. The Neches River has a dredged ship channel that merges with the Sabine-Neches Ship Channel and Intracoastal Canal in Port Arthur and provides ship and barge access to the port that is in the

downtown area. The Port is the second largest in the State of Texas with respect to annual tonnage and has long been a popular port used by the U.S. Military to ship and retrieve equipment from around the world. Beaumont also has a good railroad system that further adds to the freight moving throughout the area. The Southeast Texas Regional Airport is located a few miles south of Beaumont and provides daily connecting air service to the Dallas area and there are two major airports about 90 miles west in the Houston area.

The downtown area is typical of most CBD's across the State in that most major retail businesses have relocated to suburban malls and shopping "pocket areas" throughout the city that are closer to the residential development, with better access and also the location for most of their competition. The downtown area is typified by city, county and federal governmental offices with a County and Federal Courthouse facility. Most other users are general and professional offices that include single and multiple tenant buildings. Over the years since retailers relocated away from the downtown area, many older buildings have been renovated into professional office buildings and banking facilities. There are still numerous buildings that remain vacant and boarded up and most are held in "speculative investor" type ownerships. Several years ago, there was a concerted effort by several investors to re-develop some of the older historical buildings into entertainment venues but they have met with only moderate success. Crockett Street Entertainment District is the largest and most prominent and includes five adjoining buildings. They have had several dining and entertainment venues over the last decade but many of the units are now vacant. There are a couple other restaurants and cafes in the downtown area and there is a popular facility in the Edison Tower that opened about a year ago that caters many to the breakfast and lunch needs of the building tenants and outside customers. The former LaSalle Hotel that is located only a few blocks from the subject property is owned by Entergy and they owner occupy part of the building and lease several floors to the State of Texas for offices. The offices are "suited" by the floor as each floor has a central hallway around the mechanical area and elevators and small rooms/offices on the building perimeter. The balance of the building is used for equipment storage by the owner.

There has been some attempt to convert upper levels of several buildings to loft apartments but that has also met with only moderate success. There has been some major residential development on the west side of the CBD near St. Anthony Basilica that also includes a building with two small restaurants. The city has made extensive improvements to most of the downtown streets, sidewalks, curbs and street lighting and that has greatly enhanced the appearance of the area. The city has also recently completed construction of a major park facility with an event center building between Neches and MLK along Crockett Street and that cleaned-up a once deteriorating older residential area that was quite unsightly. They have also re-zoned for heavy industrially zoned lands on the west side of the CBD to prevent new industrial development and for eventual conversion to more general commercial and retail market areas. There is still some manufacturing south of College Street but it now tends to be encapsulated to that area.

Investors purchased and spent several million dollars refurbishing the Hotel Beaumont into a senior citizens housing facility that was adequately occupied until heavy damage from Hurricane Rita in late 2005 and it never recovered and has since closed. There has been substantial new senior housing and assisted care facilities constructed in more suburban type locations over the last 5-8 years and they have been well accepted in the market place based on their reported

occupancy levels. The Beaumont Housing Authority has also constructed several new apartment complexes over the last few years and has plans to develop a single family subdivision in the near future. This has also become a competitor to the traditional senior housing in recent years. Another market segment that has transitioned from the downtown area over the last decade has been several religious congregations with some constructing new facilities in more accessible areas leaving their large and "high overhead" facilities to sell to long term speculative investors at discounted prices. The remaining congregations are smaller as many members have opted to relocate their memberships to other city facilities.

In conclusion, the downtown area is expected to maintain its present characteristics into the near future with minimal change anticipated. Among the exhibits are a couple area maps.

SUB-MARKET ANALYSIS: The subject property was last utilized as a senior and assisted care living center. However, it is now vacant and was in decline since late 2005. Most similar housing, as cited above, is located away from the CBD in more accessible areas and are one or two story in design. Many have been constructed in the last five years and offer modern amenities and services than available to the subject property due to being multiple-story, not having any on-site parking and better access. The subject property is now, in my opinion identified as a large older historical structure quite similar to other older structures in the downtown area that include the First Baptist Church facility, the Westminster Presbyterian Church facility, several older buildings purchased many years ago and converted to the Crockett Street Entertainment District, a former two story office building converted to Suga's Restaurant and several warehouse buildings that were converted to professional office buildings, also 10-15 years ago.

In considering the sub-market to be large older buildings with minimal marketability other than to long-term speculative investors, competition comes from other cities in Jefferson County as well as from the City of Orange in Orange County. Many buildings have been purchased over the years in Port Arthur for expansion of the Lamar College – Port Arthur Campus and in downtown Orange for the expansion of the Lamar College – Orange Campus. The former First Baptist Church facility in downtown Orange was also purchased by a speculative investor and I understand they have plans of utilizing it for storage until it can be redeveloped and utilized. The City of Port Arthur has also purchased many older buildings in the downtown area, some of which have been demolished while others have been renovated. Most of these sales are of small older former retail buildings along Procter and nearby cross streets.

TAX AND ASSESSMENT DATA: Values, for ad valorem tax purposes, are assessed by the Jefferson County Appraisal District. A copy of their 2013 print-out is on Page 51.

PID Number	Land Value	Improvement Value	Total Value	Year 2013 Taxes
5496	$80,100	$1,380,020	$1,460,120	$39,272.16

LAND DESCRIPTION: The parcel of land has an area of **26,700 SF**. It has 210' frontage along Orleans Street and 120' frontage along Fannin Street. It has a slightly irregular shape. The land is near level and appears adequately drained. According to the FEMA Map on Page 54, it is in Zone – C; an area outside the 100-year flood plain. All public utilities are available and extended onto the land to support the existing improvements. The land is zoned for commercial uses with a Central Business District class. Both streets are two-lane with parallel on-street parking and have curbs, storm sewers and sidewalks with periodic street lights. The intersection is traffic light controlled. Adjoining uses include the historic Jefferson Theater to the east fronting Fannin (a.k.a. George Jones Way), the San Jacinto Building to the north across Fannin, a commercial parking lot to the west across Orleans and an older commercial building to the south also fronting Orleans.

DESCRIPTION OF IMPROVEMENTS: The site is improved with the Hotel Beaumont, a mostly eleven story facility with a basement. It has an area of approximately **101,000 SF**. The land to building ratio is 0.26 to 1.0. The building was originally designed for use as an upscale hotel. There are a total of 145 rooms to include 115 studio type units that are 217 SF, 5-one bedroom units that are 472 SF and 15 CBA units that are 242 SF with a rentable area of 30,945 SF. I understand it remained a hotel until 1984 when it was converted to an independent and assisted living center. In 2000, I was advised approximately $7,000,000 was spent on demolition and renovations to the facility and it was operated as an assisted living center until there was heavy damage from Hurricane Rita in late 2005.

The building has a poured concrete foundation with a combination of concrete and steel frame and a steel roof support. The exterior walls are a combination of brick, stucco and wood siding. The roof cover is a flat membrane roll roof. Primary interior finishes include carpet, wood and tile flooring with plastered and sheetrock walls with some accent vinyl wall coverings. Most of the ceilings are either suspended acoustical tile or painted sheetrock. Each room has ceramic tile flooring and wainscoting and several of the rooms have missing lavatories due to vandalism. There is a sprinkler system for fire protection but there is limited security. There are two public elevators, stairways and a rear freight elevator. There is not any on-site parking and landscaping is minimal to include a small grassed area along part of Orleans Street.

According to an on-line search, it was constructed in 1922 making it about 91 years old. Some renovations occurred in about 1984 with major renovations in 2000. The architectural style is "Beaux-Arts" and it received its historical designation in 1978. The facility is now vacant and has been for the last several months. There is some deferred maintenance present due to water penetration from a door facing the grassy area along Orleans and from apparent water penetration (source unknown) through the ceilings on several floors with the most noticeable on the first floor and on the mezzanine area. As cited earlier, there was also some plumbing damage from vandalism and the 10th and 11th floors were not refurbished during the Year 2000 renovations. Hurricane Rita damaged the roof and some exterior wall areas and repairs to the roof included the installation of steel roof supports on the interior of the 11th floor. I have attached a couple of photos. Based on observation, the improvements have an effective age of 50-60 years with 5-10 years of remaining life. The lack of on-site parking and limited on-street and nearby commercial parking lot areas severely limits the potential uses for the facility.

FURNITURE, FIXTURES AND EQUIPMENT: None was included in this analysis and valuation.

SALES HISTORY: USPAP requires the appraiser to report and analyze any sales of the Subject Property over the last *three* years. Any current listings and/or pending sales should also be disclosed and discussed.

The real estate had been in the same ownership since 1999 per Jefferson C.A.D. records. There was a deed to the City of Beaumont in 2012 (FC # 2012006727) and a deed from the City of Beaumont to the Beaumont Housing Authority in 2013 (FC # 2013028830). The considerations for the 2012 and 2013 deed transfers were not available. I understand the City of Beaumont has an interest in selling the real estate but I was not advised of an asking price. Therefore, there was not any recent sales history that was available for review and analysis.

HIGHEST AND BEST USE is defined in The Dictionary of Real Estate Appraisal, 5th Edition, Page 93, Appraisal Institute, as:

" . . . . . The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and results in the highest value". Some of the following explanations are also out of that publication.

The purpose of this appraisal is to estimate the value of the fee simple interest. To accomplish this, the Highest and Best Use must be estimated.

The procedure used in this report to estimate the Highest and Best Use of the subject tract was to consider, in sequence, the site's legal uses, its physically possible uses, its feasible uses and, finally the optimum or maximum profitability. Data collected and analyzed for purposes of studying the neighborhood and particularly the site was useful in arriving at a final decision.

The following primary factors were considered in estimating the Highest and Best Use of the subject property.

Legal Permissibility: Deed restrictions, zoning, building code requirements, and environmental regulations can limit or dictate uses of a site.

The land is commercially zoned with a Central Business District class that allows for most general commercial and retail uses that would seek this type location. The improvements appear to be a legally compliant use of the land but a potential purchaser should directly verify with city officials that a planned future use would be permitted prior to making a purchase decision.

Physically Possible: The configuration of the property, its topography and availability of utilities are major components to this analysis.

The land has a corner location at a traffic light controlled intersection. It has ample street frontage and its overall topography is rated as good. It has all public utilities available and they are extended onto the site to support the existing improvements. The improvements include an 11-story section designed for use as a hotel and in recent years utilized as a senior housing facility. I understand several million dollars were spent in renovations in 2000 that included roofing, electrical upgrades, new chiller system, interior renovations and cosmetic upgrades throughout most of the building. There is normal wear & tear that was visible and there were areas of ground water penetration and water stained ceilings and flooring. The basement and the three upper floors did not receive any upgrades and are in fair condition as compared with the rest of the structure.

Financial Feasibility: Economically, a property use is expected to produce a positive return to the investment. If it does, then it can be assumed to be a feasible or proper use. Factors dictating which uses are feasible include the previously outlined possible and legal uses. The location, access, shape, area development, competing properties and general area characteristics help determine what returns could be anticipated from various possible uses.

The commercial zoning and corner location at a traffic light controlled intersection in the heart of the central business district are factors conducive for some type of commercial use that could include a commercial parking lot facility, a small café or possibly a service type business facility. The improvements utilize nearly 100% of the site, are significant in size and a historical building. It was designed for use as an upscale hotel over 90 years ago and received millions of dollars in upgrades in 2000 for conversion to a retirement housing facility that peaked in occupancy in about 2005 then declined until it was closed several months ago. The lack of on-site parking with only limited on-street parking and some near area commercial parking lots tends to reduce its potential for many possible uses. It is typical of many other very large buildings in the Beaumont and other CBD's that are now mostly marketable to speculative investors at what is typically discounted prices due to the Special Purpose design and limited marketability. As such, I consider the most appropriate feasible use of the improvements to be for speculative purchase and similar to other large areas downtown buildings in which the market has shifted or new competition has rendered them less desirable. As a prospective hotel, the property lacks support from the downtown area and it is away from a major thoroughfare that limits the visibility to the traveling public. The trend for hotel/motel development over the last 20 years has been along Interstate 10 and primarily in the southwest section of the city with ease of access and an abundance of nearby restaurants for dining. These property types include old hotels, large religious facilities and other older properties that have very limited alternate potential without major capital expenditures. As will also be evidenced in the following value analyses, the land with the improvements generates a greater value than the land as unimproved and the cost to demolish the improvements to make way for alternate development could and would most likely be far in excess of the underlying land value.

Maximum Profitability: The most profitable use should conform to neighborhood trends and be consistent with existing land uses. The use that results in maximum profitability is beyond the scope of the "land only" valuation. It is critical to the analysis of improved properties and represents that use which provides the maximum return to the investment.

The most likely purchaser could be a speculative investor and not specifically an end user. Possible uses could include a large building that could be a senior citizen or special needs living center, a boutique type hotel or possibly utilized for conversion to an office building.

After analyzing the above factors, the Highest and Best Use of the subject property, as of the effective date of this appraisal, was:

As-if vacant – A commercial parking lot or possibly a small café or service type facility

As-Improved – The most likely purchaser could be a speculative investor and not specifically an end user. Possible uses could include a large building that could be a senior citizen or special needs living center, a boutique type hotel or possibly utilized for conversion to an office building.

VALUATION PROCEDURES: The three standard approaches to value are as follows: 1) Cost Approach: if improved, the appraiser estimates the cost to reproduce/replace the improvements, then estimates the accrued depreciation (physical, functional, or external) that may be present and deducts that from the cost new. The land, as if vacant, is then valued and added to the depreciated cost of the improvements. 2) Direct Sales Comparison Approach includes the accumulation, review and direct comparison of other improved properties that have recently sold or are offered for sale. Consideration is given to location and physical differences between the sales and the subject. 3) The Income Approach is an analysis whereby actual rents/leases are analyzed or rents are estimated based on available market data. Appropriate deductions are made for anticipated vacancies and expenses to estimate a net operating income that is then capitalized into a value indication.

This report will include use of the Direct Sales Comparison Approach as the basis for the estimate of Market Value for the underlying land only and the land and improvements as-is. This is the most commonly utilized analysis in the valuation of this type property. The Cost Approach was not applicable due to the age of the improvements and the need to estimate such a high ratio of accrued depreciation and the Income Approach was not applicable due to a lack of rental data for similar buildings.

LAND VALUATION

The land or site included in the analysis is valued *as if vacant* and available for development to its' Highest and Best Use. Market data sheets for the most comparable sales out of some 20 – 30 in my data base that were considered are on Pages 28-32. The market indicates properties of this type are most often traded on the basis of *sales price per square foot* and that will be the basis for this analysis. This is the most common denominator used by investors in making buy-sell decisions for this property type. The comparables are not necessarily presented in their order of importance to this analysis. There are four primary categories of comparison on which the following analysis is based: financing, date of sale, location and physical characteristics (i.e.-size, shape, frontage, topography, etc.). The following is an explanation of these adjustments.

Financing - This adjustment takes into consideration any premiums paid for a property due to some favorable financing that was utilized in the sale. Since this valuation is on a cash equivalent basis, the "premium" must be deducted so as to reduce the sale to a cash basis for comparison.

No sales concessions were reported present in the sales price due to favorable financing. Therefore, no adjustment was necessary for this factor.

Date of Sale - This is the common term used to refer to the change in market conditions from the time the comparable sale closed to the date of valuation. It tends to reflect a measure of change (positive or negative) in prices paid over that span of time.

Location - The single most important factor affecting value is location. This adjustment, if necessary, relates to the difference in the comparables' geographical location, traffic patterns and area development characteristics as compared to the subject property.

Size - When making a comparison on a unit basis (SF, acre or FF), the appraiser must consider the size of the comparable as compared to the subject. The market generally indicates that the larger the size of a parcel, the lower the per unit sales price. This factor, when necessary, is to adjust the comparable to an indicated price that it would have sold for if it were similar in size to the Subject Property. There are size brackets so being the exact size is not critical as long as it is within a range that would attract the same type buyer.

Other Physical Characteristics - These include topography, easements, drainage, utility, frontage to depth ratio, shape and availability of utilities. When applicable, each of these factors needs to be considered in the comparison of the comparable sale to the subject.

Presented on the following grids are a summary of each sale and an analysis of the comparison between each sale and the subject property:

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in SF	Price/ SF
1.	ML King	03/16/2012	$ 124,000	26,815	$4.62
2.	IH-10	12/31/2012	$ 450,000	89,995	$5.00
3.	11th Street (#11)	08/23/2013	$ 160,000	40,528	$3.95
4.	Fannin Street	12/19/2013	$ 95,697	19,515	$4.90
5.	IH 10	12/01/2011	$1,000,000	224,308	$4.46

COMPARABLE LAND SALES ADJUSTMENT GRID

SALE #	Subject	1	2	3	4	5
SALES PRICE		$4.62/SF	$5.00/SF	$3.95/SF	$4.90/SF	$4.46/SF
FINANCING		Cash	Cash	Cash	Cash	Cash
Adjustment		**0**	**0**	**0**	**0**	**0**
DATE OF SALE		3/2012	12/2012	8/2013	12/2013	12/2011
Adjustment		**0**	**0**	**0**	**0**	**0**
ADJUSTED SALES PRICE		**$4.62/SF**	**$5.00/SF**	**$3.95/SF**	**$4.90/SF**	**$4.46/SF**
LOCATION	Orleans/Fannin	MLK-I	IH10-I	11th-I	Fannin-I	IH10-C
Adjustment		**+10%**	**+10%**	**+20%**	**+20%**	**0**
SIZE	26,700 SF	26,815 SF-C	89,995 SF-I	40,528 SF-C	19,515 SI-C	224,308 SF-I
Adjustment		**0**	**+15%**	**0**	**0**	**+30%**
TOPO/UTILITY	Level/Adequate	Comp	Comp	Comp	Comp	Comp
Adjustment		**0**	**0**	**0**	**0**	**0**
Net Adjustment		**+10%**	**+25%**	**+20%**	**+20%**	**+30%**
ADJ. SALES PRICE		**$5.08/SF**	**$6.25/SF**	**$4.74/SF**	**$5.88/SF**	**$5.80/SF**

C = Comparable; S = Superior; I = Inferior (compared to Subject)

Comments: All sales were on a cash or cash equivalency basis. Therefore, no measurable adjustment was necessary for cash equivalency. There has not been any measurable change in market conditions comparing the sale date for the comparables with the effective date of this analysis. None of the sales are from the immediate CBD area but the appraiser was not aware of any vacant land sales over the last 3-4 years in the downtown area. I also interviewed other appraisers and a couple area brokers and they were not aware of any meaningful data to consider in this analysis. Therefore, the sales that were utilized were the most recent in sale date that were available to the appraiser and provided the most meaningful data to utilize for the analysis. Sale 1 had an inferior location at the corner of MLK and Laurel in an older mixed use area. Sale 2 had an inferior location along Interstate 10 near Ford Park. It was also much larger in size. The adjustment of approximately 10% for each doubling in size was necessary to help reflect what it would likely have sold for if smaller and more similar in size with the subject property. Sale 3 has an inferior location along N. 11th Street at Cedar, also in an older mixed use area. Sale 4 had an inferior interior location along the south side of Fannin Street just east of 11th Street. Sale 5 had an overall comparable location as it had frontages along IH-10, MLK, Louisiana and Valentine Streets and was a superior retail type location. It was also much larger in size and required adjustment for that factor. No other measurable adjustments were indicated.

Conclusion: The adjusted sales price range was from $4.74/SF to $6.25/SF with their average being $5.55/SF. I considered all the data as pertinent since none of the sales were more comparable than the other and none were from the immediate neighborhood.

Based primarily on the preceding analysis, I am of the opinion that a unit value of $5.50/SF is considered reasonable. This calculates to the following indication of value for the subject site:

26,700 SF x $5.50/SF = $146,850, Rounded to **$150,000**

DIRECT SALES COMPARISON APPROACH

Market data sheets are presented on Pages 34-47. These were the most comparable out of 20-30 sales retained in our database that were reviewed and considered. They are not necessarily presented in their order of importance or comparability for this analysis. The unit of comparison for this analysis will be the overall sales price per square foot. This is the most common indicator used by investors in making buy-sell decisions. These sales compare with the subject as follows:

There are four primary categories of comparison on which the following analysis is based: financing, date of sale, location and physical characteristics (i.e.-size, shape, frontage, topography, improvements age/condition, quality, etc.). The following is an explanation of these adjustments.

Financing - This adjustment takes into consideration any premiums paid for a property due to some favorable financing that was utilized in the sale. Since this valuation is on a cash equivalent basis, the "premium" must be deducted so as to reduce the sale to a cash basis for comparison.

No sales concessions were reported present in the sales price due to favorable financing. Therefore, no adjustment was necessary for this factor.

Date of Sale - This is the common term used to refer to the change in market conditions from the time the comparable sale closed to the date of valuation. It tends to reflect a measure of change (positive or negative) in prices paid over that span of time.

Location - The single most important factor affecting value is location. This adjustment, if necessary, relates to the difference in the comparables' geographical location, traffic patterns and area development characteristics as compared to the subject property.

Size - When making a comparison on a unit basis (SF), the appraiser must consider the size of the comparable as compared to the subject. The market generally indicates that the larger the size of a building facility, the lower the per unit sales price. This factor, when necessary, is to adjust the comparable to an indicated price that it would have sold for if it were similar in size to the Subject Property. There are size brackets so being the exact size is not critical as long as it is within a range that would attract the same type buyer.

Other Physical Characteristics - These include the land to building ratio, age/condition, quality and design of the building, site improvements and other factors pertinent in the comparison of each sale with the subject property as improved. When applicable, each of these factors needs to be considered in the comparison of the comparable sale to the subject.

Presented on the following grids are a summary of each sale and an analysis of the comparison between each sale and the subject property:

IMPROVED SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Building Size (SF)	Price/ SF
1.	900 Calder Avenue, Beaumont	12/30/2013	$ 750,000	152,098	$4.93
2.	602 Green Avenue, Orange	05/17/2013	$ 450,000	68,000	$6.62
3.	530 N. Main, Beaumont	10/30/2009	$ 500,000	27,229	$18.36
4.	1228 Port Neches Avenue, P.N.	10/11/2012	$ 135,000	11,448	$11.79
5.	750 Pearl Street, Beaumont	04/21/2010	$ 2,111,000	68,000	$31.04
6.	350 Pine Street, Beaumont	12/06/2011	$13,500,000	425,198	$31.75
7.	2105 Church Street, Galveston	06/15/2010	$ 2,050,000	84,240	$24.34

*****ADJUSTMENT GRID*****

SALE #	SUBJECT	1	2	3	4	7
SALES PRICE		$750,000	$450,000	$500,000	$135,000	$2,050,000
SALES PRICE/SF GBA		$4.93/SF	$6.62/SF	$18.36/SF	$11.79/SF	$24.34/SF
FINANCING		Cash	Cash	Cash	Cash	Cash
Adjustment		**0**	**0**	**0**	**0**	**0**
DATE OF SALE		Pending Sale	5/2013	10/2009	10/2012	6/2010
Adjustment		**0**	**0**	**0**	**0**	**0**
ADJ. SALES PRICE		**$4.93/SF**	**$6.62/SF**	**$18.36/SF**	**$11.79/SF**	**$24.34/SF**
LOCATION	Orleans/Fannin	Calder-C	Green-C	Main-C	Pn Ave-C	Galveston-S
Adjustment		**0**	**0**	**0**	**0**	**-40%**
LAND/BLDG. RATIO	0.26 to 1.0	1.25 to 1.0-S	1.32 to 1.0-S	1.71 to 1.0-S	0.71 to 1.0-C	0.12 to 1.0-C
Adjustment		**-5%**	**-5%**	**-5%**	**0**	**0**
BLDG. SIZE	101,000 SF	152,098 SF-I	68,000 SF-S	27,229 SF-S	11,448 SF-S	84,240 SF-C
Adjustment		**+5%**	**-5%**	**-10%**	**-15%**	**0**
AGE/CONDITION	50-60 eff/G	Comp	Comp	Comp	Comp	Comp
Adjustment		**0**	**0**	**0**	**0**	**0**
QUALITY	Masonry-G	Comp	Comp	Comp	Comp	Comp
Adjustment		**0**	**0**	**0**	**0**	**0**
TOTAL ADJUSTMENT		**0**	**-10%**	**-15%**	**-15%**	**-40%**
ADJ. SALES PRICE		**$4.93/SF**	**$5.96/SF**	**$15.61/SF**	**$10.02/SF**	**$14.60/SF**

C = Comparable; S = Superior; I = Inferior (compared to Subject)

Comments: All sales were on a cash or cash equivalency basis. Therefore, no measurable adjustment was necessary for cash equivalency. There has not been any measurable change in market conditions comparing the sale date for the comparables with the effective date of this analysis. The following analysis will be directed towards Sales 1 – 4 & 7 but Sales 5 & 6 were presented as they are in the downtown Beaumont market and are relatively recent sales of large building facilities. They were not considered directly comparable for comparison since Sale 5 is a two story building that required minimal modification prior to being owner occupied after the sale closed with a large engineering firm and it also had a massive "owned" parking lot facility. Sale 6 was not directly meaningful as it is the Edison Plaza Office Building and is relatively modern and designed for multiple tenant general and professional office occupancy. They tend to set far in excess of the upper end of the value range per square foot for large older downtown buildings with

their sales prices of $31.04/SF and $31.75/SF, respectively. Sale 7 had a far superior location on Galveston Island near the CBD and in an area where the hotel business is active due to the cruise ship lines and the steady activity along the Strand. Sales 1, 2 & 3 have superior land/building ratios that make them more desirable and allows for some on-site parking availability. Sale 1 is larger in size and Sales 2, 3 & 4 are smaller. These sales require adjustment based on a market extracted rate of approximately 5% for each doubling in size. This helps reflect what they would likely have sold for if more similar in size with the subject property. No other measurable adjustments were indicated.

Conclusion: The adjusted sales price range was from $4.93/SF to $15.61/SF with their average being $10.22/SF. I considered all the data as meaningful but Sale 7 was most comparable in design and amenities and greater weight was placed on its adjusted sales price. The wide range in adjusted sales prices is quite common for slow market areas and/or unique properties with physical limitations including major renovation cost potential depending on the planned future use.

Based primarily on the preceding analysis, I am of the opinion that a unit value of $14.00/SF is considered reasonable. This calculates to the following indication of value for the subject property:

+/- 101,000 SF x $14.00/SF = **$1,414,000**

LIQUIDATION VALUE OPINION: Client has requested an opinion of Liquidation Value. In this instance, the client has requested an opinion of liquidation value based on a 180-day marketing period.

Liquidation Value: *The most probable price that a specified interest in real property is likely to bring under all of the following conditions:*

1. *Consummation of a sale will occur within a severely limited future marketing period specified by the client.*
2. *The actual market conditions currently prevailing are those to which the appraised property interest is subject.*
3. *The buyer is acting prudently and knowledgeably.*
4. *The seller is under extreme compulsion to sell.*
5. *The buyer is typically motivated.*
6. *The buyer is acting in what he or she considers his or her best interest.*
7. *A limited marketing effort and time will be allowed for the completion of a sale.*
8. *Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.*
9. *The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

I interviewed several area real estate investors and brokers familiar with this market regarding the likely discount to affect a sale of the subject property within a 180-day time frame based on its current Market Value level.

The consensus of area investors and brokers was a discount in the range of 25% to 50% and I am of the opinion that a discount of 30% would be appropriate. The estimated Exposure Period was 2-3 years based on the comparables and an analysis of other Special Purpose type properties in the region. Simply discounting from say a 2 .5 year average days on market to 6 months (180 days) is approximately 2 years. Utilizing a discount rate of 12% to 15% per year calculates to a discount in the 24% to 30% range on a straight-line basis. This further supports the brokers' opinions. This calculates to the following 180-Day Liquidation Value for the subject property:

$1,414,000 Market Value Opinion less 30% discount = $989,800, Rounded to **$1,000,000**

RECONCILIATION: The following values were indicated by the applicable approaches to value:

ANALYSIS	
LAND "*ONLY*" VALUE ESTIMATE	**$ 150,000**
ANALYSIS OF LAND & IMPROVEMENTS	
COST APPROACH	**N/A**
DIRECT SALES COMPARISON APPROACH	**$1,414,000**
INCOME APPROACH	**N/A**
180-DAY LIQUIDATION VALUE OPINION	**$1,000,000**

I was of the opinion the analyses that were utilized were the most appropriate given the characteristics of the subject real estate and the data that was relied on was the most current and comparable the appraiser had available to consider and utilize.

Based on the data presented herein as well as other data reviewed and retained in my files, I am of the opinion that as of December 16, 2013, the value indication was:

MARKET VALUE: ONE MILLION FOUR HUNDRED FOURTEEN THOUSAND ($1,414,000) DOLLARS*
180-DAY LIQUIDATION VALUE: ONE MILLION ($1,000,000) DOLLARS*
***Subject to the Extraordinary Assumptions outlined on Page 5.**

ESTIMATED EXPOSURE TIME:

Exposure Time is defined in The Dictionary of Real Estate Appraisal, 5th Edition, Page 73 as:

1. *The time a property remains on the market.*

2. *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive open market.*

Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate but sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.

I have consulted with knowledgeable area brokers familiar with the sale of this type property and have reviewed patterns of various sales in my office database.

Based on the available market data, a reasonable Exposure Time for the Subject Property would be two to three years.

CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice.*

9. I have made a personal inspection of the property that is the subject of this report.

10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

11. No one provided significant real property appraisal assistance to the person signing this certification.

12. As of the date of this report, Jimmy W. Bishop has completed the continuing education program of the Appraisal Institute.

Jimmy W. Bishop

Jimmy W. Bishop, MAI, SRA

GENERAL LIMITING CONDITIONS

This report is subject to the following General Limiting Conditions:

1. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.

2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.

3. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

4. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without the written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without written consent of the appraiser.

GENERAL UNDERLYING ASSUMPTIONS

1. The legal description used in this report is assumed to be correct.

2. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.

3. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.

4. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.

5. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified in the report. The property is appraised as though under responsible ownership and competent management.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover such factors.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in this appraisal report.

9. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

QUALIFICATIONS OF JIMMY W. BISHOP, MAI, SRA
State Certified # TX-1320188-G
General Real Estate Appraiser

PROFESSIONAL AFFILIATIONS AND ACTIVITIES

MEMBER: Appraisal Institute

MEMBER: Beaumont Board of Realtors.

MEMBER: Texas Association of Realtors.

MEMBER: National Association of Real Estate Boards.

EDUCATIONAL BACKGROUND

Educated in the public schools in San Antonio, Texas. Graduated in 1974 from Lamar University with a Bachelor of Business Administration degree in Marketing. Received Associate of Applied Science Degree in Real Estate, Lamar University, 1983.

Seminars and courses attended and successfully completed in recent years include:

Real Estate Broker MCE, College Station, TX, April, 2006. USPAP, Course 400, Houston, TX, September 2006. 17th Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2007. TREC Mandatory Continuing Education, Legal, San Antonio, Texas, April 2007. 18th Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2008. TREC Mandatory Continuing Education, Ethics, San Antonio, Texas, April 2008. National USPSP Update, Houston, Texas, January 2009. The Appraisal Institute's Appraisal Curriculum Overview (2 day General), New Orleans, LA, September, 2009. Business Practices and Ethics, Appraisal Institute, Houston, Texas December 2009. Short Sales and Foreclosures, March 2010, Galveston Association of Realtors, Galveston, Texas. 20th Annual Outlook for Texas Land Markets, San Antonio, Texas, May 2010. TREC Mandatory Continuing Education, Ethics, San Antonio, Texas, May 2010. National USPAP Update Course, Houston, Texas, February, 2011. 21st Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2011. TREC Mandatory Continuing Education, Legal, San Antonio, Texas, April 2011. Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets, March, 2012, Houston, Texas. 22nd Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2012. TREC Mandatory Continuing Education, Ethics, San Antonio, Texas, April 2012. 2012-2013 USPAP 7-Hour Update, Houston, Texas, April 2012. 23rd Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2013. TREC Mandatory Continuing Education, Legal, San Antonio, Texas, April 2013.

Qualifications of Jimmy W. Bishop, Page Two (Continued)

EMPLOYMENT HISTORY

11/84- Present:	Self employed as Fee Appraiser
3/82 - 10/84:	Staff Appraiser with Cook & Associates Real Estate Appraisers
3/77 - 2/82:	Staff Appraiser with American Real Estate Corporation, Appraisal Department

EXPERIENCE

Active in the Real Estate Appraisal business since 1975 and a full-time fee appraiser since the Spring of 1977 having completed appraiser assignments on residential, commercial, and industrial properties for numerous individuals, estates, attorneys, corporations, and various governmental agencies.

Texas Real Estate Broker License #220094. Qualified as an expert witness in various County and State District Courts as well as Federal Court.

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: TX 1320188 G

Issued: 01/11/2013 Expires: 03/31/2015

Appraiser: JIMMY WAYNE BISHOP

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

Douglas E. Oldmixon
Commissioner

Land Sale No. 1

Property Identification

Record ID	2112
Property Type	Vacant Land, Commercial
Address	ML King, Beaumont, Jefferson County, Texas 77701
Location	NEC of MLK and Laurel
Legal Description	Part of Lots 9 &10, all of Lots 3 & 11, Block 26, Calder Addition
Deed Reference	FC# 2012009482

Sale Data

Grantor	Bill Munro, et al
Grantee	Soutex Land Development & Associates, Inc.
Sale Date	March 16, 2012
Property Rights	Fee
Marketing Time	Not available
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash
Sale History	No sale in prior 3 years per agent
Verification	Agent-Sheri Arnold; Confirmed by Jim Bishop
Sale Price	$124,000
Cash Equivalent	$124,000

Land Data

Zoning	Commercial
Topography	Near level and cleared
Utilities	All available
Shape	Slightly irregular
Flood Info	Zone - X

Land Size Information

Gross Land Size	0.616 Acres or 26,815 SF

Indicators

Sale Price/Gross Acre	$201,434
Sale Price/Gross SF	$4.62

Remarks

This is a corner tract of land that was once improved but was cleared when sold. This is a traffic light controlled intersection.

Land Sale No. 2

Property Identification

Record ID	2326
Property Type	Vacant Land, Commercial
Address	IH-10, Beaumont, Jefferson County, Texas 77713
Location	Pad site in front of Ford Park
Tax ID	PIDN 120089
Legal Description	Part of the S. Stivers Survey, A-51
Deed Reference	FC # 2012042915

Sale Data

Grantor	Willow Creek Industrial Park II
Grantee	Agriland Farm Credit Services, ACA
Sale Date	December 31, 2012
Property Rights	Fee
Conditions of Sale	Normal no cash equivalency necessary
Financing	Cash
Sale History	No sale in prior 3 years per JCAD
Verification	Grantor - Phelan; Confirmed by Jim Bishop
Sale Price	$450,000
Cash Equivalent	$2,450,000

Land Data

Zoning	LI, Light Industrial
Topography	Near level and cleared
Utilities	All available
Dimensions	300' x 300'
Shape	Near square
Flood Info	Zone - X

Land Size Information

Gross Land Size	2.066 Acres or 89,995 SF
Front Footage	300 ft --IH 10 Frontage Road

Indicators

Sale Price/Gross Acre	$217,812
Sale Price/Gross SF	$5.00

Remarks

This is an interior parcel of land that is effectively a pad site in front of Ford Park between Major Drive and Brooks Road. The price was based on $5.50/SF but was reduced to $5.00/SF if the buyers could close by 12/31/2012. The sale did close and the effective price was $5.00/SF.

Land Sale No. 3

Property Identification

Record ID	2354
Property Type	Commercial, Improved
Address	11th Street (#11), Beaumont, Jefferson County, Texas 77702
Location	NWC of 11th and Cedar
Tax ID	PIDN # 121764
Legal Description	Part of the Noah Tevis Survey, A-52
Deed Reference	FC # 2013028791

Sale Data

Grantor	JSJ Joint Venture
Grantee	David Bertino
Sale Date	August 23, 2013
Property Rights	Fee
Marketing Time	Less than one year
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash to seller
Sale History	No sale in prior 3 years
Verification	Grantor & deed; Confirmed by Jim Bishop
Sale Price	$160,000
Cash Equivalent	$160,000

Land Data

Zoning	Commercial
Topography	Near level and improved
Utilities	All available
Shape	Near rectangular
Flood Info	Zone - C

Land Size Information

Gross Land Size	0.930 Acres or 40,528 SF
Front Footage	288 ft --11th STreet;107 ft --W. Cedar

Indicators

Sale Price/Gross Acre	$171,969
Sale Price/Gross SF	$3.95

Remarks

This is a corner parcel of land that is leased to Kinsel as a used car sales lot. The tenant made all the improvements to the land and they are in the midst of a two-year extension of their lease. They have been at this site for over 20 years and have the right to remove the building at the end of their lease term since they constructed all the improvements. This was essentially a "land only" sale.

Land Sale No. 4

Property Identification

Record ID	2391
Property Type	Vacant Land, Commercial
Address	Fannin Street, Beaumont, Jefferson County, Texas 77701
Location	South side about 250' east of 10th Street intersection
Legal Description	Part of the David Brown League, A-5
Deed Reference	FC # 2013041528

Sale Data

Grantor	FAD Equity, LLC
Grantee	May Family Investments, LLC
Sale Date	December 19, 2013
Property Rights	Fee
Marketing Time	Less than one year
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash to seller
Verification	Agent- Deb Cowart & deed; 833-5055, Confirmed by Jim Bishop
Sale Price	$95,697
Cash Equivalent	$95,697

Land Data

Zoning	GC-MD, Commercial
Topography	Near level and cleared
Utilities	All available
Dimensions	113' x 171.41' x 113' x x171.53'
Shape	Near rectangular
Fencing	Some neighbor fence
Flood Info	Zone - C

Land Size Information

Gross Land Size	0.448 Acres or 19,515 SF
Front Footage	113 ft --Fannin

Indicators

Sale Price/Gross Acre	$213,609
Sale Price/Gross SF	$4.90

Remarks

This is an interior parcel of land purchased as a speculative investment.

Land Sale No. 5

Property Identification

Record ID	2149
Property Type	Commercial, Improved
Address	IH 10, Beaumont, Jefferson County, Texas
Location	IH 10 west of MLK
Legal Description	See Remarks
Deed Reference	FC # 2011039050

Sale Data

Grantor	ATMC Investments, Inc.
Grantee	MG Real Properties, Ltd.
Sale Date	December 01, 2011
Property Rights	Fee
Marketing Time	Less than one year
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash
Sale History	No sale in prior 3 years per JCAD
Verification	Grantee & deed; Confirmed by Jim Bishop
Sale Price	$1,000,000
Cash Equivalent	$1,000,000

Land Data

Zoning	LI, Industrial
Topography	Near level and improved
Utilities	All available
Shape	Three separate tracts
Flood Info	Zone - X

Land Size Information

Gross Land Size	5.149 Acres or 224,308 SF

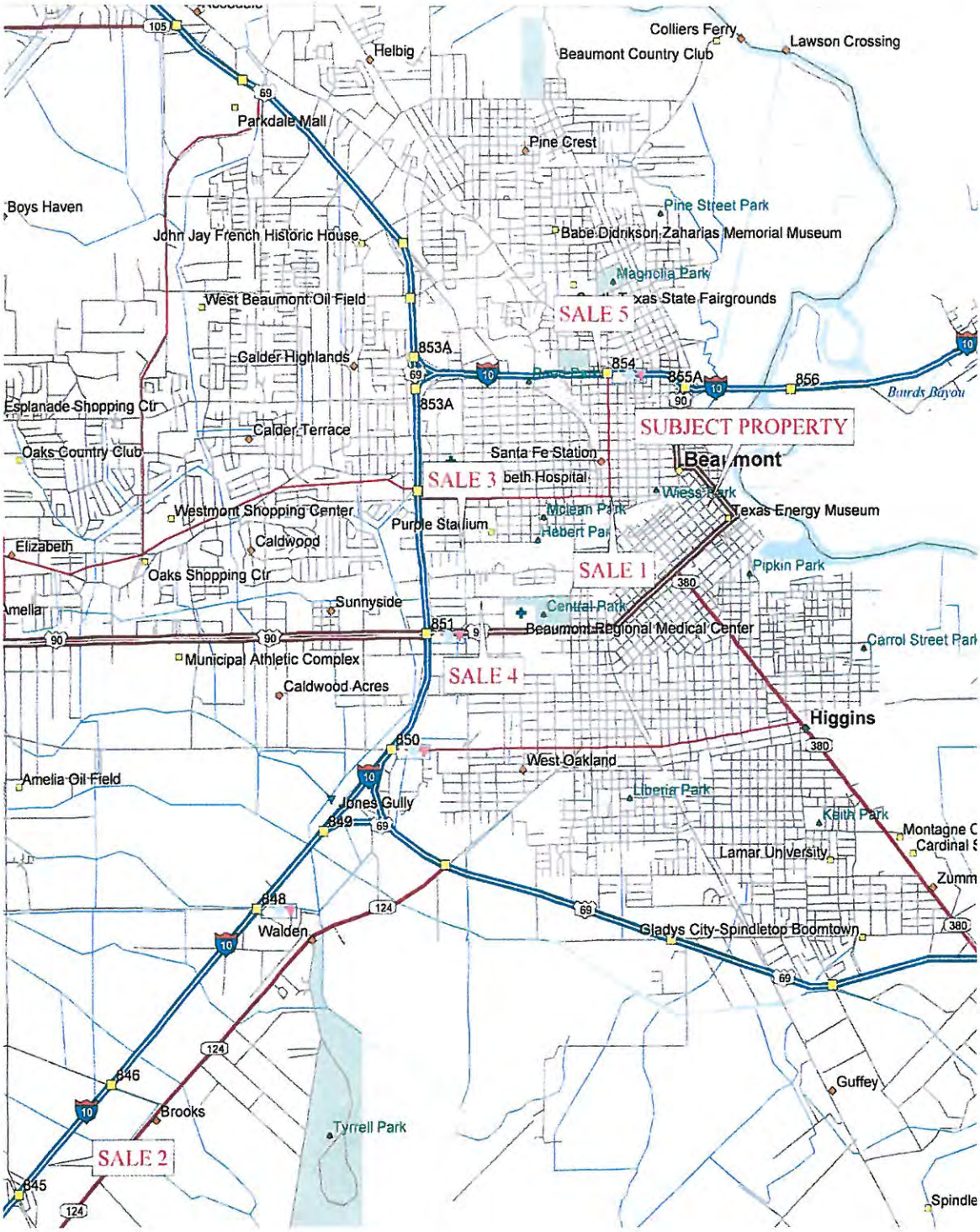
Indicators

Sale Price/Gross Acre	$194,197
Sale Price/Gross SF	$4.46

Remarks

This is three separate tracts of land divided by Louisiana and Valentine Streets as follows: 0.9646 acre (300' on Louisiana x 140' on Jirou and Valentine) being Lots 1-5 Block 9, McFaddin Addition; Tract 2 is 3.6685 acres being Part of Block 5 & all of Block 6, McFaddin Heights Addition. It has 481' on IH-10, 112.36' on Gulf, 360.18' on Louisiana and 299.95' on Valentine. Tract 3 is 0.5163 acres in size and is part of Block 7, McFaddin Heights Addition. It has 149.98' frontage on Interstate 10 and 149.96' on Valentine Street. Tract 2 is improved with the former Morgan Portable Buildings facility and a small office/warehouse that fronts Gulf @ Louisiana. The improvements are in poor condition and neither party attributed any of the sales price to the improvements. Any contributory value was offset by the cost of demolition of the older buildings.

LAND SALES MAP



Improved Sale No. 1

Property Identification

Record ID	964
Property Type	Special Purpose, Church
Property Name	Church (First Baptist)
Address	900 Calder Avenue, Beaumont, Jefferson County, Texas 77701
Location	Corner of Calder and Willow
Legal Description	Lots 5-12 Block 5, Calder Addition & part of the N. Tevis Survey, A-52

Sale Data

Grantor	First Baptist Church of Beaumont
Grantee	Confidential until closing
Sale Date	December 30, 2013
Property Rights	Fee
Marketing Time	Less than two years
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash
Sale History	Asking price = $1,800,000
Verification	Agent - Foxworth R.E.; Confirmed by Jim Bishop

Improved Sale No. 1 (Cont.)

Sale Price	$750,000 PENDING SALE
Cash Equivalent	$750,000

Land Data

Land Size	4.359 Acres or 189,890 SF
Front Footage	650 ft Calder;300 ft Willow;644 ft Broadway
Zoning	CBD, Commercial
Topography	Near level and improved
Utilities	All available
Landscaping	Professional landscape
Flood Info	Zone - X

General Physical Data

Building Name	First Baptist Church
Building Type	Single Tenant
Gross SF	152,098
Construction Type	Masonry/wood & steel
Roof Type	Built-up & metal on gym
Foundation	Pier/Beam & slab
Electrical	Adequate
HVAC	C H/A
Year Built	1925
Condition	Remodeled in 1977-Good

Indicators

Sale Price/Gross SF	$4.93
Floor Area Ratio	0.80
Land to Building Ratio	1.25:1

Remarks

The facility was constructed in stages with the original structure (pier & beam), including the sanctuary and chapel areas completed in 1925. The education building and gym (slab foundations) was added in 1960. The entire facility was substantially renovated in 1977. It remains in good condition and there was minimal deferred maintenance present. There is about 120,000 SF of concrete paved parking area.

Improved Sale No. 2

Property Identification

Record ID	965
Property Type	Special Purpose, Church
Property Name	Church (First Baptist Church of Orange)
Address	602 Green Avenue, Orange, Orange County, Texas 77630
Location	North side between 5th and 6th Streets
Tax ID	R50678
Legal Description	All of Block 122 Sheldon Addition
Deed Reference	File # 393895

Sale Data

Grantor	First Baptist Church of Orange, Texas
Grantee	Nelda C. & H.J. Lutcher Stark Foundation
Sale Date	May 17, 2013
Property Rights	Fee
Marketing Time	272 days
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash
Sale History	No sale in prior 3 years per OCAD
Verification	MLS 155585 & deed; Confirmed by Jim Bishop
Sale Price	$450,000
Cash Equivalent	$450,000

Land Data

Land Size	2.066 Acres or 89,995 SF
Front Footage	300 ft Green;300 ft 5th and 6th;300 ft Elm
Zoning	Commercial

Improved Sale No. 2 (Cont.)

Topography	Near level and improved
Utilities	All available
Dimensions	300' x 300'
Shape	Near square
Landscaping	Professional landscape
Flood Info	Zone - X

General Physical Data

Building Name	First Baptist Church
Building Type	Single Tenant
Gross SF	68,000
Construction Type	Masonry, wood & steel
Roof Type	Built-up and tile
Foundation	Pier/Beam
Electrical	Adequate
HVAC	C H/A
Year Built	1930
Condition	Remodeled-Good

Indicators

Sale Price/Gross SF	$6.62
Floor Area Ratio	0.76
Land to Building Ratio	1.32:1

Remarks

Asking price when sold was $799,000. Improvements include large sanctuary, gym, kitchen, classrooms and offices. Most of the balance of the site was paved parking lot area.

Improved Sale No. 3

Property Identification

Record ID	677
Property Type	Church, Church
Property Name	Church (Westminster Presbyterian Church)
Address	530 N. Main, Beaumont, Jefferson County, Texas 77701
Location	Corner of Main & Elizabeth
Legal Description	See Remarks
Deed Reference	FC # 2009041399

Sale Data

Grantor	Westminster Presbyterian Church of Beaumont
Grantee	James Austin
Sale Date	October 30, 2009
Property Rights	Fee
Marketing Time	Less than one year
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash to seller
Sale History	No sale in prior 3 years per agent
Verification	Agent - Sheri Arnold; 833-5055, Confirmed by Jim Bishop
Sale Price	$500,000
Cash Equivalent	$500,000

Land Data

Land Size	1.066 Acres or 46,440 SF
Zoning	CBD, CBD-Central Business District
Topography	Near level and improved

Improved Sale No. 3 (Cont.)

Utilities	All available
Landscaping	Minimal
Flood Info	Zone - C

General Physical Data

Building Name	Westminster Presbyterian
Building Type	Single Tenant
Gross SF	27,229
Construction Type	Masonry
Electrical	Adequate
HVAC	C H/A
Sprinklers	None
Year Built	1909
Condition	Good

Indicators

Sale Price/Gross SF	$18.36
Floor Area Ratio	0.59
Land to Building Ratio	1.71:1

Remarks

Legal Description: Lots 713, 718 & part of 712, Block 32 and Lots 719, 724 & 725 & part of Lot 720, Block 33, Beaumont Townsite. The facility included a 6,382 SF sanctuary building built in 1909, 20,847 SF in 3-story education building built in the 1930's, asphalt parking lot, covered walks and fenced playground area. There is also 4,616 SF of basement area not included in the building area shown above. The transaction included two separate sites. The 530 Main site had 18,000 SF and the 526 Elizabeth site has 28,440 SF.

Improved Sale No. 4

Property Identification

Record ID	819
Property Type	Commercial, Downtown Building
Property Name	Downtown Building
Address	1228 Port Neches Avenue, Port Neches, Jefferson County, Texas 77651
Location	NE corner of Pt. Neches Ave. and Montgomery Street
Tax ID	PIDN 8607
Legal Description	Lots 16 and 17, Block 1, Bigelow Addition, Jefferson County Texas
Deed Reference	FC # 2012034397

Sale Data

Grantor	Lafleur Enterprises, Inc.
Grantee	David W. Macha, et ux
Sale Date	October 11, 2012
Property Rights	Fee
Marketing Time	814 days
Conditions of Sale	Cash
Financing	Cash to seller

Improved Sale No. 4 (Cont.)

Sale History	No prior sale in past 36 months per JCAD
Verification	MLS #59003, Agent: Blount Properties; Other sources: JCAD records & deed, Confirmed by Jim Bishop
Sale Price	$135,000
Cash Equivalent	$135,000
Land Data	
Land Size	0.188 Acres or 8,176 SF
Front Footage	80 ft Port Neches Ave.
Zoning	Commercial
Topography	Level, cleared
Utilities	All public utilities available
Dimensions	80' x 102.2'
Shape	Rectangular
Flood Info	Zone- C
General Physical Data	
Building Type	Single Tenant
Gross SF	11,448
Construction Type	Stucco
Roof Type	Flat
Foundation	Concrete slab
Electrical	Adequate
HVAC	CH/CA
Stories	one
Year Built	1950
Condition	Average
Indicators	
Sale Price/Gross SF	$11.79
Floor Area Ratio	1.40
Land to Building Ratio	0.71:1

Remarks

There are three ground floor offices that are finished out and unoccupied. The retail space on the ground floor has tile flooring but unfinished walls and the second floor lofts are unfinished and gutted to the stud walls. The roof cover was replaced in 2006. Original asking price was $230,000 then reduced to $184,900 prior to the time of sale.

Improved Sale No. 5

Property Identification

Record ID	705
Property Type	Commercial, Downtown Building
Property Name	Former Postal Encoding facility
Address	750 Pearl Street, Beaumont, Jefferson County, Texas 77701
Location	Corner of Pearl and Forsythe
Tax ID	3200-9200-0, et al
Legal Description	Part of Blocks 39 and 48, Beaumont Townsite
Deed Reference	FC # 2010015955

Sale Data

Grantor	Jefferson County
Grantee	A & B Real Estate, LLC
Sale Date	April 21, 2010
Property Rights	Fee
Marketing Time	About 2 years
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash to seller
Sale History	No sale in prior 3 years per JCAD

Improved Sale No. 5 (Cont.)

Verification	Grantor & Grantee; Other sources: Sales contract, Confirmed by Jim Bishop
Sale Price	$2,111,000
Cash Equivalent	$2,111,000

Land Data

Land Size	3.082 Acres or 134,270 SF
Zoning	CBD, Commercial
Topography	Near level and improved
Utilities	All available
Shape	Irregular - 2 separate tracts
Landscaping	Minimal
Flood Info	Zone - C

General Physical Data

Building Name	Former TSO
Building Type	Single Tenant
Gross SF	68,000
Construction Type	Masonry
Roof Type	Aggregate roof cover
Foundation	Poured concrete
Electrical	Adequate
HVAC	Chilled water cooler
Stories	Two
Year Built	1985
Condition	Good - see remarks

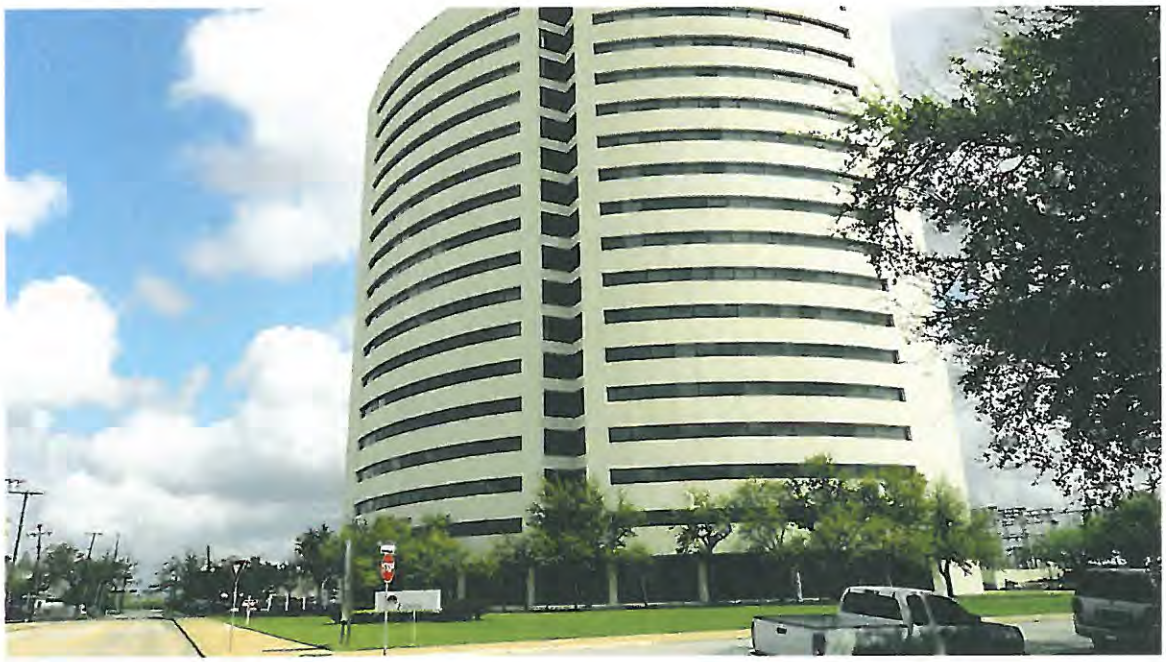
Indicators

Sale Price/Gross SF	$31.04
Floor Area Ratio	0.51
Land to Building Ratio	1.97:1

Remarks

This is was originally constructed as the Texas State Optical laboratory and later modified to a U.S. Postal Service Encoding facility. The improved tract has an area of about 68,000 SF with the area not covered in building being an improved parking lot. The second tract has an area of 72,270 SF and is a paved parking lot facility with about 250 striped parking spaces. It is diagonally across Orleans Street from Tract 1. The building was severely damaged by Hurricane Rita in late 2005 and was extensively repaired thereafter with a new roof cover, new chilled water and HVAC system, interior repairs and general cosmetic upgrades. The building has remained vacant and the County has advertised it for sale since 2008 with an asking price of $3,000,000 and the excessive asking price was considered to have created the long marketing period. The purchaser plans to spend about $500,000 in renovations to the second floor for owner occupancy. The first floor will be retained for future company growth and expansion. The second floor has multiple stairway access and one freight elevator. There are several very large restrooms facilities that were constructed to accommodate the large number of employees formerly utilized for the postal encoding operations.

Improved Sale No. 6



Property Identification

Record ID	858
Property Type	Commercial, Office building
Property Name	Office Building (Edison Plaza)
Address	350 Pine Street, Beaumont, Jefferson County, Texas 77701
Location	Pine and Elizabeth
Legal Description	Part of Blocks 22 & 28 Beaumont Townsite
Deed Reference	FC # 2011039648 & 2011039647

Sale Data

Grantor	Lexington Beaumont Land, LP
Grantee	Edison Plaza Partners, LLC
Sale Date	December 06, 2011
Property Rights	Fee
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash to seller
Sale History	No sale in prior 3 years per JCAD
Verification	CoStar, Jeff Hollinden, Agent; Confirmed by Jim Bishop
Sale Price	$13,500,000
Cash Equivalent	$13,500,000

Land Data

Land Size	4.893 Acres or 213,139 SF
Zoning	CBD, Commercial
Topography	Near level and improved
Utilities	All available

Improved Sale No. 6 (Cont.)

Landscaping	Professional landscape
Flood Info	Zone - X
User 6	0.50 to 1.0 - See Remarks

General Physical Data

Building Name	Edison Plaza
Building Type	Multi Tenant
Gross SF	425,198
Construction Type	Masonry & steel
Roof Type	Synthetic roof cover
Foundation	Poured concrete with footings
Electrical	Adequate
HVAC	HVAC
Sprinklers	Yes
Stories	17
Year Built	1981
Condition	Good

Income Analysis

Effective Gross Income	$4,618,000 See Remarks
Expenses	$3,508,000
Net Operating Income	$1,110,000

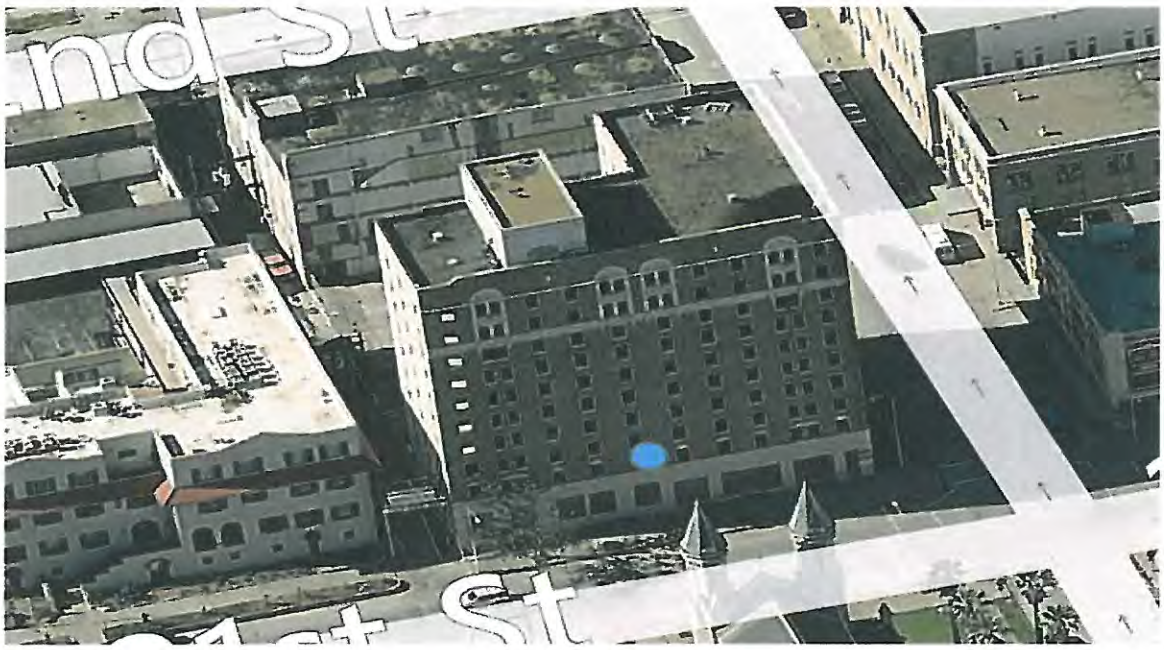
Indicators

Sale Price/Gross SF	$31.75
Floor Area Ratio	1.99
Land to Building Ratio	0.50:1
Occupancy at Sale	70.4%
Eff. Gross Income Multiplier	2.92
Expenses/Sq. Ft.	$8.25
Overall or Cap Rate	8.22%
Net Operating Income/Sq. Ft.	$2.61

Remarks

The parking included 227 striped parking spaces but the primary tenant (Entergy) owned several parking lots adjoining the facility so there was ample on-site parking. A third party investor who was provided financial information indicated the NOI was $1,110,000 including $3,508,000/YR ($8.24/SF/YR GBA) in operating expenses. The interior had traditional finishes that included tile and carpet flooring, finished sheetrock walls and suspended acoustical tile ceilings. Included in the sale was a two-story parking garage adjacent to the building with a covered walkway.

Improved Sale No. 7



Property Identification

Record ID	1018
Property Type	Commercial, Hotel
Property Name	Hotel
Address	2105 Church Street, Galveston, Galveston County, Texas 77550
Location	Corner of Church and 21st (Moody)
Tax ID	R103130
Legal Description	Lots 6 & 7, Block 381, Galveston
Deed Reference	File # 2010028941

Sale Data

Grantor	Jean Lafitte, Ltd.
Grantee	2101 Church Street, LLC
Sale Date	June 15, 2010
Marketing Time	842 days on Loop Net
Conditions of Sale	Normal - no cash equivalency necessary
Financing	Cash to seller
Sale History	Last sold in 2005 per GCAD account
Verification	Deed & Loop Net; Confirmed by Jim Bishop
Sale Price	$2,050,000
Cash Equivalent	$2,050,000

Land Data

Land Size	0.236 Acres or 10,280 SF
Zoning	Commercial
Topography	Near level
Utilities	All available

Improved Sale No. 7 (Cont.)

Shape	Near rectangular
Landscaping	Minimal

General Physical Data

Building Name	Hotel
Building Type	Single Tenant
Gross SF	84,240
Construction Type	Masonry & steel
Roof Type	Flat composite
Foundation	Poured concrete
Electrical	Adequate
HVAC	Yes
Sprinklers	Yes
Stories	10
Year Built	1927
Condition	Average to good

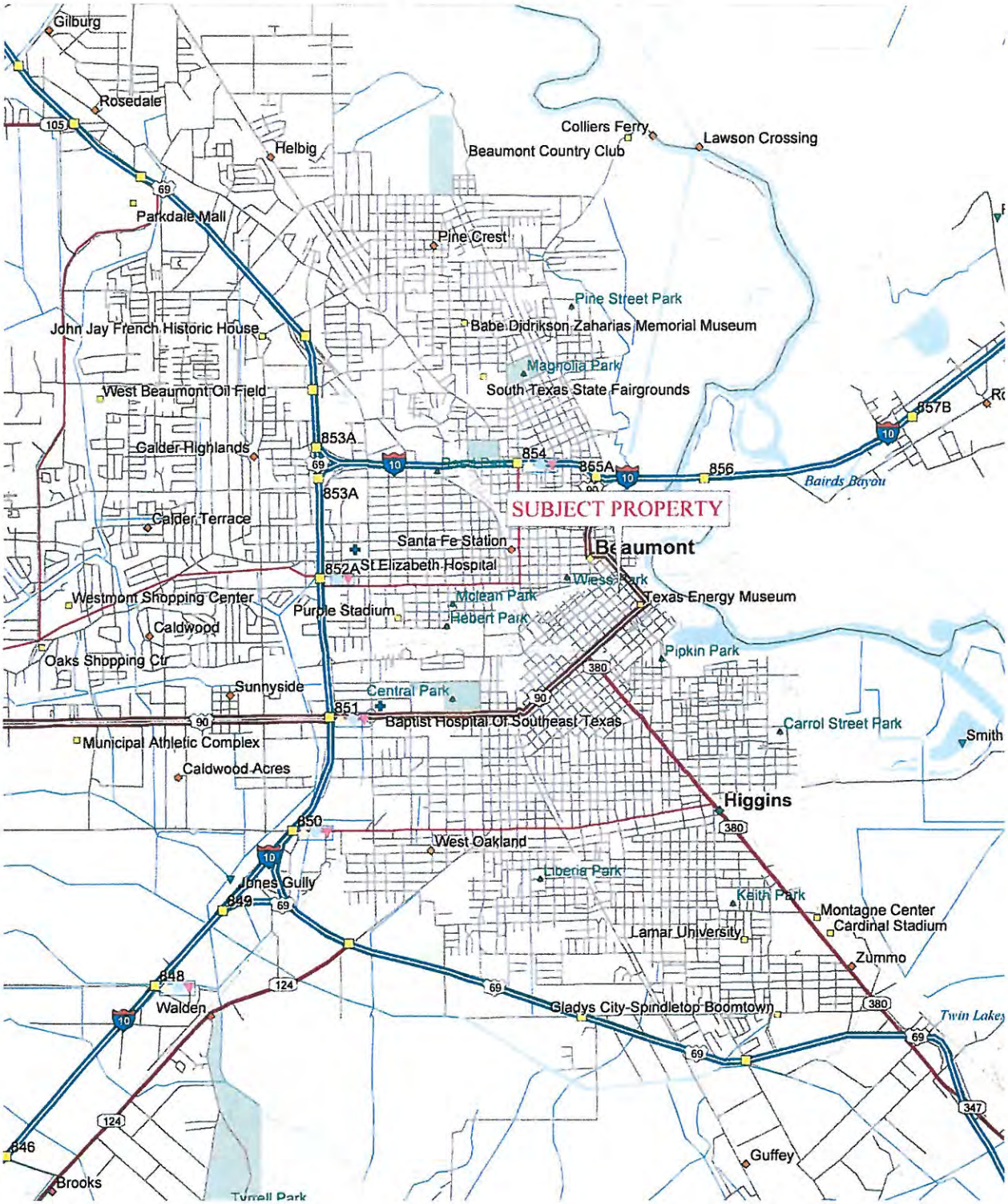
Indicators

Sale Price/Gross SF	$24.34
Floor Area Ratio	8.19
Land to Building Ratio	0.12:1

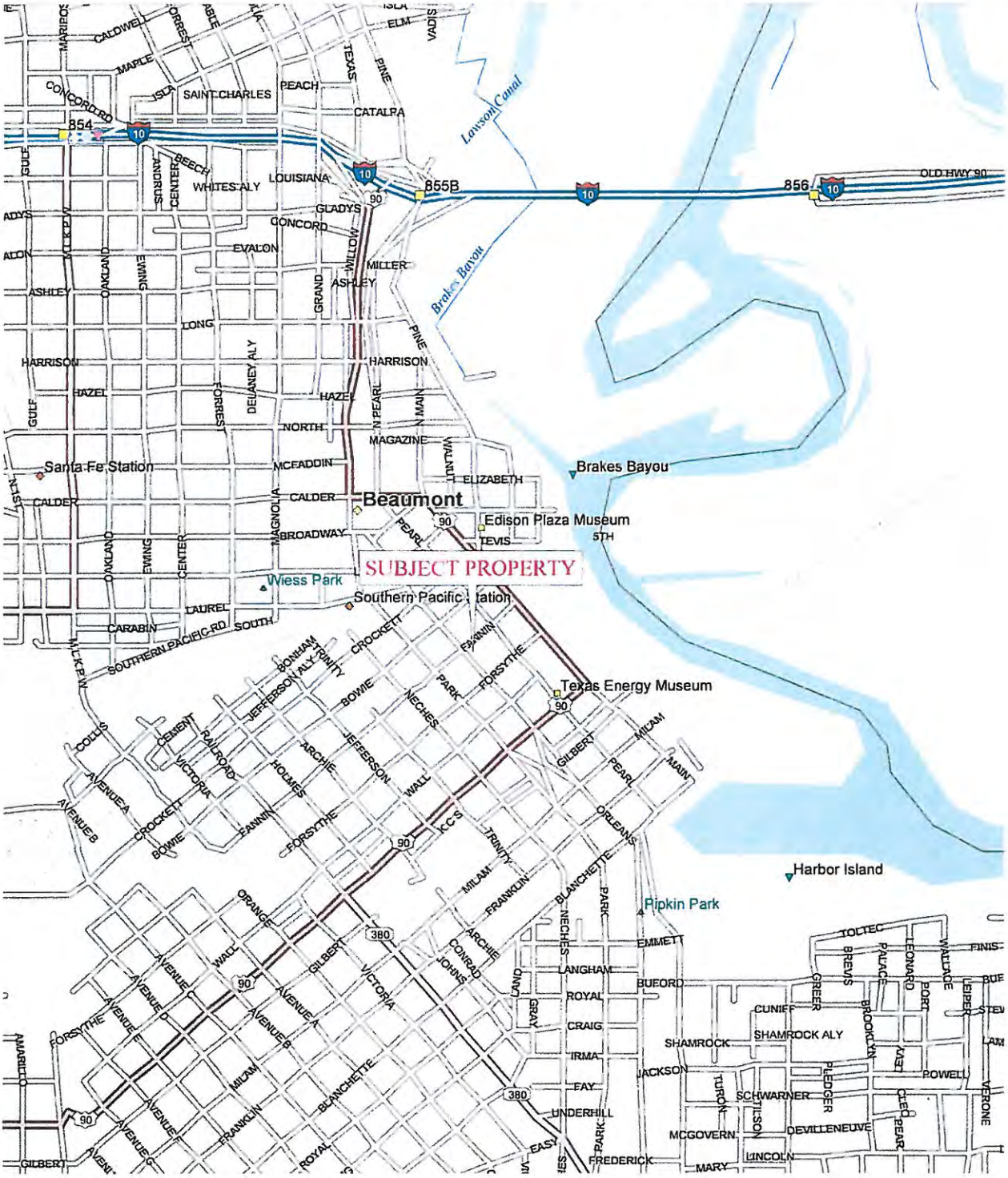
Remarks

The exact sales price was not available but estimated as shown assuming an 80% LTV with a P/N of $1,638,759. The purchasers spent $10 million (per Beaumont Enterprise article in 2013) on renovations with a grant and governmental loans on the condition 86 rooms would be leased to median income residents.

AREA MAP


Gilburg
Rosedale
Helbig
Colliers Ferry
Lawson Crossing
Beaumont Country Club
Parkdale Mall
Pine Crest
Pine Street Park
Babe Didrikson Zaharias Memorial Museum
John Jay French Historic House
Magnolia Park
South Texas State Fairgrounds
West Beaumont Oil Field
857B
Calder Highlands
853A
854
855A
856
Bairds Bayou
SUBJECT PROPERTY
Calder Terrace
Santa Fe Station
Beaumont
852A
St Elizabeth Hospital
Wiess Park
Westmont Shopping Center
Mclean Park
Texas Energy Museum
Purple Stadium
Hebert Park
Caldwood
Pipkin Park
Oaks Shopping Ctr
Sunnyside
Central Park
851
Baptist Hospital Of Southeast Texas
Carrol Street Park
Municipal Athletic Complex
Caldwood Acres
Higgins
850
West Oakland
Jones Gully
Liberia Park
849
Keith Park
Montagne Center
Cardinal Stadium
Lamar University
Zummo
848
Walden
Gladys City-Spindletop Boomtown
Twin Lakes
Guffey
846
Brooks
Tyrrell Park

IMMEDIATE NEIGHBORHOOD



Census 2010
Population Change for Southeast Texas

	2000	2010	Difference	% Change
Hardin County	48,073	54,635	6,562	13.65%
Kountze	2,115	2,123	8	0.38%
Lumberton	8,731	11,943	3,212	36.79%
Rose Hill Acres	480	441	-39	-8.13%
Silsbee	6,393	6,611	218	3.41%
Sour Lake	1,667	1,813	146	8.76%
Jefferson County	252,051	252,273	222	0.09%
Beaumont	113,866	118,296	4,430	3.89%
Bevil Oaks	1,346	1,274	-72	-5.35%
China	1,112	1,160	48	4.32%
Groves	15,733	16,144	411	2.61%
Nederland	17,422	17,547	125	0.72%
Nome	515	588	73	14.17%
Port Arthur	57,755	53,818	-3,937	-6.82%
Port Neches	13,601	13,040	-561	-4.12%
Taylor Landing	n/a	228	n/a	n/a
Orange County	84,966	81,837	-3,129	-3.68%
Bridge City	8,651	7,840	-811	-9.37%
Orange	18,643	18,595	-48	-0.26%
Pine Forest	632	487	-145	-22.94%
Pinehurst	2,274	2,097	-177	-7.78%
Rose City	519	502	-17	-3.28%
Vidor	11,440	10,579	-861	-7.53%
West Orange	4,111	3,443	-668	-16.25%
Southeast Texas	385,090	388,745	3,655	0.95%

Source: U.S. Census Bureau

Jefferson CAD

Property Search Results > 5496 CITY OF BEAUMONT for Year 2013

Property

Account

Property ID:	5496	Legal Description:	L201 & 202 L206 TR 1 L198-2 BLK 40 BEAUMONT .613 ACRES
Geographic ID:	003200-000-009500-00000-3	Agent Code:	
Type:	Real		
Property Use Code:	FC		
Property Use Description:	COMMERCIAL CITY PROPERTY		

Location

Address:	625 ORLEANS ST TX	Mapsco:	1
Neighborhood:		Map ID:	0
Neighborhood CD:			

Owner

Name:	CITY OF BEAUMONT	Owner ID:	439507
Mailing Address:	PO BOX 3827 BEAUMONT, TX 77704-3827	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$1,380,020		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$80,100	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$1,460,120		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$1,460,120		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$1,460,120		

Taxing Jurisdiction

Owner: CITY OF BEAUMONT
% Ownership: 100.0000000000%
Total Value: $1,460,120

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
101	BEAUMONT INDEPENDENT SCHOOL DISTRICT	1.315000	$1,460,120	$0	$0.00
221	CITY OF BEAUMONT	0.690000	$1,460,120	$0	$0.00
341	PORT OF BEAUMONT	0.069692	$1,460,120	$0	$0.00
755	SABINE-NECHES NAVIGATION DIST	0.029374	$1,460,120	$0	$0.00
849	DRAINAGE DISTRICT #6	0.220587	$1,460,120	$0	$0.00
901	JEFFERSON COUNTY	0.365000	$1,460,120	$0	$0.00
A59	FARM AND LATERAL ROAD	0.000000	$1,460,120	$0	$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	$1,460,120	$0	$0.00
	Total Tax Rate:	2.689653			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$39,272.16

Improvement / Building

Improvement #1: Commercial **State Code:** FC **Living Area:** 100365.0 sqft **Value:** $1,380,020

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COM	COMMERCIAL BUILDING	PA3		1943	22800.0
SEC	SECOND STORY	PA3		1943	11925.0
SEC	SECOND STORY	PA3		1943	13665.0
SEC	SECOND STORY	PA3		1943	51975.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	Square Foot Syle Type	0.6129	26700.00	0.00	0.00	$80,100	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$1,380,020	$80,100	0	1,460,120	$0	$1,460,120
2012	$1,380,020	$80,100	0	1,460,120	$0	$1,460,120
2011	$1,380,020	$80,100	0	1,460,120	$0	$1,460,120
2010	$1,380,020	$80,100	0	1,460,120	$0	$1,460,120
2009	$1,380,020	$80,100	0	1,460,120	$0	$1,460,120
2008	$1,614,620	$80,100	0	1,694,720	$0	$1,694,720
2007	$1,614,620	$80,100	0	1,694,720	$0	$1,694,720
2006	$1,911,510	$80,100	0	1,991,610	$0	$1,991,610
2005	$2,235,680	$80,100	0	2,315,780	$0	$2,315,780
2004	$2,235,680	$80,100	0	2,315,780	$0	$2,315,780
2003	$1,060,110	$80,100	0	1,140,210	$0	$1,140,210
2002	$1,009,290	$80,100	0	1,089,390	$0	$1,089,390
2001	$1,009,290	$80,100	0	1,089,390	$0	$1,089,390

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/22/2013 12:00:00 AM	WD	WARRANTY DEED	CITY OF BEAUMOI	BEAUMONT HOUS			2013028830
2	3/1/2012 12:00:00 AM	WD	WARRANTY DEED	625 ORLEANS L P	CITY OF BEAUMOI			2012006727
3	5/19/1999 12:00:00 AM	WD	WARRANTY DEED		625 ORLEANS L P			1999019652

Questions Please Call (409) 840-9944

Website version: 1.2.2.2 Database last updated on: 12/13/2013 11:56 PM

© 2013 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

LEGAL DESCRIPTION

EXHIBIT "A"

BEING a 26,700 square feet tract of land out of Block 40 of the Original Town of Beaumont in the Noah Tevis Survey, Abstract 52, Beaumont, Jefferson County, Texas, said tract being all of Lot 201 and 202 and part of Lots 198, 199, 200 and 206 of said Bock 40, and being all of the property conveyed to Harvey E. Miller by Deed dated May 17, 1981, and recorded in Vol. 2317 page 400 of the Deed Records of Jefferson County, Texas.

BEGINNING at the most Westerly or Northwest corner of Lot 201 of Block 40, of the Original Town of Beaumont, said corner being located at the point of intersection of the Northeasterly right of way line of Orleans Street and the Southeasterly right of way line of Fannin Street;

THENCE North 49° 26' East (reference bearing) along the Southeasterly right of way line of Fannin Street and along the Northwesterly line of Lots 201 and 202 of Block 40, a distance of 120 0 feet to the Northeast or most Northerly corner of Lot 202, and the most westerly corner of Lot 203 and being the most westerly or northwest corner of that certain tract conveyed to Jefferson Theatre Preservation Society by Deed dated November 11, 1976 and recorded in Vol. 2036 page 442 of the Deed Records of Jefferson County, Texas.

THENCE South 40° 34' East along the common line of Lots 202 and 203 and along the Southwesterly line of the said Jefferson Theatre Tract, a distance of 160.0 feet to the most Southerly or Southwest corner of said Jefferson Theatre Tract located in Lot 206;

THENCE North 49° 26' East along the Southeasterly line of the Jefferson Theatre Tract, a distance of 30.00 feet to a point for corner located in the dividing line between Lots 206 and 207,

THENCE South 40° 34' East along the common line between Lots 206 and 207, a distance of 50.00 feet to a point for corner located in Lot 198;

THENCE South 49° 26' West along the Northwesterly line of a tract conveyed to Rogers Brothers by Deed dated April 13, 1964 and recorded in Vol. 1384 page 175 of the Deed Records of Jefferson County, Texas, said line being parallel to and 90.00 feet Northwesterly of the Northwesterly right of way line of Forsythe Street, a distance of 150.0 feet to the most Westerly or Northwest corner of said Rogers Brothers tract, said corner being located in the Northeasterly right of way line of Orleans Street and being 90.00 feet from the Southwest corner of Lot 200;

THENCE North 40° 34' West along the Northeasterly right of way line of Orleans Street and along the Southwesterly line of Lots 200, 206 and 201 of Block 40, a distance of 210 0 feet to the PLACE OF BEGINNING and containing in area 26.700 square feet of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Carolyn L Guidry

2012 Mar 01, 02:47 PM 2012006727

WILLIAMSD: $32.00

CAROLYN L. GUIDRY, COUNTY CLERK

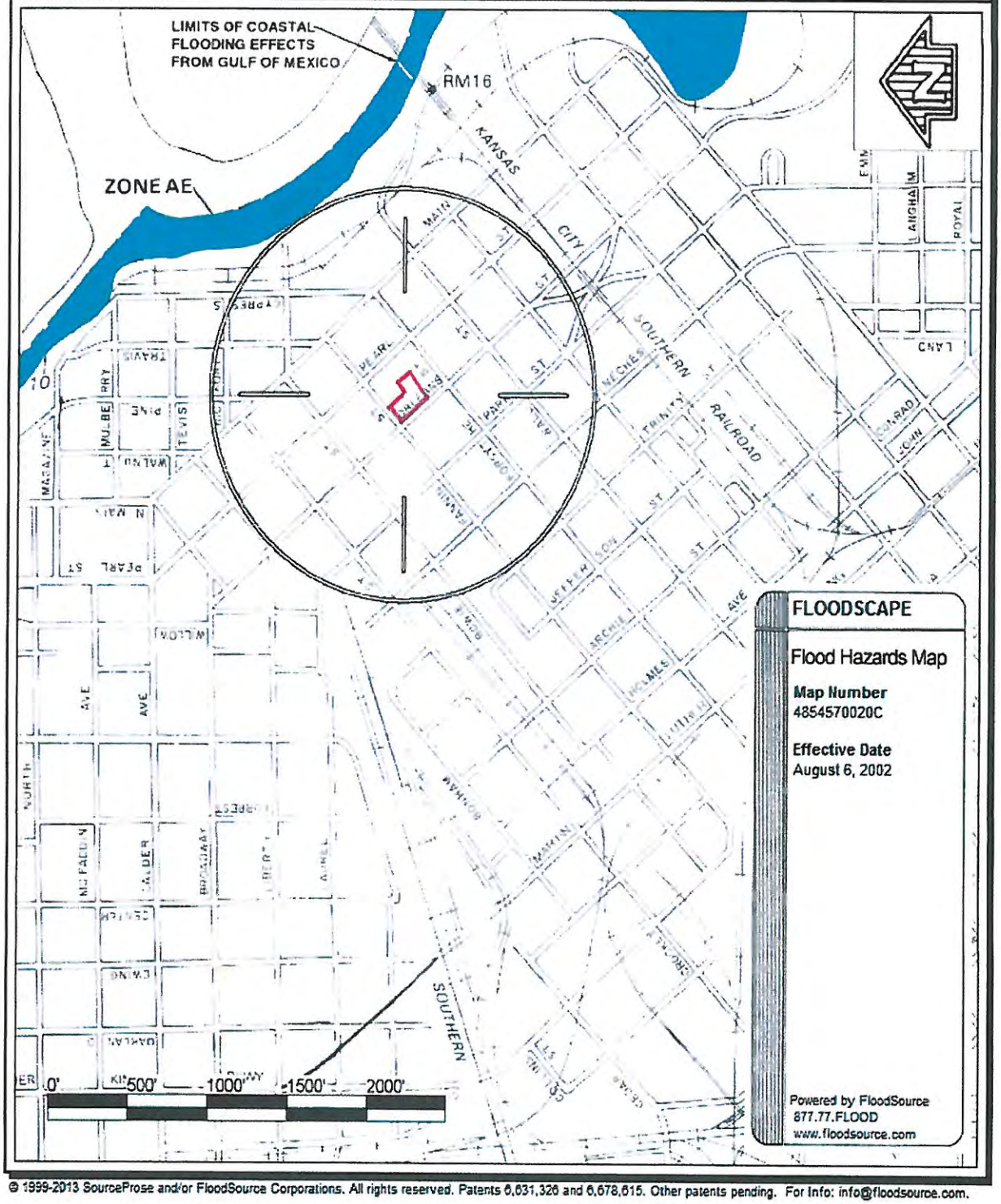
JEFFERSON COUNTY, TEXAS

InterFlood by a la mode

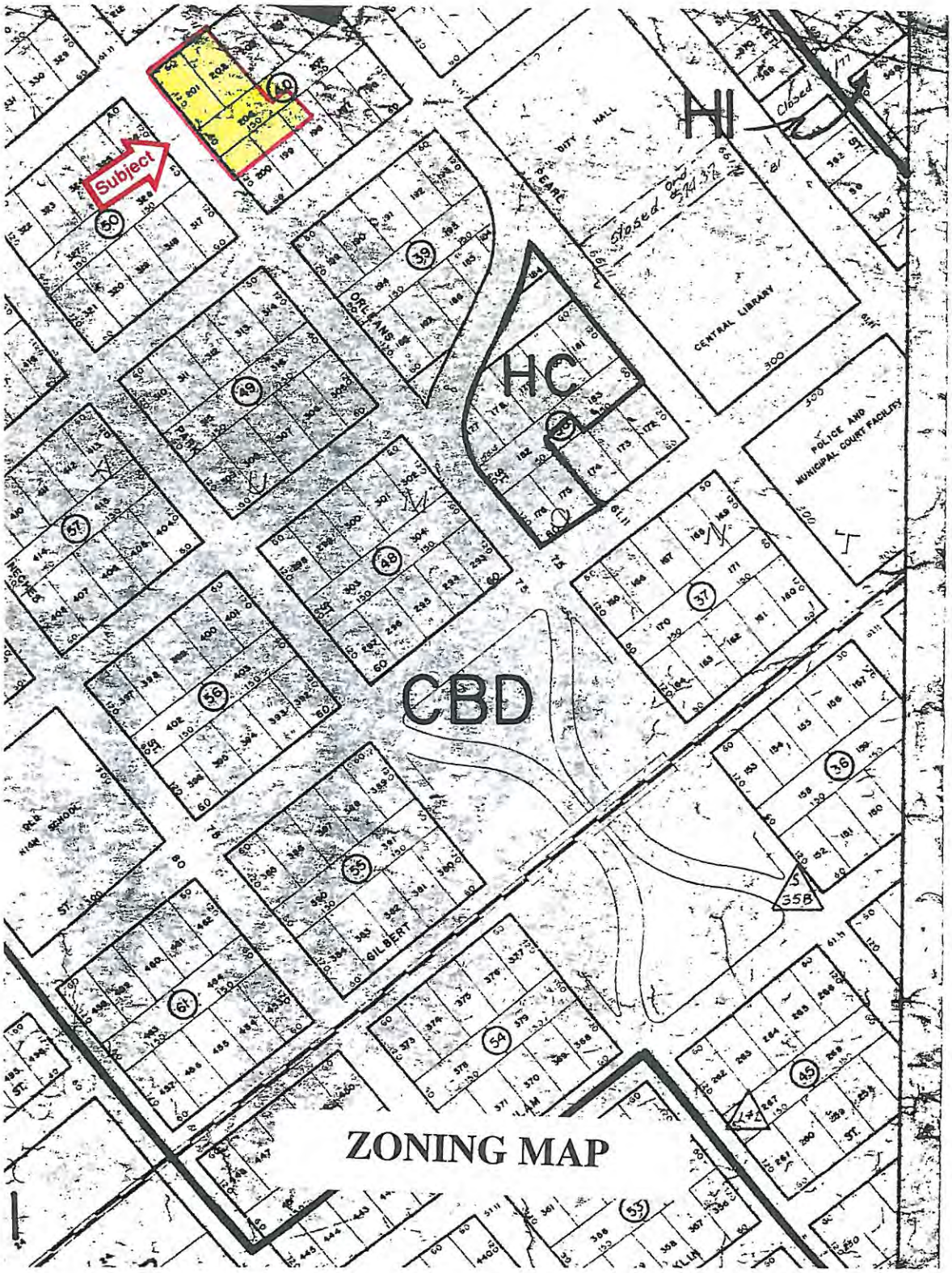
www.interflood.com • 1-800-252-6633

Prepared for:
Bishop Real Estate Appraisers, Inc.

625 Orleans St
Beaumont, TX 77701-3308



© 1999-2013 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,678,615. Other patents pending. For Info: info@floodsource.com.


Subject
HI
HC
CBD
CENTRAL LIBRARY
POLICE AND MUNICIPAL COURT FACILITY
ORLEANS
PARK
GILBERT
ZONING MAP

GENERAL NOTES: BY SYMBOL

01 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS

02 PROVIDE NEW 20 MINUTE RATED WOOD DOOR IN EXISTING FRAME WITH LATCHSET AND PEEP HOLE

03 PROVIDE NEW WALL HUNG LAVATORY WITH FAUCET SET. REPAIR/REPLACE EXISTING WALL/PLUMBING AS REQUIRED.

04 FLOOR OPENING WITH 2 HOUR RATED CONCRETE FLOOR FLOOR INFILL. EXISTING DOOR AND FRAME OPENING TO REMAIN.

05 REPLACE EXISTING WINDOW JAMBS, REPAIR, AND REPLACE HARDWARE/SASH WEIGHTS AS REQUIRED

06 INSTALL NEW PLASTER PARTITION TO WITH EXISTING TO DOOR OPENING

07 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED HOLLOW METAL DOOR WITH FRIED WIRE GLASS VISIBLIGHT W/ HARDWARE AS NOTED IN SCHEDULE

08 PROVIDE NEW CONTINUOUS WOOD HANDRAIL AT OUTSIDE FACE OF STAIR TUNNEL

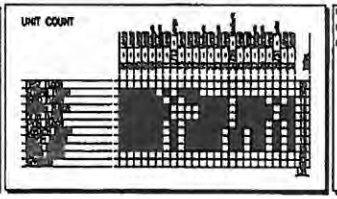
09 PROVIDE NEW PR. 1'-6" x 7'-0" 1 HOUR RATED DOORS AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS

10 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS. REMOVE WALL AS REQUIRED FOR INSTALLATION.

11 INSTALL NEW WALL TYPE TOILET

12 PROVIDE NEW 24 GA. SHEETMETAL COVER ON INSIDE FACE OF ELEVATOR SHAFT WINDOWS. BLACK OUT WINDOWS PRIOR TO INSTALLATION OF SHEETMETAL

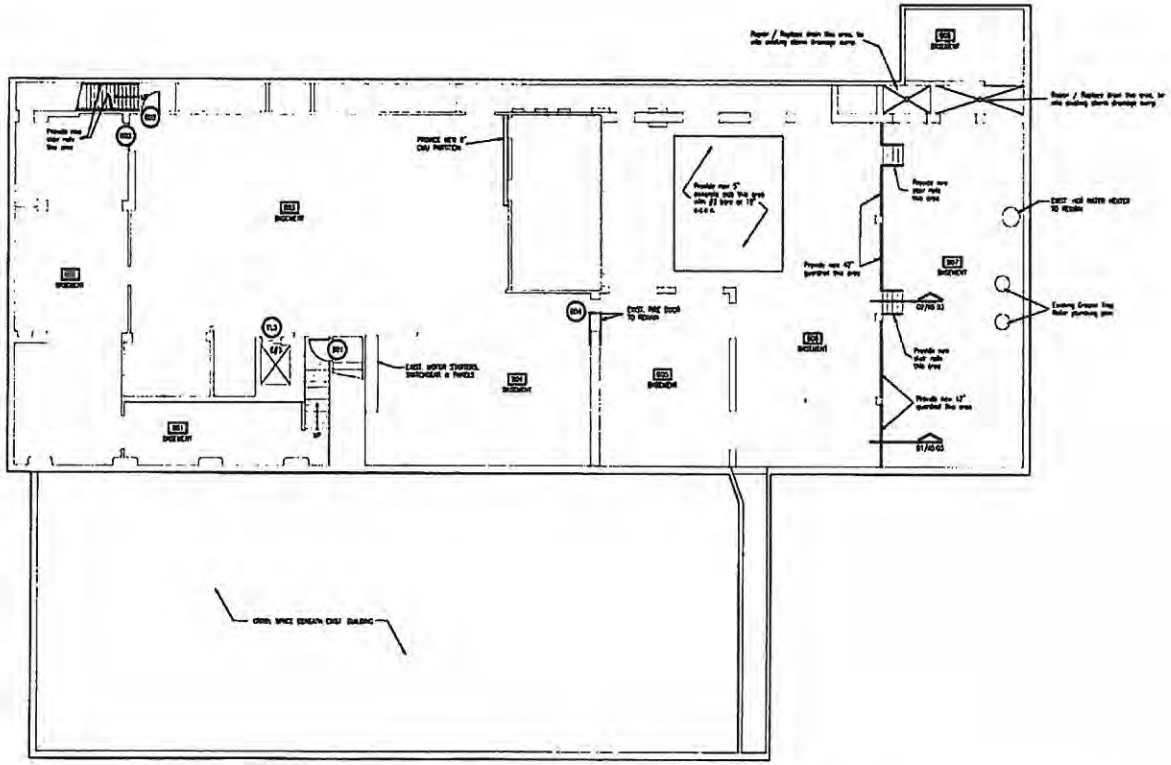
UNIT COUNT



General Notes - New Construction

01 Refer Mechanical, Electrical and Plumbing Documents for additional information.

02 Do not block fire department access to and through exit stairwell and provide added 24 hours notice to and approval of Fire Marshal.



PLAN NORTH

01 BASEMENT FLOOR PLAN - ARCHITECTURAL

File Name: A2.00.dwg Plot View: Full Plot Scale: 1=1 Scale: 1/8" = 1'-0"

WRS

White Ranch Studio, LLC

Construction Admin by Design

MEP ENGINEERING

GALLOWAY & JOHNSTON CONSULTING ENGINEERS PC

STRUCTURAL ENGINEERING

Philip Schiering

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK

Issue / Revision Dates
Issued for Construction May 14, 1999

Issue Date May 14, 1999
Project Number 0000-01
Drawn By
Checked By
Sheet Contents
BASEMENT FLOOR PLAN
ARCHITECTURAL

Sheet Number
A2.00

GENERAL NOTES: BY SYMBOL

01 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

02 PROVIDE NEW 20 MINUTE RATED WOOD DOOR IN EXISTING FRAME WITH LEVERSET AND PEEP HOLE.

03 PROVIDE NEW WALL HUNG LAVATORY WITH FAUCET SET. REPAIR/REPLACE EXISTING WALL/PLUMBING AS REQUIRED

04 FLOOR OPENING WITH 2 HOUR RATED CONCRETE FLOOR FLOOR INFILL. EXISTING DOOR AND FRAME OPENING TO REMAIN.

05 REPLACE EXISTING WINDOW JAMBS, REPAIR, AND REPLACE HARDWARE/SASH WEIGHTS AS REQUIRED

06 INSTALL NEW PLASTER PARTITION TO MATCH EXISTING IN DOOR OPENING

07 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED HOLLOW METAL DOOR WITH FIXED WIRE GLASS SECLUDED W/ HARDWARE AS NOTED IN SCHEDULE

08 PROVIDE NEW CONTINUOUS WOOD MANDREL AT OUTSIDE FACE OF STAIR TRIMER.

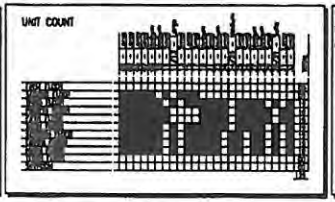
09 PROVIDE NEW PR. 3'-0" x 7'-0" 1 HOUR RATED DOORS AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

10 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS. REMOVE WALL AS REQUIRED FOR INSTALLATION

11 INSTALL NEW SINK TYPE TOILET

12 PROVIDE NEW 24 GA. SHEETMETAL COVER ON INSIDE FACE OF ELEVATOR SHAFT WINDOWS. BLACK OUT WINDOWS PRIOR TO INSTALLATION OF SHEETMETAL.

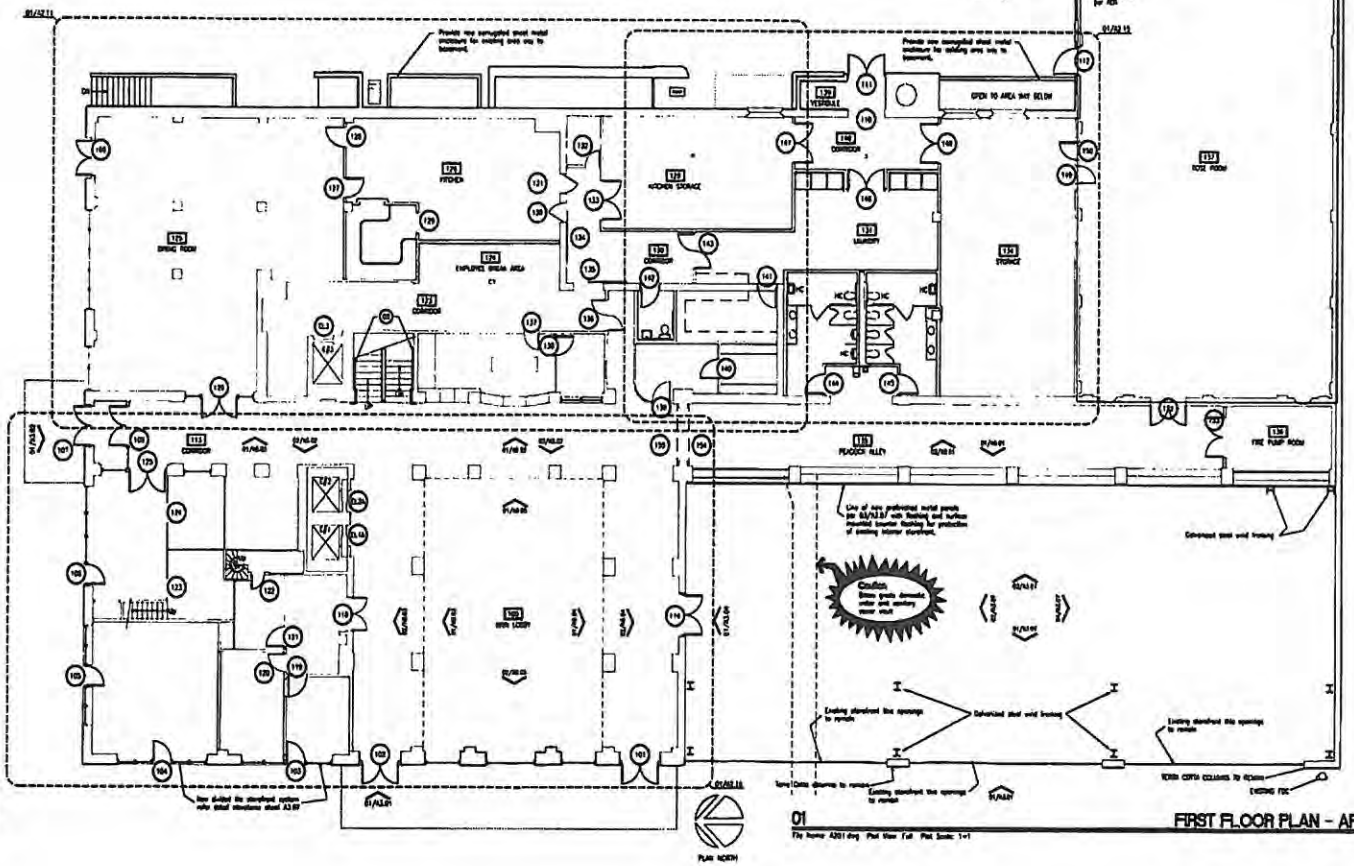
UNIT COUNT



General Notes - New Construction

01 Refer Mechanical, Electrical and Plumbing Documents for additional information

02 Do not block fire department access to and through exit stairwell and stairways without 24 hours notice to and approval of Fire Marshal.



01 FIRST FLOOR PLAN - ARCHITECTURAL

Scale: 1/8" = 1'-0"

WRS
White Rock Studio, LLC

Construction Set Prepared

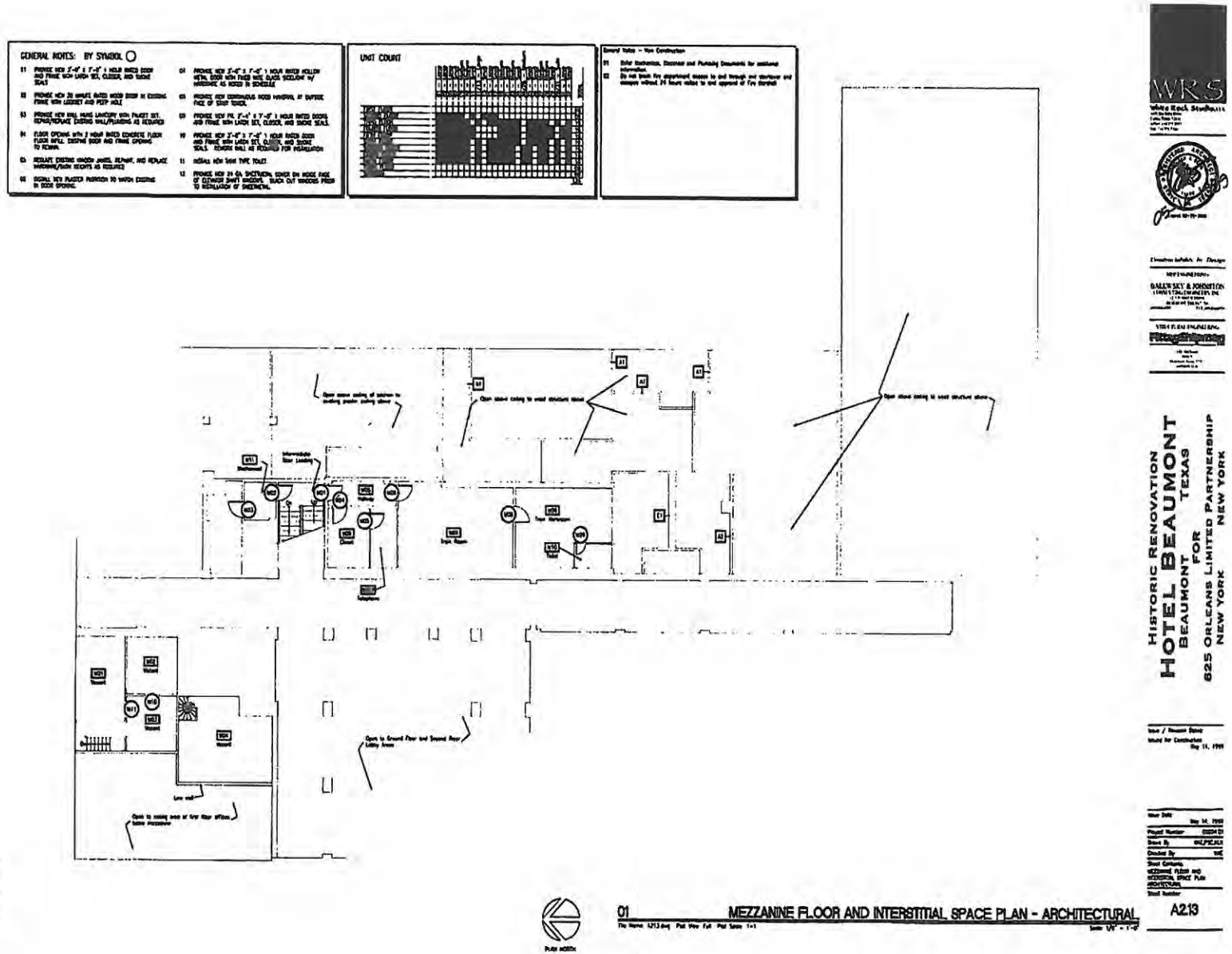
MEP ENGINEERING
GALLEWSKY & JOHNSTON
TOWALTO-GRAPHIX INC

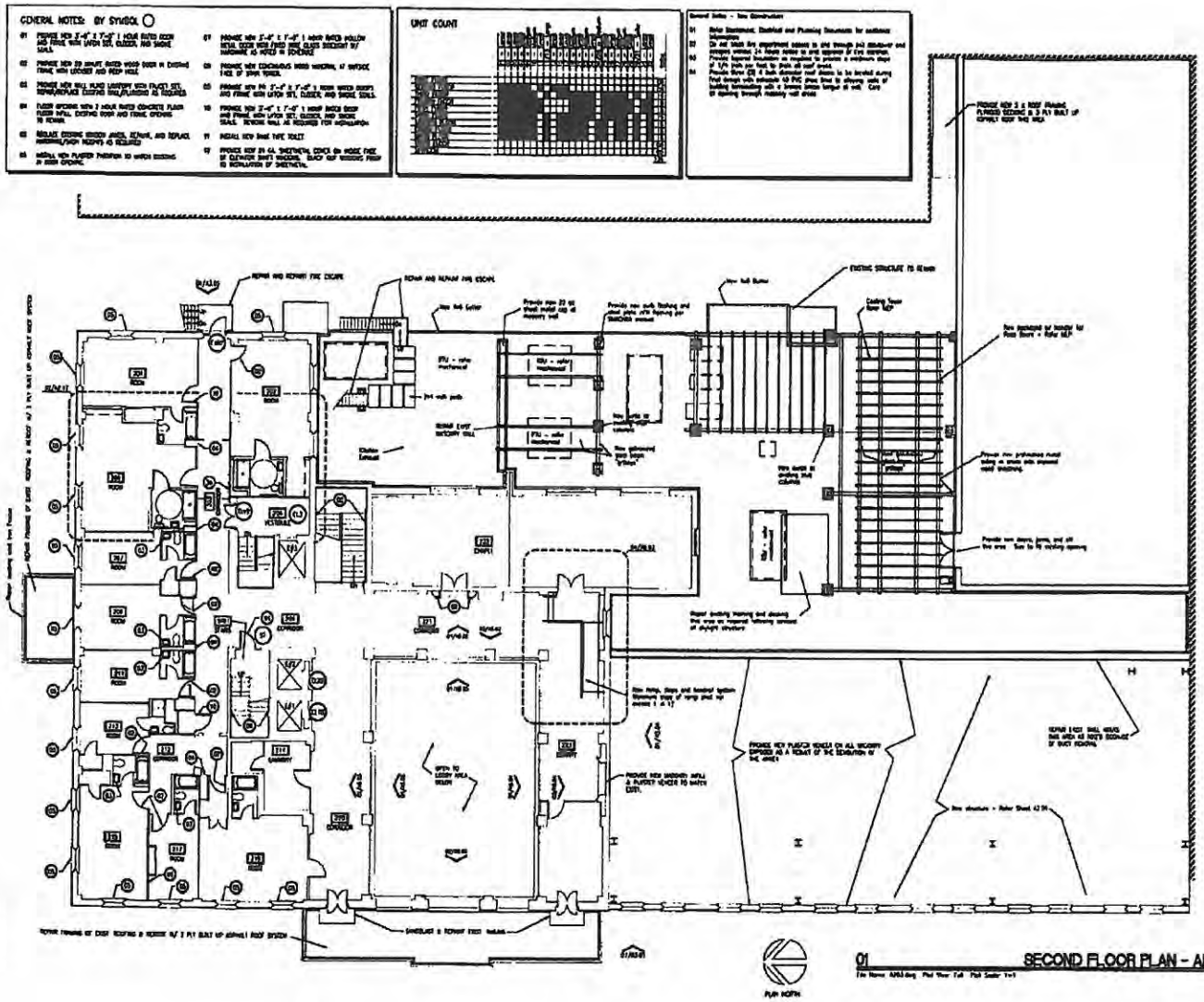
STRUCTURAL ENGINEERING
Philip Schoning

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK
NEW YORK

Issue / Revision Dates
Issued for Construction
May 14, 1999

Issue Date: May 14, 1999
Project Number: 02204.01
Drawn By: WE/PE/JAJ
Checked By: WE
Sheet Contents: FIRST FLOOR PLAN ARCHITECTURAL
Sheet Number: A2.01


GENERAL NOTES: BY SYMBOL
UNIT COUNT
HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK
01 MEZZANINE FLOOR AND INTERSTITIAL SPACE PLAN - ARCHITECTURAL
A2.13



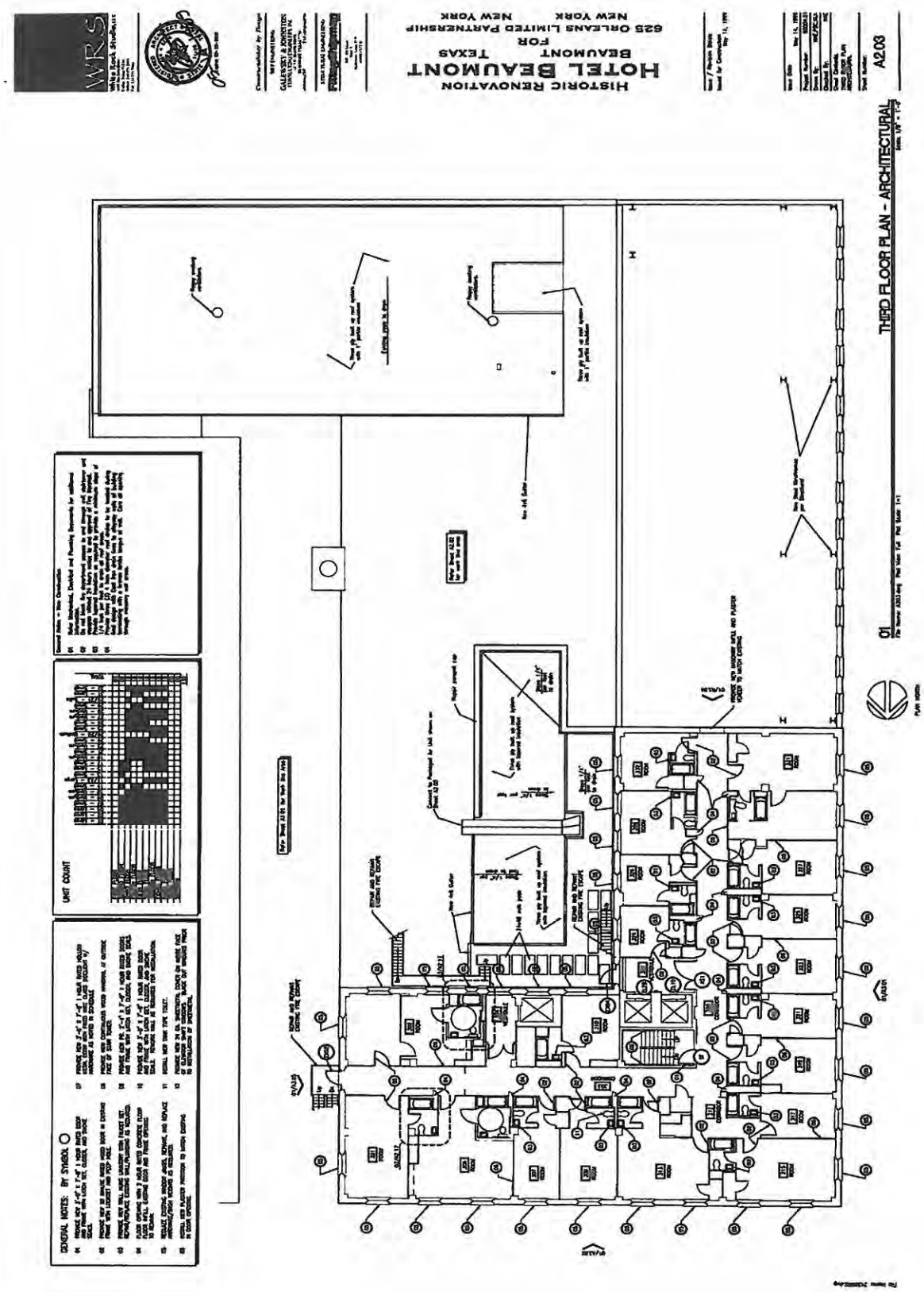
01 SECOND FLOOR PLAN - ARCHITECTURAL

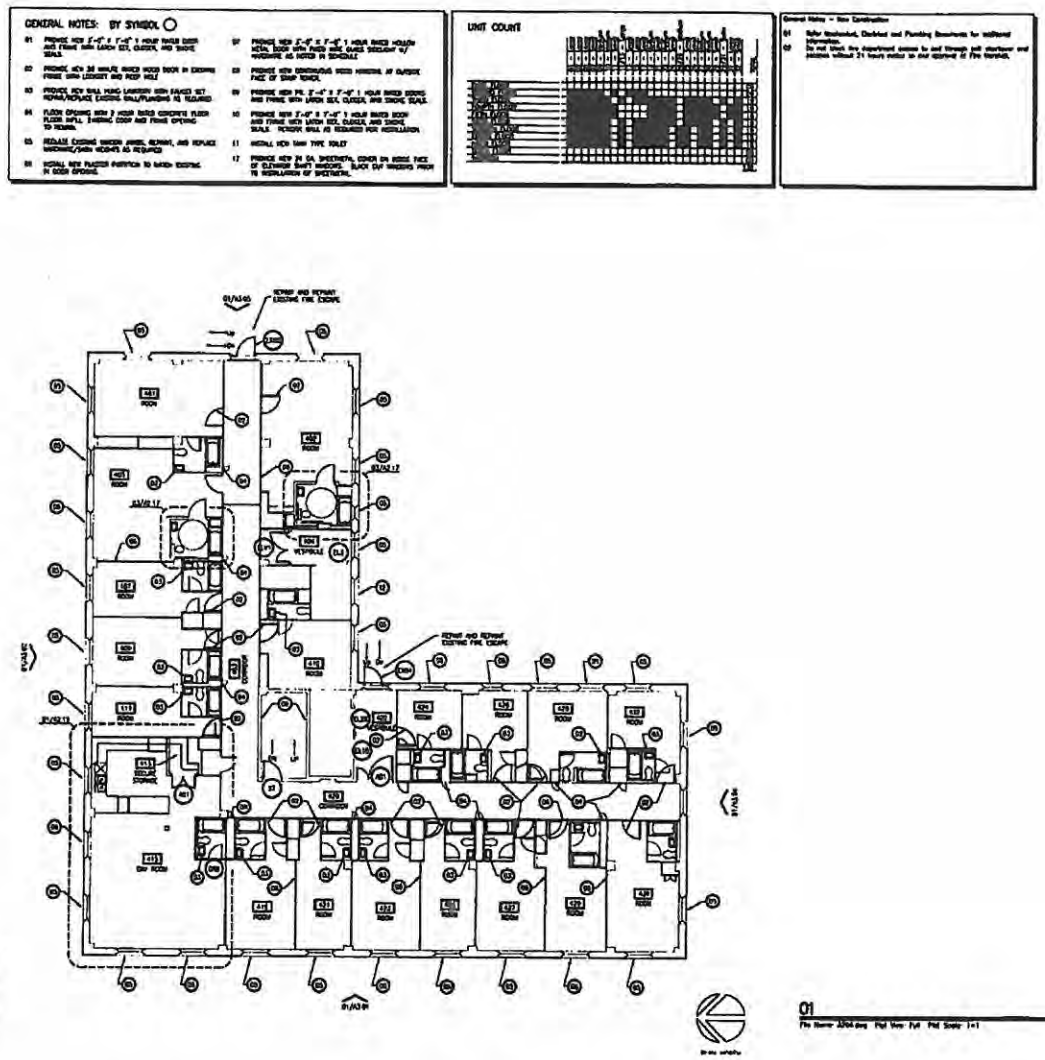
WRS
White Rock Studios

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK

SECOND FLOOR PLAN
ARCHITECTURAL

A2.02


HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK
THIRD FLOOR PLAN - ARCHITECTURAL
A2.03
UNIT COUNT
GENERAL NOTES: BY SYMBOL



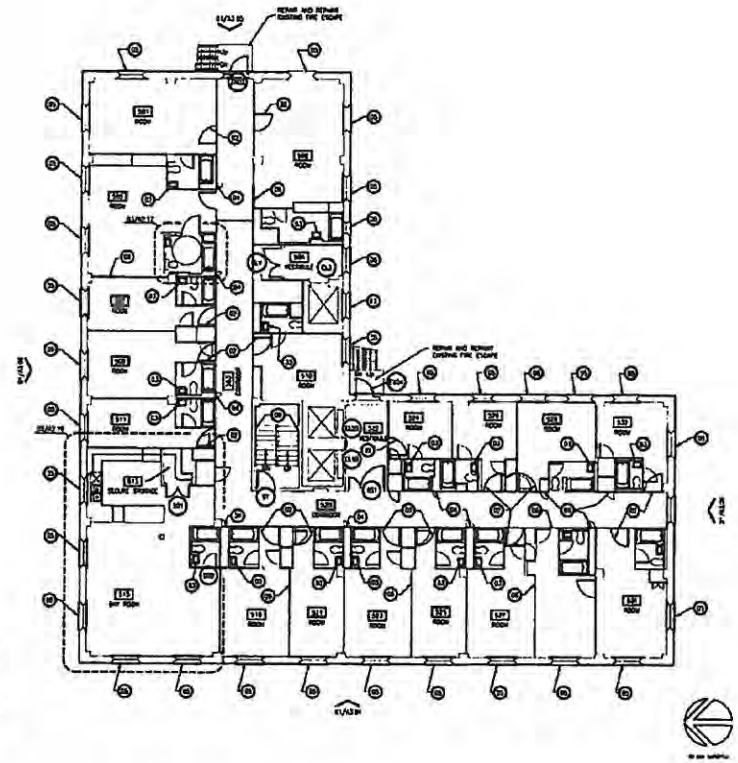
WRS

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK

A2.04

GENERAL NOTES: BY SYMBOL

UNIT COUNT



01 FIFTH FLOOR PLAN - ARCHITECTURAL

WRS

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK

A2.05

GENERAL NOTES: BY SYMBOL

01 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

02 PROVIDE NEW 20 MINUTE RATED WOOD DOOR IN EXISTING FRAME WITH LOCKSET AND PEEP HOLE.

03 PROVIDE NEW WALL MOUNT LAVATORY WITH FAUCET SET. REPAIR/REPLACE EXISTING WALL/PLUMBING AS REQUIRED

04 FLOOR OPENING NEW 2 HOUR RATED CONCRETE FLOOR FLOOR SHELL. EXISTING DOOR AND FRAME OPENING TO REMAIN.

05 REPLACE EXISTING WINDOW JAMBS, REPAIR, AND REPLACE HARDWARE/SASH WEIGHTS AS REQUIRED.

06 INSTALL NEW PLASTER PARTITION TO MATCH EXISTING IN DOOR OPENING.

07 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED HOLLOW METAL DOOR WITH PANIC BAR, RATED SCOLLOPS W/ HARDWARE AS NOTED IN SCHEDULE

08 PROVIDE NEW CONTINUOUS WOOD HANDRAIL AT GUARDS FACE OF STAIR RUNER.

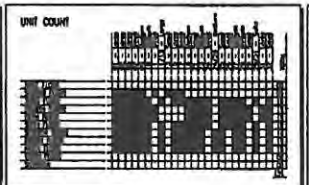
09 PROVIDE NEW PR. 3'-0" x 7'-0" 1 HOUR RATED DOORS AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

10 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS. REMOVE WALL AS REQUIRED FOR INSTALLATION

11 INSTALL NEW DOOR TYPE SEALS.

12 PROVIDE NEW 24 GA. SHEETMETAL COVER ON INSIDE FACE OF ELEVATOR SHAFT WINDOWS. BLOCK OUT WINDOWS PRIOR TO INSTALLATION OF SHEETMETAL.

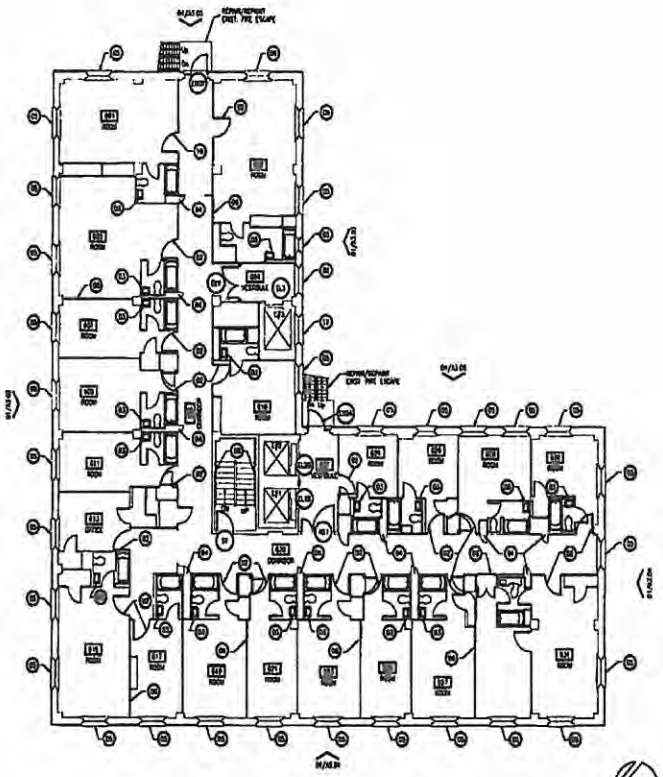
UNIT COUNT



General Notes - New Construction

01 Refer Mechanical, Electrical and Plumbing Documents for additional information.

02 Do not block fire department access to and through exit stairtower and hydrants without 24 hours notice to and approval of fire officials.



01 SIXTH FLOOR PLAN - ARCHITECTURAL

Scale: 1/8" = 1'-0"

File Name: A2.06.dwg Plot Date: Full Plot Scale: 1=1

WRS

White Rock Studio, LLC

GALLOWAY & JOHNSON CONSULTING ENGINEERS INC

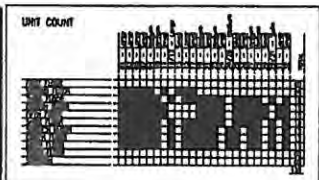
HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK

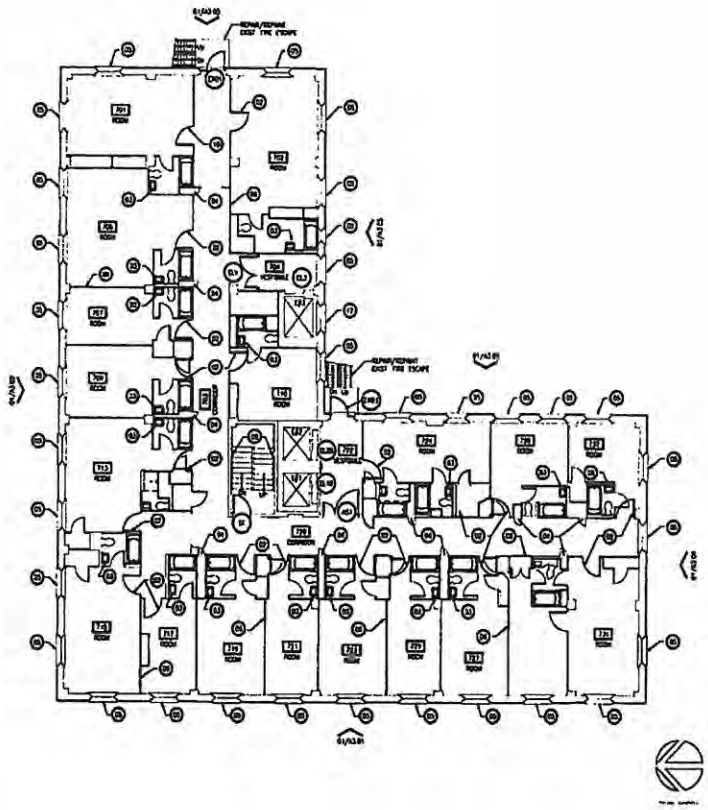
Issue / Revision Dates
Issued for Construction May 14, 1999

Sheet Date: May 14, 1999
Project Number:
Drawn By:
Checked By:
Sheet Contents: SIXTH FLOOR PLAN ARCHITECTURAL
Sheet Number: A2.06

GENERAL NOTES: BY SYMBOL

UNIT COUNT





01 SEVENTH FLOOR PLAN - ARCHITECTURAL

WRS

White Rock Studio, LLC

Historic Renovation
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK

Issue / Revision Dates
Issued for Construction May 14, 1999

Issue Date May 14, 1999
Project Number 92004.01
Drawn By WHE,PSC,RLK
Checked By WHE
Sheet Contents SEVENTH FLOOR PLAN ARCHITECTURAL
Sheet Number A2.07

GENERAL NOTES: BY SYMBOL ○

01 PROVIDE NEW 3'-0" X 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

02 PROVIDE NEW 20 MINUTE RATED WOOD DOOR IN EXISTING FRAME WITH LOCKSET AND PEEP HOLE.

03 PROVIDE NEW WALL HUNG LAVATORY WITH TALKET SET. REPAIR/REPLACE EXISTING WALL/PLUMBING AS REQUIRED.

04 FLOOR OPENING WITH 2 HOUR RATED CONCRETE FLOOR FLOOR INFILL. EXISTING DOOR AND FRAME OPENING TO REMAIN.

05 REPLACE EXISTING WINDOW JAMBS, REPAIR, AND REPLACE HARDWARE/SASH HEIGHTS AS REQUIRED.

06 INSTALL NEW PLASTER PARTITION TO MATCH EXISTING IN DOOR OPENING.

07 PROVIDE NEW 3'-0" X 7'-0" 1 HOUR RATED HOLLOW METAL DOOR WITH FIXED WIRE GLASS SEGMENT W/ HARDWARE AS NOTED IN SCHEDULE.

08 PROVIDE NEW CONTINUOUS WOOD HANDRAIL AT OUTSIDE FACE OF STAIR TOWER.

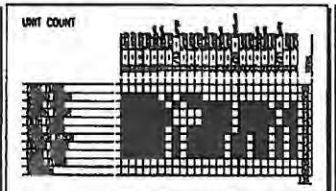
09 PROVIDE NEW 3'-0" X 7'-0" 1 HOUR RATED DOORS AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

10 PROVIDE NEW 3'-0" X 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS. REWORK WALL AS REQUIRED FOR INSTALLATION.

11 INSTALL NEW TANK TYPE TOILET.

12 PROVIDE NEW 24 GA. SHEETMETAL COVER ON INSIDE FACE OF ELEVATOR SHAFT WINDOWS. BLACK OUT WINDOWS PRIOR TO INSTALLATION OF SHEETMETAL.

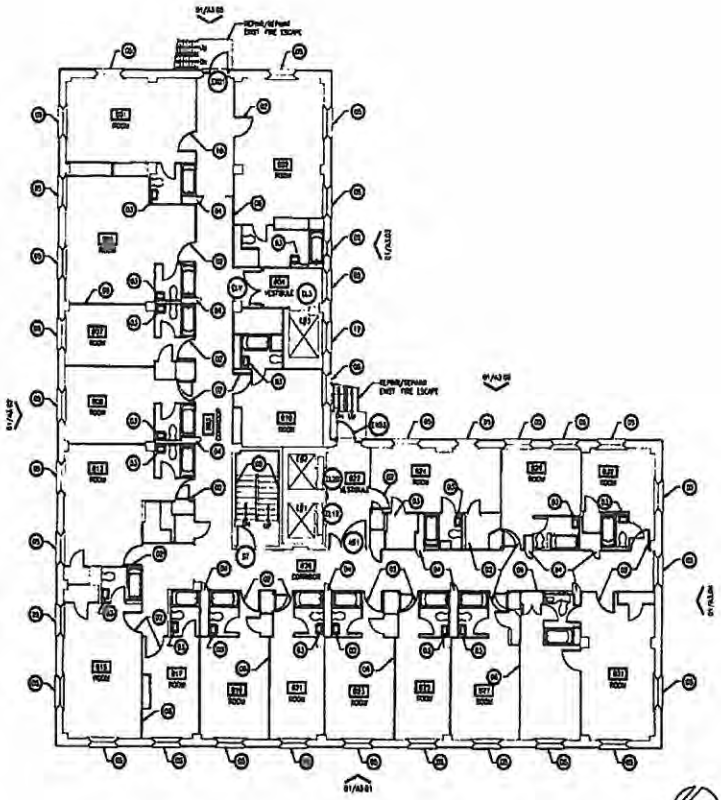
UNIT COUNT



General Notes - New Construction

01 Refer Mechanical, Electrical and Plumbing Documents for additional information.

02 Do not block fire department access to and through exit stairwell and escapes without 24 hours notice to and approval of Fire Marshal.



01 EIGHTH FLOOR PLAN - ARCHITECTURAL

File Name: A2.08.dwg Plot View: Full Plot Scale: 1=1 Scale: 1/8" = 1'-0"

WRS

White Rock Studio, LLC

Consultants for Design

MEP ENGINEERING

GALLWEY & JOHNSTON CONSULTING ENGINEERS, INC.

STRUCTURAL ENGINEERING

Fitts & Shipman

HISTORIC RENOVATION

HOTEL BEAUMONT

BEAUMONT TEXAS

FOR

625 ORLEANS LIMITED PARTNERSHIP

NEW YORK NEW YORK

Issue / Revision Dates

Issued for Construction May 14, 1999

Issue Date May 14, 1999

Project Number 93004.01

Drawn By SHE,PSC,RK

Checked By WAC

Sheet Contents EIGHTH FLOOR PLAN ARCHITECTURAL

Sheet Number A2.08

GENERAL NOTES: BY SYMBOL ○

01 [illegible]

02 REPAIR EXISTING HISTORICAL PLASTER CEILING AREAS

03 PROVIDE NEW 20 MINUTE RATED WOOD DOOR IN EXISTING [illegible]

03 PROVIDE NEW WALL HUNG LAVATORY WITH FAUCET SET. REPAIR/REPLACE EXISTING WALL/PLUMBING AS REQUIRED

04 FLOOR OPENING WITH 2 HOUR RATED CONCRETE FLOOR FLOOR INFILL. EXISTING DOOR AND FRAME OPENING TO REMAIN.

05 REPLACE EXISTING WINDOW JAMBS, REPAIR, AND REPLACE HARDWARE/SASH WEIGHTS AS REQUIRED.

06 INSTALL NEW PLASTER PARTITION TO MATCH EXISTING IN DOOR OPENING.

07 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED HOLLOW METAL DOOR WITH FIXED WIRE GLASS SIDELIGHT W/ HARDWARE AS NOTED IN SCHEDULE

08 PROVIDE NEW CONTINUOUS WOOD HANDRAIL AT OUTSIDE FACE OF STAIR TOWER.

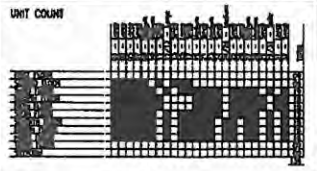
09 PROVIDE NEW PR. 3'-4" x 7'-0" 1 HOUR RATED DOORS AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

10 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS. REMOVE WALL AS REQUIRED FOR INSTALLATION.

11 INSTALL NEW TANK TYPE TOILET.

12 PROVIDE NEW 24 GA. SHEETMETAL COVER ON INSIDE FACE OF ELEVATOR SHAFT WINDOWS. BLACK OUT WINDOWS PRIOR TO INSTALLATION OF SHEETMETAL.

UNIT COUNT

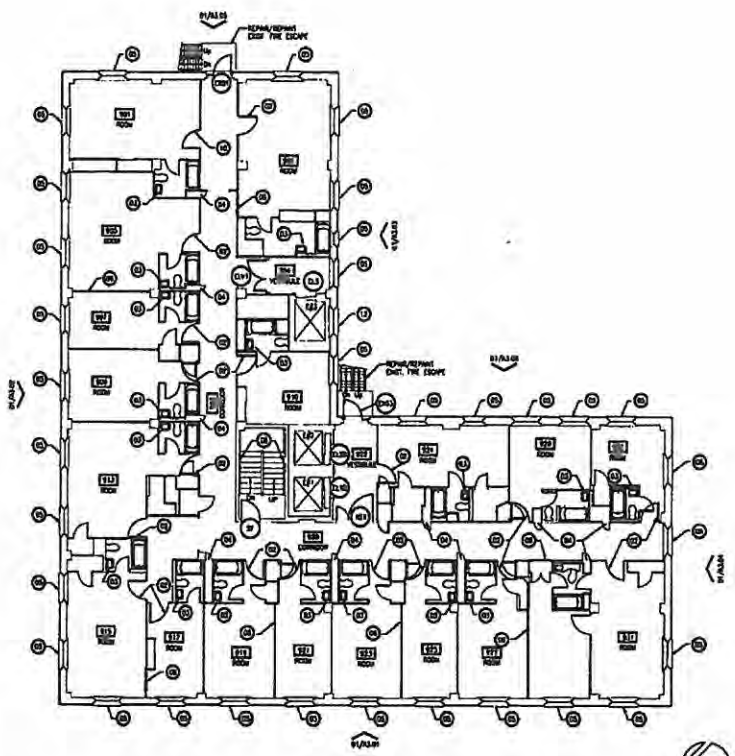


General Notes - Refinishing/Ceiling Plan

01 Refer Mechanical, Electrical and Plumbing Documents for additional information.

02 Do not block fire department access to and through soil stairwater and compass without 24 hours notice to and approval of Fire Marshal.

03 Remove existing ceiling areas as required to install new mechanical systems and related piping. restore all ceiling areas required to maintain fire ratings.



01 NINTH FLOOR PLAN - ARCHITECTURAL

File Name: A2.09.dwg Plot View: Tot Plot Scale: 1=1 Scale: 1/8" = 1'-0"

WRS
White Rock Studios

Construction Sets Design

GALEWSKY & JOHNSTON
CONSULTING ENGINEERS, INC.

STRUCTURAL ENGINEERING

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK

Issue / Revision Dates
Issued for Construction May 14, 1999

Issue Date: May 14, 1999
Project Number: 99204.01
Drawn By: WHE/PSE/MJK
Checked By: WHE
Sheet Contents: NINTH FLOOR PLAN ARCHITECTURAL
Sheet Number: A2.09

GENERAL NOTES: BY SYMBOL

01 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS

02 PROVIDE NEW 20 MINUTE RATED WOOD DOOR IN EXISTING FRAME WITH LEVERSET AND PEEP HOLE.

03 PROVIDE NEW WALL HUNG LAVATORY WITH FAUCET SET. REPAIR/REPLACE EXISTING WALL/PLUMBING AS REQUIRED

04 FLOOR OPENING WITH 2 HOUR RATED CONCRETE FLOOR FLOOR WALL. EXISTING DOOR AND FRAME OPENING TO REMAIN.

05 REGLAZE EXISTING WOODEN JAMBS, REPAIR, AND REPLACE HARDWARE/SASH WEIGHTS AS REQUIRED

06 INSTALL NEW PLASTER PARTITION TO MATCH EXISTING AT DOOR OPENING

07 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED WOODEN NORM. DOOR WITH PANIC BAR, SLAVE SOLENOID W/ HARDWARE AS NOTED IN SCHEDULE

08 PROVIDE NEW CONTINUOUS WOOD MATERIAL AT OUTSIDE FACE OF STAIR TOWER.

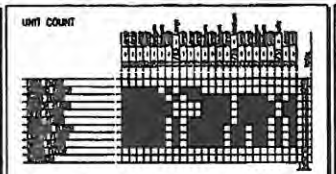
09 PROVIDE NEW PR. 3'-0" x 7'-0" 1 HOUR RATED DOORS AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS

10 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS. REVISE WALL AS REQUIRED FOR INSTALLATION.

11 INSTALL NEW TANK TYPE TOILET

12 PROVIDE NEW 25 GA. SHEETMETAL SCRIBE ON INSIDE FACE OF ELEVATOR SHAFT WALLING. SLACK OUT WALLING PRIOR TO INSTALLATION OF SHEETMETAL.

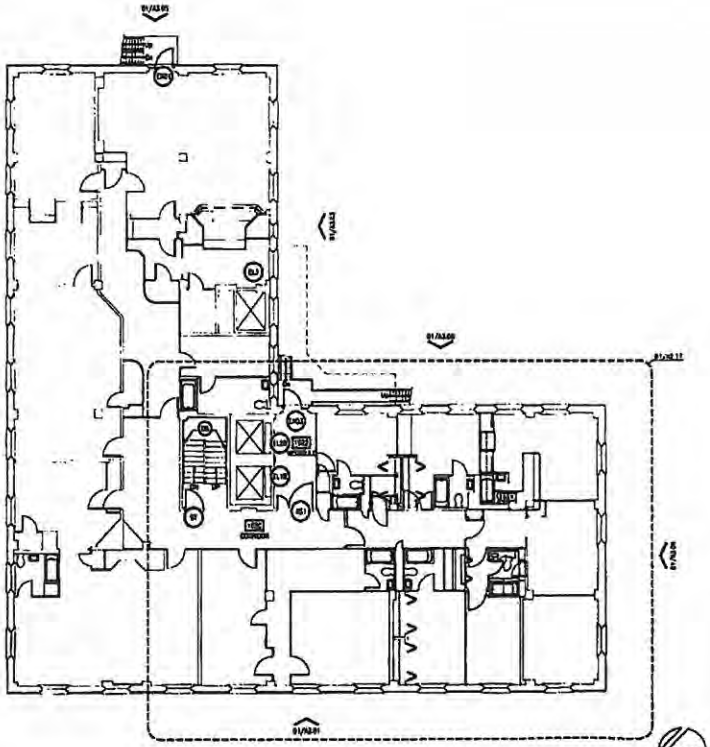
UNIT COUNT



General Notes - New Construction

01 Refer Mechanical, Electrical and Plumbing Documents for additional information.

02 Do not block fire department access to and through exit stairwell and stairways without 24 hours notice to and approval of Fire Marshal.



PLAN NORTH

01 TENTH FLOOR PLAN - ARCHITECTURAL

Scale 1/8" = 1'-0"

WRS

White Rock Studios

GALLER SKY & JOHNSTON CONSULTING ENGINEERS, PC

STRATTON ENGINEERING

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK
NEW YORK

Issue / Revision Dates
Issued for Construction May 14, 1999

Issue Date: May 14, 1999
Project Number: 9[illegible]
Drawn By: [illegible]
Checked By: [illegible]
Sheet Contents: TENTH FLOOR PLAN ARCHITECTURAL

Sheet Number: A2.10

GENERAL NOTES: BY SYMBOL

01 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

02 PROVIDE NEW 20 MINUTE RATED WOOD DOOR IN EXISTING FRAME WITH LATCHSET AND PICK HOOK.

03 PROVIDE NEW WALL WITH UNIFORM WOOD FINISHED SET. REPAIR/REPLACE EXISTING WALL/PLASTERING AS REQUIRED

04 FLOOR OPENING WITH 2 HOUR RATED CONCRETE FLOOR FLOOR WALL. EXISTING DOOR AND FRAME OPENING TO REMAIN.

05 REPLACE EXISTING WINDOW JAMBS, REPAIR, AND REPLACE HARDWARE/SASH WEIGHTS AS REQUIRED

06 INSTALL NEW PLASTER PARTITION TO MATCH EXISTING IN DOOR OPENING

07 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED HOLLOW METAL DOOR WITH FRAME WITH CLOSER WEIGHT W/ HARDWARE AS NOTED IN SCHEDULE

08 PROVIDE NEW COORDINATE WOOD MATERIAL AT SURFACE FACE OF STAIR STRUCT.

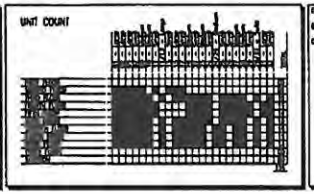
09 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOORS AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS.

10 PROVIDE NEW 3'-0" x 7'-0" 1 HOUR RATED DOOR AND FRAME WITH LATCH SET, CLOSER, AND SMOKE SEALS. EXISTING WALL AS REQUIRED FOR INSTALLATION

11 INSTALL NEW SAME TYPE TOILET

12 PROVIDE NEW 24 GA. SMOOTHTEL CONCRETE ON WOOD FACE OF ELEVATOR SHAFT WINDOWS. QUICK DUT WINDOWS FROM TO INSTALLATION OF SHEETROCK.

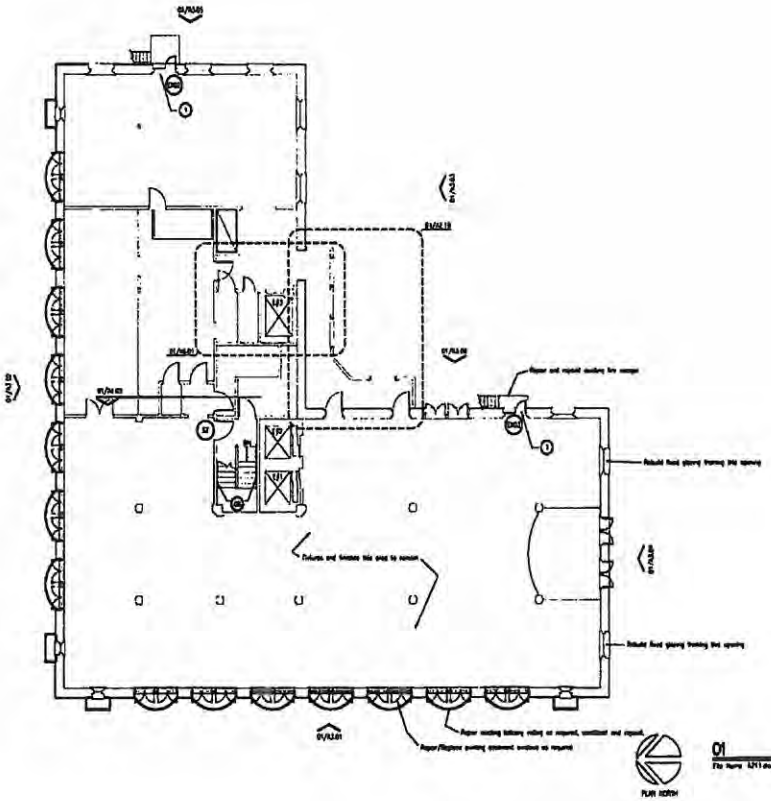
UNIT COUNT



General Notes - New Construction

01 Refer Mechanical, Electrical and Plumbing Documents for additional information.

02 Do not block fire department access to and through exit stairwell and stairways without 24 hours notice to and approval of Fire Marshal.



01 SKY ROOM FLOOR PLAN - ARCHITECTURAL

File Name: A211.dwg Plot View Port Plot Scale 1=1 Scale 1/8" = 1'-0"

WRS

White Rock Studio, LLC

Registered Architect

Issued for Permit 10-31-2000

Construction Documents for Permit

MEP ENGINEERING

GALLOWAY & JOHNSTON

STRUCTURAL ENGINEERING

Fitzsimmons

HISTORIC RENOVATION

HOTEL BEAUMONT

BEAUMONT TEXAS

FOR

625 ORLEANS LIMITED PARTNERSHIP

NEW YORK NEW YORK

Issue / Revision Dates

Issued for Construction May 14, 1999

Issue Date May 14, 1999

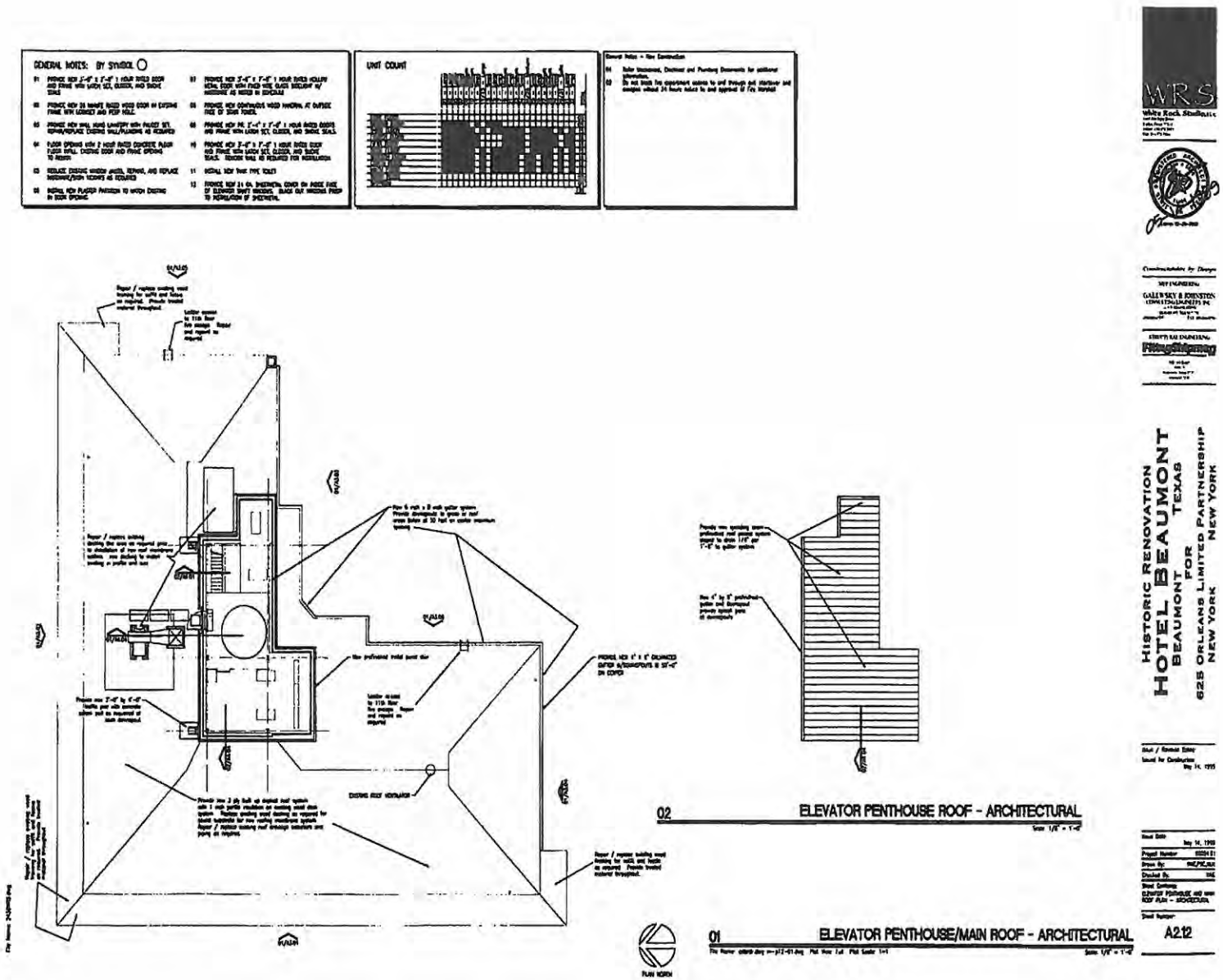
Project Number 9809-01

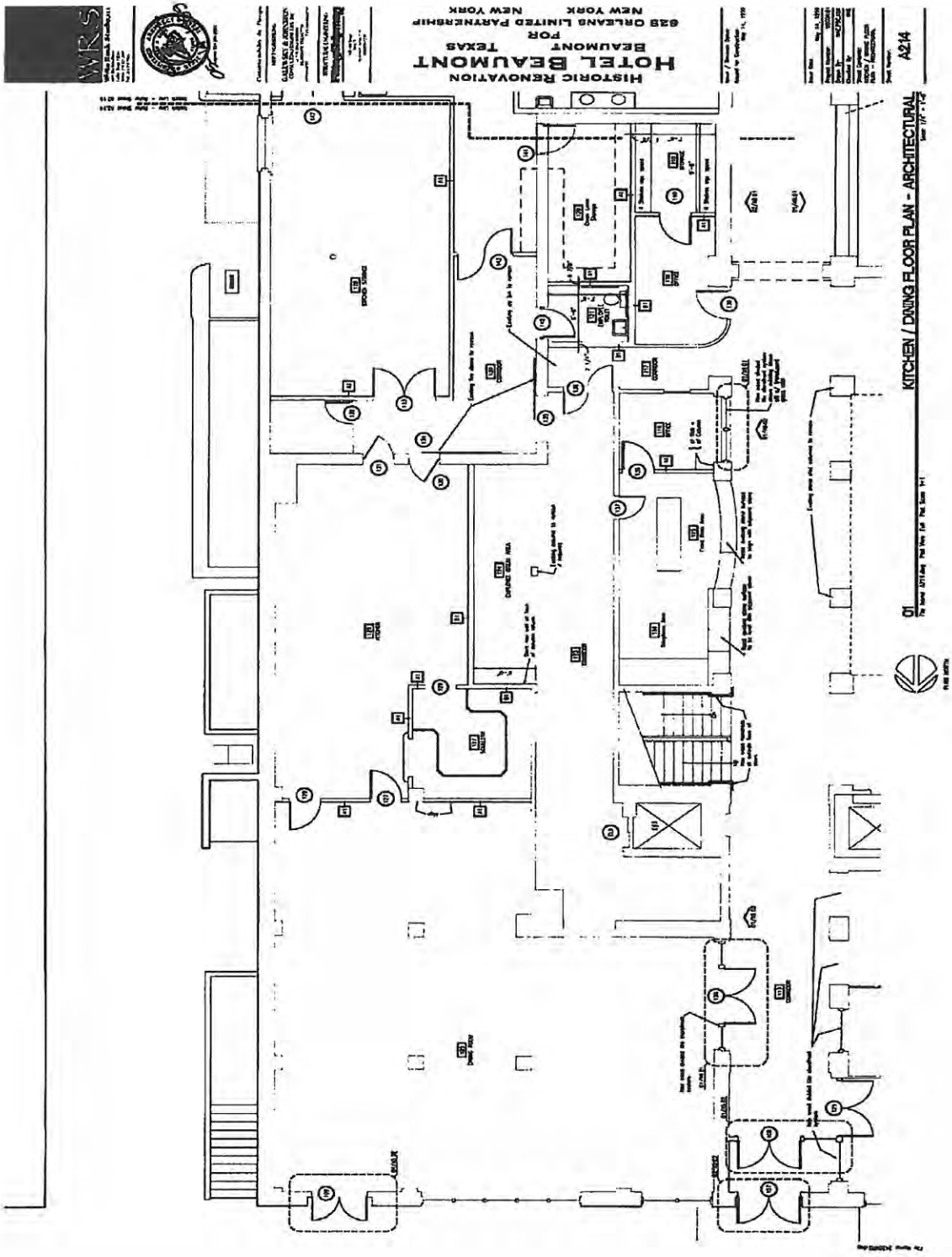
Drawn By WEPKA

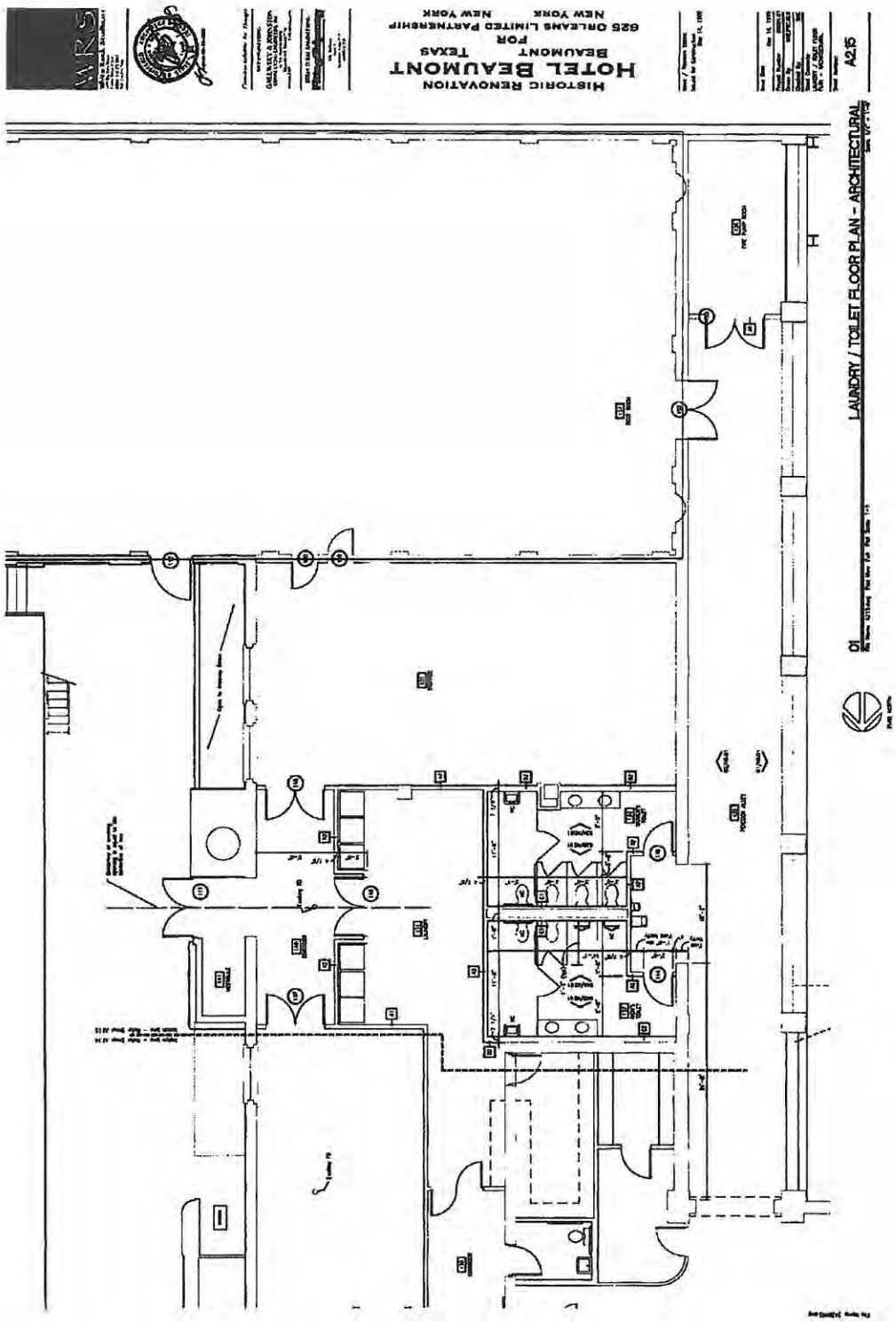
Checked By MR

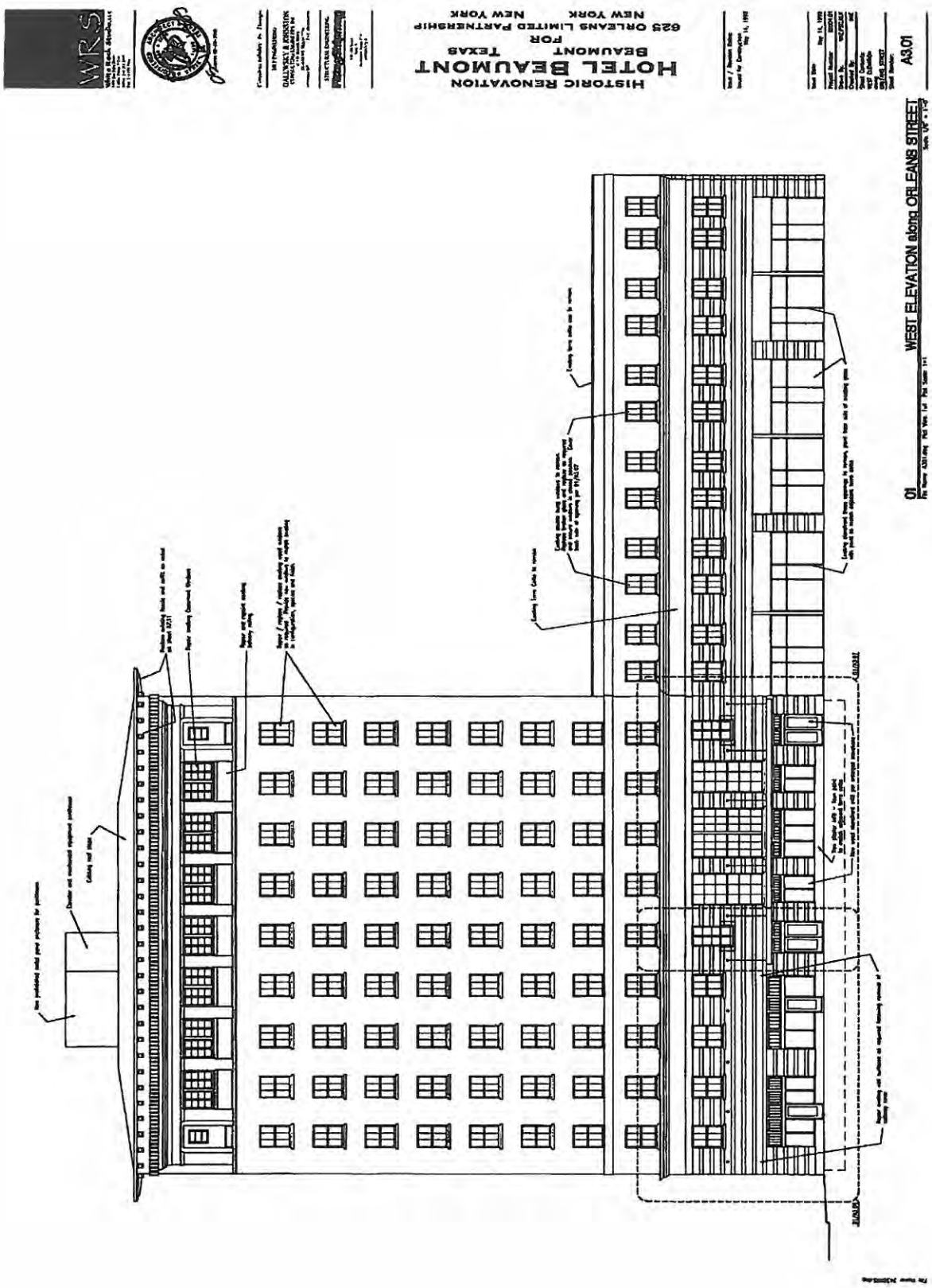
Sheet Contents SKY ROOM FLOOR PLAN ARCHITECTURAL

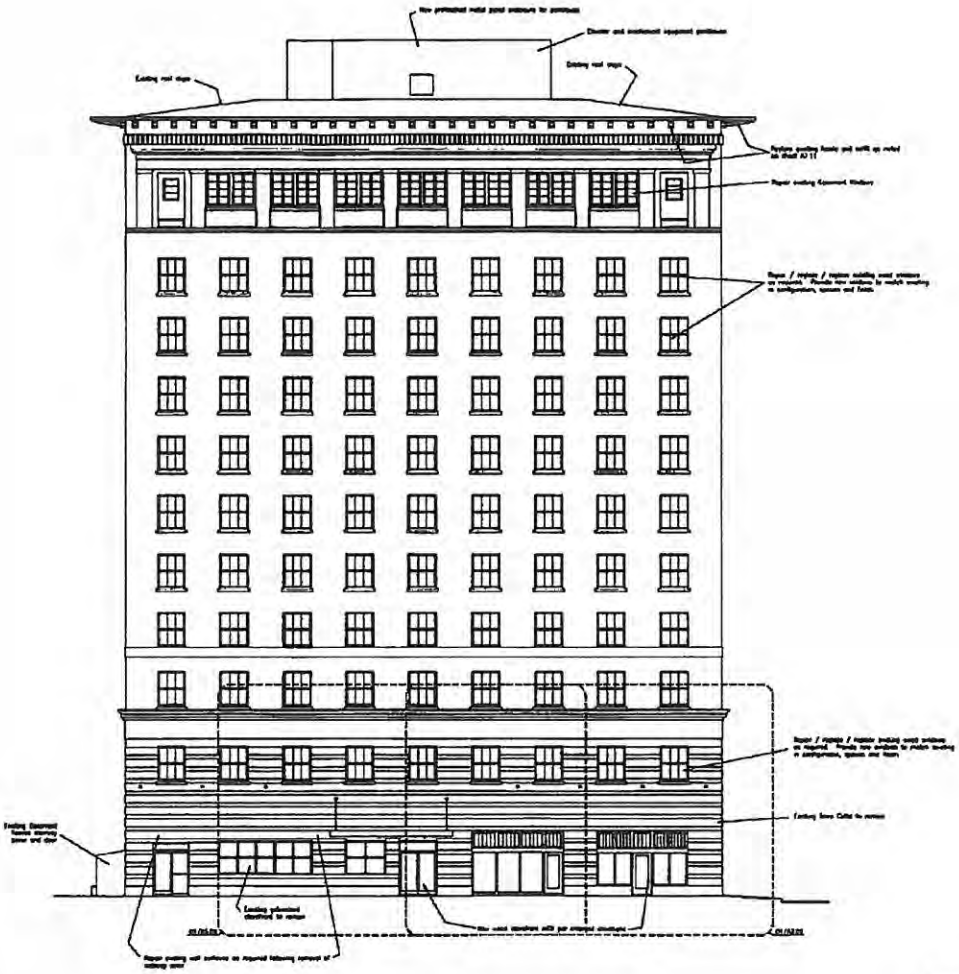
Sheet Number A2.11


GENERAL NOTES: BY SYMBOL
UNIT COUNT
02 ELEVATOR PENTHOUSE ROOF - ARCHITECTURAL
01 ELEVATOR PENTHOUSE/MAIN ROOF - ARCHITECTURAL
PLAN NORTH
WRS
White Rock Studio, Inc.
GALLEWSKY & JOHNSTON
HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK
A2.12


HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
628 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK
KITCHEN / DINING FLOOR PLAN - ARCHITECTURAL
A214
01


HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK
A2.5
LAUNDRY / TOILET FLOOR PLAN - ARCHITECTURAL
01


HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK
A3.01
WEST ELEVATION along ORLEANS STREET
01



01 NORTH ELEVATION along FANNIN STREET

WRS
White Rock Studios

Consultants by Design

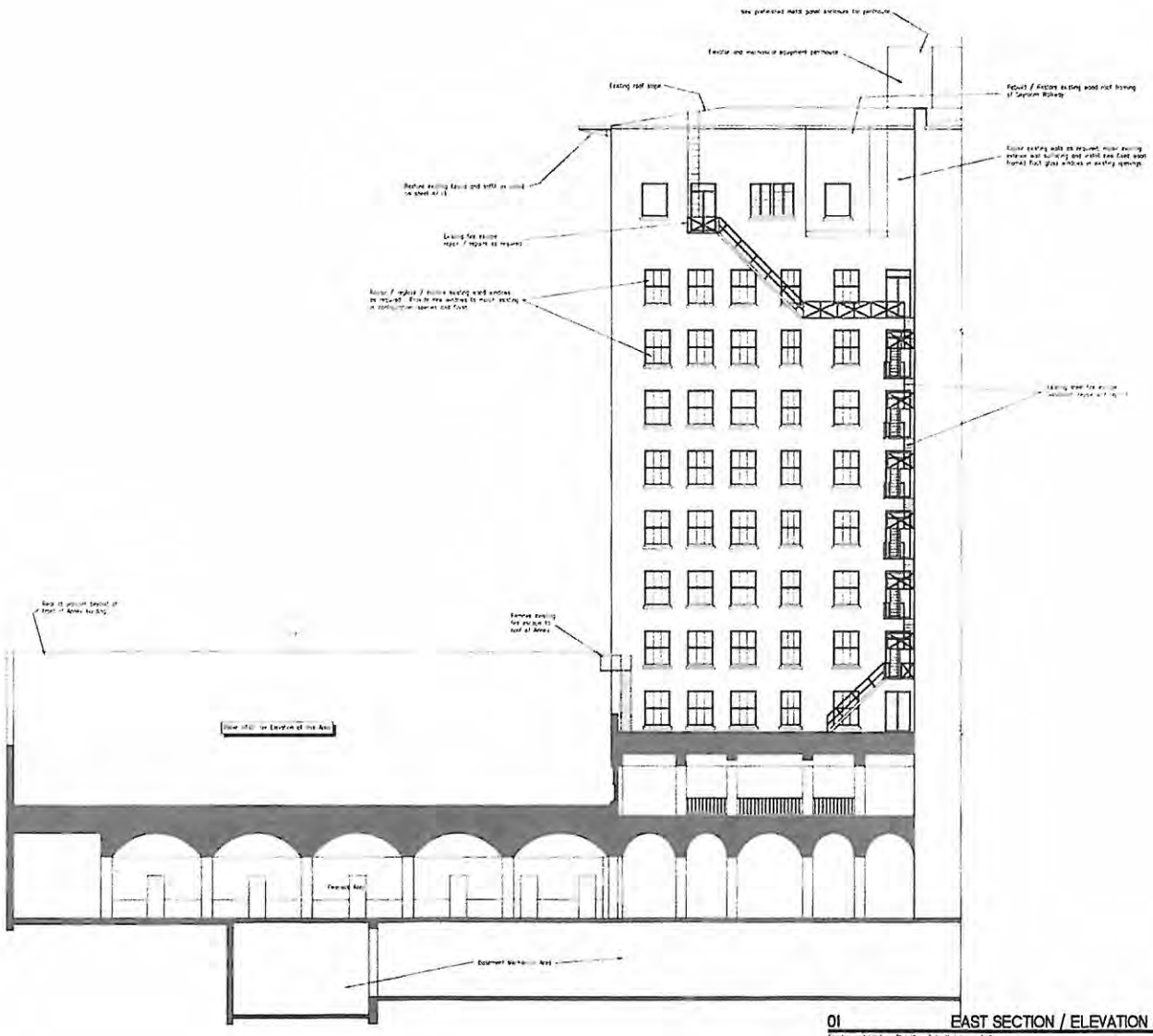
MEP ENGINEERING
GALLEWSKY & JOHNSTON

STRUCTURAL ENGINEERING
Pitts & Sherman

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK

Issue / Revision Date:
Issued for Construction
May 14, 1999

Issue Date
May 14, 1999
Project Number
Drawn By
Checked By
Sheet Contents:
NORTH ELEVATION
along
FANNIN STREET
Sheet Number:
A3.02



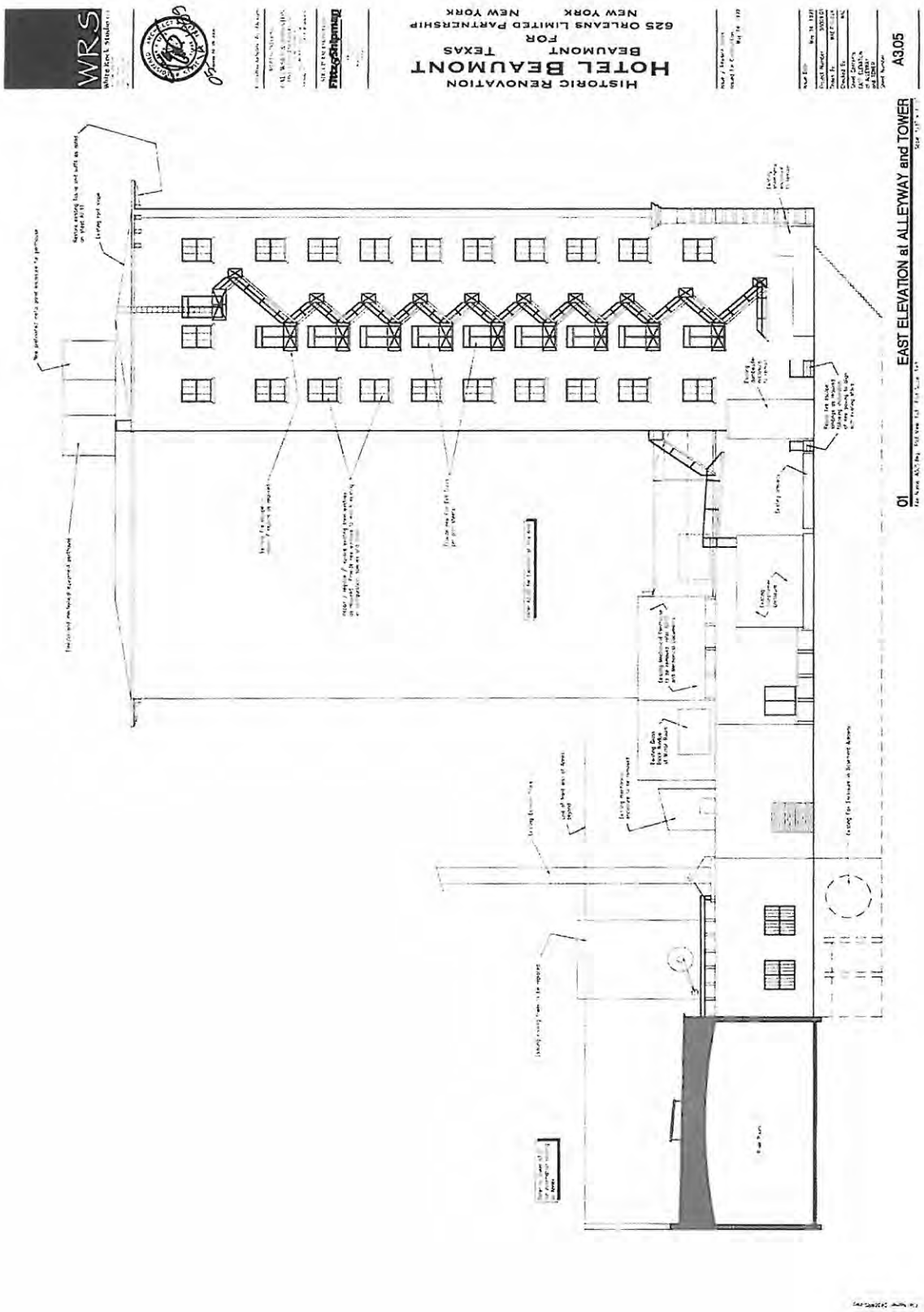
01 EAST SECTION / ELEVATION at PEACOCK ALLEY

WRS
White Rock Studio

FitzgShipman

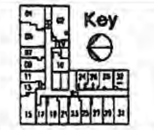
HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK
NEW YORK

Issue Date
Project Number
Drawn By
Checked By
Sheet Contents
EAST SECTION / ELEVATION
at
PEACOCK ALLEY
Sheet Number
A3.03


WRS
HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK
A3.05
01 EAST ELEVATION at ALLEYWAY and TOWER

Room Renovation Repair Matrix - Floors 2, 3, and 4

Key



- New Room – Not currently in use, New window
- New Room – Not currently in use
- New Room – Not currently in use
- Install new ceramic tile shower & pan
- New lay-in ceiling
- New lay-in ceiling, new tub surround
- New Fixtures throughout
- Rebuild boxed door jams
- Replace door and jams to bathroom
- Combined with 313
- Combined with 311, remove bath fixtures and cap plumbing
- 42 x 96 Plaster Dome
- New GWB partition at bath, New Door and Frame to Bath
- Combined with 329
- Paint over existing wall coverings, New lay-in ceiling
- Paint over existing wall coverings, New lay-in ceiling
- Paint over existing wall coverings, New lay-in ceiling
- Reinspect, full of furniture
- Reservice Lavatory
- Part of Activity Area, New lay-in ceiling
- Part of Activity Area, New lay-in ceiling
- Part of Activity Area, New lay-in ceiling
- 42 x 96 Plaster Dome
- Paint over existing wall coverings, New lay-in ceiling
- Paint over existing wall coverings, New lay-in ceiling
- Paint over existing wall coverings, New lay-in ceiling

WRS
White Rock Studio, LLC

GALLWSKY & JOHNSTON

HISTORIC RENOVATION
HOTEL BEAUMONT
BEAUMONT TEXAS
FOR
625 ORLEANS LIMITED PARTNERSHIP
NEW YORK NEW YORK

Issue / Revision Dates
Issued for Construction May 14, 1999

Issue Date May 14, 1999

Sheet Number:
A10.01

SUBJECT PROPERTY PHOTOGRAPHS

VIEW ALONG ORLEANS

VIEW ALONG ORLEANS

WEST ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

INTERIOR

INTERIOR

INTERIOR

INTERIOR

INTERIOR

INTERIOR

INTERIOR

INTERIOR

INTERIOR

INTERIOR

INTERIOR

INTERIOR (11th floor)

INTERIOR (11th floor)

INTERIOR (11th floor)

VIEW FROM 11TH FLOOR

RICH WITH OPPORTUNITY
BEAUMONT
T • E • X • A • S

December 10, 2013

VIA EMAIL

Bishop Real Estate Appraisers, Inc.
Mr. Jim Bishop
4749 Odom Road, Suite 101
Beaumont, Texas 77706-6908

Re: ***URGENT REQUEST*** **: Hotel Beaumont – 625 Orleans Street**

Dear Jim:

The City of Beaumont is interested in selling the property known as the Hotel Beaumont located at 625 Orleans Street.

When you perform your appraisal, please specifically take into account the following factors:

1. Property has been shut down for over a year and is no longer an operating business,
2. Property was previously a special use facility, providing senior retirement living, but the prior owner was not successful and its business not profitable and there have been many new senior living facilities that have opened in this area, so it is unlikely this property could compete in that business and thus the facility is likely going to need major renovations.
3. Lack of any parking facilities;
4. Marketability issues and the difficulty in marketing this facility;
5. An estimate as to what this property may sell for at a public auction sale, when being sold an AS-IS, WHERE-IS BASIS.

A copy of the plat and appraisal district account information for property is attached.

Please proceed ***IMMEDIATELY*** on this appraisal. **Please contact Brenda Beadle to gain access into the building, advance notice is needed to enter.** If you have any questions, please contact me at 409-880-3725.

Thank you,

ahardy

Antoinette Hardy
Real Property Coordinator

Copy: Patrick Donart, Public Works Director
Brenda Beadle, Capital Projects Manager

Public Works ✦ *Engineering*
801 Main ✦ 2nd Floor
P.O. Box 3827 ✦ Beaumont, Texas ✦ Office: (409) 880-3725 ✦ Fax: (409) 880-3732