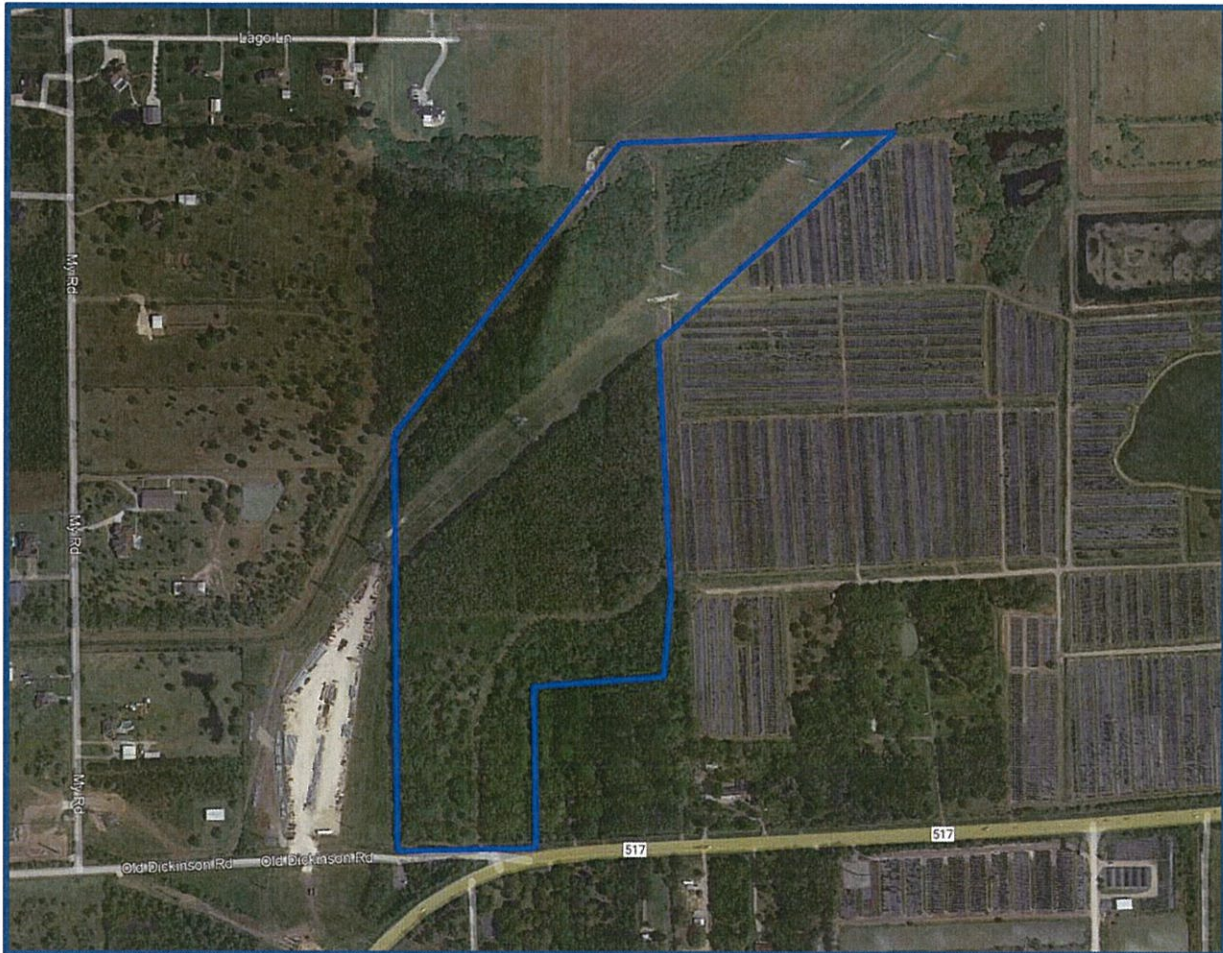


SITE ANALYSIS

This description of the subject whole property is based on the following:

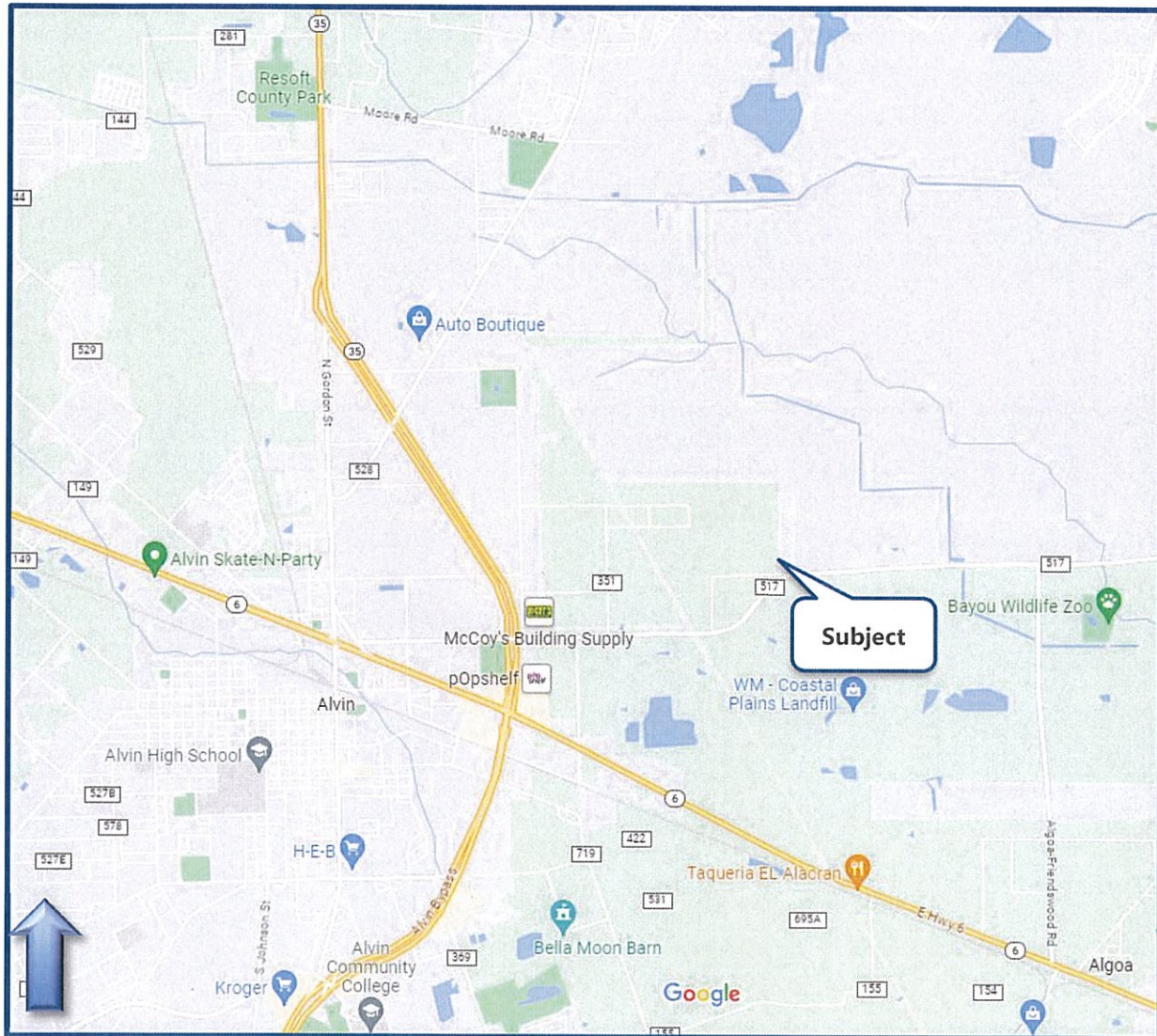
- Site visit
- Tax plat
- Survey
- Field notes
- Aerial



The following table summarizes the basic site information:

NEIGHBORHOOD ANALYSIS

Neighborhood Map



OVERVIEW

The subject is located between Alvin and League City in Galveston County. Alvin is located in the southeast portion of the Houston metropolitan statistical area (MSA), just south of the city of Pearland. Alvin has previously been known as a rural community until recent years as the urban sprawl has extended through the city of Pearland and began extending south towards Galveston and Brazoria Counties. The City of League City is also in the southeast

NEIGHBORHOOD LOCATION AND BOUNDARIES

The subject neighborhood is located south of Houston and comprises a portion of Alvin, Manvel, Pearland and League City. The neighborhood encompasses the City of Alvin and areas in the ETJ and surrounding area east of Alvin. The neighborhood also includes the southwestern most portion of League City.

The neighborhood boundaries generally include FM 281 to the north, FM 149/Heights-Manvel Road projected north and south, FM 1462 to the south, and Algoa Friendswood Road to the east.