



Downtown Improvements Program

419 North Main Street / 1910 Parker Lumber Office	\$30,000.00
Property Address	Requested Funding Amount
\$70,001.00	\$61,995.00
Cost Estimate #1	Cost Estimate #2

Application Review	Yes	No	Both
1) The application meets the minimum submittal requirements. <i>Section II-A.</i>	✓		
2) The property is eligible to receive funding. <i>Section I-E.</i>	✓		
3) The proposed improvements are eligible to receive funding. <i>Section I-D.</i>	✓		
4) The request exceeds a combined total of \$1,000 per linear foot of façade street frontage. <i>Section I-J.</i>		✓	

**Note* If "No" is checked on any or all for questions 1-3 above, the application is not eligible to be considered for grant funding.*

Additional Consideration Criteria <i>Section II-C</i>	Yes	No	Both
1) Property is on the National Register of Historic Places.	1987		
2) Located within the Downtown Historic District, or other City preservation overlay or district.		✓	
3) Improvements propose to remove historically insensitive additions and/or maintain existing features.	✓		
4) Improvements attempt to reuse existing, historic materials instead of complete replacement with new materials.	✓		
5) Property has not previously received DIP funding.	✓		

Recommendation

\$30,000.00

Recommended funding amount for application

Lindsey Guindi, AICP
Director of Strategic Projects

Paul Kaspar, P.E., CFM
City Engineer

Richard Cortez
TIRZ 21 Board Appointee

100%

Percentage of original requested amount

Randy Haynes, AICP, LEED GA
Historic Preservation Officer

Robert Holzweiss
HLC Appointee

March 2, 2015
Date

Additional comments regarding the application and reasoning behind the recommended funding are on the opposite side of this sheet.

Comments

Below are comments from the Downtown Improvements Grant Review Panel regarding the proposed improvements and the justification for the recommended amount of funding. City Council makes the final decision regarding the amount of funds granted.

Application Review

The application met all the submittal requirements as outlined in Section II-A of the Downtown Improvements Grant application.

Drawings/Plan Details

The plans for the restoration of the property include repair of the failing brick, repointing and cleaning existing graffiti from the building, rebuild existing doors, remove the existing dilapidated awnings and construct new awnings in the spirit of the original awnings, and rebuild the existing windows through the property.

Additional Consideration

The application meets the following additional consideration criteria as outlined in Section II-C:

- Improvements propose to maintain existing features;
- Improvements proposed to reuse existing materials; and
- The property has not previously received DIP funding.

Other Comments:

The Parker Lumber Company office has been out of retail use in downtown for almost 30 years. The building has been virtually unaltered from its original state.

August 5, 2014

RE: Parker Lumber Facade Grant Request

To whom it may concern,

Iolo, LLC is the new owner of the Parker Lumber Building Complex. To date we have removed and replaced the entire roof structure and replaced with a new roof matching the original structure in spirit but with modern components. In addition we are in the process of restoring the interior as well. This restoration will include three leasable tenant spaces that we plan to divide into 1 retail and 2 office spaces.

We have spent over \$70,000 in renovation of the roof and have budgeted almost \$150,000 in interior restoration and renovation. To complete our renovation we would like to move forward with the restoration of the building facade. As we have and will spend a considerable amount of money over we are seeking a facade grant for \$30,000 in assisting us in our efforts.

The facade restoration will include the repair of failing brick, repointing and cleaning existing graffiti from the building. Existing doors on the North elevation will be rebuilt to their current look but with new material capable of offering thermal efficiencies of today's doors. The existing awnings on the building are failing and need to be removed. It is our intent to remove these awnings and rebuild in the spirit of the original awnings. This will create an awning that spans the full East facade and wraps the North facade. It will also reveal a transom window above the main entry doors that is currently hidden by the existing awning. Finally, we will rebuild the existing windows as they have been deteriorating from years of water infiltration through the old roof.

Please find the attached drawings detailing the above work.

Thank you for your consideration in assisting us in our efforts to restore this magnificent old building.

thank you,

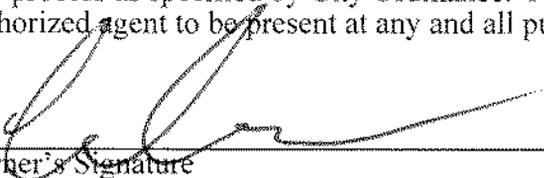


Chris Lawrence
President, Iolo LLC

Document
AUG 05 2014
RECEIVED

Certification

I hereby certify that I am the owner of the above described property for the purpose of this application. I also certify that I have been informed and understand the regulations regarding this process as specified by City Ordinance. I also understand it is necessary for me or my authorized agent to be present at any and all public hearings in regard to this case.



Owner's Signature

Chris Lawrence

Owner's Printed Name

712-A Banks Avenue, Bryan Texas 77803

979-314-7363

Owner's Mailing Address

Owner's Telephone

Agent Authorization

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated below to act as my agent for the application, processing, representation and/ or presentation of this request. The designated agent shall be the principle contact person with the City (and vice versa) in processing and responding to requirements, information, or issues relevant to this request.

Owner's Signature

Owner's Printed Name

Agent's Signature

Agent's Printed Name

Agent's telephone number

Agent's Address

Submission Requirements

- Completed Application Form
- Written Description of Proposed Improvements
- Current Photographs of Property
- Historic Photographs of Property (if available)
- Plans and/or Elevations detailing the Improvements
- Two (2) Cost Estimates (only the attached format will be accepted)
- Certificate of Taxes Paid
- Proof of Ownership and Clear Title

**CITY OF BRYAN
DOWNTOWN IMPROVEMENTS PROGRAM**

This Agreement is by and between the CITY OF BRYAN, a Texas Home Rule Municipal Corporation (hereinafter referred to as "CITY"), and lole, LLC, property owner of PROPERTY ADDRESS, located in Downtown Bryan. (hereinafter referred to as "Grant Recipient").

As part of the City's Downtown Improvement program, both parties agree that this program makes Downtown more attractive, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Bryan's architectural and cultural history.

The Grant Recipient agrees and accepts funding from the City as part of this Downtown Improvements Program.

The Grant Recipient shall complete all work in the scope approved by Bryan City Council. The Grant recipient shall complete all Extra Work in connection therewith. All work and materials shall be in strict conformity with the specifications. The Substantial Completion of the work shall not excuse the Grant recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the Project in accordance with the Grant Program guidelines and scope of work. In the event that the Grant recipient fails to perform the work as required for Final Completion, Grant recipient shall reimburse the City for all costs; or the City may contract with a third party to complete the work and the Grant recipient shall assume and pay the costs of the performance of the work as contracted.

By: _____
Printed Name: Chris Lawrence
Title: President
Date: 8/9/2014

CITY OF BRYAN:

Mayor Date: _____

APPROVED:

City Manager Date: _____

City Attorney Date: _____

Chief Financial Officer Date: _____

BCS MODERN LIVING, LLC

EXHIBIT "B"

Division 01-General Data	Quantity Unit	Unit Cost	Subtotal	Division Cost
01050 - Field Engineering				
01400 - Quality Control				
01410 - Testing Laboratory Services (Asbestos Etc.)				
01500 - Construction Facilities & Temporary Controls	1	2,000	2,000	2,000
01892 - Construction Management & Contracting	1	1	1	1
Contractor's Overhead	0	0	0	0
Contractor's Profit	0	0	0	0
Other-Specify -				
Subtotal				
Division 02-Sitework				
02050 - Demolition				
02080 - Hazardous Material Abatement				
02150 - Shoring & Underpinning				
02160 - Excavation Support Systems				
02500 - Paving & Surfacing				
02800 - Site Improvements				
02900 - Landscaping				
Other-Specify				
Subtotal				
Division 03-Concrete				
03000 - Concrete Materials				
03020 - Concrete Admixtures				
03030 - Concrete Finishing Materials				
03100 - Concrete Formwork				
03125 - Formliners				
03200 - Concrete Reinforcement				
03203 - Concrete Repair				
03240 - Fiber Reinforced Concrete				
03250 - Concrete Accessories				
03260 - Cast-in-Place Anchors & Inserts				
03265 - Waterstops				
03275 - Tool-driven Concrete Fasteners				
03300 - Cast-In-Place Concrete				
03315 - Concrete Placement Systems & Equipment				

03346 - Concrete Crack Control Equipment				
03350 - Concrete Finishes				
03360 - Specially Placed Concrete				
03370 - Concrete Curing				
03372 - Non-shrink, Non-Corrosive, Aggregate Grout				
03400 - Precast Concrete				
03450 - Architectural Precast Concrete				
03510 - Gypsum Concrete				
03600 - Grout				
03700 - Concrete Restoration & Cleaning				
03800 - Mass Concrete Placement				
Other-Specify				
Subtotal				
Division 04-Masonry				
04100 - Mortar & Masonry Grout				
04150 - Masonry Reinforcing & Accessories (general)				
04170 - Stonework Anchors & Accessories				
04200 - Unit Masonry (general)				
04242 - Masonry Wall Systems				
04245 - Veneer Masonry Systems				
04270 - Glass Unit Masonry				
04400 - Stone				
04500 - Masonry Restoration & Cleaning	1	22945 22945	22945 22945	22945 22945
Other-Specify				
Subtotal				
Division 05-Metal				
05010 - Metal Materials (General)				
05050 - Metal Fastening				
05100 - Structural Metal Framing	1	\$5,000		\$5,000
05200 - Metal Joists (General)				
05300 - Metal Decking	1	\$1,500		\$1,500
05400 - Cold-Formed Metal Framing				
05500 - Metal Fabrications				
05580 - Sheet Metal Fabrications				
05600 - Architectural Metalwork (General)	1	\$2,500		\$2,500
05700 - Ornamental Metal	1	\$1,000		\$1,000

05800 - Expansion Control (General) Other-Specify				
Subtotal				
Division 06-Wood & Plastic				
06010 - Lumber	1	\$ 600	\$ 600	\$ 600
06050 - Adhesives				
06060 - Connectors & Supports				
06100 - Rough Carpentry	1	\$ 1,000	\$ 1,000	\$ 1,000
06132 - Mill-Framed Structures				
06200 - Finish Carpentry	1	\$ 1,000	\$ 1,000	\$ 1,000
06260 - Board Paneling				
06300 - Wood Treatment				
06400 - Architectural Woodwork				
06610 - Glass Fiber & Resin Fabrications				
Other-Specify				
Subtotal				
Division 07-Thermal & Moisture Protection				
07100 - Waterproofing & Dampproofing				
07240 - Exterior Insulation & Finish Systems				
07248 - Insulation Fastening Accessories				
07250 - Fireproofing				
07300 - Shingles & Roofing Tiles				
07400 - Manufactured Roofing & Siding				
07500 - Membrane Roofing (General)	1	\$ 6,800	6,800	\$ 6,800
07560 - Roof Maintenance/Repair				
07600 - Flashing & Sheet Metal	1	\$ 400	\$ 400	\$ 400
07700 - Roof Specialties & Accessories				
07920 - Sealants, Caulking & Seals	1	\$ 500	\$ 500	\$ 500
Other-Specify				
Subtotal				
Division 08-Doors & Windows				
08100 - Metal Doors & Frames (general)				
08200 - Wood & Plastic Doors & Frames (general)	1	\$ 3000	\$ 3000	\$ 3000
08250 - Door Opening Assemblies				
08275 - Door Louvers & Vision Lights				

08400 - Entrances & Storefronts	1	\$500	\$500	\$500
08500 - Metal Windows (General)				
08600 - Wood & Plastic Windows	1	\$1500	\$1500	\$1500
08650 - Special Windows				
08700 - Hardware				
08800 - Glazing				
Other-Specify				
Subtotal				
Division 09-Finishes				
09100 - Metal Support Systems				
09200 - Lath & Plaster				
09250 - Gypsum Board				
09300 - Tile				
09400 - Terrazzo - Poured, Precast (general)				
09900 - Painting Materials (general)	1	\$4250	\$4250	\$4250
09940 - Lead Paint Encapsulant				
09990 - Finish Adhesives				
09995 - Finish Fasteners				
Other-Specify <i>MASONRY SEALER</i>	1	\$7500	\$7500	\$7500
Subtotal				
Division 10-Specialties				
10200 - Louvers & Vents				
10235 - Brick & Block Vents				
10240 - Grilles & Screens				
10280 - Prefabricated Ramps & Walkways				
10290 - Bird & Pest Control				
10340 - Prefabricated Exterior Specialties				
10350 - Flagpoles				
Other-Specify				
Subtotal				
Division 11-Equipment				
Omitted				
Division 12-Furnishings				
Omitted				
Division 13-Special Construction				
Omitted				
Division 14-Conveying Systems				
Omitted				

Division 15-Mechanical				
Omitted				
Division 16-Electrical				
16050 - Basic Electrical Materials				
16500 - Lighting				
Other-Specify				
Subtotal				61995
Grand Total				61995

EXHIBIT "B"

Division 01-General Data	Quantity Unit	Unit Cost	Subtotal	Division Cost
01050 - Field Engineering				
01400 - Quality Control				
01410 - Testing Laboratory Services (Asbestos Etc.)				
01500 - Construction Facilities & Temporary Controls				
01892 - Construction Management & Contracting				
Contractor's Overhead	1	2000	2000	2000
Contractor's Profit	1	3186	3186	3186
Other-Specify				
Subtotal				5186
Division 02-Sitework				
02050 - Demolition				
02080 - Hazardous Material Abatement				
02150 - Shoring & Underpinning				
02160 - Excavation Support Systems				
02500 - Paving & Surfacing				
02800 - Site Improvements				
02900 - Landscaping				
Other-Specify				
Subtotal				
Division 03-Concrete				
03000 - Concrete Materials				
03020 - Concrete Admixtures				
03030 - Concrete Finishing Materials				
03100 - Concrete Formwork				
03125 - Formliners				
03200 - Concrete Reinforcement				
03203 - Concrete Repair				
03240 - Fiber Reinforced Concrete				
03250 - Concrete Accessories				
03260 - Cast-in-Place Anchors & Inserts				
03265 - Waterstops				
03275 - Tool-driven Concrete Fasteners				
03300 - Cast-In-Place Concrete				
03315 - Concrete Placement Systems & Equipment				

03346 - Concrete Crack Control Equipment				
03350 - Concrete Finishes				
03360 - Specially Placed Concrete				
03370 - Concrete Curing				
03372 - Non-shrink, Non-Corrosive, Aggregate Grout				
03400 - Precast Concrete				
03450 - Architectural Precast Concrete				
03510 - Gypsum Concrete				
03600 - Grout				
03700 - Concrete Restoration & Cleaning				
03800 - Mass Concrete Placement				
Other-Specify				
Subtotal				
Division 04-Masonry				
04100 - Mortar & Masonry Grout				
04150 - Masonry Reinforcing & Accessories (general)				
04170 - Stonework Anchors & Accessories				
04200 - Unit Masonry (general)				
04242 - Masonry Wall Systems				
04245 - Veneer Masonry Systems				
04270 - Glass Unit Masonry				
04400 - Stone				
04500 - Masonry Restoration & Cleaning	1	26,555	26,555	26,555
Other-Specify				
Subtotal				26,555
Division 05-Metal				
05010 - Metal Materials (General)				
05050 - Metal Fastening				
05100 - Structural Metal Framing	1	4750	4750	4750
05200 - Metal Joists (General)				
05300 - Metal Decking	1	1660	1660	1660
05400 - Cold-Formed Metal Framing				
05500 - Metal Fabrications				
05580 - Sheet Metal Fabrications				
05600 - Architectural Metalwork (General)	1	2800	2800	2800
05700 - Ornamental Metal	1	900	900	900

05800 - Expansion Control (General) Other-Specify				
Subtotal				10,110
Division 06-Wood & Plastic				
06010 - Lumber	1	620	620	620
06050 - Adhesives				
06060 - Connectors & Supports				
06100 - Rough Carpentry	1	940	940	940
06132 - Mill-Framed Structures				
06200 - Finish Carpentry	1	940	940	940
06260 - Board Paneling				
06300 - Wood Treatment				
06400 - Architectural Woodwork				
06610 - Glass Fiber & Resin Fabrications				
Other-Specify				
Subtotal				2,500
Division 07-Thermal & Moisture Protection				
07100 - Waterproofing & Dampproofing				
07240 - Exterior Insulation & Finish Systems				
07248 - Insulation Fastening Accessories				
07250 - Fireproofing				
07300 - Shingles & Roofing Tiles				
07400 - Manufactured Roofing & Siding				
07500 - Membrane Roofing (General)	1	6500	6500	6500
07560 - Roof Maintenance/Repair				
07600 - Flashing & Sheet Metal	1	500	500	500
07700 - Roof Specialties & Accessories				
07920 - Sealants, Caulking & Seals	1	500	500	500
Other-Specify				
Subtotal				7,500
Division 08-Doors & Windows				
08100 - Metal Doors & Frames (general)				
08200 - Wood & Plastic Doors & Frames (general)	1	3300	3300	3300
08250 - Door Opening Assemblies				
08275 - Door Louvers & Vision Lights				

08400 - Entrances & Storefronts	1	500	500	500
08500 - Metal Windows (General)				
08600 - Wood & Plastic Windows	1	1250	1250	1250
08650 - Special Windows				
08700 - Hardware				
08800 - Glazing				
Other-Specify				
Subtotal				5,050
Division 09-Finishes				
09100 - Metal Support Systems				
09200 - Lath & Plaster				
09250 - Gypsum Board				
09300 - Tile				
09400 - Terrazzo - Poured, Precast (general)				
09900 - Painting Materials (general)	1	5700	5700	5700
09940 - Lead Paint Encapsulant				
09990 - Finish Adhesives				
09995 - Finish Fasteners				
Other-Specify MASONRY SEALER	1	8000	8000	8000
Subtotal				13,100
Division 10-Specialties				
10200 - Louvers & Vents				
10235 - Brick & Block Vents				
10240 - Grilles & Screens				
10280 - Prefabricated Ramps & Walkways				
10290 - Bird & Pest Control				
10340 - Prefabricated Exterior Specialties				
10350 - Flagpoles				
Other-Specify				
Subtotal				-
Division 11-Equipment				
Omitted				-
Division 12-Furnishings				
Omitted				-
Division 13-Special Construction				
Omitted				-
Division 14-Conveying Systems				
Omitted				-

Division 15-Mechanical				
Omitted				
Division 16-Electrical				
16050 - Basic Electrical Materials				
16500 - Lighting				
Other-Specify				
Subtotal				
Grand Total				70,001.00

Statement of Account

NOTICE: This is a statement of Taxes Paid as of 08/05/2014 03:37:37PM
based upon the tax records of the tax office.

KRISTEEN ROE, CTA PH# (979) 361-4470
BRAZOS COUNTY TAX ASSESSOR COLLECTOR
300 E. WM. J BRYAN PKWY
BRYAN, TX 77803

Property Information	
Property ID: 23344	Geo ID: 191000-0263-0050
Legal Acres: 0.0000	
Legal Desc: CITY OF BRYAN TOWNSITE, BLOCK 263, LOT 5 (PT OF)	
Situs: 419 N MAIN ST ,	
DBA:	
Exemptions:	

Owner ID: 517752 Ownership: 100.00%
IOLO LLC
712 BANKS AVE
BRYAN, TX 77803-4068

Value Information	
Improvement HS:	0
Improvement NHS:	45,870
Land HS:	0
Land NHS:	31,500
Productivity Market:	0
Productivity Use:	0
Assessed Value	77,370

Entity	Description	Pct.
C1	CITY OF BRYAN	100.00%
G1	BRAZOS COUNTY	100.00%
S1	BRYAN ISD	100.00%
TZ21B	BRYAN TAX INCREMENT ZONE #21	100.00%

Ex Code	Description

Paid Bills Summary

Entity	Year	Statement ID	Tax Paid	Disc/P&I Paid	Att. Fee Paid	Under/Over/Refund	Posting Date	Amount Paid
C1	2001	0	175.26	0.00	0.00	0.00	01/01/2009	175.26
G1	2001	0	115.67	0.00	0.00	0.00	01/01/2009	115.67
S1	2001	0	459.37	0.00	0.00	0.00	01/01/2009	459.37
Total for Year 2001								750.30
C1	2002	0	175.26	0.00	0.00	0.00	01/01/2009	175.26
G1	2002	0	114.18	0.00	0.00	0.00	01/01/2009	114.18
S1	2002	0	471.48	0.00	0.00	0.00	01/01/2009	471.48
Total for Year 2002								760.92
C1	2003	139164	221.47	0.00	0.00	0.00	01/01/2009	221.47
G1	2003	139164	151.38	0.00	0.00	0.00	01/01/2009	151.38
S1	2003	139164	584.64	0.00	0.00	0.00	01/01/2009	584.64
Total for Year 2003								957.49
C1	2004	0	222.99	0.00	0.00	0.00	01/01/2009	222.99
G1	2004	0	165.57	0.00	0.00	0.00	01/01/2009	165.57
S1	2004	0	585.17	0.00	0.00	0.00	01/01/2009	585.17
Total for Year 2004								973.73
C1	2005	0	232.29	0.00	0.00	0.00	01/01/2009	232.29
G1	2005	0	169.73	0.00	0.00	0.00	01/01/2009	169.73
S1	2005	0	649.70	0.00	0.00	0.00	01/01/2009	649.70
Total for Year 2005								1,051.72
C1	2006	136200	483.79	0.00	0.00	0.00	01/01/2009	483.79
G1	2006	136200	345.89	0.00	0.00	0.00	01/01/2009	345.89
S1	2006	136200	1,239.12	0.00	0.00	0.00	01/01/2009	1,239.12
Total for Year 2006								2,068.80
C1	2007	137291	494.61	0.00	0.00	0.00	01/01/2009	494.61
G1	2007	137291	361.40	0.00	0.00	0.00	01/01/2009	361.40
S1	2007	137291	1,002.59	0.00	0.00	0.00	01/01/2009	1,002.59
Total for Year 2007								1,858.60
C1	2008	85805	486.21	0.00	0.00	0.00	12/29/2008	486.21
G1	2008	85805	366.72	0.00	0.00	0.00	12/29/2008	366.72
S1	2008	85805	985.56	0.00	0.00	0.00	12/29/2008	985.56
Total for Year 2008								1,838.49
C1	2009	13251	556.21	0.00	0.00	0.00	12/28/2009	556.21
G1	2009	13251	419.52	0.00	0.00	0.00	12/28/2009	419.52
S1	2009	13251	1,127.46	0.00	0.00	0.00	12/28/2009	1,127.46
Total for Year 2009								2,103.19
C1	2010	13432	548.20	0.00	0.00	0.00	12/28/2010	548.20
G1	2010	13432	418.29	0.00	0.00	0.00	12/28/2010	418.29
S1	2010	13432	1,111.21	0.00	0.00	0.00	12/28/2010	1,111.21
Total for Year 2010								2,077.70
C1	2011	13793	534.13	0.00	0.00	0.00	01/06/2012	534.13
G1	2011	13793	407.07	0.00	0.00	0.00	01/06/2012	407.07
S1	2011	13793	1,082.70	0.00	0.00	0.00	01/06/2012	1,082.70
Total for Year 2011								2,023.90
C1	2012	13728	505.51	0.00	0.00	0.00	12/05/2012	505.51
G1	2012	13728	387.13	0.00	0.00	0.00	12/05/2012	387.13

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NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

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KRISTEEN ROE, CTA PH# (979) 361-4470
BRAZOS COUNTY TAX ASSESSOR COLLECTOR
300 E. WM. J BRYAN PKWY
BRYAN, TX 77803

Property Information	
Property ID: 23344	Geo ID: 191000-0263-0050
Legal Acres: 0.0000	
Legal Desc: CITY OF BRYAN TOWNSITE, BLOCK 263, LOT 5 (PT OF)	
Situs: 419 N MAIN ST ,	
DBA:	
Exemptions:	

Owner ID: 517752 Ownership: 100.00%
IOLO LLC
712 BANKS AVE
BRYAN, TX 77803-4068

Value Information	
Improvement HS:	0
Improvement NHS:	45,870
Land HS:	0
Land NHS:	31,500
Productivity Market:	0
Productivity Use:	0
Assessed Value	77,370

Entity	Description	Pct.	Ex Code	Description
C1	CITY OF BRYAN	100.00%		
G1	BRAZOS COUNTY	100.00%		
S1	BRYAN ISD	100.00%		
TZ21B	BRYAN TAX INCREMENT ZONE #21	100.00%		

Paid Bills Summary

Entity	Year	Statement ID	Tax Paid	Disc/P&I Paid	Att. Fee Paid	Under/Over/Refund	Posting Date	Amount Paid
S1	2012	13728	1,029.68	0.00	0.00	0.00	12/05/2012	1,029.68
Total for Year 2012								1,922.32
C1	2013	14017	487.42	0.00	0.00	0.00	12/20/2013	487.42
G1	2013	14017	377.18	0.00	0.00	0.00	12/20/2013	377.18
S1	2013	14017	998.08	0.00	0.00	0.00	12/20/2013	998.08
Total for Year 2013								1,862.68
Total Paid:								20,249.84

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED

THE STATE OF TEXAS :
COUNTY OF BRAZOS :

KNOW ALL MEN BY THESE PRESENTS :

That **Stella M. Brown Pingrey** of the County of Brazos and State of Texas (herein referred to as "Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **Iolo, LLC** of the County of Brazos and State of Texas (herein referred to as "Grantee"), the following described real property in Brazos County, Texas, to-wit:

Being the North 30 feet of Lot 5, Block 263, in the Bryan Original Townsite, according to the plat recorded in Volume "H," Page 721, of the Deed Records of Brazos County, Texas, and being a portion of the First Tract described in the Deed from Lucille Varisco, et al, to Durwood Thompson, recorded in Volume 328, Page 289, of the Deed Records of Brazos County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

EXCEPTIONS TO CONVEYANCE:

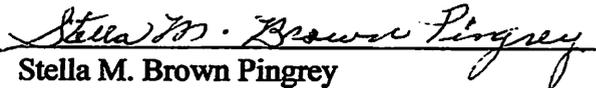
1. Mineral Reservation in Deed by Durwood Thompson, et al to Jack Lee Brown, et ux dated November 27, 1991 and recorded in Volume 1378, Page 136 of the Official Records of Brazos County, Texas.
2. Oil and Gas Lease, and all terms, conditions and stipulations therein from Durwood Thompson to H.E. Allen dated July 5, 1982 and recorded in 63, Page 42 of the Oil & Gas Records of Brazos County, Texas.
3. Oil and Gas Lease, and all terms, conditions and stipulations therein from Durwood Thompson, Jr. to H.E. Allen dated July 5, 1982 and recorded in Volume 63, Page 45 of the Oil & Gas Lease Records of Brazos County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging to the Property, subject to the

provisions above, and any right, title, and interest in Grantor in and to adjacent streets, alleys and rights-of-way, unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, executors, administrators, successors, and assigns, to warrant and forever defend all and singular the said premises unto Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the provisions above.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs and personal representatives" or "heirs and assigns" shall be construed to mean "successors and assigns".

EXECUTED as of January 3rd, 2014.


Stella M. Brown Pingrey

Mailing Address of Grantee:

712 Banks Avenue
Bryan, Texas 77803

AFTER RECORDING, PLEASE RETURN TO:

Youngkin & Associates
P.O. Box 4806
Bryan, Texas 77805

EXHIBIT "A"

BEING the North 30 feet of Lot 5, Block 263, in the Bryan Original Townsite, according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and being a portion of the First Tract described in the Deed from Lucille Varisco, et al, to Durwood Thompson, recorded in Volume 328, Page 289, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the lead plug and tack set at the Northwest corner of Lot 5, same being at the intersection of Main Street (95 foot light-of-way) and 22nd Street (80 foot right-of-way);

THENCE S 81° 30' E along the North line of Lot 5, at a distance of 6.0 feet pass the brick face of a single story brick building; continue on for a total distance of 150.0 feet and corner in said building, 30 feet from centerline of Southern Pacific Railroad;

THENCE S 08° 30' W along the East line of the beforementioned Lot 5, at a distance of 28 feet, pass a common wall, continue on, for a total distance of 30.00 feet and corner in a building;

THENCE N 81° 30' W at a distance of 143.9 feet pass the brick face of a single story brick building, continue on, for a total distance of 150.00 feet to a lead plug and tack set in the West line of the beforementioned Lot 5;

THENCE N 08° 30' E along the West line of Lot 5, same being the East right-of-way line of Main Street, for a distance of 30.00 feet to the PLACE OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Filed for Record in:
BRAZOS COUNTY

On: Jan 07, 2014 at 02:22P

As a
Recordings

Document Number: 01180771

Amount 32.00

Receipt Number - 495415

By:
Ashlie Bowman

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Jan 07, 2014

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Photo 1



Photo 2



Photo 3

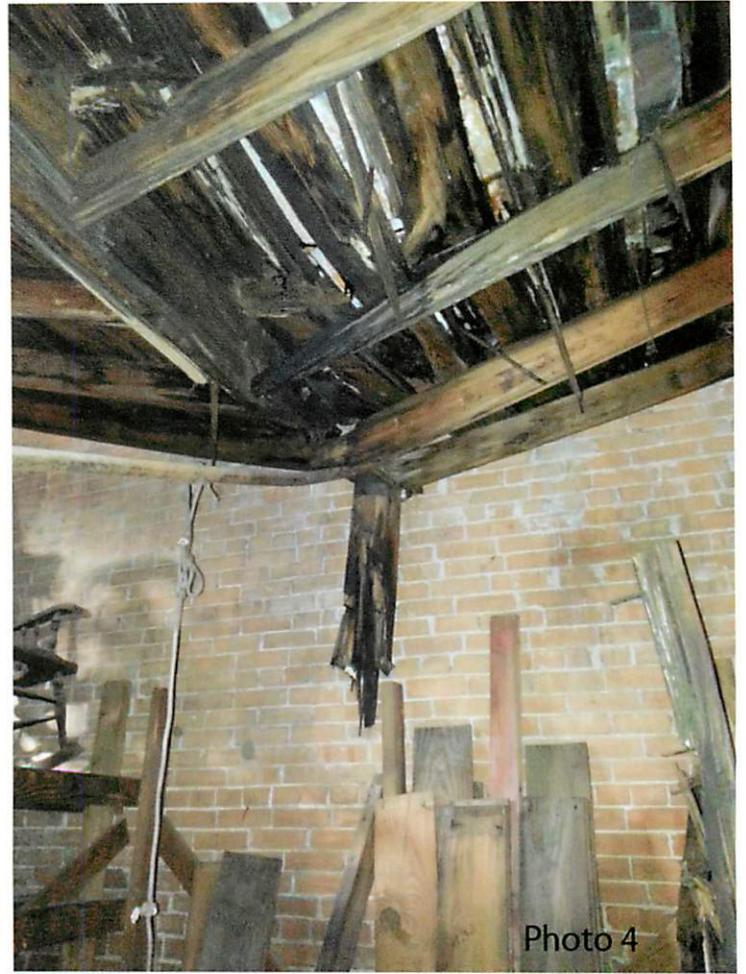


Photo 4

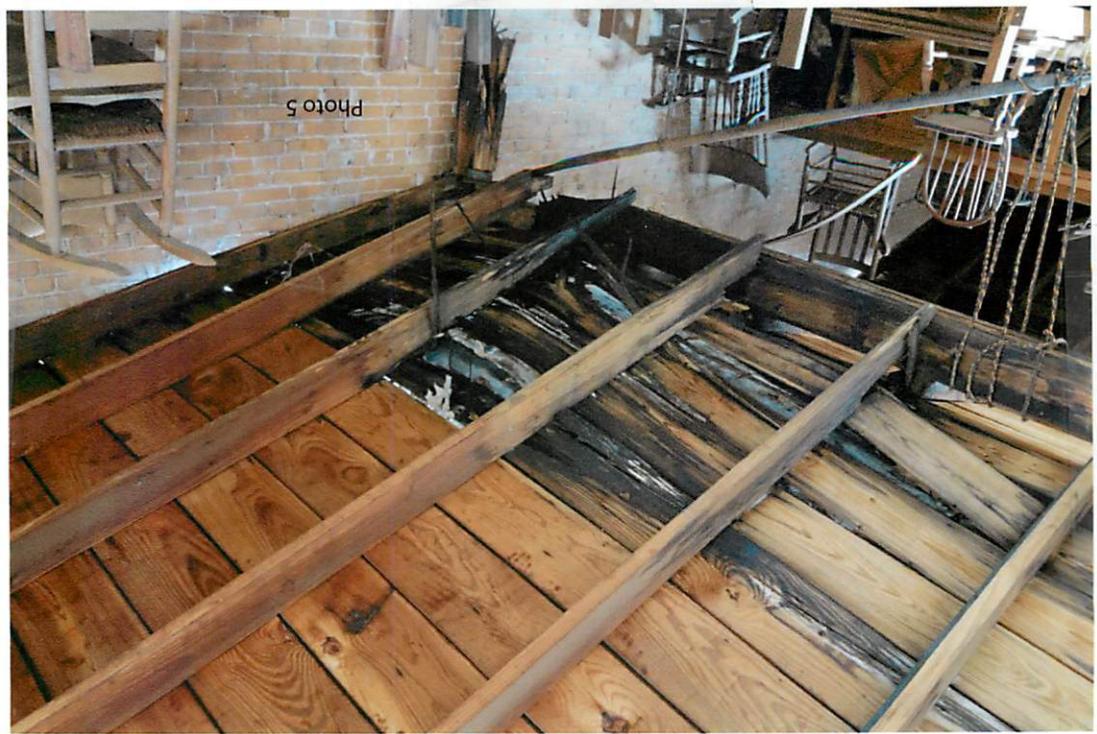
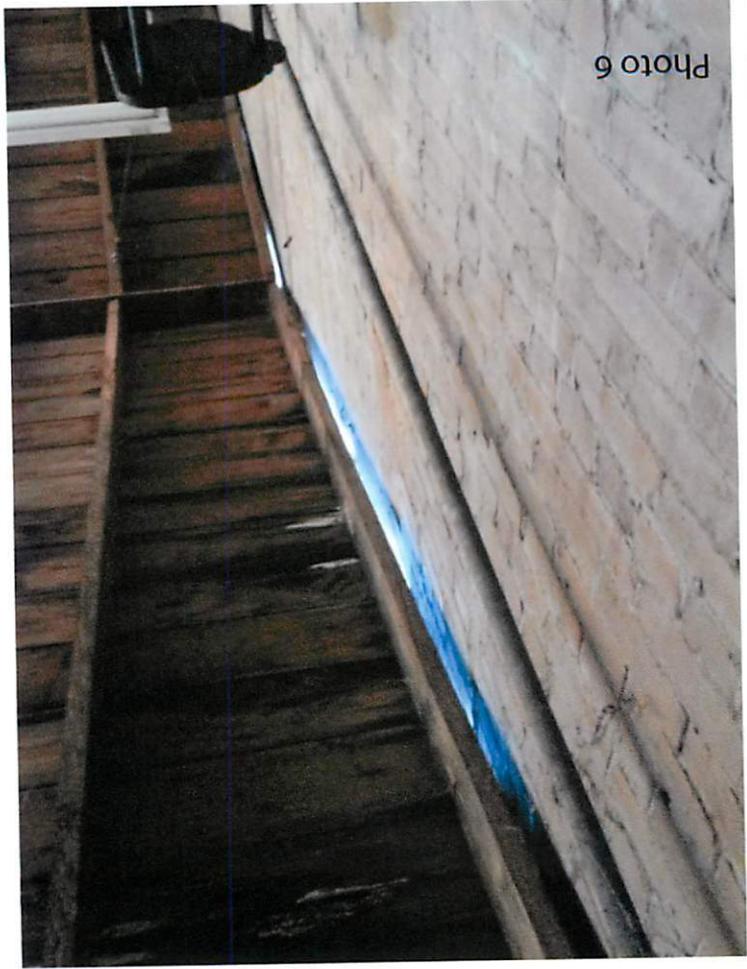
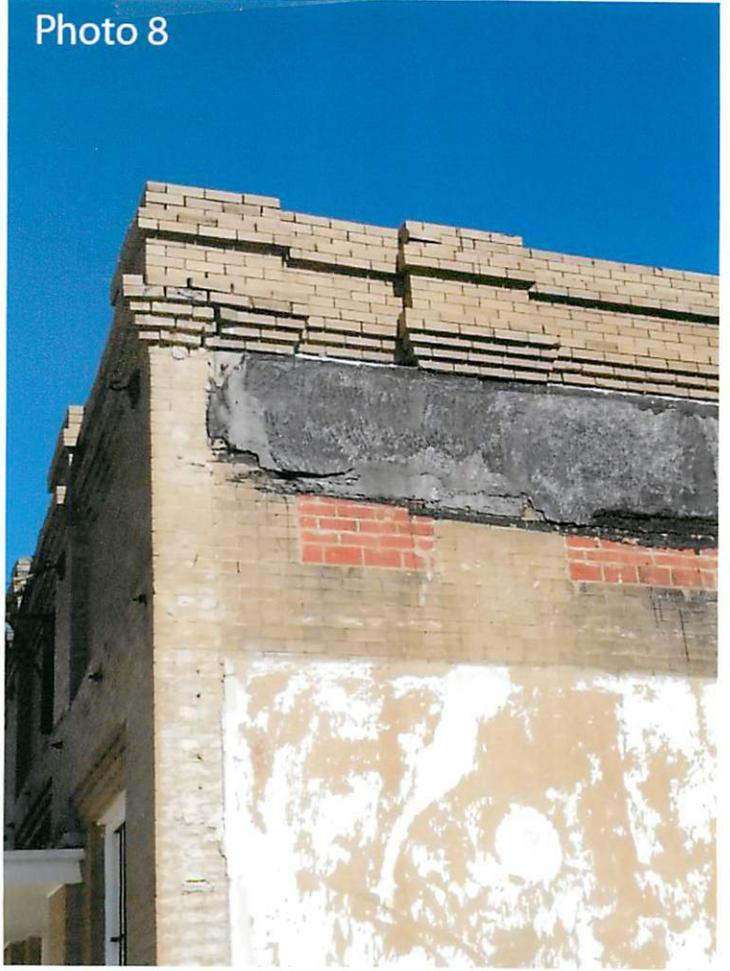


Photo 7



Photo 8



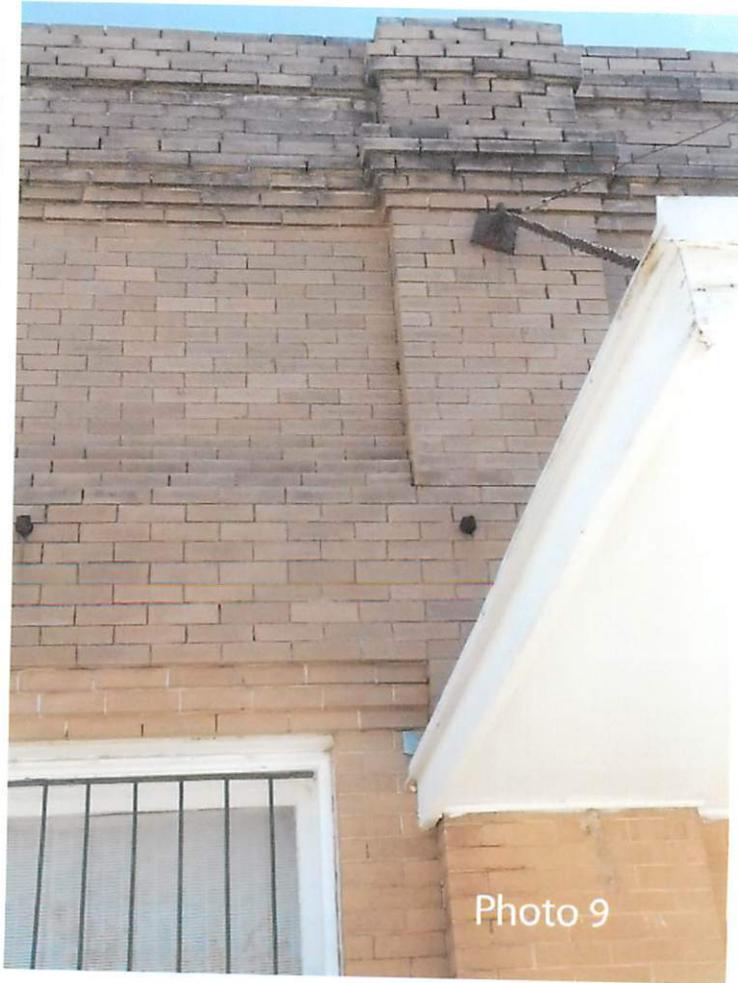






Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

