



Supporting documentation concerning the data, reasoning and analyses is retained in the appraisers' file. The depth of discussion contained in the accompanying report is specific to the needs of Frost National Bank and for the intended use stated in the report. The appraisers are not responsible for unauthorized use of the report.

All signatories of the ensuing report personally inspected the subject property, neighborhood and comparable properties. Stephen F. Ryan and Paul T. Hartmann are state certified real estate appraisers by the Texas Appraiser Licensing and Certification Board of the State of Texas as set forth by Section 1112 of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, 12 C.F.R. Part 323 and state law.

The subject property consists of two non-contiguous tracts of land that have frontage on Day Mirar Road in the City of Grand Prairie. In accordance with your instructions, the purpose of the following appraisal report is two-fold:

1. estimate the "as is" market value of Tract 1 on the date of inspection and
2. estimate the "as is" market value of Tract 2 on the date of inspection.

As a result of our investigation and analyses, it is our opinion that the "as is" market values of the subject tracts, under market conditions existing on September 13, 2006, were:

"AS IS" MARKET VALUES		
TRACT	ACRES	"AS IS" MARKET VALUE
1	5.655	\$1,110,000
2	13.140	1,145,000
TOTAL	18.795	\$2,255,000

Reference is made to the Assumptions and Limiting Conditions presented in the accompanying report. There is one extraordinary assumption that is most critical to the value conclusions rendered in our appraisal. This assumption is outlined as follows:

EXTRAORDINARY ASSUMPTIONS

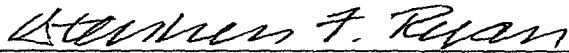
- A title policy was not provided to the appraisers during the preparation of the appraisal and the easements that we observed during our inspection are documented in the report. It is recommended that surveys be performed by a qualified professional in order to discover the encumbrances that influence each tract. It is assumed that the tracts are not encumbered by any adverse easements, encroachments or other matters of interest that would inhibit marketability and warrant modification of the appraised values.

Based on supply and demand trends in the Southeast Tarrant County commercial submarket, the marketing periods experienced by comparable land sales, and conversations with local brokers and other informed participants, it is our opinion that the estimate of reasonable exposure time of the subject tracts would have been about 12 months. Furthermore, it is our opinion that the estimated marketing period of the tracts would be approximately 12 months.

The ensuing appraisal report sets forth the identification of the property, the assumptions and limiting conditions, relevant facts about the region, neighborhood and appraisal property, comparable data, the results of our investigation and analyses, and the reasoning upon which the value opinions were based. Thank you for allowing us to be of service to you.

Respectfully submitted,

RYAN, HARTMANN, FRIEDEL CO.



STEPHEN F. RYAN, MAI
State Certified General Real Estate Appraiser
Certification Number: TX-1320164-G



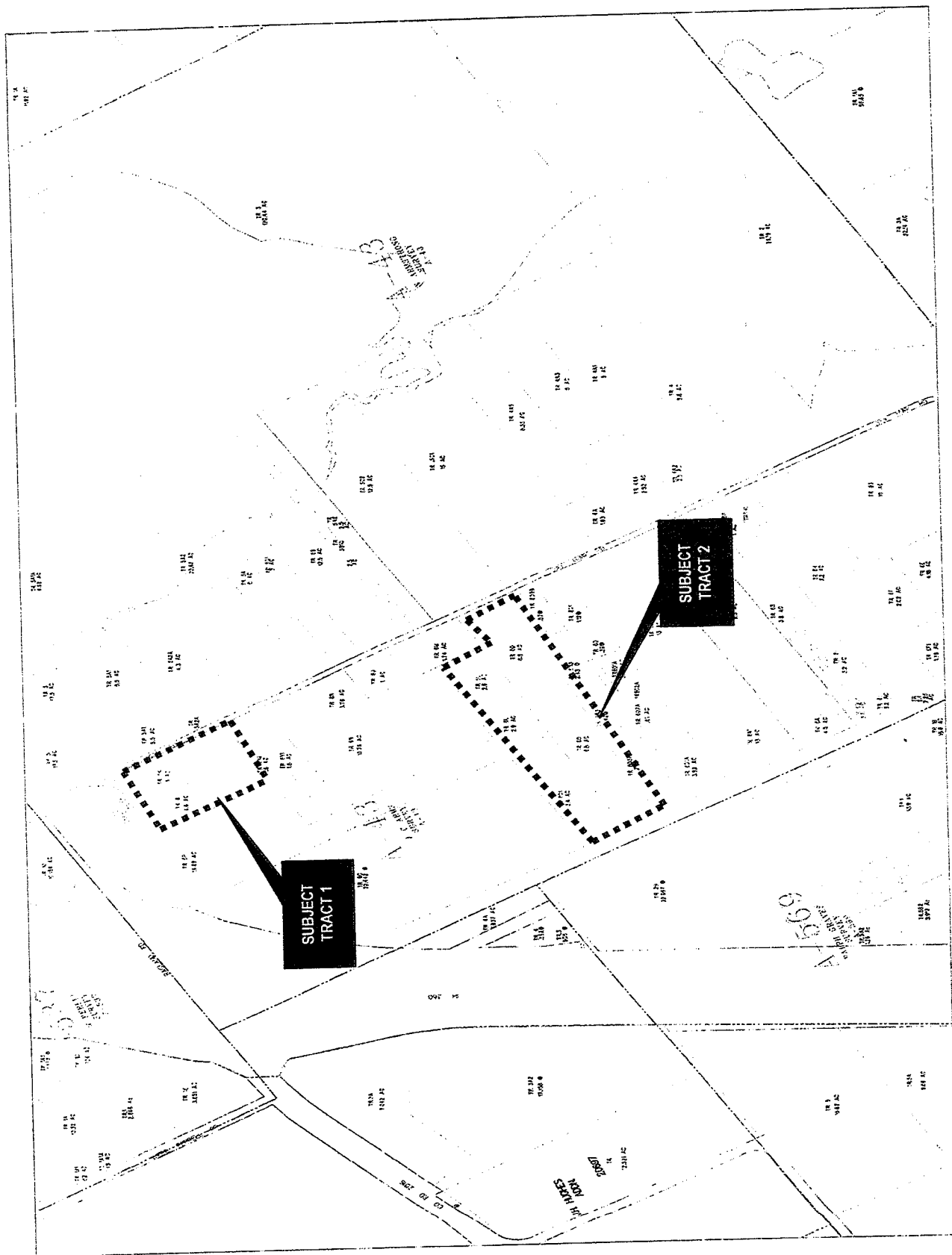
PAUL T. HARTMANN, SENIOR ANALYST
State Certified General Real Estate Appraiser
Certification Number: TX-1326604-G



SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS**TRACT 1**

LOCATION:	Southwest side of North Day Miar Road, ±350 feet southeast of Ragland Road, Grand Prairie
ZIP CODE:	75052
MAPSCO:	T112-W
ASSESSMENT DATA:	
A. TAX ACCOUNTS	03734064 and 03734293
B. CUMULATIVE 2005 ASSESSED VALUE	\$145,739
C. DELINQUENT TAXES	None
PURPOSE OF THE APPRAISAL:	Estimate "as is" market value on the inspection date
INTEREST VALUED:	Fee simple interest
DATE OF INSPECTION & VALUATION:	September 13, 2006
LAND AREA:	5.655 acres or 246,340 square feet
ZONING:	PD – 308 (Planned Development)
TOPOGRAPHY:	Generally level
SHAPE:	Rectangular
UTILITIES AVAILABLE:	Electric and telephone; water and sanitary sewer are not available to the tract
FRONTAGE:	616.30 feet along North Day Miar Road
EASEMENTS AND ENCROACHMENTS:	None adverse observed
FLOOD PLAIN DESIGNATION:	Zone X (unshaded), an area of minimal flooding outside the 500-year flood plain; Community Panel Number 48439C 0577 H, dated August 2, 1995
SITE IMPROVEMENTS:	Water well which does not add any contributory value to the tract
HIGHEST AND BEST USE:	Hold as a speculative investment over an interim period until market demand warrants construction of a destination-oriented commercial facility
FINAL ESTIMATE OF "AS IS" MARKET VALUE:	\$1,110,000
REASONABLE EXPOSURE TIME:	12 months
ESTIMATED MARKETING PERIOD:	12 months

ABSTRACT MAP



FLOOD ZONE MAP

