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August 15, 2012

City of Grand Prairie
Romin Khavari
City Engineer
206 W. Church Street
Grand Prairie, Texas 75053

SUBJECT: Roadway Enhancement Study for
Sara Jane Parkway Extension
Leland Gjetley and Tommy Winn Land Tracts
Near 2000 IH-20
Grand Prairie, Texas 75052
Integra Realty Resources DFW, LLP File No. 116-2012-572

Dear Romin Khavari:

We are pleased to transmit this roadway enhancement study that was prepared on the above-referenced properties. The intended use of this report is to assist the client in their determination of appropriate assessments to the property owners in accordance with State Law as of 8/8/2012, the effective date of the appraisal.

The Sara Jane Parkway right of way and related easements have been acquired prior to the date of this assignment and construction of the project is presently ongoing. The purpose of this assignment is to determine the extent of the enhancements, if any, to properties abutting the Sara Jane Parkway thoroughfare. The specific site characteristics of the properties evaluated in this assignment have been considered, relative to the impact of the roadway on these properties. This report summarizes our research into enhancements to the properties as a result of the roadway construction and our estimate of value before and after the roadway is constructed.

At the request of the client the property that abuts Sara Jane Parkway has been analyzed based on the ownership and size of the property at the time the project began, as well as the current ownership and size of the property.

Based on the analysis and conclusions in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed herein, it is our opinion that the enhancements to the herein described properties as of 8/8/2012, is

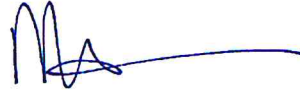
Tract #	Owner	Value Before	Value After	Enhancement
1	Leland Gjetley	\$1,802,872	\$1,996,927	\$194,055
2	Tommy Winn & Leland Gjetley	\$8,679,747	\$9,853,945	\$1,174,198

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,
INTEGRA REALTY RESOURCES DFW, LLP

A handwritten signature in blue ink, appearing to read "Donald J. Sherwood", with a long horizontal flourish extending to the right.

Donald J. Sherwood MAI, SR/WA, FRICS, Managing Director
Certified General Real Estate Appraiser
Certificate # TX-1329321-G

A handwritten signature in blue ink, appearing to read "Dalton Vann", with a long horizontal flourish extending to the right.

Dalton Vann, Senior Analyst
Certified General Real Estate Appraiser
Certificate # TX-1380114-G