



EXHIBIT I1

APPRAISAL REPORT & RMS 11

INSURANCE APPRAISAL
COLLEGE OF THE MAINLAND



As Of: August 30, 2019



SPECIALTY PROPERTY APPRAISALS, LLC



SPECIALTY PROPERTY APPRAISALS, LLC

October 1, 2019

College of the Mainland
1200 Amburn Road
Texas City, TX 77591

RE: Property Appraisal for Insurance Purposes

Specialty Property Appraisals has made an appraisal of certain designated property of interest to the College of the Mainland, and submit our findings in this report.

The purpose of our appraisal investigation was to express our opinion of the cost of reproduction new and the insurance exclusion for insurance purposes and to express our opinion of the actual cost value and contents value.

Cost of Reproduction New, an appraisal term synonymous with “new replacement cost” in the insurance industry, and Insurance Exclusion are defined as follows:

Cost of Reproduction New is the amount required to reproduce property in like kind and materials at one time in accordance with current market prices for materials, labor and manufactured equipment, contractor’s overhead, profit, and fees, but without provisions for overtime or bonuses for labor and premiums for materials.

Insurance Exclusion is a provision in an insurance contract describing property, or types of property, that are not covered by the contract. The insurance exclusion amount is deducted from the new replacement cost to arrive at an insurable value. Insurance exclusions include basement excavation, foundation below ground and piping below ground.

Actual Cash Value – defined as the cost to repair or replace insured property on the date of loss with material of like kind and quality, with proper deduction for obsolescence and physical depreciation.

In estimating the cost of reproduction new, we did not consider costs associated with conforming with local ordinances or other legal restrictions, the cost of demolition in connection with reconstruction, or the cost to remove destroyed property.

In the event of partial loss, the amount of loss may be based upon the repair cost, which is usually proportionately higher than the cost of reproduction new for the entire property as defined and included in this report.

Exclusions have been calculated according to our experience with property that is typically excluded for insurance purposes. We accept no responsibility of liability for the excluded property. It is our recommendation that you consult with your insurance agents so that these figures may be compared to those in your current coverage.

Natural Disaster Disclaimer

Recovery and reconstruction from widespread natural disasters such as hurricane or flood will create abnormal shortages of labor and materials which, in turn, will cause price increases as much as 50 percent or more above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions.

The values as reported herein are estimated based on normal market conditions and are considered appropriate for various purposes including insurance coverage. Some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

The appraisal report includes the following:

This letter, which summarizes the appraisal procedures applied in the appraisal process;

The following appraisal reports:

Insurance Summary Report

Insurance Detail Report with Color Photographs and RMS Detail (PDF format)

Excel Spreadsheet Export of Insurance Detail Report

Excel Spreadsheet Export of RMS11 Secondary Factors Detail Report

Inventory Spreadsheet - separate tabs by Entity - Site - Building

Our appraisal investigation included the following:

Buildings and their related service systems

Equipment by Site

Excluded from our consideration were the following:

Land

Infrastructure

Licensed Vehicles

Property in the Open

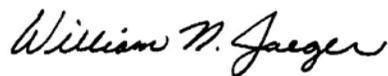
Also excluded were assets of an intangible nature, records and drawings, inventory items, personal property of employees and leased property.

Based upon our appraisal investigation and analysis, and the premises outlined above, it is our opinion of value that as of August 30, 2019, the Cost of Reproduction New is:

Cost of Reproduction New:	\$66,480,293
Exclusions:	<u>\$ 1,705,657</u>
Cost of Reproduction New Less Exclusions:	\$64,813,793
Actual Cash Value:	\$36,880,656
Contents:	\$20,539,526

Respectfully submitted:

SPECIALTY PROPERTY APPRAISALS LLC



William N. Jaeger, ASA
Chief Executive Officer

Lyle B. Jones
Responsible Appraiser

Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

It is assumed that the utilization of the improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey has been offered or ordered in connection with the service.

- Building areas discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- All engineering and architecture is assumed to be correct.
- We have assumed that the property is free from insect infestations, dry rot, and fungus growth. The mechanical systems, heating system, piping, plumbing, and other building service equipment have not been specifically tested, but are assumed to be in good working order and adequate for the buildings, unless specifically cited otherwise.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- 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 the appraisal report.
- It is assumed that there are no hazardous substances on the subject property or on surrounding properties that would potentially adversely affect the value of the subject property. The analyses and value conclusions in this appraisal report are null and void should any such hazardous materials be discovered. We possess no expertise or qualifications for identifying hazardous materials. We assume no responsibility for investigating or arranging for competent engineering studies of the property to identify such hazardous materials.
- The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.
- Our appraisal is valid only for the function, which is stated herein. Any other use of, or reliance upon, this report by you or third parties is invalid.
- Liability of for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this assignment.
- All services provided are performed in accordance with the Uniform Standards of Professional Appraisal Practice. We have acted as an independent contractor and have no personal interest, either present or contemplated, in the subject property. We certify that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. All files, work papers or documents developed during the course of the assignment shall be our property. We will retain these data for at least five years.

INSURANCE SUMMARY REPORT



SPECIALTY PROPERTY APPRAISALS, LLC

INSURANCE SUMMARY REPORT

ENTITY - SITE BUILDING #	BUILDING # / NAME	REPRODUCTION COST NEW	EXCLUSIONS	REPRODUCTION COST NEW LESS EXCLUSIONS	ACTUAL CASH VALUE	CONTENTS
100-001-001	STUDENT CENTER	\$5,108,116.00	\$79,176.00	\$5,028,940.00	\$2,656,220.00	\$386,900.00
100-001-003	FINE ARTS BUILDING	\$5,089,802.00	\$137,122.00	\$4,952,680.00	\$2,646,697.00	\$666,827.00
100-001-004	GYMNASIUM/ CONFERENCE CENTER	\$7,384,692.00	\$246,103.00	\$7,138,589.00	\$3,987,692.00	\$567,390.00
100-001-005	TECHNICAL VOCATIONAL BUILDING	\$17,165,126.00	\$331,557.00	\$16,833,549.00	\$8,754,214.00	\$6,528,905.00
100-001-006	INDUSTRIAL EDUCATION BUILDING	\$4,390,055.00	\$135,037.00	\$4,262,614.00	\$3,214,442.00	\$1,974,520.00
100-001-007	WELDING BUILDING	\$1,603,004.00	\$70,861.00	\$1,532,143.00	\$1,122,103.00	\$518,942.00
100-001-008	LEARNING RESOURCE CENTER	\$12,015,879.00	\$140,881.00	\$11,874,998.00	\$6,128,098.00	\$6,372,498.00
100-001-009	MATH AND SCIENCE BUILDING	\$4,824,001.00	\$139,782.00	\$4,684,219.00	\$2,460,241.00	\$1,414,017.00
100-001-010	CENTRAL PLANT	\$1,748,372.00	\$15,917.00	\$1,732,455.00	\$909,153.00	\$22,908.00
100-001-011	COLLEGE SERVICES BUILDING	\$1,096,260.00	\$46,686.00	\$1,049,574.00	\$570,055.00	\$679,685.00
100-001-012	FIRING RANGE	\$718,860.00	\$54,607.00	\$664,000.00	\$373,807.00	\$217,070.00
100-001-013	POLICE DEPARTMENT	\$533,344.00	\$37,719.00	\$495,625.00	\$384,008.00	\$195,902.00
100-001-014	WATER TANK	\$591,452.00	\$1,289.00	\$590,163.00	\$484,991.00	\$0.00
100-001-015	GREENHOUSE #1	\$82,994.00	\$21,390.00	\$77,521.00	\$67,225.00	\$0.00
100-001-016	GREENHOUSE #2	\$82,994.00	\$21,390.00	\$77,521.00	\$67,225.00	\$0.00
100-001-017	RACQUETBALL BUILDING	\$329,807.00	\$21,796.00	\$308,011.00	\$178,096.00	\$10,830.00
100-001-018	PUBLIC SERVICES CAREER BUILDING	\$2,222,952.00	\$83,361.00	\$2,139,591.00	\$1,778,362.00	\$845,442.00
100-001-020	BOOKSTORE	\$175,852.00	\$12,221.00	\$163,631.00	\$175,852.00	\$0.00
100-001-021	APPOMATTOX SUITE 5	\$411,996.00	\$32,559.00	\$379,437.00	\$288,397.00	\$56,150.00
100-001-022	APPOMATTOX SUITE 11	\$301,315.00	\$19,813.00	\$281,502.00	\$210,921.00	\$52,160.00
100-001-023	APPOMATTOX SUITE 13	\$205,811.00	\$15,232.00	\$190,579.00	\$144,068.00	\$13,170.00
100-001-024	APPOMATTOX SUITE 16	\$214,843.00	\$21,611.00	\$193,232.00	\$150,390.00	\$16,210.00
100-001-025	APPOMATTOX SUITE 3	\$159,614.00	\$17,551.00	\$142,063.00	\$111,730.00	\$0.00
100-001-026	PAVILION	\$23,152.00	\$1,996.00	\$21,156.00	\$16,669.00	\$0.00
TOTALS:		\$66,480,293.00	\$1,705,657.00	\$64,813,793.00	\$36,880,656.00	\$20,539,526.00



INSURANCE DETAIL REPORT
RMS REPORT
PICTURES



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-001
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: STUDENT CENTER
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N 29.39611
 Longitude: W 95.00042

Year Built: 1971

Building Use: COLLEGE ADMINISTRATION

Number of Stories: 2
 Average Story Height (Ft) 14

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 24,038
 Square Foot Area Total: 24,038

Frame Type: REINFORCED CONCRETE FRAME
 ISO Construction Class: FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP, TAR AND GRAVEL.
 Roof Frame: PRECAST CONCRETE
 Roof Age: 20



Exterior Walls: BRICK ON MASONRY.
 Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls: METAL SIDING ON MASONRY
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features: FIRE ESCAPE, STAIRS,LOADING DOCKS
 Contents: FURNITURE,COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$5,108,116
 EXCLUSIONS: \$ 79,176
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 5,028,940
 ACTUAL CASH VALUE: \$ 2,656,220
 CONTENTS VALUE: \$386,900.00

TYPE OF CONSTRUCTION:	FIRE RESISTIVE (B)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	100 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	5 OR LESS YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP W/O GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	COST IN PLACE/PRE-CAST CONSTRUCTION
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



INTERIOR 1



INTERIOR 2





INTERIOR 3



INTERIOR 4



INTERIOR 5



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-003
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: FINE ARTS BUILDING
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

 Latitude: N 29-39447
 Longitude: W 95.00115

 Year Built: 1971

 Building Use: 6404-UNIVERSITY CLASSROOM BUILDING

 Number of Stories: 1
 Average Story Height (Ft) 16

 Square Foot Area Basement: 0
 Square Foot Area Above Grade: 25,693
 Square Foot Area Total: 25,693

 Frame Type: REINFORCED CONCRETE FRAME
 ISO Construction Class: FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

 Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

 Roof Covering: BUILT-UP SMOOTH, BUILT UP TAR AND GRAVEL
 Roof Frame: PRECAST CONCRETE
 Roof Age: 48 YEARS



Exterior Walls: BRICK ON MASONRY.
 Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

 Additional Features: UPHOLSTERED AUDITORIUM SEATING,
 CATWALK,MEZZANINE,COVERED ENTRY
 Contents: FURNITURE, COMPUTERS,THEATRE
 LIGHTING,MUSICAL EQUIPMENT

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$5,089,802
EXCLUSIONS:	<u>\$ 137,122</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 4,952,680
ACTUAL CASH VALUE:	\$ 2,646,697
CONTENTS VALUE:	\$666,827.00



TYPE OF CONSTRUCTION:	FIRE RESISTIVE (B)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	110 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP W/O GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	COST IN PLACE/PRE-CAST CONSTRUCTION
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



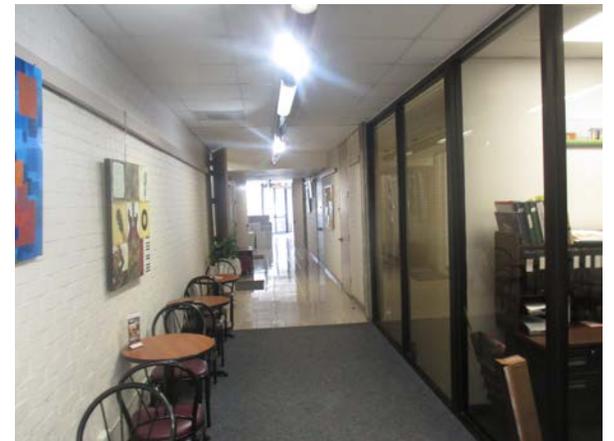
SIDE 2



BACK



INTERIOR 1



INTERIOR 2





INTERIOR 3



INTERIOR 4



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-004
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: GYMNASIUM/ CONFERENCE CENTER
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591



Latitude: N29.39368
 Longitude: W95.00006

Year Built: 1973

Building Use: 6330 - GYMNASIUM (SCHOOL), LECTURE HALL

Number of Stories: 1
 Average Story Height (Ft) 21

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 37,816
 Square Foot Area Total: 37,816

Frame Type: REINFORCED CONCRETE FRAME
 ISO Construction Class: FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP SMOOTH, SINGLE-PLY MEMBRANE
 Roof Frame: PRECAST CONCRETE
 Roof Age: 2018

Exterior Walls: BRICK ON MASONRY.
 Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features: LOCKERS,BASKETBALL GOALS,COVERED ENTRANCES,
 Contents: GYM EQUIPMENT,FURNITURE,COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$7,384,692
 EXCLUSIONS: \$ 246,103
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 7,138,589
 ACTUAL CASH VALUE: \$ 3,987,692
 CONTENTS VALUE: \$567,390.00

TYPE OF CONSTRUCTION:	FIRE RESISTIVE (B)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	57 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	MEMBRANE
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	COST IN PLACE/PRE-CAST CONSTRUCTION
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



SIDE 3



BACK



INTERIOR 1





INTERIOR 2



INTERIOR 3



INTERIOR 4



INTERIOR 5



INTERIOR 6



INTERIOR 7





INTERIOR 8



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-005
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: TECHNICAL VOCATIONAL BUILDING
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39504
 Longitude: W94.99898

Year Built: 1970

Building Use: 6404-UNIVERSITY CLASSROOM

Number of Stories: 1
 Average Story Height (Ft) 15

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 95,973
 Square Foot Area Total: 95,973

Frame Type: REINFORCED CONCRETE FRAME
 ISO Construction Class: FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP, TAR AND GRAVEL.
 Roof Frame: PRECAST CONCRETE
 Roof Age: 1991



Exterior Walls: BRICK ON MASONRY.
 Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls: STUCCO ON MASONRY.
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES
 Additional Features: COVERED ENTRANCES, AUDITORIUM SEATING
 Contents: FURNITURE,COMPUTERS,SCIENCE EQUIPMENT

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$17,165,126
EXCLUSIONS:	<u>\$ 331,557</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 16,833,569
ACTUAL CASH VALUE:	\$ 8,754,214
CONTENTS VALUE:	\$6,528,905.00

TYPE OF CONSTRUCTION:	FIRE RESISTIVE (B)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	57 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP WITH GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	COST IN PLACE/PRE-CAST CONSTRUCTION
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



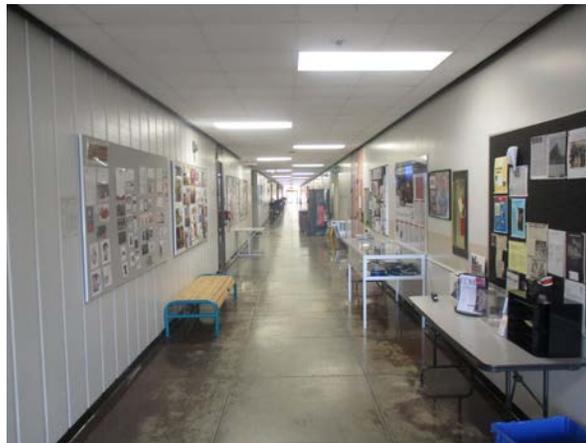
SIDE 1



SIDE 2



BACK

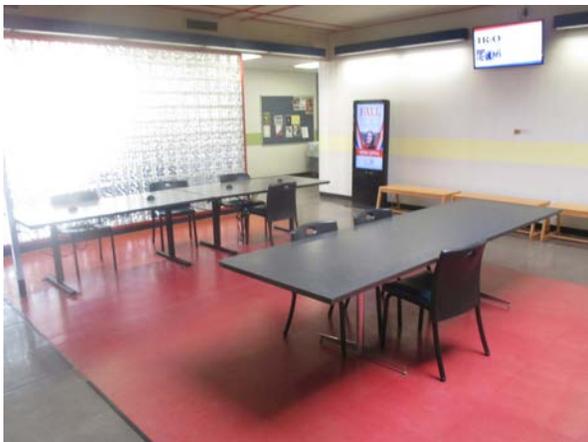


INTERIOR 1



INTERIOR 2





INTERIOR 3



INTERIOR 4



INTERIOR 5



INTERIOR 6



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-006
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: INDUSTRIAL EDUCATION BUILDING
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39467
 Longitude: W94.99750

Year Built: 1988

Building Use: 6404-UNIVERSITY CLASSROOM

Number of Stories: 1
 Average Story Height (Ft) 18

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 21,963
 Square Foot Area Total: 21,963

Frame Type: PROTECTED STEEL FRAME
 ISO Construction Class: FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP, TAR AND GRAVEL.
 Roof Frame: PRECAST CONCRETE
 Roof Age: 1988



Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features: AIR COMPRESSORS, FUME HOODS,AUTO LIFTS,CRANE
 Contents: FURNITURE,COMPUTERS,AUTOMOTIVE EQUIPMENT

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$4,390,055
EXCLUSIONS:	<u>\$ 135,037</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 4,262,614
ACTUAL CASH VALUE:	\$ 3,214,442
CONTENTS VALUE:	\$1,974,520.00



TYPE OF CONSTRUCTION:	MASONRY NON-COMBUSTIBLE (C)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	126 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP WITH GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



INTERIOR 1



INTERIOR 2





INTERIOR 3



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-007
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: WELDING BUILDING
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39528
 Longitude: W94.99728

Year Built: 1989

Building Use: 6404-UNIVERSITY CLASSROOM

Number of Stories: 1
 Average Story Height (Ft) 14

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 8,350
 Square Foot Area Total: 8,350

Frame Type: STEEL FRAME
 ISO Construction Class: MASONRY NON-COMBUSTIBLE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP SMOOTH.
 Roof Frame: HEAVY STEEL
 Roof Age: 1989
 Roof Geometry: FLAT



Exterior Walls: PRECAST CONCRETE PANEL.

Exterior Walls:

Exterior Walls:

Fire Sprinkler System: NO

Fire Alarms - Manual: YES

Fire Alarms - Automatic: YES

Smoke / Heat Detectors: YES

Fire Extinguishers: YES

Emergency Exit Signs / Lighting: YES

Additional Features: COVERED ENTRANCES,AIR COMPRESSORS,
WELDING FUME HOODS

Contents: COMPUTERS,WELDING
EQUIPMENT,HOODS,FURNITURE

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$1,603,004
EXCLUSIONS:	<u>\$ 70,861</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 1,532,143
ACTUAL CASH VALUE:	\$ 1,122,103
CONTENTS VALUE:	\$518,942.00



TYPE OF CONSTRUCTION:	MASONRY NON-COMBUSTIBLE (C)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	130 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP W/O GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



INTERIOR 1



INTERIOR 2





INTERIOR 3



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-008
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: LEARNING RESOURCE CENTER
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39568
 Longitude: W94.99944

Year Built: 1970

Building Use: LIBRARY/MEDIA CENTER, UNIVERSITY ADMINISTRATION

Number of Stories: 3
 Average Story Height (Ft) 18

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 55,484
 Square Foot Area Total: 55,484

Frame Type: REINFORCED CONCRETE FRAME
 ISO Construction Class: FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP, TAR AND GRAVEL.
 Roof Frame: PRECAST CONCRETE
 Roof Age: 1989
 Roof Geometry: FLAT



Exterior Walls: BRICK ON MASONRY.
 Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features: COVERED ENTRANCES,AUDITORIUM SEATING,FIRE ESCAPE,ELEVATORS
 Contents: FURNITURE,LIBRARY BOOKS, COMPUTERS,OFFICE EQUIPMENT

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$12,015,879
EXCLUSIONS:	<u>\$ 140,881</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 11,874,998
ACTUAL CASH VALUE:	\$ 6,128,098
CONTENTS VALUE:	\$6,372,498.00

TYPE OF CONSTRUCTION:	FIRE RESISTIVE (B)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	118 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP WITH GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	COST IN PLACE/PRE-CAST CONSTRUCTION
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	PARTIALLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



INTERIOR 1



INTERIOR 2





INTERIOR 3



INTERIOR 4



INTERIOR 5



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-009
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: MATH AND SCIENCE BUILDING
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39572
 Longitude: W94.99888

Year Built: 1970

Building Use: 6404-UNIVERSITY CLASSROOM BUILDING

Number of Stories: 1
 Average Story Height (Ft) 12

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 25,444
 Square Foot Area Total: 25,444

Frame Type: STEEL FRAME
 ISO Construction Class: MASONRY NON-COMBUSTIBLE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP, TAR AND GRAVEL.
 Roof Frame: HEAVY STEEL
 Roof Age: 1989
 Roof Geometry: FLAT



Exterior Walls: BRICK ON MASONRY.
 Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls:

Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features: COVERED ENTRANCES
 Contents: FURNITURE, SCIENCE HOODS, COMPUTERS, SCIENCE EQUIPMENT

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$4,824,001
EXCLUSIONS:	<u>\$ 139,782</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 4,684,219
ACTUAL CASH VALUE:	\$ 2,460,241
CONTENTS VALUE:	\$1,414,017.00



TYPE OF CONSTRUCTION:	MASONRY NON-COMBUSTIBLE (C)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	60 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	5 OR LESS YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP WITH GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	PARTIALLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



INTERIOR



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-010
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: CENTRAL PLANT
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39527
 Longitude: W94.99892

Year Built: 1971

Building Use: CENTRAL PLANT

Number of Stories: 1
 Average Story Height (Ft) 14

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 2,925
 Square Foot Area Total: 2,925

Frame Type: REINFORCED CONCRETE FRAME
 ISO Construction Class: MODIFIED FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP, TAR AND GRAVEL.
 Roof Frame: HEAVY STEEL
 Roof Age: 1970
 Roof Geometry: FLAT



Exterior Walls: CONCRETE TILT UP PANELS

Exterior Walls:

Exterior Walls:

Fire Sprinkler System: NO

Fire Alarms - Manual: YES

Fire Alarms - Automatic: NO

Smoke / Heat Detectors: YES

Fire Extinguishers: YES

Emergency Exit Signs / Lighting: YES

Additional Features: EXTERIOR WALLS, GENERATOR, BOILERS, CHILLERS, COOLING TOWER

Contents: FURNITURE

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$1,748,372
 EXCLUSIONS: \$ 15,917
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 1,732,455
 ACTUAL CASH VALUE: \$ 909,153
 CONTENTS VALUE: \$22,908.00

TYPE OF CONSTRUCTION:	MASONRY NON-COMBUSTIBLE (C)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	103 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP WITH GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	PARTIALLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE



BACK



INTERIOR



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-011
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: COLLEGE SERVICES BUILDING
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39403
 Longitude: W94.99825

Year Built: 1971

Building Use: FACILITIES OFFICE BUILDING

Number of Stories: 1
 Average Story Height (Ft) 13

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 8,917
 Square Foot Area Total: 8,917

Frame Type: REINFORCED CONCRETE FRAME
 ISO Construction Class: FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP, TAR AND GRAVEL, STEEL
 Roof Frame: PRECAST CONCRETE, STEEL
 Roof Age: 1989
 Roof Geometry: COMPLEX



Exterior Walls: STUCCO ON MASONRY.
 Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features: COVERED ENTRANCE
 Contents: FURNITURE, COMPUTERS, OFFICE EQUIPMENT, MAINTENANCE EQUIPMENT

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$1,096,260
EXCLUSIONS:	<u>\$ 46,686</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 1,049,574
ACTUAL CASH VALUE:	\$ 570,055
CONTENTS VALUE:	\$679,685.00

TYPE OF CONSTRUCTION:	FIRE RESISTIVE (B)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	50 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP WITH GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	COST IN PLACE/PRE-CAST CONSTRUCTION
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	CONCRETE/MASONRY
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



INTERIOR 1



INTERIOR 2





INTERIOR 3



INTERIOR 4



INTERIOR 5



EXTERIOR TANK



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-012
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: FIRING RANGE
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39338
 Longitude: W95.00018

Year Built: 1971

Building Use: FIRING RANGE

Number of Stories: 1
 Average Story Height (Ft) 13

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 8,245
 Square Foot Area Total: 8,245

Frame Type: STEEL FRAME, REINFORCED CONCRETE FRAME
 ISO Construction Class: MASONRY NON-COMBUSTIBLE, FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP SMOOTH, STEEL
 Roof Frame: STEEL FRAME, REINFORCED CONCRETE FRAME
 Roof Age: 1971
 Roof Geometry: FLAT



Exterior Walls: STUCCO ON MASONRY.
 Exterior Walls: CONCRETE TILT UP PANELS
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES
 Additional Features: COVERED ENTRANCE
 Contents: FURNITURE, COMPUTERS, FIREARM TRAINING EQUIPMENT

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$718,860
 EXCLUSIONS: \$ 54,607
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 664,000
 ACTUAL CASH VALUE: \$ 373,807
 CONTENTS VALUE: \$217,070.00

TYPE OF CONSTRUCTION:	FIRE RESISTIVE (B)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	50 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP W/O GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	COST IN PLACE/PRE-CAST CONSTRUCTION
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	CONCRETE/MASONRY
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT 1



SIDE 1



BACK



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-013
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: POLICE DEPARTMENT
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39530
 Longitude: W94.99833

Year Built: 1991

Building Use: 2100 - OFFICE, LOW RISE

Number of Stories: 1
 Average Story Height (Ft) 13

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 2,459
 Square Foot Area Total: 2,459

Frame Type: STEEL FRAME
 ISO Construction Class: MASONRY NON-COMBUSTIBLE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP SMOOTH.
 Roof Frame: LIGHT GAUGE STEEL
 Roof Age: 1991
 Roof Geometry: FLAT



Exterior Walls: PRECAST CONCRETE PANEL.
 Exterior Walls: STUCCO ON MASONRY.
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features:
 Contents: OFFICE EQUIPMENT,FURNITURE,COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$533,344
 EXCLUSIONS: \$ 37,719
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 495,625
 ACTUAL CASH VALUE: \$ 384,008
 CONTENTS VALUE: \$195,902.00

TYPE OF CONSTRUCTION:	MASONRY NON-COMBUSTIBLE (C)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	150 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP W/O GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	NONE
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-014
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: WATER TANK
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39409
 Longitude: W94.99671

Year Built: 2001

Building Use: WATER TANK

Number of Stories: 1
 Average Story Height (Ft) 28

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 0
 Square Foot Area Total: 0

Frame Type: NOT APPLICABLE
 ISO Construction Class: NON-COMBUSTIBLE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL ONLY

Roof Covering: NO ROOF.
 Roof Frame: NA
 Roof Age: NA
 Roof Geometry: NA



Exterior Walls: NA
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: NO
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: NO
 Fire Extinguishers: NO
 Emergency Exit Signs / Lighting: NO

Additional Features:
 Contents:

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$591,452
 EXCLUSIONS: \$ 1,289
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 590,163
 ACTUAL CASH VALUE: \$ 484,991
 CONTENTS VALUE: \$0.00

TYPE OF CONSTRUCTION:	NON-COMBUSTIBLE (S)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	156 FEET
ROOF GEOMETRY	OTHER
AGE OF ROOFING	N/A
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	N/A
ROOFING SYSTEM (COVER)	N/A
ROOF RATING (IF KNOWN)	N/A
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	N/A
ROOFING ANCHOR	N/A
ROOF TOP EQUIPMENT	N/A
CONTENTS DAMAGE VULNERABILITY GRADE	N/A
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	N/A
CLADDING SYSTEM:	N/A
CLADDING SYSTEM - GLASS TYPE	N/A
CLADDING SYSTEM - RATING (IF KNOWN)	N/A
GRADE FLOOR DESIGN:	N/A
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	N/A
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	N/A
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	NO





FRONT



BACK



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-015
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: GREENHOUSE #1
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39394
 Longitude: W94.99740

Year Built: 2000

Building Use: COMMERCIAL GREENHOUSE

Number of Stories: 1
 Average Story Height (Ft) 8

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 2,160
 Square Foot Area Total: 2,160

Frame Type: PRE-ENGINEERED METAL
 ISO Construction Class: NON-COMBUSTIBLE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL ONLY

Roof Covering: FIBERGLASS PANELS.
 Roof Frame: LIGHT GAUGE STEEL
 Roof Age: 2000
 Roof Geometry: GABLE



Exterior Walls: SIDING,METAL OR OTHER ON GIRTS
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: NO
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: NO
 Fire Extinguishers: NO
 Emergency Exit Signs / Lighting: NO

Additional Features:
 Contents:

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$82,994
EXCLUSIONS:	<u>\$ 21,390</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 77,521
ACTUAL CASH VALUE:	\$ 67,225
CONTENTS VALUE:	\$0.00

TYPE OF CONSTRUCTION:	NON-COMBUSTIBLE (S)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	4 FEET
ROOF GEOMETRY	GABLE
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	LOW (1/12-6/12)
ROOFING SYSTEM (COVER)	OTHER
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	LOW
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	OTHER
CLADDING SYSTEM - GLASS TYPE	NONE
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	NO
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-016
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: GREENHOUSE #2
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39393
 Longitude: W94.99751

Year Built: 2000

Building Use: COMMERCIAL GREENHOUSE

Number of Stories: 1
 Average Story Height (Ft) 8

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 2,160
 Square Foot Area Total: 2,160

Frame Type: PRE-ENGINEERED METAL
 ISO Construction Class: NON-COMBUSTIBLE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL ONLY

Roof Covering: FIBERGLASS PANELS.
 Roof Frame: LIGHT GAUGE STEEL
 Roof Age: 2000
 Roof Geometry: GABLE



Exterior Walls: SIDING,METAL OR OTHER ON GIRTS
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: NO
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: NO
 Fire Extinguishers: NO
 Emergency Exit Signs / Lighting: NO

Additional Features:
 Contents:

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$82,994
EXCLUSIONS:	<u>\$ 21,390</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 77,521
ACTUAL CASH VALUE:	\$ 67,225
CONTENTS VALUE:	\$0.00

TYPE OF CONSTRUCTION:	NON-COMBUSTIBLE (S)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	4 FEET
ROOF GEOMETRY	GABLE
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	LOW (1/12-6/12)
ROOFING SYSTEM (COVER)	OTHER
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	LOW
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	OTHER
CLADDING SYSTEM - GLASS TYPE	NONE
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	NO
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-017
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: RACQUETBALL BUILDING
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39336
 Longitude: W95.00013

Year Built: 1973

Building Use: PHYSICAL EDUCATION BUILDING

Number of Stories: 1
 Average Story Height (Ft) 16

Square Foot Area Basement:

Square Foot Area Above Grade: 1,994
 Square Foot Area Total: 1,994

Frame Type: REINFORCED CONCRETE FRAME
 ISO Construction Class: FIRE RESISTIVE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL & PLUMBING

Roof Covering: BUILT-UP SMOOTH.
 Roof Frame: PRECAST CONCRETE
 Roof Age: 1999
 Roof Geometry: MONOSLOPE



Exterior Walls: CONCRETE TILT-UP PANELS

Exterior Walls:

Exterior Walls:

Fire Sprinkler System: NO

Fire Alarms - Manual: NO

Fire Alarms - Automatic: NO

Smoke / Heat Detectors: NO

Fire Extinguishers: NO

Emergency Exit Signs / Lighting: NO

Additional Features: RACQUETBALL COURT

Contents: EXERCISE EQUIPMENT, LOCKERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$329,807
EXCLUSIONS:	<u>\$ 21,796</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 308,011
ACTUAL CASH VALUE:	\$ 178,096
CONTENTS VALUE:	\$10,830.00



TYPE OF CONSTRUCTION:	FIRE RESISTIVE (B)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	50 FEET
ROOF GEOMETRY	FLAT
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP W/O GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	COST IN PLACE/PRE-CAST CONSTRUCTION
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	IMPACT RESISTANT GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	CONCRETE/MASONRY
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



SIDE 1



SIDE 2



BACK



INTERIOR 1



INTERIOR 2



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-018
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: PUBLIC SERVICE CAREER BUILDING
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39459
 Longitude: W95.00378

Year Built: 1999

Building Use: 6404-UNIVERSITY CLASSROOM

Number of Stories: 1
 Average Story Height (Ft) 14

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 11,008
 Square Foot Area Total: 11,008

Frame Type: STEEL FRAME
 ISO Construction Class: MASONRY NON-COMBUSTIBLE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: BUILT-UP, TAR AND GRAVEL.
 Roof Frame: HEAVY STEEL
 Roof Age: 1999
 Roof Geometry: FLAT



Exterior Walls: BRICK ON MASONRY.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: YES
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features: BAY DOORS, LOCKERS, COVERED ENTRANCES
 Contents: COMPUTER, FURNITURE, MEDICAL TRAINING EQUIPMENT

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$2,222,952
EXCLUSIONS:	<u>\$ 83,361</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 2,139,591
ACTUAL CASH VALUE:	\$ 1,778,362
CONTENTS VALUE:	\$845,442.00



TYPE OF CONSTRUCTION:	MASONRY NON-COMBUSTIBLE (C)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	200 FEET
ROOF GEOMETRY	OTHER
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	BUILT-UP WITH GRAVEL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	PROPERLY INSTALLED W/STRAPS OR ADEQUATE ANCHORING
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	BELOW AVERAGE
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	REINFORCED MASONRY
CLADDING SYSTEM - GLASS TYPE	NONE
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	NO





FRONT



SIDE 1



SIDE 2



BACK



INTERIOR



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-020
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: BOOKSTORE
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39518
 Longitude: W94.99970

Year Built: 2019

Building Use: BOOKSTORE

Number of Stories: 1
 Average Story Height (Ft) 11

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 3,200
 Square Foot Area Total:

Frame Type: PRE-ENGINEERED METAL
 ISO Construction Class: NON-COMBUSTIBLE
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: STEEL.
 Roof Frame: LIGHT GAUGE STEEL
 Roof Age: 2019
 GABLE



Exterior Walls: METAL SIDING ON GIRTS.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: NO
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES

Additional Features:
 Contents: BOOKS,FURNITURE, COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$175,852
 EXCLUSIONS: \$ 12,221
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 163,631
 ACTUAL CASH VALUE: \$ 175,852
 CONTENTS VALUE: \$0.00



TYPE OF CONSTRUCTION:	NON-COMBUSTIBLE (S)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	200 FEET
ROOF GEOMETRY	GABLE
AGE OF ROOFING	5 OR LESS YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	FLAT
ROOFING SYSTEM (COVER)	METAL
ROOF RATING (IF KNOWN)	N/A
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	METAL BEAM/STEEL JOISTS
ROOFING ANCHOR	METAL BOLTS/ANCHORS STRAPS
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	N/A
CLADDING SYSTEM - GLASS TYPE	N/A
CLADDING SYSTEM - RATING (IF KNOWN)	N/A
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	BOLTED/ENGINEERED
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	GENERALLY PROTECTED
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



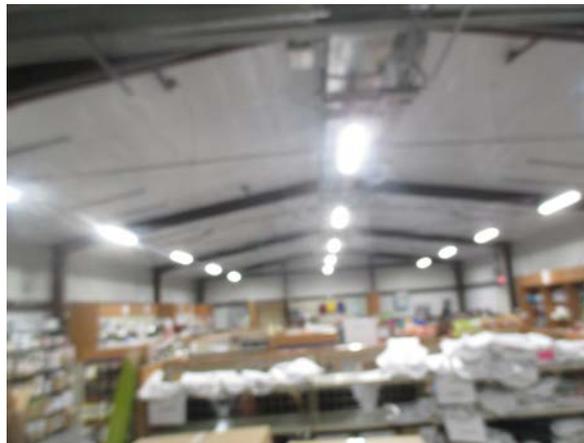
SIDE 1



SIDE 2



BACK



INTERIOR 1



INTERIOR 2



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-021
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: APPOMATTOX SUITE 5
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39649
 Longitude: W95.00427

Year Built: 1989

Building Use: 2100 - OFFICE, LOW RISE

Number of Stories: 1
 Average Story Height (Ft) 10

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 2,700
 Square Foot Area Total: 2,700

Frame Type: FRAME
 ISO Construction Class: FRAME
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: ASPHALT SHINGLE.
 Roof Frame: WOOD PURLINS
 Roof Age: 1989
 Roof Geometry: GABLE



Exterior Walls: BRICK ON FRAME.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES
 Additional Features: COVERED ENTRANCES
 Contents: OFFICE EQUIPMENT,FURNITURE,COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$411,996
 EXCLUSIONS: \$ 32,559
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 379,437
 ACTUAL CASH VALUE: \$ 288,397
 CONTENTS VALUE: \$56,150.00

TYPE OF CONSTRUCTION:	FRAME (D)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	80 FEET
ROOF GEOMETRY	GABLE
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	LOW (1/12-6/12)
ROOFING SYSTEM (COVER)	ASPHALT SHINGLES
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	NO
ROOFING STRUCTURE	WOOD PURLINS/TRUSSEES
ROOFING ANCHOR	TOE NAILING
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	BRICK VENEER
CLADDING SYSTEM - GLASS TYPE	NON-PROTECTED GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	UNBOLTED (NON-ENGINEERED & DOOR ANCHORAGE)
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	NONE
STORAGE TANKS (FLAMMABLE ON PROPERTY)	NO



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-022
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: APPOMATTOX SUITE 11
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39647
 Longitude: W95.00389

Year Built: 1989

Building Use: 2100 - OFFICE, LOW RISE

Number of Stories: 2
 Average Story Height (Ft) 9

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 1,998
 Square Foot Area Total: 1,998

Frame Type: FRAME
 ISO Construction Class: FRAME
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: ASPHALT SHINGLE.
 Roof Frame: WOOD PURLINS
 Roof Age: 1989
 Roof Geometry: GABLE



Exterior Walls: BRICK ON FRAME.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES
 Additional Features: COVERED ENTRANCES
 Contents: OFFICE EQUIPMENT,FURNITURE,COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$301,315
 EXCLUSIONS: \$ 19,813
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 281,502
 ACTUAL CASH VALUE: \$ 210,921
 CONTENTS VALUE: \$52,160.00

TYPE OF CONSTRUCTION:	FRAME (D)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	50 FEET
ROOF GEOMETRY	GABLE
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	LOW (1/12-6/12)
ROOFING SYSTEM (COVER)	ASPHALT SHINGLES
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	NO
ROOFING STRUCTURE	WOOD PURLINS/TRUSSEES
ROOFING ANCHOR	TOE NAILING
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	BRICK VENEER
CLADDING SYSTEM - GLASS TYPE	NON-PROTECTED GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	UNBOLTED (NON-ENGINEERED & DOOR ANCHORAGE)
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	NONE
STORAGE TANKS (FLAMMABLE ON PROPERTY)	NO





FRONT



SIDE



BACK



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-023
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: APPOMATTOX SUITE 13
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39646
 Longitude: W95.00372

Year Built: 1989

Building Use: 2100 - OFFICE, LOW RISE

Number of Stories: 2
 Average Story Height (Ft) 9

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 1,224
 Square Foot Area Total: 1,224

Frame Type: FRAME
 ISO Construction Class: FRAME
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: ASPHALT SHINGLE.
 Roof Frame: WOOD PURLINS
 Roof Age: 1989
 Roof Geometry: GABLE



Exterior Walls: BRICK ON FRAME.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES
 Additional Features: COVERED ENTRANCES
 Contents: OFFICE EQUIPMENT,FURNITURE,COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$205,811
 EXCLUSIONS: \$ 15,232
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 190,579
 ACTUAL CASH VALUE: \$ 144,068
 CONTENTS VALUE: \$13,170.00

TYPE OF CONSTRUCTION:	FRAME (D)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	50 FEET
ROOF GEOMETRY	GABLE
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	LOW (1/12-6/12)
ROOFING SYSTEM (COVER)	ASPHALT SHINGLES
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	NO
ROOFING STRUCTURE	WOOD PURLINS/TRUSSEES
ROOFING ANCHOR	TOE NAILING
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	BRICK VENEER
CLADDING SYSTEM - GLASS TYPE	NON-PROTECTED GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	UNBOLTED (NON-ENGINEERED & DOOR ANCHORAGE)
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	NONE
STORAGE TANKS (FLAMMABLE ON PROPERTY)	NO



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-024
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: APPOMATTOX SUITE 16
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39679
 Longitude: W95.00377

Year Built: 1989

Building Use: 2100 - OFFICE, LOW RISE

Number of Stories: 1
 Average Story Height (Ft) 9

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 1,296
 Square Foot Area Total: 1,296

Frame Type: FRAME
 ISO Construction Class: FRAME
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: ASPHALT SHINGLE.
 Roof Frame: WOOD PURLINS
 Roof Age: 1989
 GABLE



Exterior Walls: BRICK ON FRAME.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES
 Additional Features: COVERED ENTRANCES
 Contents: OFFICE EQUIPMENT,FURNITURE,COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$214,843
EXCLUSIONS:	<u>\$ 21,611</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 193,232
ACTUAL CASH VALUE:	\$ 150,390
CONTENTS VALUE:	\$16,210.00

TYPE OF CONSTRUCTION:	FRAME (D)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	50 FEET
ROOF GEOMETRY	GABLE
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	LOW (1/12-6/12)
ROOFING SYSTEM (COVER)	ASPHALT SHINGLES
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	NO
ROOFING STRUCTURE	WOOD PURLINS/TRUSSEES
ROOFING ANCHOR	TOE NAILING
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	BRICK VENEER
CLADDING SYSTEM - GLASS TYPE	NON-PROTECTED GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	UNBOLTED (NON-ENGINEERED & DOOR ANCHORAGE)
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	NONE
STORAGE TANKS (FLAMMABLE ON PROPERTY)	NO





FRONT



SIDE



BACK



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-025
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: APPOMATTOX SUITE 3
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39682
 Longitude: W95.00467

Year Built: 1989

Building Use: 2100 - OFFICE, LOW RISE

Number of Stories: 1
 Average Story Height (Ft) 9

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 900
 Square Foot Area Total: 900

Frame Type: FRAME
 ISO Construction Class: FRAME
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING.

Roof Covering: ASPHALT SHINGLE.
 Roof Frame: WOOD PURLINS
 Roof Age: 1989
 Roof Geometry: GABLE



Exterior Walls: BRICK ON FRAME.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: YES
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: YES
 Fire Extinguishers: YES
 Emergency Exit Signs / Lighting: YES
 Additional Features: COVERED ENTRANCES
 Contents: OFFICE EQUIPMENT,FURNITURE,COMPUTERS

VALUATION CONCLUSIONS

REPLACEMENT COST NEW: \$159,614
 EXCLUSIONS: \$ 17,551
 REPLACEMENT COST NEW LESS EXCLUSIONS: \$ 142,063
 ACTUAL CASH VALUE: \$ 111,730
 CONTENTS VALUE: \$0.00

TYPE OF CONSTRUCTION:	FRAME (D)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	50 FEET
ROOF GEOMETRY	GABLE
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	LOW (1/12-6/12)
ROOFING SYSTEM (COVER)	ASPHALT SHINGLES
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	NO
ROOFING STRUCTURE	WOOD PURLINS/TRUSSEES
ROOFING ANCHOR	TOE NAILING
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	HIGH
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	BRICK VENEER
CLADDING SYSTEM - GLASS TYPE	NON-PROTECTED GLASS
CLADDING SYSTEM - RATING (IF KNOWN)	UNKNOWN
GRADE FLOOR DESIGN:	FULLY ENCLOSED
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	UNBOLTED (NON-ENGINEERED & DOOR ANCHORAGE)
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	NO
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	CANOPIES/ROOF OVERHANGS
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	NONE
STORAGE TANKS (FLAMMABLE ON PROPERTY)	NO



Effective Date: 08/30/19
 Entity - Site - Building ID: 100-001-026
 Entity Name: COLLEGE OF THE MAINLAND
 Site Name: MAIN CAMPUS
 Building Name: PAVILION
 Address: 1200 AMBURN ROAD
 City: TEXAS CITY
 State: TX
 Zip Code: 77591

Latitude: N29.39518
 Longitude: W94.99970

Year Built: 1991

Building Use: PAVILION

Number of Stories: 1
 Average Story Height (Ft) 9

Square Foot Area Basement: 0
 Square Foot Area Above Grade: 483
 Square Foot Area Total: 483

Frame Type: MASONRY
 ISO Construction Class: JOISTED MASONRY
 Structural Floor(s) Frame: CONCRETE
 Foundation: SLAB

Building Service Systems: ELECTRICAL ONLY

Roof Covering: STEEL
 Roof Frame: LIGHT GAUGE STEEL
 Roof Age: 1991
 Roof Geometry: PYRAMID



Exterior Walls: NO EXTERIOR WALLS.
 Exterior Walls:
 Exterior Walls:
 Fire Sprinkler System: NO
 Fire Alarms - Manual: NO
 Fire Alarms - Automatic: NO
 Smoke / Heat Detectors: NO
 Fire Extinguishers: NO
 Emergency Exit Signs / Lighting: NO

Additional Features:
 Contents:

VALUATION CONCLUSIONS

REPLACEMENT COST NEW:	\$23,152
EXCLUSIONS:	<u>\$ 1,996</u>
REPLACEMENT COST NEW LESS EXCLUSIONS:	\$ 21,156
ACTUAL CASH VALUE:	\$ 16,669
CONTENTS VALUE:	\$0.00

TYPE OF CONSTRUCTION:	JOISTED MASONRY (C)
CONSTRUCTION QUALITY:	AVERAGE
DISTANCE TO TIDAL WATER (MILES)	6 MILES
DISTANCE TO ADJACENT BUILDING (FEET)	100 FEET
ROOF GEOMETRY	OTHER
AGE OF ROOFING	11+ YEARS
ROOF - SIGNS OF DETERIORATION?	NO
ROOF PITCH	LOW (1/12-6/12)
ROOFING SYSTEM (COVER)	METAL
ROOF RATING (IF KNOWN)	UNKNOWN
IF WOOD FRAME - IS ROOF EQUIPPED WITH TIE DOWNS, STRAPS AND / OR ANGLES ATTACHING ROOF TO WALLS?	N/A
ROOFING STRUCTURE	WOOD PURLINS/TRUSSEES
ROOFING ANCHOR	TOE NAILING
ROOF TOP EQUIPMENT	NONE
CONTENTS DAMAGE VULNERABILITY GRADE	LOW
FLASHING & COPING QUALITY & SECUREMENT (FLAT ROOFS)	N/A
YEAR UPGRADE (TO BRING TO CURRENT CODE)	UNKNOWN
CLADDING SYSTEM:	N/A
CLADDING SYSTEM - GLASS TYPE	N/A
CLADDING SYSTEM - RATING (IF KNOWN)	N/A
GRADE FLOOR DESIGN:	N/A
IF EIFS / STUCCO - ADHERED TO:	N/A
FOUNDATION WITH CONCRETE CONNECTION:	N/A
OPENING PROTECTION - HURRICANE SHUTTERS:	NONE
OPENING PROTECTION - MATERIALS/PROCEDURES TO BOARD UNPROTECTED OPENINGS?	N/A
OPENING PROTECTION - DOORS / WINDOWS APPEAR PROPERLY SEALED?	YES
BUILDING ORNAMENTATION (SOLAR PANELS, ANTENNAS, SATELLITE DISH, SIGNS)	LITTLE
APPURTENANCE STRUCTURES:	NONE
BASEMENTS:	NO BASEMENT
GROUND LEVEL EQUIPMENT:	NONE
STORAGE TANKS (FLAMMABLE ON PROPERTY)	YES





FRONT



BACK

