



My name is Jared Pruett. I am a Texas licensed real estate agent (Lic # 0677632) active in the Denton County, Texas area. By virtue of my occupation and experience, I am generally familiar with the value of real property in and around the Sanger, Texas area. I have been asked to provide an opinion of value of approximately 400 sq. ft. of a hypothetical drainage easement located at that SE corner of IESI INDUSTRIAL PARK LOT 2 (see attached survey). My understanding is that the easement is necessary to permit drainage, and will be used for no other purpose. The land as it sits presently is unimproved, and is owned by the City of Sanger. The easement will not interfere in the City's use of the land, and the development proposed on the adjacent tract will provide revenue for the City. In my opinion, the fair market value of the requested easement is between \$300 and \$400.

Sincerely,

Jared Pruett

A handwritten signature in black ink, appearing to be 'JP' with a stylized flourish.