

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
WESTBROOK ENERGY CENTER LL PO BOX 3288 HOUSTON TX 77253-328												Description INDUSTR. IND LAND		Code 4220 4220		Appraised 100833700 2998100		Assessed 100,833,700 2,998,100		3223 WESTBROOK, ME									
				SUPPLEMENTAL DATA																									
				Alt Prcl ID 004*000*009*				DATE; PRIC																					
				INC EXP				NOTE																					
				ADDN REF 1				OTHER																					
				DATE; PRIC				TIF																					
				NOTE				TRIO MBL 004-009																					
GIS ID 2758				ADDN REF 2				Assoc Pid#				Total 103,831,800 103,831,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
WESTBROOK ENERGY CENTER LLC WESTBROOK POWER LLC				31070 0300 14592 0259		09-27-2013 02-01-1999		U U		I		0 285,000 Q 1		Year Code Assessed 2025 4220 100,833,700 4220 2,998,100		Year Code Assessed 2024 4220 98,725,400 4220 2,998,100		Year Code Assessed 2023 4220 92,293,500 4220 2,306,300											
												Total 103,831,800		Total 101,723,500		Total 94,599,800													
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int			
2001		PL		NET AFTER POLLUTION EX		0.00																							
Total						0.00																							
ASSESSING NEIGHBORHOOD																													
Nbhd				Nbhd Name				B				Tracing				Batch													
0001																													
NOTES																													
CALPINE GAS PLANT						537 MEGAWATTS																							
UC= NEW OWNER PLANNED FOR FALL 2025						REAL ESTATE ONLY																							
Net Assessment 103,831,800																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpost/Result	
1526		03-23-2018		MS		MISC		95,530		03-11-2019		100		03-11-2019		INSTALLATION OF		07-10-2025 10-18-2023 03-11-2019 01-05-2016 04-05-2007 02-14-2005						DP DP AK DP ST CS		P 50 50 54 15 75		Processed Assessor Change Assessor Change Phone Tag Field Review Conversion Review	
LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing		Size A		Adj Unit Pric		Land Value			
1	4220	ELEC PLANT		22				43,560 SF		3.77		1.500	D	1.000	1.00		1.00	SIZE/SHAPE				0 1.000		5.66		246,300			
1	4220	ELEC PLANT		MZ				16.000 AC		241,474.5		0.650	D	1.000	1.00		1.00	SIZE/SHAPE				0 1.000		157,079.16		2,513,300			
1	4220	ELEC PLANT		MZ				14.700 AC		241,474.5		0.671	D	1.000	0.10		1.00	EXCESS				0 1.000		16,227.09		238,500			
Total Card Land Units								32	AC	Parcel Total Land Area: 32								Total Land Value 2,998,100											

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	42	Heavy Industry									
Model	96	Industrial									
Occ	4000	INDUSTRIAL									
Grade	10	Prime+									
Stories:	1										
Occupancy											
Frame Type	06	FIREPRF STEEL									
Roof Structure	14	Typical									
Roof Cover	12	Typical									
Interior Wall 1	01	Minim/Masonry									
Interior Wall 2											
Interior Floor 1	08	Average									
Interior Floor 2											
Heating Fuel	06	Typical									
Total Baths											
AC Type	01	None									
Heat/AC	01	HEAT/AC PKGS									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	00	NONE									
Rooms/Prtns	02	AVERAGE									
Total Rooms											
Total Bedrms											
Usrflid 220											
Usrflid 221											
Wall Height	34.00										
Usrflid 225											
Usrflid 226											

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
BRC2	BRDGE CRN			L	1	131400.0	1999	80	0.00			0.00	105,100
BRC3	BRDGE CRN			L	1	600000.0	1999	80	0.00			0.00	480,000
FN1	FENCE-4' C			L	6,81	11.88	2000	50	0.00			0.00	40,500
GTE1	C-L GATE			L	6	432.00	2000	50	0.00			0.00	1,300
GTE1	C-L GATE			L	1	432.00	2000	50	0.00			0.00	200
PAV1	PAVING-ASP			L	87,2	1.73	2000	50	0.00			0.00	75,400
LT12	W/FOUR LIG			L	30	5400.00	2000	50	0.00			0.00	81,000
MEZ2	FINISHED			B	4,00	23.87	2010	91	2.00			0.00	87,000
MEZ1	MEZZANINE-			B	12,0	15.44	2010	91	2.00			0.00	168,800
MSC9	NATURAL G			L	1	18889988	2025	39	0.00			0.00	73,671,000

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor					9,894	9,894	9,894	283.16	2,801,585			

State Use 4220
Print Date 1/9/2026 5:53:53 PM

This aerial photograph shows the physical location of the property outlined in yellow in the map above. The highlighted area is a rectangular plot situated in the lower-left portion of the larger property, adjacent to a road and surrounded by trees and vegetation. The map above shows the following details for this area:

- Area:** 182
- Label:** BAS Sect(5)
- Adjacent Areas:**
 - Top: 51
 - Right: 44
 - Bottom: 85

An aerial photograph of a large industrial facility, identified by a watermark as Calpine Corporation. The main building is a large, light-colored structure with a flat roof and several tall chimneys. To the left, there is a long, low building with a series of circular cooling towers. The facility is surrounded by green grass and trees. In the background, there are more industrial structures and a road. The text "Calpine Corporation" is visible in the lower right area of the image.

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				Alt Prcl ID		004*000*009*		DATE; PRIC																							
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DATE; PRIC				TIF																											
NOTE				TRIO MBL		004-009																									
ADDN REF 2				Assoc Pid#																											
GIS ID		2758												Total		103,831,800		103,831,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
WESTBROOK ENERGY CENTER LLC WESTBROOK POWER LLC				31070		0300		09-27-2013		U		I		0		Q		Year		Code		Assessed		Year		Code		Assessed			
				14592		0259		02-01-1999		U				285,000		1		2025		4220		100,833,700		2024		4220		98,725,400			
																		4220		2,998,100		2,998,100		2023		4220		92,293,500			
																		Total		103,831,800		Total		101,723,500		Total		94,599,800			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description																Number		Amount		Comm Int	
2001		PL		NET AFTER POLLUTION EX		0.00																									
Total				0.00																											
ASSESSING NEIGHBORHOOD																															
Nbhd			Nbhd Name			B			Tracing			Batch																			
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NOTES																															
CALPINE GAS PLANT						537 MEGAWATTS																									
UC= NEW OWNER PLANNED FOR FALL 2025						REAL ESTATE ONLY																									

This aerial photograph shows the physical location of the property outlined in yellow in the map above. The highlighted area is a rectangular plot situated in a rural or undeveloped area, bordered by a road to the north and a wooded area to the south and east. The map above shows this area as 'BAS Section 5' with a total area of 182 acres, divided into two 91-acre parcels.

An aerial photograph of a large industrial facility, identified by a watermark as Calpine Corporation. The main building is a large, light-colored structure with a flat roof and several chimneys. To its left is a long, low building with a series of circular cooling towers. The facility is surrounded by green grass and trees. In the background, there are more industrial structures and a road. The text "Calpine Corporation" is visible in the lower right area of the image.

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SUPPLEMENTAL DATA																															
Alt Prcl ID 004*000*009*				DATE; PRIC																											
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ADDN REF 2				Assoc Pid#																											
GIS ID 2758												Total		103,831,800		103,831,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
WESTBROOK ENERGY CENTER LLC WESTBROOK POWER LLC				31070 0300 14592 0259		09-27-2013 02-01-1999		U U		I		0 285,000 Q 1		Year Code Assessed 2025 4220 100,833,700 4220 2,998,100		Year Code Assessed 2024 4220 98,725,400 4220 2,998,100		Year Code Assessed 2023 4220 92,293,500 4220 2,306,300													
Total												103,831,800		Total		101,723,500		Total		94,599,800											
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																			
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2001		PL		NET AFTER POLLUTION EX		0.00																									
Total						0.00																									
ASSESSING NEIGHBORHOOD																															
Nbhd			Nbhd Name			B			Tracing			Batch			APPRAISED VALUE SUMMARY Building Value 26,123,400 Extra Feature Value 255,800 Outbuilding Value 74,454,500 Land Value 2,998,100 Special Land Value 0 Total Parcel Value 103,831,800 C Exemption 0 Adjustment Net Assessment 103,831,800																
0001																															
NOTES																															
CALPINE GAS PLANT						537 MEGAWATTS																									
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BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY																	
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpost/Result			
1526		03-23-2018		MS		MISC		95,530		03-11-2019		100		03-11-2019		INSTALLATION OF		07-10-2025 10-18-2023 03-11-2019 01-05-2016 04-05-2007 02-14-2005						DP DP AK DP ST CS		P 50 50 54 15 75		Processed Assessor Change Assessor Change Phone Tag Field Review Conversion Review			
LAND LINE VALUATION SECTION																															
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing		Size A		Adj Unit Pric		Land Value					
1	4220	ELEC PLANT		22				43,560 SF		3.77		1.500	D	1.000	1.00		1.00	SIZE/SHAPE				0		1.000		5.66		246,300			
1	4220	ELEC PLANT		MZ				16.000 AC		241,474.5		0.650	D	1.000	1.00		1.00	SIZE/SHAPE				0		1.000		157,079.16		2,513,300			
1	4220	ELEC PLANT		MZ				14.700 AC		241,474.5		0.671	D	1.000	0.10		1.00	EXCESS				0		1.000		16,227.09		238,500			
Total Card Land Units								32		AC		Parcel Total Land Area: 32						Total Land Value										2,998,100			

The diagram is a floor plan of a building, likely a school or office, showing various rooms and corridors. The plan is divided into several sections, some of which are labeled with room numbers and names. The layout includes a large central area, a smaller area to the left, and a smaller area to the right. The plan is drawn with blue lines on a white background.

Key areas and labels include:

- Top Left:** A large rectangular area labeled "BAS" (Basement) and "194 194".
- Top Center:** A vertical corridor labeled "88" at the top and "376" at the bottom.
- Top Right:** A large rectangular area labeled "BAS Sec(3)" and "210".
- Middle Left:** A small rectangular area labeled "51" and "44 BAS Sec(6)".
- Middle Center:** A vertical corridor labeled "BAS Sec(2)" and "376".
- Middle Right:** A large rectangular area labeled "82" at the top, "BAS Sec(5)" and "BAS Sec(4)" on the left, "140" in the center, and "140" on the right.
- Bottom Left:** A large rectangular area labeled "182 182" and "85" at the bottom.
- Bottom Center:** A small rectangular area labeled "22" and "102".

An aerial photograph of a large industrial facility, identified by a watermark as Calpine Corporation. The main building is a large, light-colored structure with a complex roof featuring several cooling towers and ventilation units. To the left, a long, low building with a series of circular roof structures is visible. The facility is surrounded by green fields and trees. In the background, there are more industrial structures and a road. The text 'Calpine Corporation' is overlaid on the right side of the image.

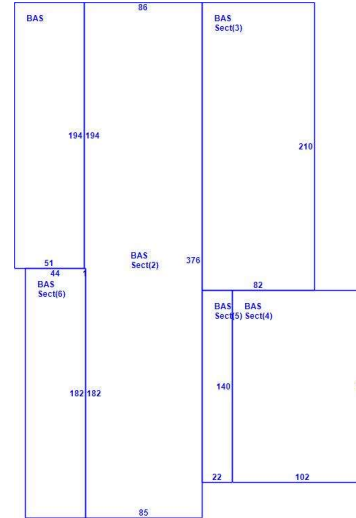
BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	14,280	14,280	14,280	278.64	3,978,979
Ttl Gross Liv / Lease Area		14,280	14,280	14,280		

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				14592 0259		02-01-1999		U				285,000		1		2025		4220		100,833,700		2024		4220		98,725,400			
																4220		2,998,100		2023		4220		2,998,100					
				Total												Total		103,831,800		Total		101,723,500		Total		94,599,800			
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor									
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Nbhd			Nbhd Name			B			Tracing			Batch																	
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CALPINE GAS PLANT						537 MEGAWATTS												Building Value 26,123,400 Extra Feature Value 255,800 Outbuilding Value 74,454,500 Land Value 2,998,100 Special Land Value 0 Total Parcel Value 103,831,800 C Exemption 0 Adjustment Net Assessment 103,831,800											
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LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing		Size A		Adj Unit Pric		Land Value				
1	4220	ELEC PLANT		22				43,560	SF	3.77	1.500	D	1.000	1.00		1.00	SIZE/SHAPE				0		1.000		5.66		246,300		
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Total Card Land Units								32	AC	Parcel Total Land Area: 32								Total Land Value 2,998,100											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	42	Heavy Industry			
Model	96	Industrial			
Occ	4000	INDUSTRIAL			
Grade	10	Prime+			
Stories:	1		MIXED USE		
Occupancy			Code	Description	Percentage
Frame Type	06	FIREPRF STEEL	4220	ELEC PLANT	100
Roof Structure	14	Typical			0
Roof Cover	12	Typical			0
Interior Wall 1	01	Minim/Masonry	COST / MARKET VALUATION		
Interior Wall 2			Base Rate		131.04
Interior Floor 1	08	Average	RCN		28,707,064
Interior Floor 2			Net Other Adj		
Heating Fuel	06	Typical	RCN		28,707,064
Total Baths			Year Built		1999
AC Type	01	None	Effective Year Built		2010
Heat/AC	01	HEAT/AC PKGS	Depreciation Code		A
Baths/Plumbing	02	AVERAGE	Remodel Rating		
Ceiling/Wall	00	NONE	Year Remodeled		
Rooms/Prtns	02	AVERAGE	Depreciation %		9
Total Rooms			Functional Obsol		
Total Bedrms			External Obsol		
Usrflld 220			Cost Trend Factor		1
Usrflld 221			Condition		
Wall Height	47.00		% Complete		
Usrflld 225					91
Usrflld 226			RCNLD		26,123,400
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,080	3,080	3,080	312.62	962,870
Ttl Gross Liv / Lease Area		3,080	3,080	3,080		



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