

Integra Realty Resources
Tulsa / OKC

Appraisal of Real Property

Don Couch Property / Parcel 5

Don Couch Land
601 S. 23rd St.
Broken Arrow, Wagoner County, Oklahoma 74012
ODOT Project No: 26308(05)
State Job No.: 26308(05)
Federal ID No.: STP-172A(457)IG
Parcel No.: 5

Prepared For:

Universal Field Services, Inc.

Effective Date of the Appraisal:

February 2, 2016

IRR - Tulsa / OKC

File Number: 140-2016-0059



An Appraisal Report - Oklahoma Department of Transportation / Universal Field Services, Inc.

Project No.: 26308(05)
State Job No.: 26308(05)
Federal ID No.: STP-172A(457)IG
Parcel No.: 5
County: Wagoner
Property Owner: Don C. Couch
Owner Address: 56 Lakeview Circle, Lawton, OK 73507
Owner Phone No.: 580-695-1825 (cell)
State Employee: No
Representative: NA
Tenant: Frank Sanchez
Tenant Address: NA
Tenant Phone No(s).: 918-728-5087
Legal Description: Part of NW/4, NW/4, Section 18, Township 18 North, Range 15 East, and described in Deed Book 355, Page 516 of the Records of the County Clerk of Wagoner County, State of Oklahoma. (See Addendum B for complete legal description).
Property Location: Southeast corner of S. 23rd Street & E. Houston Street
Tenant Compensation Included in Report: Yes: No:
Disclaimer: NA **Attached:** _____ **Owner Refused:** _____
Personal Property Included in Compensation Included: Yes: No:
Zoning: A-1, Agricultural
Present Use: Agricultural
Highest & Best Use: Speculative
Rights Appraised: Fee simple interest of the real property, less any oil, gas or other minerals, and subject to easements, and rights of way of record.

Improvement Survey Questionnaire: Please refer to the addendum.

Owner Contact: The current property owner was sent intent to acquire letter by Universal Field Services, Inc., or an opportunity letter by Integra Realty Resources-Tulsa/OKC, LLC. The property owner, Don Couch, was contacted by telephone on January 30, 2016 & scheduled an inspection meeting on February 2, 2016. The appraiser met the owner, Don Couch, and he was explained the proposed r-w acquisition and given copies of r-w plan for his parcel and ODOT Appraisal Form 104. Mr. Couch read and signed the Survey Questionnaire. The property inspection was conducted on February 2, 2016 by this appraiser and Don Couch.

Owner Acquisition Comments: Call tenant regarding perimeter fencing. Tenant has right to use property for grazing or hay.

Appraiser Owner Contact Comments: None

Date of Valuation: February 2, 2016

General Comments: The Appraiser did not meet with a service provider relocation agent, since relocation issues did not pertain to this property parcel. No cost to cure items required compensation in this report. Any owner personal property items will not be considered in this appraisal report. ODOT Form 6 for personal property is not applicable. ODOT Improvement Survey Questionnaire, Form 5 is attached in the addenda.

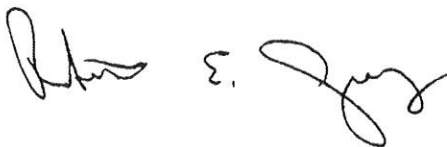
The appraiser inspected the subject site on-site. The property owner was provided a copy of the ODOT Appraisal Form 104 and r-w plan. The subject property, Parcel 5, is affected by a proposed permanent r-w acquisition, according to the client.

The parcel 5 is a vacant tract with no building improvements on A-1 zoned acreage. The tract is located in FEMA Flood Zone X. All city utilities are to subject property.

Items in the proposed permanent r-w acquisition area include 5-strand barb wire perimeter fencing.

Based on available information, but not limited to that set forth in this report, the compensation as detailed in this report, is \$6,100.

Valuation of Partial Acquisitions						
Before Value (As Determined by Appraisal Report)						\$1,448,000
Value of Part Taken (As Part of the Whole)						\$6,080
Permanent Damages / Benefits to the Remainder						\$0
After Value (Prior to Temporary Damages & Curative Measures)						\$1,441,920
Plus Temporary Damages						\$0
Plus Curative Measures						\$0
Total Compensation Due Property Owner / Tenant						\$6,080
Value of Land Taken						
Parcel 5 Fee Simple	0.16	Ac	X	\$38,000	/Ac	= \$6,080
Improvements Taken						
None, Parcel 5				<u>\$0</u>		= \$0
Structures and all Site Improvements						= \$0
Cost to Cure Damages						
None, Parcel 5				<u>\$0</u>		= \$0
Total Cost						= \$0
Proximity Damages						
Total Cost						= \$0
Severance Damages						
Total Cost						= <u>\$0</u>
Total Estimated Value of Land and Improvements Taken						\$6,080
					Rounded To:	\$6,100



Appraiser: Robert E. Gray, MAI
 Oklahoma Certificate #10121CGA
 Expiration Date: December 31, 2018

February 8, 2016
 Date Signed