

**APPRAISAL REPORT  
for  
City of Broken Arrow, Oklahoma**

PROJECT NO      26308(04)      FEDERAL R/W NO:      STP-172A(457)IG  
PARCEL NOS:                      8 & 15      COUNTY: Wagoner  
OWNER:                      Mullin Properties, LLC  
ADDRESS:                      118 South Elm Place, Broken Arrow, Oklahoma 74012  
PHONE:                      (918)258-6636      STATE EMPLOYEE:      No  
TENANT:                      None

LOCATION OF PROPERTY - The location is approximately two miles east-southeast of downtown Broken Arrow, just south of the Broken Arrow Expressway, about one half mile south of East Kenosha Street, at the southeast corner of East College Street and North 23<sup>rd</sup> Street. The property is in Wagoner County, of which Wagoner is the County Seat, located an estimated 20 miles southeast of Broken Arrow on State Highway 51. The subject property is an 18.92 acre tract of vacant land. To our knowledge, there is no 911 address for the property.

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DISCLAIMER: NA      ATTACHED:      OWNER REFUSED:  
ZONING: IL (Industrial Light) with PUD overlay      PRESENT USE: Vacant land

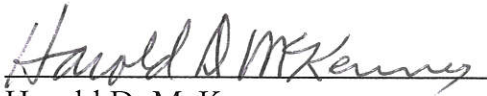
HIGHEST AND BEST USE: Light Industrial

RIGHTS APPRAISED: Fee less oil, gas, or other minerals, easements, and rights-of-way of record, surface rights only.

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DATE OF VALUATION: November 23, 2015, Based on available information, but not limited to that set forth in this report, the compensation as detailed in the report is **\$55,935**.

December 15, 2015  
Date of Signature

  
Harold D. McKenney  
Appraiser