

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT CITY COUNCIL

11:00 AM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma
SPECIAL AGENDA**

May 16, 2022

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

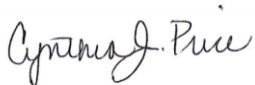
1. Administration

- a. Discussion, Consideration and Possible Action on Entering into a Contract for Services to Assist with the 404 Permit Process in an Amount not to Exceed \$80,000
- b. Discussion, Consideration and Possible Action on Approval of Expenditure of Economic Development Sales Tax Funds to Pay a Consultant to Assist with the 404 Permit Process.
- c. Discussion, Consideration, and Possible Action to Purchase Approximately 0.931 acres of Real Property from ETS-Lindgren in the Amount of \$45,000.00 and Authorize the City Manager to Sign All Associated Documents for the Real Property Purchase.

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 12th day of May, 2022 and that an agenda of said meeting was posted at the place of such meeting at 10:57 a.m. on the 13th day of May, 2022.



Cynthia J. Price, City of Durant



The City of Durant

Memorandum

Date: 5/16/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action on Entering into a Contract for Services to Assist with the 404 Permit Process in an Amount not to Exceed \$80,000

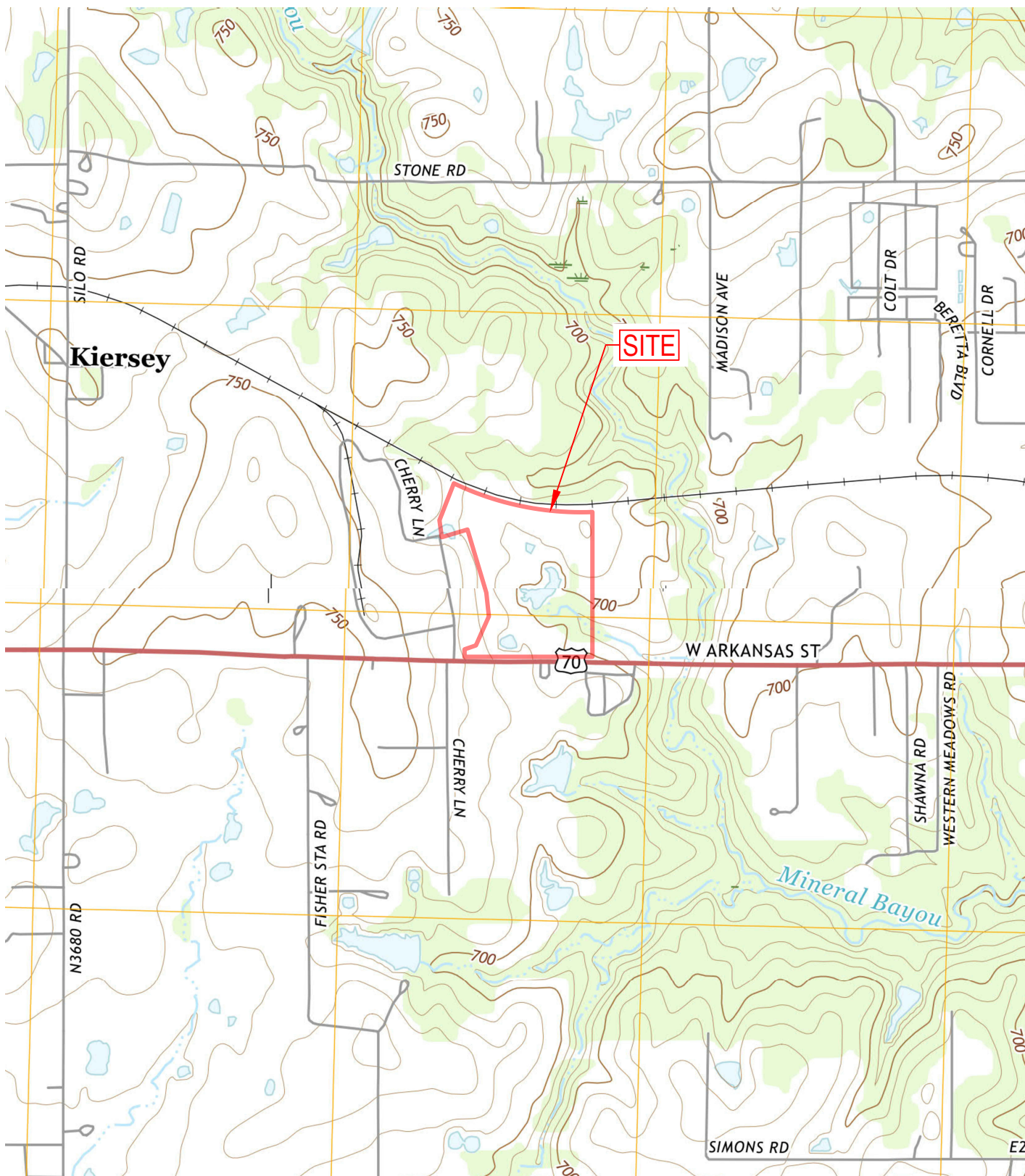
Discussion, Consideration and Possible Action on Entering into a Contract for Services to Assist with the 404 Permit Process in an Amount not to Exceed \$80,000

Council Information / Action Requested

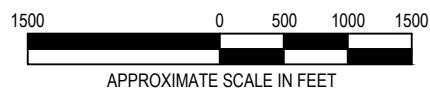
City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. USGS Quad Map (1)
2. 404_reg_authority_fact_sheet



DURANT NORTH QUADRANGLE DURANT SOUTH QUADRANGLE
 OKLAHOMA OKLAHOMA-BRYAN CO.
 7.5-MINUTE SERIES 7.5-MINUTE SERIES



Project Mngr:	KRW	Project No.	03207098
Drawn By:	MM	Scale:	SEE BAR SCALE
Checked By:	KRW	File No.	03207098
Approved By:	PDW	Date:	JULY 2020

Terracon
 Consulting Engineers and Scientists
 4701 N. STILES AVE. OKLAHOMA CITY, OKLAHOMA 73105
 PH. (405) 525-0453 FAX. (405) 557-0549

LOCATION / TOPOGRAPHIC MAP
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 APPROXIMATE 47 ACRE TRACT
 EAST ADJACENT TO 515 CARDINAL PARKWAY
 DURANT, BRYAN COUNTY, OKLAHOMA

EXHIBIT
 1



Wetland Regulatory Authority

Regulatory Requirements

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g. certain farming and forestry activities).

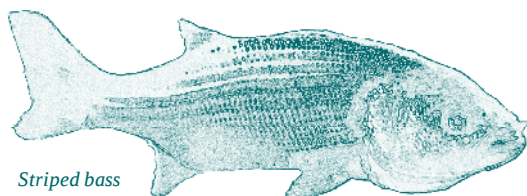


Wetlands subject to Clean Water Act Section 404 are defined as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The basic premise of the program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment or (2) the nation’s waters would be significantly degraded. In other words, when you apply for a permit, you must show that you have, to the extent practicable:

- Taken steps to avoid wetland impacts;
- Minimized potential impacts on wetlands; and
- Provided compensation for any remaining unavoidable impacts.

Proposed activities are regulated through a permit review process. An *individual permit* is required for potentially significant impacts. Individual permits are reviewed by the U.S. Army Corps of Engineers, which evaluates applications under a public interest review, as well as the environmental criteria set forth in the CWA Section 404(b)(1) Guidelines. However, for most discharges that will have only minimal adverse effects, a *general permit* may be suitable. General permits are issued on a nationwide, regional, or State basis for particular categories of activities. The general permit process eliminates individual review and allows certain activities to proceed with little or no delay, provided that the general or specific conditions for the general permit are met. For example,



Striped bass

minor road activities, utility line backfill, and bedding are activities that can be considered for a general permit. States also have a role in Section 404 decisions, through State program general permits, water quality certification, or program assumption.

Agency Roles and Responsibilities

The roles and responsibilities of the Federal resource agencies differ in scope.

U.S. Army Corps of Engineers:

- Administers day-to-day program, including individual and general permit decisions;
- Conducts or verifies jurisdictional determinations;
- Develops policy and guidance; and
- Enforces Section 404 provisions.

U.S. Environmental Protection Agency:

- Develops and interprets policy, guidance and environmental criteria used in evaluating permit applications;
- Determines scope of geographic jurisdiction and applicability of exemptions;
- Approves and oversees State and Tribal assumption;
- Reviews and comments on individual permit applications;
- Has authority to prohibit, deny, or restrict the use of any defined area as a disposal site (Section 404(c));
- Can elevate specific cases (Section 404(q));
- Enforces Section 404 provisions.

U.S. Fish and Wildlife Service and National Marine Fisheries Service:

- Evaluates impacts on fish and wildlife of all new Federal projects and Federally permitted projects, including projects subject to the requirements of Section 404 (pursuant to the Fish and Wildlife Coordination Act); and
- Elevates specific cases or policy issues pursuant to Section 404(q).

Manual for Identifying Wetlands

The U.S. EPA and U.S. Army Corps of Engineers use the 1987 *Corps of Engineers Wetlands Delineation Manual* to identify wetlands for the CWA Section 404 permit program. The 1987 manual organizes the environmental characteristics of a potential wetland into three categories: soils, vegetation, and hydrology. The manual contains criteria for each category. Using

this approach, an area that meets all three criteria is considered a wetland.

Wetlands on Agricultural Lands

Farmers who own or manage wetlands are directly affected by two important Federal programs—Section 404 of the CWA and the Swampbuster provision of the Food Security Act. The Swampbuster provision withholds certain Federal farm program benefits from farmers who convert or modify wetlands. The U.S. EPA, U.S. Army Corps of Engineers, U.S. Department of Agriculture, and U.S. Fish and Wildlife Service have established procedures to ensure consistency between the programs. Many normal farming practices are exempt from Section 404.



Water lilies

The Wetland Fact Sheet Series

EPA843-F-04-001
Office of Water

Wetlands Overview
Types of Wetlands
Threats to Wetlands
Wetland Restoration
Funding Wetland Projects

Functions and Values of Wetlands
Teaching About Wetlands
Wetland Regulatory Authority
Wetlands Compensatory Mitigation
Benefits of Wetland Monitoring

For more information, call EPA's Wetlands Helpline at 1-800-832-7828

Wetland Resources

On the Internet

EPA's Wetlands Website www.epa.gov/owow/wetlands/regs/
Section 404 of the Clean Water Act www.epa.gov/owow/wetlands/laws/
Wetland Delineation Manual www.wes.army.mil/el/wetlands/wlpubs.html
U.S. Army Corps of Engineers Regulatory Program..... www.usace.army.mil/inet/functions/cw/cecwo/reg/
U.S. Army Corps of Engineers' Waterways
Experiment Station Environmental Laboratory www.wes.army.mil/el/wetlands/wetlands.html
Environmental Law Institute www.eli.org

In Print

America's Wetlands: Our Vital Link Between Land and Water. For a copy, order from EPA's publications web site at <http://yosemite.epa.gov/water/owrrcatalog.nsf> or call the EPA Wetlands Helpline at 1-800-832-7828.

Wetlands Deskbook, 2nd Edition, Margaret N. Strand. Available from the Environmental Law Institute. Call 1-800-433-5120; fax your request to (202) 939-3868; or e-mail to orders@eli.org.

Our National Wetland Heritage: A Protection Guide, 2nd Edition, Jon A. Kusler, Ph.D., Executive Director, Association of State Wetland Managers. Available from the Environmental Law Institute. Call 1-800-433-5120; fax your request to (202) 939-3868; or e-mail to orders@eli.org.



The City of Durant

Memorandum

Date: 5/16/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action on Approval of Expenditure of Economic Development Sales Tax Funds to Pay a Consultant to Assist with the 404 Permit Process.

Discussion, Consideration and Possible Action on Approval of Expenditure of Economic Development Sales Tax Funds to Pay a Consultant to Assist with the 404 Permit Process.

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 5/16/2022
To: Mayor and City Council
From: John Dean, City Manager
Re: Discussion, Consideration, and Possible Action to Purchase Approximately 0.931 acres of Real Property from ETS-Lindgren in the Amount of \$45,000.00 and Authorize the City Manager to Sign All Associated Documents for the Real Property Purchase.

Staff has been working with ETS-Lindgren on obtaining right of way to realign Waldron Road with the signalized intersection of 9th Avenue and the entrance to the Choctaw Casino. ETS has offered to sell the property needed for the realignment project at a cost of \$45,000. ETS had the property appraised. The City Attorney has reviewed the offer and said that \$45,000.00 is a fair and reasonable price.

Council Information / Action Requested

Staff recommends approval of the property purchase.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Waldron Road ROW Appraisal
2. WALDRON ROAD SURVEY FINAL

Appraisal Report
City of Durant ROW Easement
Northeast corner of S 9th St & Waldron Road
Durant, Bryan County, OK
May 4, 2022

Prepared For

Dan DeFosset
ETS-Lindgren Inc.
1301 Arrow Point Drive
Cedar Park, TX 78613

Prepared By

Michael W. Massey & Associates
Real Estate Appraisers & Consultants
3104 St. Germain
McKinney, Texas 75070
972-562-2829
972-562-4428 (fax)

MICHAEL W. MASSEY & ASSOCIATES

Real Estate Appraisers & Consultants

May 4, 2022

Dan DeFosset
ETS-Lindgren Inc.
1301 Arrow Point Drive
Cedar Park, TX 78613

Appraisal Report
City of Durant ROW Easement
Northeast corner of S 9th St & Waldron Road
Durant, Bryan County, OK

Dear Sirs:

Please find following our appraisal report which has been prepared pursuant to your request. We have inspected and appraised the property as described herein. Per the request of the Client, we have provided the “as is” opinion of market value of the subject on a “fee simple” basis. The market value opinion in this appraisal report is based on the effective date of March 12, 2022. Conditions pertinent to or indicative of the value of the property were investigated. Employment of the appraiser was not conditioned upon the appraisal producing a specific value or value within a given range.

This report sets forth our findings and conclusions derived therefrom, together with various exhibits that are considered necessary to explain the processes followed in this appraisal. To the best of my knowledge, this appraisal is in conformance with the current appraisal requirements of the Appraisal Institute and the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice. Also, this report conforms with Title XI of the Federal Financial Institution's Reform & Recovery Enforcement Act of 1989 (FIRREA) to the best of our knowledge.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic educational certification. I am currently certified under this program.

Appraisal Report
City of Durant ROW Easement
Northeast corner of S 9th St & Waldron Road
Durant, Bryan County, OK
Page Two

Based on the value estimate along with conversations with local brokers and owners of similar commercial land tracts in Bryan County, Oklahoma, the expected exposure time for the Subject is estimated to be approximately 12 months.

For the 0.74-acre tract which comprises the Road Right-of-Way and Utility Easement as proposed by City of Durant, the estimate of the Fee Simple Market Value "As Is" as of March 12, 2022, subject to the assumptions and limiting conditions stated herein, is:

Estimated "As Is" Fee Simple Market Value \$32,500

For the 0.74-acre tract PLUS the 0.191-acre triangular tract to the immediate west of Right-of-Way tract (0.931-acre total), the estimate of the Fee Simple Market Value "As Is" as of March 12, 2022, subject to the assumptions and limiting conditions stated herein, is:

Estimated "As Is" Fee Simple Market Value \$40,000

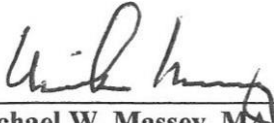
It must be noted that our opinions of value are subject to the following extraordinary assumptions and hypothetical conditions.

- * All information provided to the appraiser (survey, legal description, property conditions, etc.) is correct. If found to be false, these assumptions could alter the appraiser's opinion or conclusions.
- * A title policy pertaining to the subject was not provided to the appraisers for review and analysis. It is a specific assumption of this report that the subject does not encroach on the adjacent sites, or in the event of an encroachment, the value of the subject is not thereby adversely affected. Any adverse easement or encroachment could inhibit the marketability and warrant modification of the appraisal value.

Appraisal Report
City of Durant ROW Easement
Northeast corner of S 9th St & Waldron Road
Durant, Bryan County, OK
Page Three

Please refer to the attached appraisal report, plus exhibits, for documentation of these value opinions contained herein. It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if Michael W. Massey & Associates can be of further service, please contact us.

Respectfully submitted,
Michael W. Massey & Associates

A handwritten signature in dark ink, appearing to read "Mike Massey", is written over a horizontal line.

Michael W. Massey, MAI, MRICS
President
Texas Cert. #Tx-1320163-G

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SUMMARY OF FACTS

Date of Appraisal Report: May 4, 2022
Date of Inspection: March 12, 2022
Purpose of Appraisal: To estimate the "As Is" Fee Simple Market Value of the Subject Property as of March 12, 2022.

Intended Users: Dan DeFosset
ETS-Lindgren Inc.
1301 Arrow Point Drive
Cedar Park, TX 78613

Intended Use: For internal uses by Client in establishing opinion of market value for Subject Property

Physical Description

Location: Northeast corner of S 9th St & Waldron Road, Durant, Bryan County, Oklahoma

Type of Property: 0.74-acre of Vacant Land to be conveyed to City of Durant for Right-of-Way (ROW) of Roadway & Utility Easement

0.191-acre of Vacant Land which comprises the triangular tract remaining at northeast corner of S 9th St & Waldron Rd. after ROW taking.

0.931-acre total for both tracts

Highest and Best Use As If Vacant: Hold for industrial use

Highest and Best Use As Is: Industrial development

Valuation

Estimated Market Value "As Is" (0.74-acre ROW Tract: \$32,500

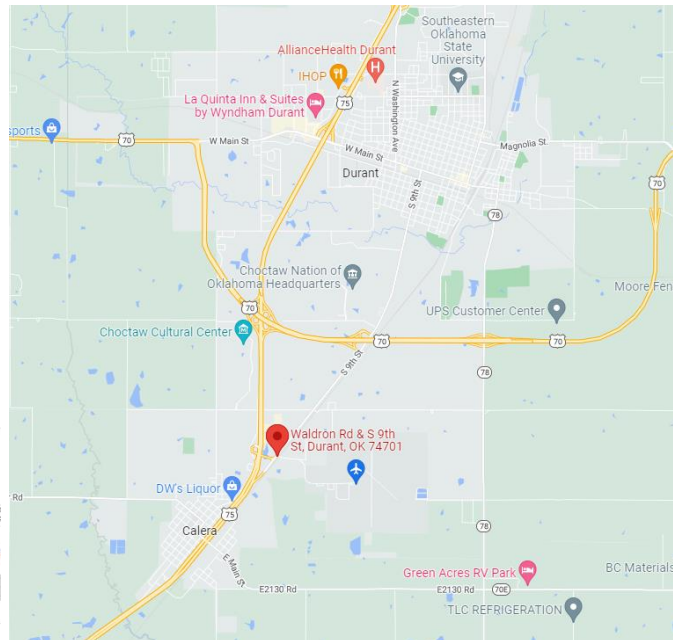
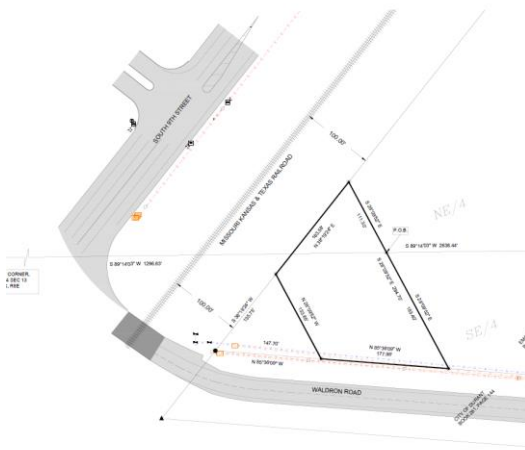
Estimated Market Value "As Is" (0.931-acre Tract - ROW Tract plus Triangular Tract: \$40,000

Definitions:

"As Is" is defined by The Appraisal Institute's, The Appraisal of Real Estate, 14th Edition, 2013, as:

“An estimate of the "As Is" Fee Simple Market Value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared.”

Map of Tract



MARKETING TIME/EXPOSURE PERIOD

Marketing Period and Exposure Time are related terms that are useful in narrowing the definition of market value. The definition of market values assumes "A reasonable time is allowed for exposure in the open market. " The appraised value herein is as of a specified date and assumes the property has had adequate exposure to the market and pool of potential buyers to achieve its market value as of that date. The "adequate exposure" is termed Exposure Time and counts backwards from the date of value, and is assumed to have already taken place. It also assumes several other implicit items, including the willingness of the seller to sell at market value, competent marketing to achieve exposure to potential buyers, and the continued use of the property consistent with the premises and highest and best use conclusions in this appraisal. Exposure Time can be supportable based on the actual actions of the market, and reflected in the market sales data.

Marketing Time is forward-looking from the date of the appraisal, and is the amount of time a prospective purchaser would assume to take place to sell the property for the appraised value. Marketing Time also assumes willingness to sell at current values and anticipates changes to market conditions (if any) occurring after the value date. Typically, the Marketing Time will be equal to Exposure Time, unless there are extenuating circumstances in the market. Unpredictable events may occur resulting in a marketing time that, in hindsight, was longer or shorter than that which could be reasonably estimated at this point in time.

In the estimation of marketing time for the Subject Property, the following factors were researched and analyzed:

- * Statistical Data – total days on market of competitive properties
- * Survey of brokers, investors, and sellers in the subject area
- * Marketing and reasonable exposure time of comparable sales
- * Anticipated changes in market supply/demand conditions

From 2008 to 2011, the market area experienced a notable decline in real estate transactions as uncertainty regarding future financial and economic conditions increased. Buyers and sellers saw disparate expectations in sale transactions. Due to higher risk level, investors required higher returns for their investments across all asset classes. This difference in expectations led to a stalemate in market activity. The limited availability of credit and financing also slackened demand levels. However, in the past 6 years, the number of transactions has increased due to rising demand

levels and greater credit/funding choices. The overall market conditions are showing signs of stability and are forecasted to remain stable throughout the next few months.

The average marketing times have decreased over the last 12 months, as institutional investors are targeting top-tier investment assets. Mid-tier and lower quality assets are trading less frequently and typically have longer average marketing times. Overall, extended marketing times are possible in some real estate sectors due to this imbalance of market forces (demand, supply, availability of financing and the economy).

Marketing of the subject property should be at a realistic, market-based price level. The subject is located in a relatively balanced area with respect to current supply and demand levels, and should be priced to reflect this condition. The price/value relationship towards estimating an accurate marketing time is essential. Bid prices need to be sufficiently close to the asking price levels in order to engage the effective demand for the property. A probable effective marketing period for the subject property is estimated to be 24 months. This is thought to be reasonable for similar properties in the general area.

This period is the estimated amount of time it will take to sell the property at the above stated value, immediately after the effective date of the appraisal. It is assumed that the subject property has had an adequate market exposure time prior to the effective date of the appraisal. The exposure time requirement for the subject property is also estimated to be 24 months. This exposure time assumes the subject would have been competitively priced and aggressively promoted within the market area. It should be noted that exposure and marketing times are two distinct periods; exposure time ends on the date of the “as is” value and marketing time begins on the effective date of the appraisal.

SUBJECT PROPERTY OWNERSHIP HISTORY

The Appraisal Institute requires appraisals to consider, analyze, and disclose in reasonable detail any prior sales of the property being appraised that occurred within the three-year time period preceding the date of appraisal and to consider, analyze, and disclose in reasonable detail any current agreement of sale, option, or listing of the property being appraised.

The Subject Property is owned by EMC Test Systems, LP. No information was available regarding the purchase of the Subject Property but it is assumed to be outside of the three year's previous to the date of this appraisal.

To the best of our knowledge, no other sales transactions have occurred on the Subject Property and it is not currently listed or under contract for sale. The Subject Property is currently under negotiations to transfer to the City of Durant for a roadway easement. The terms have not been finalized yet.

ASSUMPTIONS AND LIMITING CONDITIONS

1. It is assumed that title to the property herein appraised is good and merchantable, and in fee simple. The value is reported without regard to questions of title, boundaries, encroachments, environmental regulations, licenses, or other matters of a legal nature unless noncompliance has been stated, defined, and considered in the appraisal report.
2. The value is estimated under the assumption that there will be no international or domestic political, economic, or military actions that will seriously affect real estate values throughout the country.
3. Certain information concerning market and operating data was obtained from others. This information is verified and checked, where possible, and is used in this appraisal only if it is believed to be accurate and correct. However, such information is not guaranteed. Dimensions and areas of the Subject Property and of the comparables were obtained by various means and are not guaranteed to be exact.
4. Real estate values are influenced by a number of external factors. The information contained herein is all of the data we consider necessary to support the value estimate. We have not knowingly withheld any pertinent facts, but we do not guarantee that we have knowledge of all factors, which might influence the value of the Subject Property. Due to rapid changes in external factors, the value estimate is considered to be reliable only as of the date of the appraisal.
5. Opinions of value contained herein are estimates. This is the definition of an appraisal. There is no guarantee, written or implied, that the Subject Property will sell for the estimated value. The estimated value assumes that the property is under responsible ownership and has competent and prudent management.
6. The appraiser will not be required to provide testimony or attendance in court or before other legal authority by reason of this appraisal without prior agreement and arrangement between the employer and the appraiser.
7. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any opinions, analyses, or conclusions concerning value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or the M.A.I. or SRA Designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, prospectus for securities, or any other public means of communication without prior written consent and approval of the undersigned.

Assumptions and Limiting Conditions, continued

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable, except as stated in this report. No responsibility is assumed for such conditions or for engineering, which may be required to discover them. It is assumed that a prudent owner/buyer would allow inspection of the property by a qualified soils or structure engineer if conditions so required.
9. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the land. The allocation of value for land and improvements, if presented, must not be used in conjunction with any other appraisal and are invalid if so used.
10. Estimates of costs to cure deferred maintenance are difficult at best. Contractors approach such problems in various ways. The estimates, if any, provided within this report are probable costs given current market conditions, available information, and the appraiser's expertise.
11. No environmental impact studies were requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, and/or rescind the value opinions based upon any subsequent environmental impact studies, research, or investigation.
12. This appraisal was prepared by Michael W. Massey & Associates and consists of trade secrets and commercial or financial information, which is privileged and confidential and is, exempted from disclosure under 5 U.S.C. 552 (b) (4). Please notify Michael W. Massey & Associates of any request of reproduction of this appraisal.
13. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

Assumptions and Limiting Conditions, continued

14. Anyone acting in reliance upon the opinions, judgments, conclusions, or data contained herein, who has the potential for monetary loss due to the reliance thereon, is advised to secure an independent review and verification of all such conclusions and/or facts.

The user agrees to notify the appraiser prior to any irrevocable loan or investment decision of any error, which would reasonably be determined from a thorough and knowledgeable review.

15. By acceptance and use of this report, the user agrees that any liability for errors, omissions or judgment of the appraiser is limited to the amount of the fee charged.
16. The limiting condition relating to the ADA is as follows:

This appraisal has not considered the effects of the enactment of the Americans with Disabilities Act of 1990 (ADA), which initially became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. Standards of this act are designed to provide access to all public facilities to all persons, regardless of mobility limitations. The act provides forceful encouragement for commercial establishments to enhance their accessibility and requires that renovations after this date fully comply with the access standards established by the Architectural and Transportation Barriers Compliance Board. Enhancements to buildings must be readily achievable and able to be carried out without much difficulty or expense. The act recognizes that "readily achievable" is different for companies depending on their resources. The first priority is to provide access from sidewalks, parking and transportation areas, with the second priority being to provide access to areas where goods and services are available to the public. Finally, access to restroom facilities must accommodate all persons. The modifications and costs that may be necessary for the property to conform to ADA can be ascertained only by a qualified architect. Should such a study be undertaken, and should the retrofit costs, if any, become known, then the appraisers reserve the right to re-evaluate the Subject Property.

17. This appraisal specifically assumes the following:
 - * All information provided to the appraiser (survey, legal description, property conditions, etc.) is correct. If found to be false, these assumptions could alter the appraiser's opinion or conclusions.
 - * A title policy pertaining to the subject was not provided to the appraisers for review and analysis. It is a specific assumption of this report that the subject does not encroach on the adjacent sites, or in the event of an encroachment, the value of the subject is not thereby adversely affected. Any adverse easement or encroachment could inhibit the marketability and warrant modification of the appraisal value.

USPAP REQUIREMENTS

Client

Dan DeFosset
ETS-Lindgren Inc.
1301 Arrow Point Drive
Cedar Park, TX 78613

Subject Property

City of Durant ROW Easement
Northeast corner of S 9th St & Waldron Road
Durant, Bryan County, Oklahoma

Intended Use & Users

This appraisal is for use by the client (ETS-Lindgren Inc.), in estimating the "As Is" Market Value of the Subject Property for internal purposes. The employment of the appraiser was not conditioned upon the appraisal producing a requested minimum valuation, a specific valuation, or the approval of a loan. This is a narrative appraisal that is intended for asset valuation purposes.

Interest Valued - Fee Simple Interest

According to the Appraisal Institute's The Appraisal of Real Estate book, 13th Edition, 2008, Fee Simple is defined as follows:

"A Fee Simple Estate implies absolute ownership unencumbered by any other interest or estate."

Purpose of the Assignment

The purpose of this appraisal is to estimate the "As Is" Market Value of the Subject Property. The rights being appraised are the Fee Simple Interest in the property.

To develop an opinion of market value of the above-stated interest in the Subject Property, Market Value, for the purpose of this appraisal, is defined by 12 CFR Part 34.42(g) as being:

"Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

USPAP Requirements, continued

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. "

Market Value "As Is" is defined by The Appraisal Institute's, The Appraisal of Real Estate, 14th Edition, 2013, as:

"An estimate of the Market Value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date of appraisal."

Opinion of Value

\$32,500 "As Is" Market Value of 0.74 ROW Tract as of March 12, 2022

\$40,000 "As Is" Market Value of 0.931 Tract (ROW plus Triangular Tract) as of March 12, 2022

Extraordinary Assumptions

Extraordinary assumptions presume uncertain information to be factual. If found to be false, these assumptions could alter the appraiser's opinions or conclusions. The following extraordinary assumptions were made in performing this appraisal:

- * All information provided to the appraiser (survey, legal description, property conditions, etc.) is correct. If found to be false, these assumptions could alter the appraiser's opinion or conclusions.
- * A title policy pertaining to the subject was not provided to the appraisers for review and analysis. It is a specific assumption of this report that the subject does not encroach on the adjacent sites, or in the event of an encroachment, the value of the subject is not thereby adversely affected. Any adverse easement or encroachment could inhibit the marketability and warrant modification of the appraisal value.

Hypothetical Conditions

Hypothetical conditions are contrary to what exists, but the conditions are asserted by the appraiser for the purposes of analysis. No hypothetical conditions were used in this appraisal.

Effective Date of Value Opinion

"As Is" – March 12, 2022

Date of Report

May 4, 2022

Scope of Work

The appraiser:

1. Inspected the exterior of the Subject Property to note the characteristics of the property that are relevant to its valuation;
2. Investigated available market data for use in a sales comparison approach to value. The appraiser's investigations included research of public records through the use of commercial sources of data such as printed comparable data services and computerized databases. Search parameters such as dates of sales, locations, sizes, types of properties, and distances from the subject started with relatively narrow constraints and, if necessary, expanded until the appraiser had either retrieved data sufficient (in the appraiser's opinion) to estimate market value, or until the appraiser believed that he or she had reasonably exhausted the available pool of data. Researched sales data was reviewed and, if found to be appropriate, efforts were made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers, or agents.

At the appraiser's discretion, some data was used without personal verification if, in the appraiser's opinion, the data appeared to be correct. In addition, the appraiser considered any appropriate listings or properties found through observation during appraiser's data collection process. The appraiser reported only the data deemed to be pertinent to the valuation problem;

3. Investigated and analyzed any pertinent easements or restrictions, on the fee simple ownership of the subject property. It is the client's responsibility to supply the appraiser with a title report. If a title report is not available, the appraiser will rely on a visual inspection and identify any readily apparent easements or restrictions
4. Analyzed the data found and reached conclusions regarding the market value, as defined in the report, of the Subject Property as of the date of value using appropriate valuation approaches identified above;

5. Prepared the appraisal in compliance with the Uniform Standards of Professional Appraisal Practice as promulgated by The Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute.
6. The appraiser is not responsible for ascertaining the existence of any toxic waste or other contamination present on or off the site. The appraiser will, however, report any indications of toxic waste or contaminants that may affect value if they are readily apparent during appraiser's investigations. Appraiser cautions the user of the report that appraiser is not expert in such matters and that appraiser may overlook contamination that might be readily apparent to parties who are experts in such matters.
7. Prepared a narrative Appraisal Report, as defined in USPAP, which included photographs of the Subject Property, descriptions of the subject neighborhood, the site, any improvements on the site, a description of the zoning (if any), a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data deemed by the appraiser to be relevant to the assignment. Pertinent data and analyses not included in the report may be retained in appraiser's files.

Report Option

This report is a Narrative Appraisal Report in accordance with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). It also conforms with Title XI of the Federal Financial Institution's Reform & Recovery Enforcement Act of 1989 (FIRREA) to the best of our knowledge. As such, it presents sufficient information to enable the client and other intended users, as identified, to understand it properly.

Competency Statement

Michael W. Massey, MAI has valued $\pm$ 1,500 vacant land and $\pm$ 1000 industrial commercial properties nationwide over the last 40+ years. For the Durant/Bryan County area as well as counties to the south of the Red River, $\pm$ 100 commercial/industrial properties and numerous land tracts have been appraised during the last five years.

Michael W. Massey is a designated a Member of The Appraisal Institute (MAI). Mr. Massey is State Certified in the State of Texas as well as Oklahoma. The Certificate numbers is as follows:

Michael W. Massey

TX-1310631-G - OK-11680CGA

As a result of the experience and expertise, Mr. Massey possesses the professional competency required to conclude a reliable opinion of value.

Gina L. Hammack has experience in the valuation of commercial and industrial properties both as a property tax consultant and an appraiser trainee. She has valued properties in Dallas, Tarrant, Grayson, Cooke, Palo Pinto, Fannin, Hunt, Parker, Denton, Collin, and Rockwall Counties. In

Oklahoma, she has experience in Bryan, Marshall, Atoka, Coal, Choctaw, Murray, Love, and Seminole Counties. In valuation for property tax purposes, she has expertise in Texas, Louisiana, Florida, North Carolina, California, Colorado, Oklahoma, and Kansas.

Gina L. Hammack has taken numerous courses through The Appraisal Institute and is currently seeking her MAI designation. She is also a Texas State Licensed Appraiser Trainee. The license numbers are as follows:

Gina Lea Hammack

TX-1341057 ID #881122367

APPRAISAL PROCEDURE

The procedures followed in this appraisal revolve around an analysis of various factors, which affect the value of the Subject Property. Included in this analysis was an investigation into such matters as the physical attributes of the Subject Property, area and neighborhood market trends, and general social, economic, political, and environmental considerations. The valuation process, which serves as a basis for estimating the value of the Subject Property, employs as many separate appraisal techniques as are appropriate. The value of the Subject Property is estimated by applying specific appraisal procedures that reflect the following methods for mathematically analyzing data:

COST APPROACH - An estimate of the present reproduction cost of the improvements, less accrued depreciation, plus the land value. Depreciation includes a deduction from reproduction cost of the improvements due to physical, functional, and economic causes. The cost approach was not employed as the Subject is vacant land.

INCOME CAPITALIZATION APPROACH - Capitalization of the net income that the property is capable of producing. This approach, of course, is applicable only in income producing properties. Market rents and expenses are analyzed in estimating the net income. And, a market capitalization rate is utilized to produce an estimate of value by the Income Capitalization Approach. This approach was not utilized as the Subject is vacant land

SALES COMPARISON APPROACH - Comparison with similar properties that have sold in the market. This approach can be applied to land alone or to improved properties.

Based on “as is” condition, the sales comparison approach to value was deemed applicable in the valuation of the Subject Property. As addressed in the Correlations and Conclusions section of this report, this approach to value is felt to reflect the Market Value of the Subject Property.

AREA AND NEIGHBORHOOD DESCRIPTION

Durant Economic Analysis

Introduction

The value of the Subject Property is affected by various influences of the surrounding region. Infrastructure, base employment, and overall social, economic, environmental, and governmental forces in the area form the background against which the property is considered. The Subject Property is located physically in an industrial area south of Durant, Bryan County, Oklahoma. It is located at the Northeast corner of S 9th St & Waldron Road, just east of Highway 75 and south of Choctaw Casino and Resort. It is inside of the city limits of Durant.

Bryan County

Bryan County is located in south central Oklahoma approximately 95 miles north of Dallas, Texas, the nearest major city. The county occupies 909 square miles and has a diverse terrain. Durant, the county seat, is often referred to as the “Queen of the Three Valleys” due to its location in the fertile bottom lands of the Red, Blue and Washita Rivers.

Durant, Oklahoma is located in southeastern Oklahoma in Bryan County on US Highway 69/75(north-south) just 95 miles north of Dallas, Texas and 20 miles north of the Texas and Oklahoma border. US Highway 70 passes through Durant from east to west providing direct access to Lake Texoma State Park, the twelfth largest man-made lake in the United States, and Interstate 35. Durant has grown from a small rural community to a modern city full of industrial and technological opportunities.

Bryan County is primarily agricultural with major crops being peanuts, milo, soybeans and grazing. Farms and ranches are also being acquired for hunting and recreational uses. Durant is the major population and employment center in the county.

Environmental Forces

The area lies in the Sandstone Hills region of Oklahoma and has an elevation of approximately 900’ above sea level. The surrounding terrain is gently to moderately rolling. There are no high mountains or larger water surfaces that influence climate conditions. The climate is temperate with four distinct seasons. The average January temperature in Durant is 47 degrees with a July temperature average of 80 degrees. The area receives an average of 40 inches of rain and 4 inches of snow annually.

The general area is typical of the southeastern area of Oklahoma with gently to rolling shallow upland with relatively low inherent fertility. The soils developed under native grasses and scrub oak woods and have a parent material of sandstone. Small creeks drain the area from northwest to southeast, connecting to Lake Texoma and the Red River. Some of these tributaries have formed small areas of fertile bottomland.

The rivers of South Central Oklahoma have created several major lakes – Lake Texoma, Lake Murray, and Atoka Lake. Lake Texoma covers 89,000 acres and offers water sports such as fishing, boating, swimming and waterskiing. It is the second most popular Corps lake in the country (after Lake Lanier in Georgia). Lake Murray is in the foothills of the Arbuckle Mountains, near Ardmore. Atoka Lake is adjacent to the 9,000-acre McGee Creek National Scenic Recreation Area. The Tishomingo National Wildlife Refuge offers boating and fishing seasons on Cumberland Pool, night fishing, use of the pavilion, and public access to the refuge.

Governmental Forces

A Council-City Manager type of government serves Durant. There are five members of the City Council, including the mayor and vice-mayor. There is a comprehensive city plan and zoning. Fire and police protection are provided by 29 full-time fire personnel and 33 full-time police officers and 15 reserves. Bryan County also has 11 police officers based in Durant. The Oklahoma Highway patrol has 15 officers and troop supervisors based in Durant.

Social Forces

According to the Durant Industrial Authority, the population of Bryan County has increased over 16% since 2000, outpacing the average growth for the State of Oklahoma, which grew 13%. Median household income and home costs also increased. Additional details are provided in the chart below:

Location

County	Bryan
City Size-Sq. Miles	26.76
County Size-Sq. Miles	943
Nearest Major City	Dallas, TX
Distance	95 Miles

Population

Durant	17,256
Median Age	32
Bryan County	44,534
Median Age	35

Income (2015)

Median Household Income	\$37,552
Median Housing Value	\$96,500
Average Household Income	\$49,552
Per Capita Income	\$19,792

Climate

January Average	50 F
July Average	95 F
Average Annual Rainfall	44.69"
Average Annual Snowfall	2"
Average Annual Fly Days	250

Police/Fire Protection

Durant Police Officers	34
County Deputies	26
Durant Fire Fighters	36
Fire Insurance Rating	3
Dispatch	24 Hr.
Enhanced 911 Emergency Services	

Distance To Major Cities

Dallas, TX	95	Denver, CO	522
Oklahoma City, OK	150	Chicago, IL	553
Houston, TX	332	Washington, DC	1,254
St. Louis, MO	337	Los Angeles, CA	1,433
New Orleans, LA	550	New York, NY	1,455
Atlanta, GA	730	Seattle, WA	2,127

Transportation

Durant Regional Eaker Field Airport

Location	Durant
Runway Type	Asphalt/Concrete
Runway Length	5,001 x 100
Runway Lighted	Yes
Hangars - Tie Down	Yes
Aircraft Rental	Yes
Flight Training	Yes

Commercial Airports

Dallas/Ft. Worth (DFW)	95 Miles
Oklahoma City, OK (OKC)	151 Miles
Tulsa International	175 Miles

Rail Service

Burlington Northern Santa Fe	Kiamichi Railroad
Kansas City Southern	Union Pacific

Interstate Highways

Highway 69/75	North/South
Highway 70	East/West



Bryan County is reportedly the 19th fastest growing county in Oklahoma. Approximately 40% of the population of Bryan County resides in the city of Durant.

The Bryan labor force as of August 2021 was reported to be 23,095. Bryan County has an unemployment rate of 1.7%, as of September 2021, which is slightly lower than the state's overall rate of 2.0%. The two top employers are the Choctaw Nation of Oklahoma and Southeastern Oklahoma State University. More details regarding employment and area employers is provided in the following chart.



Trade Area—35 Mile Radius



Population - Demos 2nd Qtr 2015

City Limit Population	16,534
City Daytime Population	25,109
Trade Area Population	205,919
Population Change 2010-14 City Limits	4.37%
Population Change 2010-14 Trade Area	2.10%

Households - Trade Area

Households	80,038
Average Household Income	\$55,795
Median Housing Value	\$99,493
Owner Occupied	58.96%
No. Households with Income > \$100k	10,281
No. Households with Income > \$250k	694

Age Groups

Age 0 - 13 Years	36,417
Age 18 - 44 Years	69,261
Age 50 Years Plus	77,681

Education Levels - Trade Area

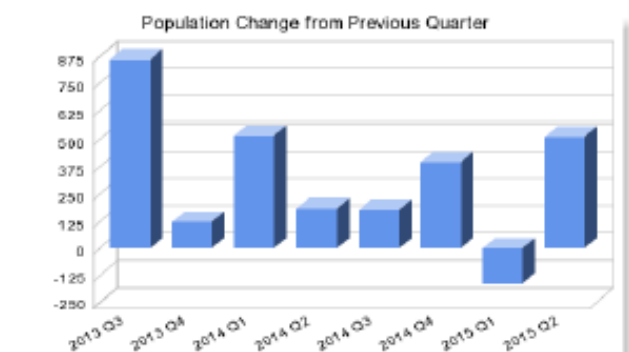
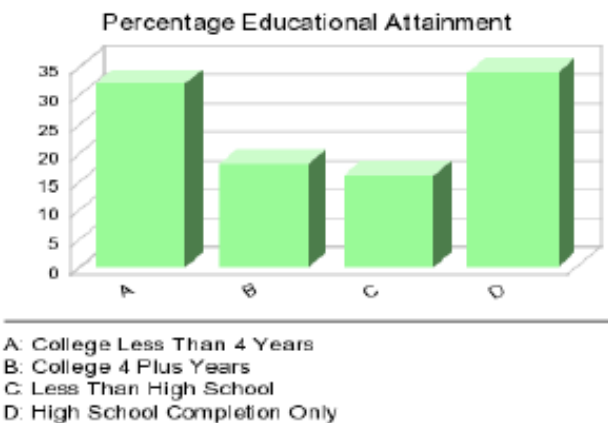
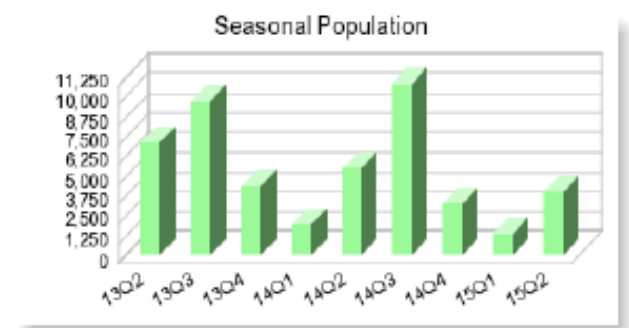
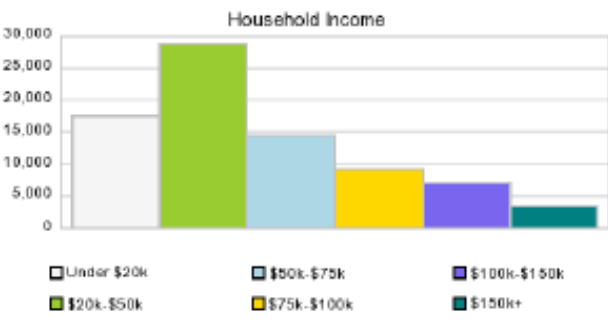
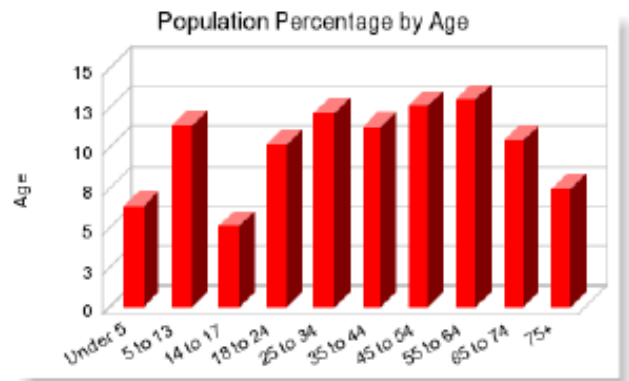
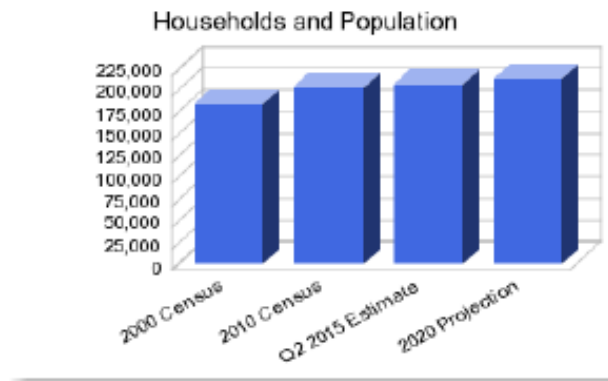
High School	46,801
Bachelors Degree	15,749
Post Bachelors Degree	9,176

Business & Employees - Trade Area

Workplace Employees	68,252
Workplace Establishments	4,425
Average Salary	\$36,642

Workforce Availability - Trade Area

In Labor Force	94,485
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Community Overview

Economic Forces

Bryan County has an unemployment rate of 1.7%, as of September 2021, which is the lowest among other neighboring counties and below the state's overall rate. Labor force educational levels were reported to be high school 25.5%, some college 37.5% and Bachelor's degrees or higher 34.8%.

The two top employers are the Choctaw Nation of Oklahoma and Southeastern Oklahoma State University. More details regarding employment and area employers is provided in the following chart.

Major Employers

Choctaw Nation of Oklahoma	4,200
WillisTowersWatt of Durant	600
Floria	521
Durant Public Schools	450
Walmart Super Center	350
Southeastern Oklahoma State University	345
Big Lake Distribution Center	330
Indian Nation Wholesale	265
Cardinal Glass FG	265
First United Bank	252

Unemployment Rates-Bryan County

May 2016	4.3%
June 2016	4.3%
July 2016	4.3%

Durant is the state headquarters for the Oklahoma Small Business Development Center, which assists small business with start-up expansion. The City of Durant offers four industrial parks, which are available for business and industrial development.

Economic - Local, State and National Investment Incentives

To continue to stimulate growth and investment in Bryan County, there are a myriad of options available to companies. These incentives range from tax increment financing, land leases, workforce training, new job tax credit, and property tax exemptions. These incentives are listed below and more detail can be found on each at www.ok-durant.org.

Tax Increment Finance

Build-to-suit Program

Tax Incentives for former Indian Reservation Lands

Five Year Exemption for Ad Valorem Property Taxes for Manufacturing

Workforce Oklahoma Durant Center

Community Development Block Grant – EDIF Grant

City of Durant Municipal Water Usage discount

Land Leases through City of Durant and Durant Industrial Authority

Free Workforce Training through Kiamichi Technology Center Complex

Big Five Community Services – public transportation system

Recruiting and Training through Choctaw Nation of Oklahoma

Oklahoma Regular Quality Jobs Incentive

New Jobs Tax Credit

Sales and Use Tax Exemption on Machinery and Equipment

Freeport(Inventory) Tax Exemption

Sales and Use Tax Exemption on Goods Consumed in Manufacturing

Sales and Use Tax Exemptions on Energy used in Manufacturing

Oklahoma Manufacturing Alliance

New Market Tax Credit Program (Federal)

Federal Native American Indian Land Accelerated Depreciation

Federal Native American Employee Tax Credit

Location

Durant, Oklahoma is located in southeastern Oklahoma in Bryan County on US Highway 69/75(north-south) just 95 miles north of Dallas, Texas and 20 miles north of the Texas and Oklahoma border. US Highway 70 passes through Durant from east to west providing direct access to Lake Texoma State Park, the twelfth largest man-made lake in the United States, and Interstate 35. Durant has grown from a small rural community to a modern city full of industrial and technological opportunities.

City: Durant

City Size in Square Miles: 22.7

Nearest Major City: Dallas, Texas

Major Highways: U.S. 70, SH78 and SH48

Latitude: 33° + 56 min North

Elevation Above Sea Level: 703 feet

County: Bryan

County Size in Square Miles: 909

Nearest Major Four Lane: U.S. Highway 69/75

Nearest Major Interstate: Interstate 35

Longitude: 96° + 23 min West

Time Zone: Central

DISTANCE TO MAJOR CITIES

CITY

MILES

♦ Dallas, TX	94
♦ Oklahoma City, OK	150
♦ Tulsa, OK	164
♦ Houston, TX	332
♦ Memphis, TN	445
♦ Kansas City, KS	405
♦ New Orleans, LA	570
♦ Denver, CO	777
♦ Chicago, IL	838
♦ Atlanta, GA	795
♦ Washington, D.C.	1,321
♦ New York, NY	1,495
♦ San Francisco, CA	1,737



Recreation and Attractions

Area recreation includes city parks, public tennis courts, numerous soccer and baseball/softball fields, and the Chickasaw Point Golf Resort. Durant also has a Multi-Sports Complex which offers baseball fields, softball fields, football and soccer fields and a running track. Concert venues are available at Choctaw Casino and Resort, Southeastern University and the Donald W Reynolds Community Center.

Area attractions include:

Lake Texoma and Lake Texoma State Park -Lake Texoma is a man-made reservoir controlled by the US Army Corps of Engineers for flood control of the Red River. The State Park features camping, boat ramps, hiking trails, fuel dock and a full-service marina.

Fort Washita and Three Valley Museum chronicle the history of Bryan County and the Native Americans who originally inhabited the area. Both facilities offer interactive displays and extensive artifact collections.

Choctaw Casino and Resort – This \$300 million resort is the flagship of the Choctaw Nation Gaming Industry. The Hotel Tower has 12 floors and 330 room and luxury suites. The resort offers adult fun with over 4500 slot machines, 38 of the most popular table games and 30 private poker tables.

Education

Bryan County is home to two institutes of higher education: Southeastern Oklahoma State University (SOSU) and Kiamichi Technology Center. SOSU was established in 1909 and has an enrollment of over 4,000 for Durant and the six branch campuses. There are over 46 Bachelor of Arts and Science degree programs and the Durant campus has recently been improved with new facilities for a Student Union, residence hall, arena, classroom building, and theatre building.

Kiamichi Technology Center offers training in technical skills such as Licensed Practical Nursing, Business and Information Technology, Computer and Networking technology, Early care and Education, Culinary Arts, and Welding technology. Also, the Business and Industry Services Division offers the Training For Industry Program, which provides customized training in new or expanding Oklahoma industries.

Secondary and Primary education is provided by Durant Public Schools for grades Pre-K-12. With over 3,600 students district-wide, Durant has received state and national honors in scholastic, music and sporting events. Their graduation rate, average GPA, and average ACT scores meets or exceeds the state average.

Durant Public Schools is classified as 2A and average enrollment is around 700 students.

Private education is available at Victory Life Academy, which offers a full curriculum education from pre-K to 12th grade.

Healthcare

AllianceHealth Durant is a 148-bed facility serving Bryan, Choctaw, Atoka, Johnston and Marshall Counties. It offers a full range of medical services and procedures in the region and has served the community since 1987. AllianceHealth Durant is home to a Trauma Level III Emergency Room, fully-digital Diagnostic Imaging Center, 20,000 SF Women's Center, Wound Care and Hyperbarics Center, "New Visions" Medical

Stabilization program, Home Health Services, Inpatient and Outpatient Surgical Services, Physical Therapy and much more.

Choctaw Nation of Oklahoma

Choctaw Nation of Oklahoma headquarters is located in Durant and encompasses ten and a half counties in the southeastern part of Oklahoma with a membership of more than 188,000 Choctaw Indians. In 1999, the Choctaw Nation became the first tribe in the world to build its own hospital. The tribe continues to emphasize the importance of education and currently graduates more college students than any other Native American tribe in the nation. The Choctaw Nation funded 5,000 scholarships in 2010 as well as offering GED classes and administering JOM funding a unique program that teaches the Choctaw language. The Choctaw nation has close to 6,000 employees throughout most of the year, with over 7,000 during the summer months. The Choctaw Nation is also involved in various businesses such as Choctaw Defense, Choctaw Global Staffing, Choctaw Recycling, an RV park, two travel plazas, a community center and a child development center, as well as their flagship, Choctaw Casino and Resort.

Transportation

Durant is currently served by highway, rail and air transportation. It is also served by one bus carrier. It is easily accessible via several major highways and is extensively served by 7 major motor freight carriers. It is also served by 2 rail carriers.

Highways -US Highway 69/75 which runs North/South; US Highway 70 which runs East/West; and State Highway 78 which runs North/South

Rail – Kiamichi Rail which runs East/West; Union Pacific which runs North/South; and Amtrak (passenger) which runs North/South

Airport – Durant Regional Airport Eaker Field features a 5,100' lighted concrete runway with a 7,800 SF terminal building completed in 2011. DFW International Airport and Dallas Love Field Airport are both 95 miles to the south.

Port of Muskogee – 140 miles from Durant and with a channel depth of 9', it is connected via the Arkansas River to the Mississippi River and the Gulf of Mexico.

Conclusion

Bryan County has a stable population base. Unemployment is reported at 3.0% which is below the national average. The economy is relatively diverse. The Choctaw Nation, which is headquartered in Durant, is a major employer and landowner. Positive factors include a good transportation network, many recreational resources, and an affordable housing stock which could encourage industry to relocate to Bryan County.

Durant/Bryan County Real Estate Analysis/Subdivision Market Analysis

Given the size of the Durant/Bryan County market, statistics for the various commercial markets are not available. And, even though, Durant is located halfway between Oklahoma City and Dallas/Fort Worth, characteristics of these markets do not always hold true for local, smaller markets.

According to the Greater Tulsa Association of Realtors, Bryan County saw a 46% increase in monthly closings for Year over Year (YoY) March 2021 to March 2022. This includes both new construction and existing homes. A total number of 60 closings occurred in March 2022. Over the last twelve months, there have been an average of 51 sales per month with an active inventory of 67 listings as of March 2022. This represents a 1.33 months supply of inventory, a decrease of 53% over the last 12 months.

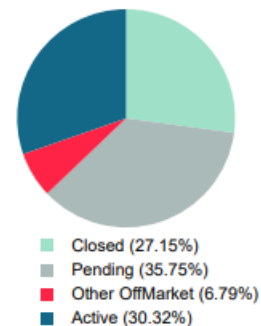
The average sales price has increased by 40% in the last twelve months and is now \$221,000. Average days on market decreased 33% over the last twelve months.

MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	March 2022	+/- %
Closed Listings	41	60	46.34%
Pending Listings	49	79	61.22%
New Listings	52	73	40.38%
Average List Price	230,269	323,260	40.38%
Average Sale Price	221,346	306,675	38.55%
Average Percent of Selling Price to List Price	97.01%	98.23%	1.25%
Average Days on Market to Sale	40.59	26.92	-33.68%
End of Month Inventory	122	67	-45.08%
Months Supply of Inventory	2.87	1.33	-53.78%

Absorption: Last 12 months, an Average of **51** Sales/Month
Active Inventory as of March 31, 2022 = **67**





March 2022

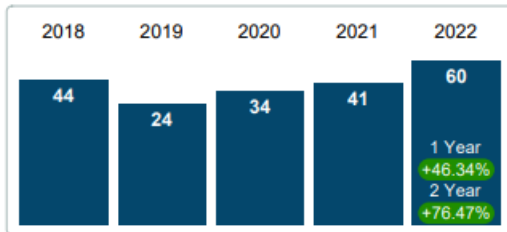
Area Delimited by County Of Bryan - Residential Property Type



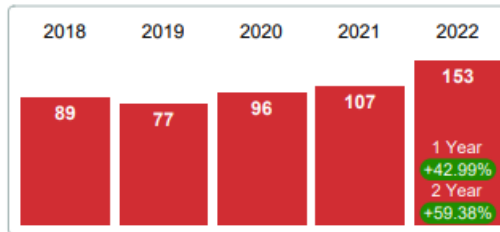
CLOSED LISTINGS

Report produced on Apr 11, 2022 for MLS Technology Inc.

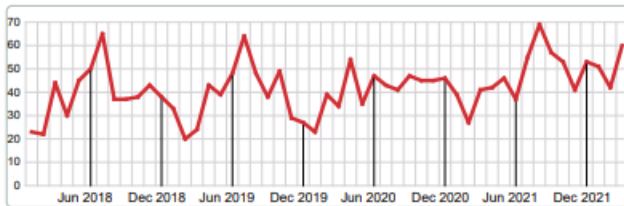
MARCH



YEAR TO DATE (YTD)

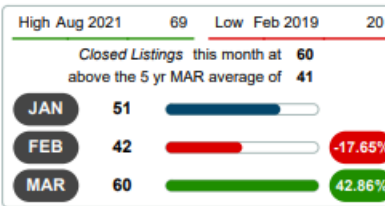


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7			11.67%	10.6	2	5	0	0
\$125,001 - \$150,000	5			8.33%	48.0	0	2	3	0
\$150,001 - \$200,000	8			13.33%	34.5	1	5	2	0
\$200,001 - \$250,000	16			26.67%	21.9	0	14	1	1
\$250,001 - \$275,000	9			15.00%	3.8	0	6	2	1
\$275,001 - \$375,000	9			15.00%	24.7	0	5	4	0
\$375,001 and up	6			10.00%	69.8	1	1	1	3
Total Closed Units				60		4	38	13	5
Total Closed Volume				18,400,497	100%	707.00K	8.37M	4.70M	4.63M
Average Closed Price				\$306,675		\$176,750	\$220,142	\$361,623	\$925,400

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

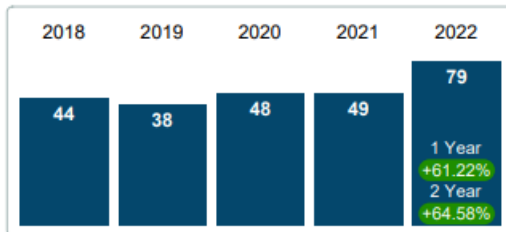
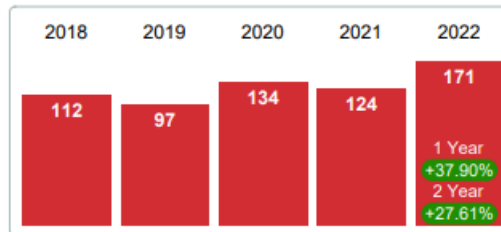
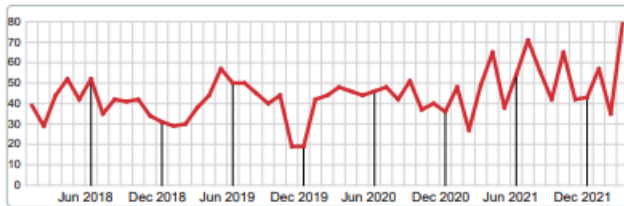
Page 2 of 11



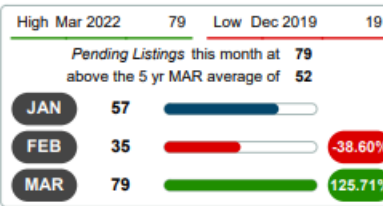
Area Delimited by County Of Bryan - Residential Property Type

**PENDING LISTINGS**

Report produced on Apr 11, 2022 for MLS Technology Inc.

MARCH**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS**

5 year MAR AVG = 52

**PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE**

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	6.33%	2.8	3	2	0	0
\$100,001 - \$125,000	6	7.59%	15.2	3	3	0	0
\$125,001 - \$175,000	14	17.72%	56.1	5	7	2	0
\$175,001 - \$225,000	15	18.99%	11.7	0	13	2	0
\$225,001 - \$275,000	21	26.58%	41.0	0	19	2	0
\$275,001 - \$475,000	9	11.39%	46.6	0	8	1	0
\$475,001 and up	9	11.39%	53.8	0	2	5	2
Total Pending Units	79			11	54	12	2
Total Pending Volume	20,664,825	100%	12.4	1.29M	13.22M	4.88M	1.29M
Average Listing Price	\$236,516			\$117,182	\$244,730	\$406,282	\$642,500

Contact: MLS Technology Inc.

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Email: support@mlstechnology.com

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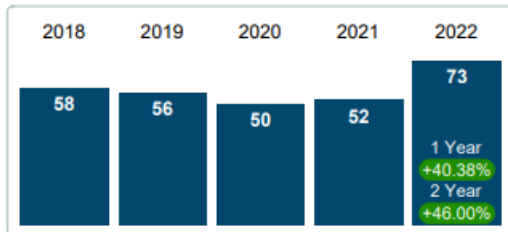
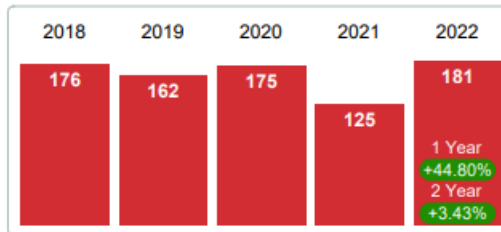
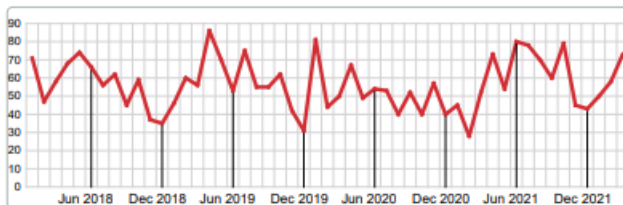
Page 3 of 11



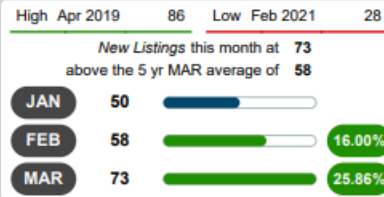
Area Delimited by County Of Bryan - Residential Property Type

**March 2022****NEW LISTINGS**

Report produced on Apr 11, 2022 for MLS Technology Inc.

MARCH**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS**

5 year MAR AVG = 58

**NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE**

Distribution of New Listings by Price Range		%
\$100,000 and less	6	8.22%
\$100,001 - \$175,000	9	12.33%
\$175,001 - \$200,000	11	15.07%
\$200,001 - \$250,000	20	27.40%
\$250,001 - \$275,000	8	10.96%
\$275,001 - \$475,000	11	15.07%
\$475,001 and up	8	10.96%
Total New Listed Units	73	
Total New Listed Volume	19,366,279	100%
Average New Listed Listing Price	\$246,876	

1-2 Beds	3 Beds	4 Beds	5+ Beds
3	3	0	0
4	5	0	0
0	11	0	0
0	20	0	0
0	6	2	0
0	7	3	1
0	2	2	4
7	54	7	5
814.00K	12.54M	2.61M	3.40M
\$116,286	\$232,239	\$372,911	\$680,200

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March 2022

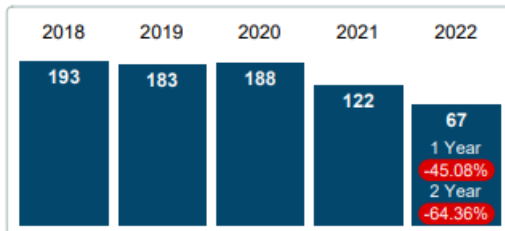
Area Delimited by County Of Bryan - Residential Property Type



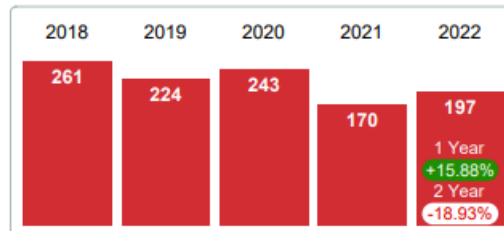
ACTIVE INVENTORY

Report produced on Apr 11, 2022 for MLS Technology Inc.

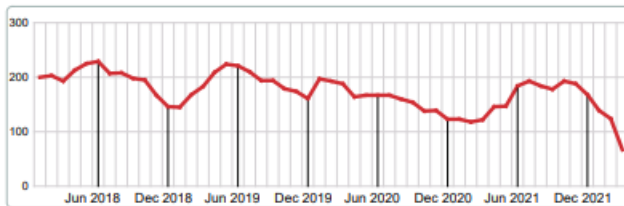
END OF MARCH



ACTIVE DURING MARCH

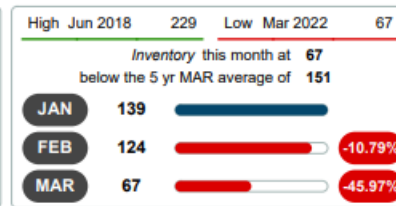


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 151



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	8.96%	72.5	2	4	0	0
\$100,001 - \$175,000	6	8.96%	76.3	2	3	1	0
\$175,001 - \$200,000	7	10.45%	30.3	0	7	0	0
\$200,001 - \$300,000	21	31.34%	69.7	1	11	9	0
\$300,001 - \$525,000	12	17.91%	54.7	1	6	2	3
\$525,001 - \$875,000	8	11.94%	48.1	1	2	2	3
\$875,001 and up	7	10.45%	97.4	0	1	5	1
Total Active Inventory by Units		67		7	34	19	7
Total Active Inventory by Volume		28,283,396	100%	1.87M	9.63M	11.34M	5.44M
Average Active Inventory Listing Price		\$422,140		\$267,257	\$283,176	\$596,926	\$777,571

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Area Delimited by County Of Bryan - Residential Property Type

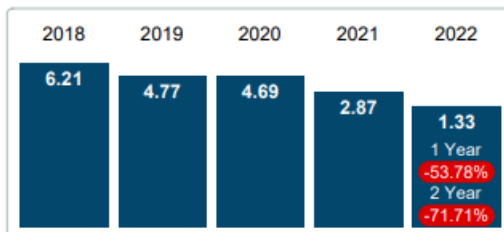


March 2022

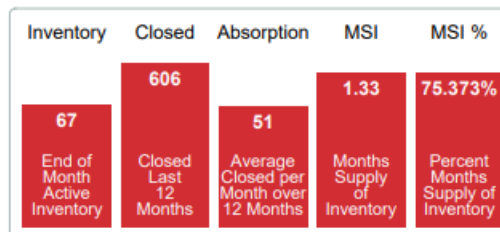
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Apr 11, 2022 for MLS Technology Inc.

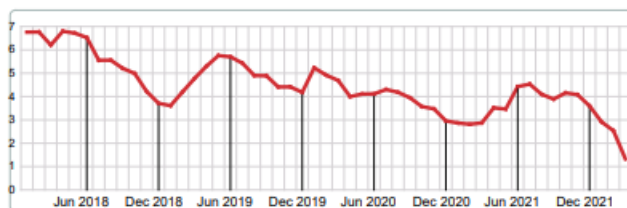
MSI FOR MARCH



INDICATORS FOR MARCH 2022

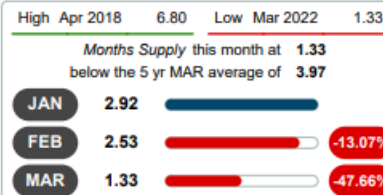


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.97



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6			8.96%	1.41	1.26	1.60	0.00	0.00
\$100,001 - \$175,000	6			8.96%	0.54	0.86	0.43	0.57	0.00
\$175,001 - \$200,000	7			10.45%	1.12	0.00	1.31	0.00	0.00
\$200,001 - \$300,000	21			31.34%	1.11	3.00	0.80	2.12	0.00
\$300,001 - \$525,000	12			17.91%	1.58	3.00	1.64	0.69	4.50
\$525,001 - \$875,000	8			11.94%	5.05	0.00	3.43	6.00	4.50
\$875,001 and up	7			10.45%	9.33	0.00	3.00	30.00	4.00
Market Supply of Inventory (MSI)					1.33	1.53	1.03	1.81	2.90
Total Active Inventory by Units					67	7	34	19	7

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March 2022

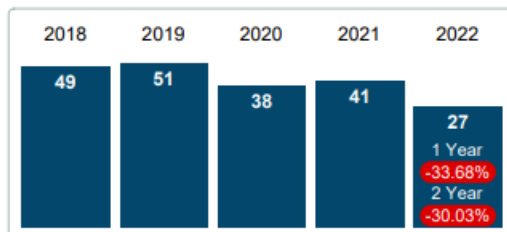
Area Delimited by County Of Bryan - Residential Property Type



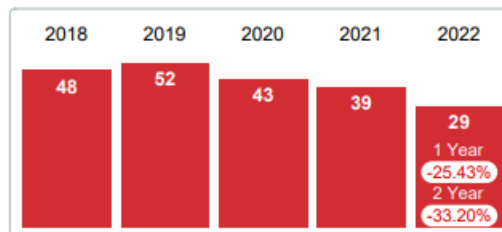
AVERAGE DAYS ON MARKET TO SALE

Report produced on Apr 11, 2022 for MLS Technology Inc.

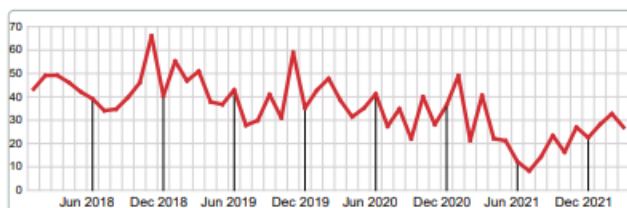
MARCH



YEAR TO DATE (YTD)

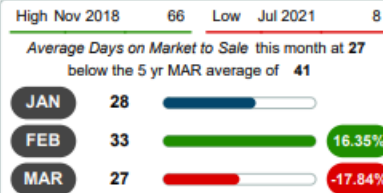


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 41



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	11.67%	11	3	14	0	0
\$125,001 - \$150,000	5	8.33%	48	0	14	71	0
\$150,001 - \$200,000	8	13.33%	35	5	21	83	0
\$200,001 - \$250,000	16	26.67%	22	0	17	8	104
\$250,001 - \$275,000	9	15.00%	4	0	3	6	7
\$275,001 - \$375,000	9	15.00%	25	0	41	4	0
\$375,001 and up	6	10.00%	70	11	6	166	79
Average Closed DOM	27			5	18	45	69
Total Closed Units	60	100%	27	4	38	13	5
Total Closed Volume	18,400,497			707.00K	8.37M	4.70M	4.63M

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March 2022

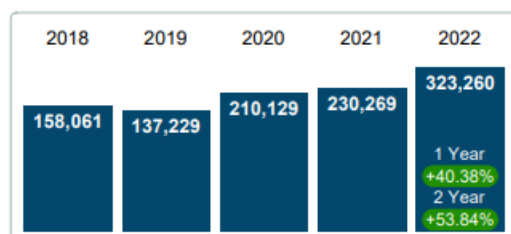
Area Delimited by County Of Bryan - Residential Property Type



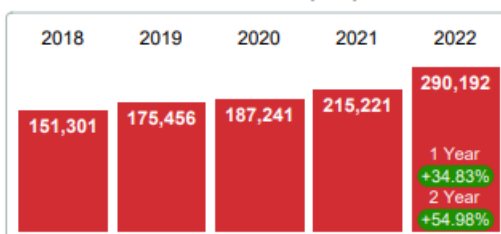
AVERAGE LIST PRICE AT CLOSING

Report produced on Apr 11, 2022 for MLS Technology Inc.

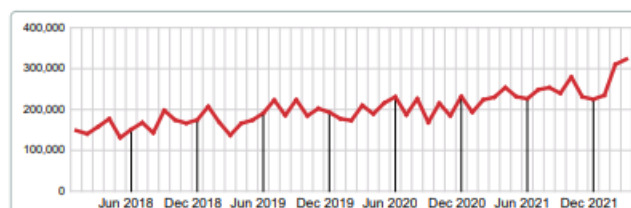
MARCH



YEAR TO DATE (YTD)

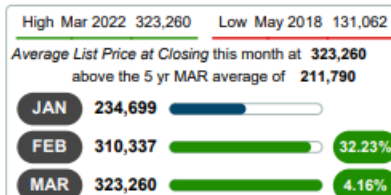


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 211,790



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	11.67%	100,686	84,950	106,980	0	0
\$125,001 \$150,000	4	6.67%	143,050	0	138,700	150,600	0
\$150,001 \$200,000	9	15.00%	168,933	154,000	173,880	170,000	0
\$200,001 \$250,000	17	28.33%	224,988	0	221,564	224,900	250,000
\$250,001 \$275,000	7	11.67%	260,357	0	259,083	261,500	275,000
\$275,001 \$375,000	9	15.00%	322,944	0	332,060	338,424	0
\$375,001 and up	7	11.67%	1,149,200	395,000	485,000	2,400,000	1,458,300
Average List Price	323,260			179,725	223,247	407,184	979,980
Total Closed Units	60	100%	323,260	4	38	13	5
Total Closed Volume	19,395,595			718.90K	8.48M	5.29M	4.90M

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March 2022

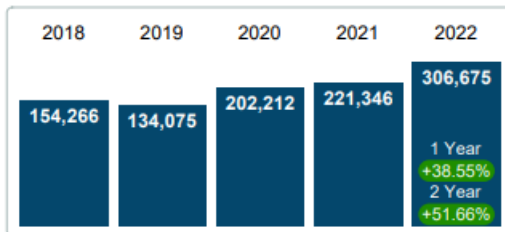
Area Delimited by County Of Bryan - Residential Property Type



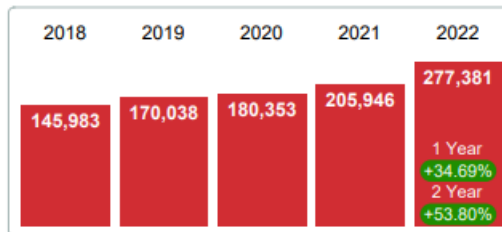
AVERAGE SOLD PRICE AT CLOSING

Report produced on Apr 11, 2022 for MLS Technology Inc.

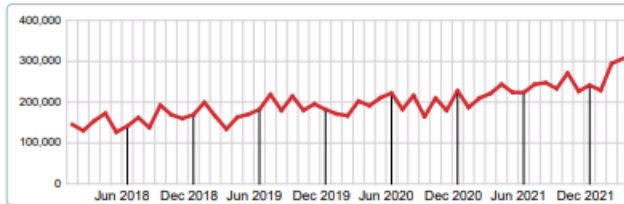
MARCH



YEAR TO DATE (YTD)



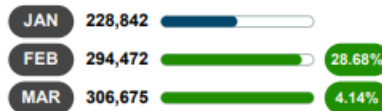
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 203,715

High Mar 2022 306,675 Low May 2018 126,718
Average Sold Price at Closing this month at **306,675**
above the 5 yr MAR average of **203,715**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range		%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	11.67%	99,843	82,000	106,980	0	0
\$125,001 - \$150,000	5	8.33%	139,780	0	139,000	140,300	0
\$150,001 - \$200,000	8	13.33%	171,375	160,000	173,200	172,500	0
\$200,001 - \$250,000	16	26.67%	221,506	0	220,150	227,000	235,000
\$250,001 - \$275,000	9	15.00%	260,444	0	257,000	267,500	267,000
\$275,001 - \$375,000	9	15.00%	320,511	0	312,280	330,799	0
\$375,001 and up	6	10.00%	1,143,167	383,000	501,002	1,850,000	1,375,000
Average Sold Price	306,675			176,750	220,142	361,623	925,400
Total Closed Units	60			4	38	13	5
Total Closed Volume	18,400,497			707.00K	8.37M	4.70M	4.63M

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March 2022

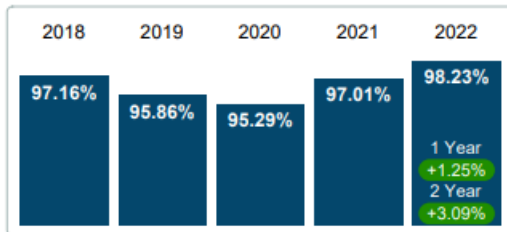
Area Delimited by County Of Bryan - Residential Property Type



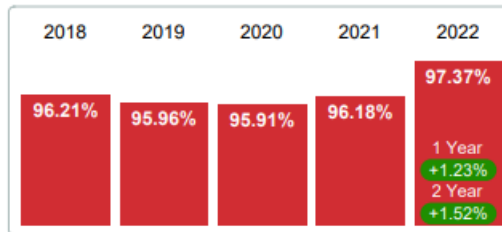
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Apr 11, 2022 for MLS Technology Inc.

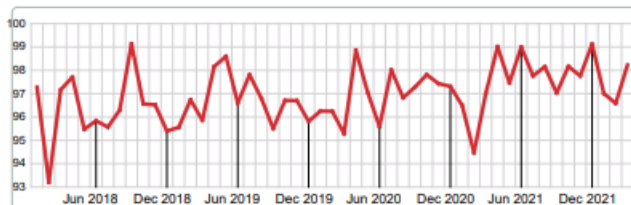
MARCH



YEAR TO DATE (YTD)

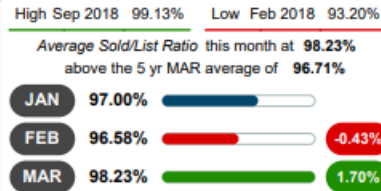


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 96.71%



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	11.67%	99.01%	96.53%	100.00%	0.00%	0.00%
\$125,001 - \$150,000	5	8.33%	96.02%	0.00%	100.28%	93.18%	0.00%
\$150,001 - \$200,000	8	13.33%	100.62%	103.90%	99.59%	101.56%	0.00%
\$200,001 - \$250,000	16	26.67%	99.22%	0.00%	99.47%	100.93%	94.00%
\$250,001 - \$275,000	9	15.00%	99.73%	0.00%	99.28%	102.42%	97.09%
\$275,001 - \$375,000	9	15.00%	96.01%	0.00%	94.56%	97.82%	0.00%
\$375,001 and up	6	10.00%	94.37%	96.96%	103.30%	77.08%	96.28%
Average Sold/List Ratio		98.20%		98.48%	99.02%	96.68%	95.99%
Total Closed Units	60	100%	98.20%	4	38	13	5
Total Closed Volume	18,400,497			707.00K	8.37M	4.70M	4.63M

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Area Delimited by County Of Bryan - Residential Property Type



March 2022

MARKET SUMMARY

Report produced on Apr 11, 2022 for MLS Technology Inc.

INVENTORY



Inventory

New Listings
73 = 37.06%

Start Inventory
124

Total Inventory
Units
197

Volume
\$68,266,416

Market Activity

Closed Sales
60 = 27.15%

Pending Sales
79 = 35.75%

Other Off Market
15 = 6.79%

Active Inventory
67 = 30.32%

MARKET ACTIVITY



Compared Metrics	2021	March 2022	+/- %	Year to Date 2021	Year to Date 2022	+/- %
Closed Sales	41	60	46.34%	107	153	42.99%
Pending Sales	49	79	61.22%	124	171	37.90%
New Listings	52	73	40.38%	125	181	44.80%
Average List Price	230,269	323,260	40.38%	215,221	290,192	34.83%
Average Sale Price	221,346	306,675	38.55%	205,946	277,381	34.69%
Average Percent of Selling Price to List Price	97.01%	98.23%	1.25%	96.18%	97.37%	1.23%
Average Days on Market to Sale	40.59	26.92	-33.68%	38.80	28.93	-25.43%
Monthly Inventory	122	67	-45.08%	122	67	-45.08%
Months Supply of Inventory	2.87	1.33	-53.78%	2.87	1.33	-53.78%

Absorption: Last 12 months, an Average of 51 Sales/Month

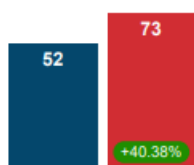
Inventory on March 31, 2022 = 67

2021 2022

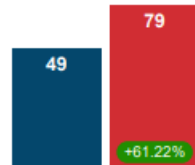
MARCH MARKET

AVERAGE PRICES

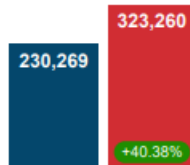
New Listings



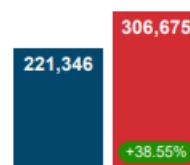
Pending Listings



List Price



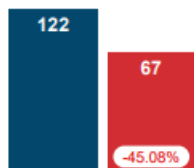
Sale Price



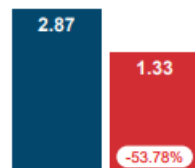
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

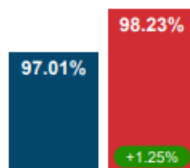
Active Inventory



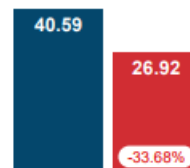
Monthly Supply of Inventory



Sale/List Ratio



Days on Market



Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

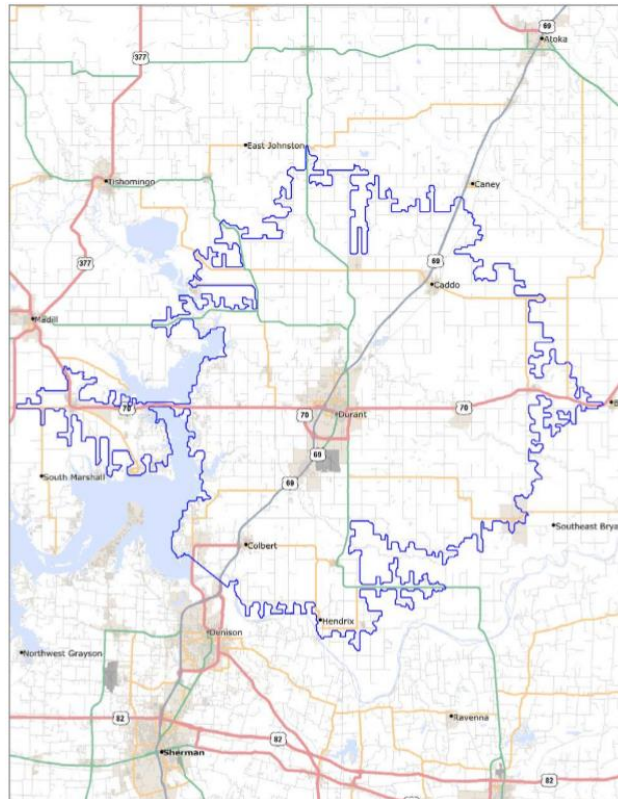
Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

Page 11 of 11

Market value is created by the interaction of the environmental, governmental, social and economic forces. These forces or factors in the Durant area appear to have a positive influence on the values of real estate. The overall real estate market is currently experiencing a moderate upward cycle following market conditions currently transpiring across the United States. Economic recovery is in process. Furthermore, the recovery of the national economy should translate into the continued growth of the local real estate markets. Quality of life should continue to remain good due to the abundance of cultural and recreational facilities.

Furthermore, Bryan County is in an excellent position for future growth. It has a strong and diverse employment base that enables it to weather economic cycles. Employment and population growth are projected to continue to spur further growth in the real estate market over the next three to five years. Durant and the region have excellent accessibility to North America's major markets.

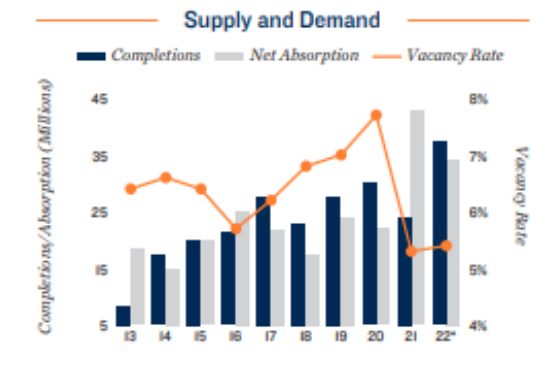
The following map provides a general overview of the Durant/Bryan County area.



Statistics for the industrial market in Bryan County are not available given the size of the market. Below please find a summary of the industrial market in the Dallas/Fort Worth which is the nearest major industrial market.

According to Marcus & Millichap, for year to date 2022, the industrial market in the Dallas/Fort Worth area is benefitting from access to transit nodes, a large and growing populace, and an expansive list of companies that are based in the metro. The international airport and advanced intermodal facilities have also aided the area which has become a hotspot for national distribution facilities. These demand drivers have spurred a growing number of leases for 100,000-plus square feet properties, with a preference for locations near transit hubs. The strongest net absorption has been along I-35 in Tarrant County and South Dallas.

There is approximately 37 million square feet of industrial space under construction currently which is an increase over 2021. Vacancy is expected to increase slightly in 2022 given that net absorption will fall short of the increase in development. Average rent has risen steadily and is expected to be around \$7.35/SF by year-end.



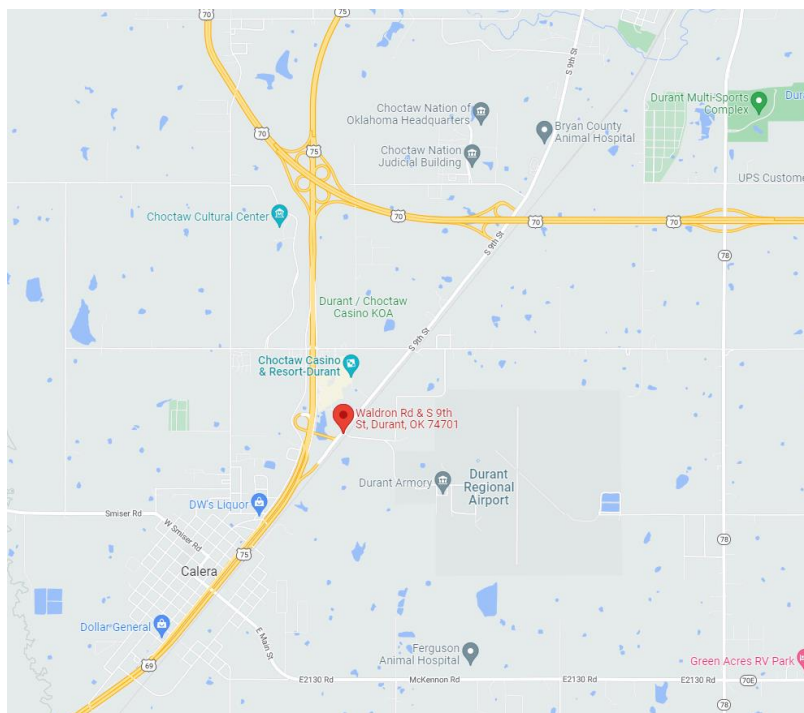
Neighborhood Description

A neighborhood is a grouping of complementary land uses affected by similar operation of the four forces that affect property value. These four forces include social, economic, governmental, and environmental forces. The objective of doing an analysis of the neighborhood is to observe and/or quantify data indicating discernible patterns of growth, structure, and change that may detract or enhance property values. The subject property is physically located in Durant, Bryan County, Oklahoma. The subject property is located east of US Hwy 75/69 and at the northeast corner of South 9th Street and Waldron Road. It is just east of the Choctaw Casino and Resort. The Subject's neighborhood is bordered by the following street/highways.

North:	Highway 70
South	Highway 70E
East	Highway 78
West	US Highway 75

Adjacent properties are industrial in use with most improved with industrial and manufacturing or warehouse properties. No properties were listed for sale in close proximity. The Subject Property has average linkages to major highways, employment and schools given its location close to a US Highway.

Neighborhood Map



Adjacent Development

Choctaw Casino & Resort – Owned and operated by the Choctaw Nation of Oklahoma, this is a world-class casino resort with over 7,000 slot machines, 100 table games and state-of-the-art poker room. There are

1,700 hotel rooms and 16 restaurants as well as the Grand Theater and Gilley's for live entertainment. There is also a three-level convention/entertainment complex for business or corporate events.

Durant Regional Airport – 6,800 feet runway that was recently expanded, 24-hour fuel services, pilots' lounge and flight planning room. It is built not only for small commuter plane landings but can easily accommodate commercial aircraft and large jets as well.

Kiamichi Technology Center – Serves Southeast Oklahoma with 10 locations, covering 10 full and three partial counties. The Center provides quality educational opportunities for every person and serves both high school and adult students with specialized career training in more than 90 instructional areas.

Neighborhood Information:

General Development

The neighborhood consists of primarily agricultural use with most of the tracts utilized for ranching or farming purposes.

Neighborhood Life Stage	Stable
Population Trend	Stable
Range in Improvement Ages	New to 50+ years
Public Transportation	Bus; rail
Development Build-up	+/-5-10%
Maintenance/Condition	Average to Good
Property Compatibility	Good
Appeal/Appearance	Average
Protection/Adverse Appearance	Average
Development Potential	Average
Neighborhood Access	Average
Police/Fire	Average as compared to other neighborhoods in this market area.
Supply/Demand	Supply exceeds Demand.
Development Trend	Vacant land to single-family
Value Trend	Stable to Increasing
Employment Stability	Average to Good
Vacancy Trend	Decreasing

Demographics

A study by Site To Do Business (STDB) in April 2022, based upon the 2010 census data and forecasted figures for 2021 and 2026, analyzes the population within a five-mile radius of the subject property and includes the subject neighborhood. The following is a summary of the demographic data.

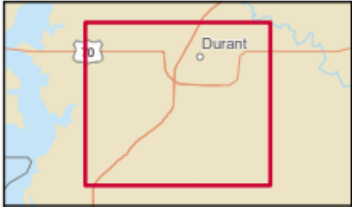
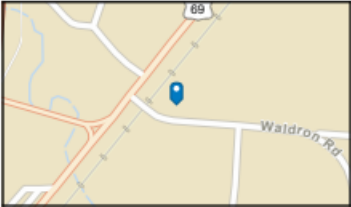
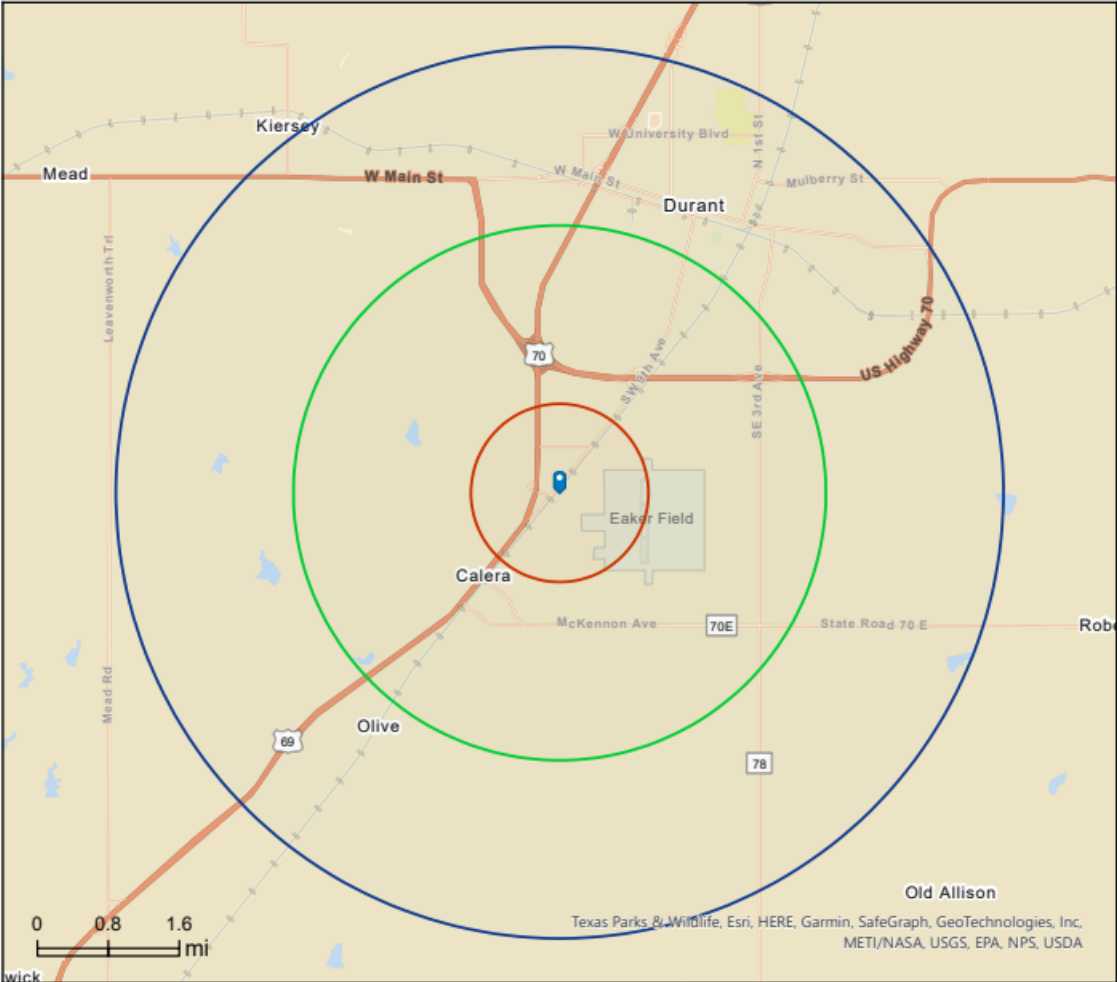
ESRI NEIGHBORHOOD STATISTICS



Site Map

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233



April 25, 2022



Community Profile

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	562	2,899	16,363
2010 Total Population	659	3,375	18,145
2021 Total Population	1,064	4,381	20,447
2021 Group Quarters	10	30	1,090
2026 Total Population	1,156	4,703	21,164
2021-2026 Annual Rate	1.67%	1.43%	0.69%
2021 Total Daytime Population	2,430	5,764	25,276
Workers	1,853	3,368	13,978
Residents	577	2,396	11,298
Household Summary			
2000 Households	234	1,123	6,503
2000 Average Household Size	2.32	2.53	2.38
2010 Households	276	1,293	7,100
2010 Average Household Size	2.35	2.59	2.40
2021 Households	442	1,686	8,000
2021 Average Household Size	2.38	2.58	2.42
2026 Households	481	1,813	8,287
2026 Average Household Size	2.38	2.58	2.42
2021-2026 Annual Rate	1.71%	1.46%	0.71%
2010 Families	189	894	4,333
2010 Average Family Size	2.82	3.06	2.99
2021 Families	299	1,145	4,818
2021 Average Family Size	2.87	3.07	3.01
2026 Families	324	1,225	4,971
2026 Average Family Size	2.87	3.08	3.02
2021-2026 Annual Rate	1.62%	1.36%	0.63%
Housing Unit Summary			
2000 Housing Units	248	1,259	7,222
Owner Occupied Housing Units	65.7%	61.8%	51.0%
Renter Occupied Housing Units	28.6%	27.4%	39.0%
Vacant Housing Units	5.6%	10.8%	10.0%
2010 Housing Units	302	1,495	8,081
Owner Occupied Housing Units	58.3%	54.4%	45.3%
Renter Occupied Housing Units	33.1%	32.1%	42.5%
Vacant Housing Units	8.6%	13.5%	12.1%
2021 Housing Units	477	1,891	9,001
Owner Occupied Housing Units	57.9%	55.1%	45.6%
Renter Occupied Housing Units	34.8%	34.1%	43.3%
Vacant Housing Units	7.3%	10.8%	11.1%
2026 Housing Units	520	2,035	9,361
Owner Occupied Housing Units	60.6%	57.2%	46.2%
Renter Occupied Housing Units	31.9%	31.8%	42.3%
Vacant Housing Units	7.5%	10.9%	11.5%
Median Household Income			
2021	\$46,104	\$45,036	\$41,595
2026	\$50,974	\$48,881	\$42,956
Median Home Value			
2021	\$119,213	\$120,257	\$121,248
2026	\$132,708	\$134,476	\$136,215
Per Capita Income			
2021	\$22,527	\$22,099	\$22,016
2026	\$25,026	\$24,315	\$23,567
Median Age			
2010	36.1	34.4	32.2
2021	38.0	37.1	34.7
2026	39.6	38.7	36.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

April 25, 2022



Community Profile

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233

	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	442	1,686	8,000
<\$15,000	11.5%	12.6%	14.7%
\$15,000 - \$24,999	10.2%	10.9%	12.4%
\$25,000 - \$34,999	12.0%	11.9%	12.8%
\$35,000 - \$49,999	20.1%	19.5%	19.1%
\$50,000 - \$74,999	20.6%	19.8%	17.1%
\$75,000 - \$99,999	13.6%	13.1%	11.2%
\$100,000 - \$149,999	7.9%	8.2%	8.8%
\$150,000 - \$199,999	2.9%	2.9%	2.2%
\$200,000+	0.9%	1.0%	1.8%
Average Household Income	\$57,381	\$56,798	\$56,149
2026 Households by Income			
Household Income Base	481	1,813	8,287
<\$15,000	10.4%	11.5%	13.8%
\$15,000 - \$24,999	8.7%	9.7%	11.5%
\$25,000 - \$34,999	10.4%	11.0%	12.8%
\$35,000 - \$49,999	19.1%	18.8%	19.3%
\$50,000 - \$74,999	22.0%	20.5%	17.1%
\$75,000 - \$99,999	15.6%	14.6%	11.8%
\$100,000 - \$149,999	9.1%	9.3%	9.4%
\$150,000 - \$199,999	3.5%	3.4%	2.4%
\$200,000+	1.0%	1.2%	1.9%
Average Household Income	\$63,853	\$62,437	\$60,098
2021 Owner Occupied Housing Units by Value			
Total	276	1,041	4,101
<\$50,000	5.1%	6.8%	9.7%
\$50,000 - \$99,999	29.7%	28.8%	28.2%
\$100,000 - \$149,999	39.1%	35.4%	28.4%
\$150,000 - \$199,999	11.2%	15.3%	17.6%
\$200,000 - \$249,999	7.6%	6.7%	6.2%
\$250,000 - \$299,999	1.1%	1.2%	2.9%
\$300,000 - \$399,999	3.3%	2.6%	3.4%
\$400,000 - \$499,999	2.2%	2.3%	2.1%
\$500,000 - \$749,999	0.4%	0.8%	0.5%
\$750,000 - \$999,999	0.0%	0.0%	0.4%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$136,182	\$137,176	\$147,098
2026 Owner Occupied Housing Units by Value			
Total	315	1,165	4,328
<\$50,000	3.2%	4.3%	6.7%
\$50,000 - \$99,999	21.9%	22.0%	23.6%
\$100,000 - \$149,999	38.1%	34.4%	27.2%
\$150,000 - \$199,999	14.6%	18.7%	20.7%
\$200,000 - \$249,999	10.8%	9.5%	7.7%
\$250,000 - \$299,999	1.6%	1.7%	3.6%
\$300,000 - \$399,999	5.4%	4.5%	4.9%
\$400,000 - \$499,999	3.5%	3.5%	3.0%
\$500,000 - \$749,999	1.0%	1.4%	0.9%
\$750,000 - \$999,999	0.0%	0.0%	1.2%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$159,603	\$159,528	\$171,448

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

April 25, 2022



Community Profile

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	659	3,378	18,145
0 - 4	7.9%	8.1%	7.4%
5 - 9	7.4%	7.7%	6.2%
10 - 14	6.5%	6.5%	5.7%
15 - 24	12.7%	14.2%	19.9%
25 - 34	13.8%	14.4%	14.3%
35 - 44	12.7%	12.0%	11.1%
45 - 54	12.0%	11.9%	11.3%
55 - 64	11.8%	11.5%	10.1%
65 - 74	8.6%	8.0%	7.4%
75 - 84	4.2%	4.1%	4.6%
85 +	2.0%	1.6%	2.1%
18 +	74.5%	73.8%	77.0%
2021 Population by Age			
Total	1,064	4,380	20,447
0 - 4	7.0%	7.1%	6.6%
5 - 9	7.2%	7.2%	6.2%
10 - 14	7.0%	7.0%	5.9%
15 - 24	11.2%	11.3%	16.0%
25 - 34	13.3%	14.4%	15.9%
35 - 44	13.4%	13.4%	11.9%
45 - 54	11.7%	11.1%	9.8%
55 - 64	11.2%	11.1%	10.5%
65 - 74	10.2%	9.9%	9.3%
75 - 84	5.8%	5.5%	5.6%
85 +	2.1%	1.9%	2.4%
18 +	75.2%	75.1%	78.2%
2026 Population by Age			
Total	1,156	4,703	21,164
0 - 4	6.7%	6.8%	6.6%
5 - 9	7.0%	7.1%	6.1%
10 - 14	7.2%	7.2%	5.9%
15 - 24	11.9%	12.0%	16.1%
25 - 34	10.6%	11.2%	13.4%
35 - 44	14.2%	14.9%	13.4%
45 - 54	12.0%	11.8%	10.0%
55 - 64	11.1%	10.7%	10.0%
65 - 74	9.8%	9.6%	9.4%
75 - 84	7.4%	6.9%	6.6%
85 +	2.2%	1.9%	2.5%
18 +	75.3%	75.0%	78.0%
2010 Population by Sex			
Males	314	1,632	8,857
Females	345	1,743	9,288
2021 Population by Sex			
Males	521	2,149	10,046
Females	544	2,232	10,400
2026 Population by Sex			
Males	570	2,322	10,416
Females	586	2,381	10,748

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

April 25, 2022



Community Profile

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	660	3,375	18,144
White Alone	72.0%	73.2%	74.2%
Black Alone	0.3%	0.7%	1.9%
American Indian Alone	15.8%	15.3%	14.0%
Asian Alone	0.9%	0.7%	0.7%
Pacific Islander Alone	0.2%	0.1%	0.0%
Some Other Race Alone	1.4%	1.7%	2.4%
Two or More Races	9.5%	8.5%	6.9%
Hispanic Origin	4.2%	5.3%	6.6%
Diversity Index	50.0	49.7	50.1
2021 Population by Race/Ethnicity			
Total	1,064	4,383	20,446
White Alone	67.7%	68.7%	70.1%
Black Alone	0.4%	0.8%	2.3%
American Indian Alone	17.9%	17.2%	15.4%
Asian Alone	0.9%	0.8%	0.9%
Pacific Islander Alone	0.3%	0.2%	0.1%
Some Other Race Alone	2.0%	2.4%	3.3%
Two or More Races	10.9%	9.9%	7.9%
Hispanic Origin	6.1%	7.2%	8.8%
Diversity Index	56.6	56.5	56.8
2026 Population by Race/Ethnicity			
Total	1,157	4,702	21,163
White Alone	65.4%	66.7%	68.0%
Black Alone	0.4%	0.8%	2.5%
American Indian Alone	18.6%	17.9%	16.0%
Asian Alone	1.0%	0.8%	0.9%
Pacific Islander Alone	0.3%	0.3%	0.1%
Some Other Race Alone	2.3%	2.7%	3.8%
Two or More Races	11.8%	10.8%	8.6%
Hispanic Origin	7.4%	8.4%	10.3%
Diversity Index	60.0	59.7	60.1
2010 Population by Relationship and Household Type			
Total	659	3,375	18,145
In Households	98.5%	99.1%	94.0%
In Family Households	83.5%	84.2%	74.5%
Householder	27.0%	26.8%	23.8%
Spouse	19.0%	18.3%	15.8%
Child	31.3%	31.9%	28.0%
Other relative	3.5%	4.0%	3.7%
Nonrelative	2.6%	3.0%	3.2%
In Nonfamily Households	15.0%	15.0%	19.5%
In Group Quarters	1.5%	0.9%	6.0%
Institutionalized Population	1.5%	0.9%	1.8%
Noninstitutionalized Population	0.0%	0.0%	4.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

April 25, 2022



Community Profile

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233

	1 mile	3 miles	5 miles
2021 Population 25+ by Educational Attainment			
Total	719	2,954	13,368
Less than 9th Grade	2.4%	2.6%	3.6%
9th - 12th Grade, No Diploma	8.3%	8.9%	10.8%
High School Graduate	27.8%	28.6%	25.9%
GED/Alternative Credential	5.0%	5.0%	5.2%
Some College, No Degree	28.7%	26.2%	24.1%
Associate Degree	8.3%	7.6%	5.6%
Bachelor's Degree	13.9%	14.8%	15.6%
Graduate/Professional Degree	5.6%	6.3%	9.1%
2021 Population 15+ by Marital Status			
Total	839	3,451	16,632
Never Married	30.5%	29.9%	34.1%
Married	45.8%	47.2%	42.5%
Widowed	5.7%	6.6%	7.4%
Divorced	18.0%	16.3%	15.9%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	536	2,162	9,762
Population 16+ Employed	92.2%	92.6%	93.9%
Population 16+ Unemployment rate	7.8%	7.4%	6.1%
Population 16-24 Employed	15.6%	15.2%	18.3%
Population 16-24 Unemployment rate	7.2%	7.9%	5.8%
Population 25-54 Employed	62.1%	63.5%	61.7%
Population 25-54 Unemployment rate	7.5%	7.2%	5.9%
Population 55-64 Employed	15.0%	14.3%	12.6%
Population 55-64 Unemployment rate	7.5%	7.1%	7.0%
Population 65+ Employed	7.3%	6.9%	7.4%
Population 65+ Unemployment rate	10.0%	9.2%	7.4%
2021 Employed Population 16+ by Industry			
Total	494	2,002	9,166
Agriculture/Mining	3.4%	3.0%	2.3%
Construction	6.1%	5.1%	4.8%
Manufacturing	9.9%	10.2%	10.4%
Wholesale Trade	3.2%	2.8%	2.2%
Retail Trade	12.8%	12.2%	11.5%
Transportation/Utilities	2.8%	3.5%	4.1%
Information	0.4%	0.7%	1.2%
Finance/Insurance/Real Estate	2.8%	3.4%	6.3%
Services	49.6%	51.2%	51.2%
Public Administration	8.9%	7.7%	6.0%
2021 Employed Population 16+ by Occupation			
Total	494	2,003	9,164
White Collar	51.8%	50.6%	53.4%
Management/Business/Financial	15.0%	14.6%	14.4%
Professional	18.6%	17.8%	18.2%
Sales	7.7%	8.0%	8.8%
Administrative Support	10.5%	10.1%	12.0%
Services	20.2%	21.1%	20.5%
Blue Collar	27.9%	28.4%	26.2%
Farming/Forestry/Fishing	0.0%	0.1%	0.7%
Construction/Extraction	6.7%	6.0%	4.7%
Installation/Maintenance/Repair	4.9%	4.7%	3.5%
Production	6.7%	6.8%	7.0%
Transportation/Material Moving	9.7%	10.6%	10.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

April 25, 2022



Community Profile

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	276	1,293	7,100
Households with 1 Person	25.7%	24.7%	30.6%
Households with 2+ People	74.3%	75.3%	69.4%
Family Households	68.5%	69.1%	61.0%
Husband-wife Families	48.2%	47.2%	40.5%
With Related Children	21.0%	21.3%	17.8%
Other Family (No Spouse Present)	20.7%	22.0%	20.5%
Other Family with Male Householder	4.3%	5.8%	6.1%
With Related Children	2.9%	3.8%	3.9%
Other Family with Female Householder	16.3%	16.2%	14.5%
With Related Children	11.2%	11.2%	9.8%
Nonfamily Households	5.8%	6.1%	8.4%
All Households with Children	36.2%	37.2%	32.3%
Multigenerational Households	4.7%	5.0%	4.4%
Unmarried Partner Households	6.9%	7.3%	8.1%
Male-female	5.8%	6.4%	7.6%
Same-sex	1.1%	0.9%	0.6%
2010 Households by Size			
Total	277	1,292	7,098
1 Person Household	25.6%	24.8%	30.6%
2 Person Household	35.4%	34.0%	32.2%
3 Person Household	17.0%	17.7%	16.8%
4 Person Household	13.7%	13.6%	11.7%
5 Person Household	5.4%	6.8%	5.5%
6 Person Household	1.4%	1.8%	1.9%
7 + Person Household	1.4%	1.3%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	276	1,293	7,100
Owner Occupied	63.8%	62.9%	51.6%
Owned with a Mortgage/Loan	36.6%	35.5%	28.8%
Owned Free and Clear	27.2%	27.4%	22.7%
Renter Occupied	36.2%	37.1%	48.4%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	224	216	195
Percent of Income for Mortgage	10.8%	11.2%	12.2%
Wealth Index	43	44	43
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	302	1,495	8,081
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	62.9%	59.0%	75.6%
Rural Housing Units	37.1%	41.0%	24.4%
2010 Population By Urban/ Rural Status			
Total Population	659	3,375	18,145
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	63.7%	58.4%	75.4%
Rural Population	36.3%	41.6%	24.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

April 25, 2022



Community Profile

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Heartland Communities (6F)	Heartland Communities (6F)	Old and Newcomers (8F)
2.	Down the Road (10D)	Down the Road (10D)	Set to Impress (11D)
3.	Traditional Living (12B)	Hometown Heritage (8G)	Heartland Communities (6F)
2021 Consumer Spending			
Apparel & Services: Total \$	\$580,270	\$2,216,590	\$10,710,657
Average Spent	\$1,312.83	\$1,314.70	\$1,338.83
Spending Potential Index	62	62	63
Education: Total \$	\$378,380	\$1,471,549	\$7,782,794
Average Spent	\$856.06	\$872.80	\$972.85
Spending Potential Index	50	51	56
Entertainment/Recreation: Total \$	\$995,243	\$3,660,075	\$16,442,619
Average Spent	\$2,251.68	\$2,170.86	\$2,055.33
Spending Potential Index	70	67	64
Food at Home: Total \$	\$1,646,858	\$6,108,954	\$27,993,299
Average Spent	\$3,725.92	\$3,623.34	\$3,499.16
Spending Potential Index	68	66	64
Food Away from Home: Total \$	\$1,047,972	\$3,969,456	\$18,965,374
Average Spent	\$2,370.98	\$2,354.36	\$2,370.67
Spending Potential Index	62	62	62
Health Care: Total \$	\$2,016,037	\$7,398,976	\$32,518,360
Average Spent	\$4,561.17	\$4,388.48	\$4,064.80
Spending Potential Index	73	70	65
HH Furnishings & Equipment: Total \$	\$634,201	\$2,392,948	\$11,099,588
Average Spent	\$1,434.84	\$1,419.30	\$1,387.45
Spending Potential Index	64	63	62
Personal Care Products & Services: Total \$	\$252,890	\$955,803	\$4,512,502
Average Spent	\$572.15	\$566.91	\$564.06
Spending Potential Index	64	63	63
Shelter: Total \$	\$5,194,328	\$19,819,111	\$97,102,838
Average Spent	\$11,751.87	\$11,755.11	\$12,137.85
Spending Potential Index	58	58	60
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$692,494	\$2,558,722	\$11,591,790
Average Spent	\$1,566.73	\$1,517.63	\$1,448.97
Spending Potential Index	66	63	61
Travel: Total \$	\$655,357	\$2,487,027	\$11,664,689
Average Spent	\$1,482.71	\$1,475.10	\$1,458.09
Spending Potential Index	59	58	58
Vehicle Maintenance & Repairs: Total \$	\$346,663	\$1,286,002	\$5,889,577
Average Spent	\$784.31	\$762.75	\$736.20
Spending Potential Index	71	69	66

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

April 25, 2022

Summary of Neighborhood Data

Durant is located in central Bryan County, Oklahoma, just across the Texas border. It is about 90 miles from Dallas and 150 miles from Oklahoma City. It is at the intersections of US Hwy. 75/69 and US Hwy. 70. It is also in close proximity to Lake Texoma and Choctaw Casino and Resort.

Durant has a regional airport, Eaker Field, and is approximately 95 miles from both DFW and Dallas Love Field airports. It is adequately served by rail and motor freight service.

Within a 1-mile radius of the Subject Property, the population is 1,064. There are 442 households with an average household size of 2.38. There are 477 housing units with 58% owner-occupied, 35% renter-occupied and 7% vacant.

The median household income is \$46,100 and the median home value is \$119,000. The median age is 38. The highest educational attainment is high school graduate for 28% of the population and 29% have some college education but no degree.

In conclusion, the subject neighborhood consists of primarily industrial land. There remains ample vacant land for future development.

Neighborhood Traffic Count/Profile

US Highway 69/75 is a major arterial highway carrying traffic north and south from Dallas, Texas. Daily traffic counts are approximately 30,000.

South 9th Avenue is a local arterial road. Traffic counts are 7,000 vehicles daily.

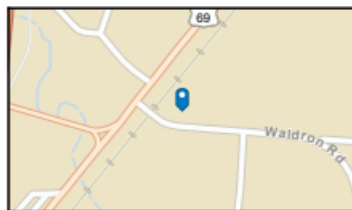
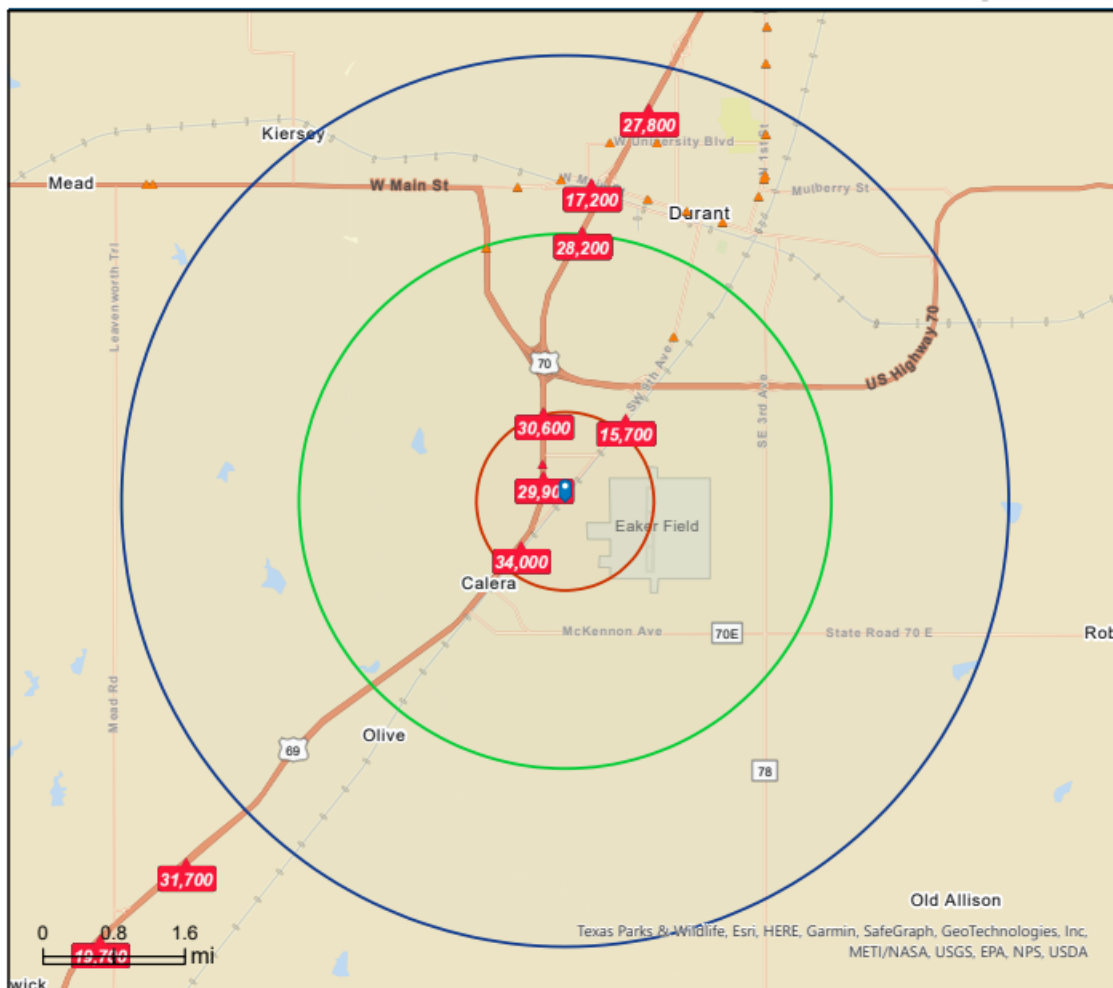
The following reports detail the daily traffic counts for the roadways surrounding the subject property.



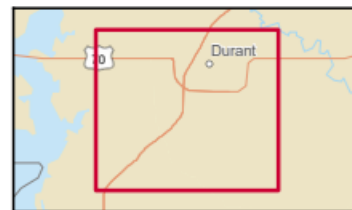
Traffic Count Map

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233



Source: ©2022 Kalibrate Technologies (Q1 2022).



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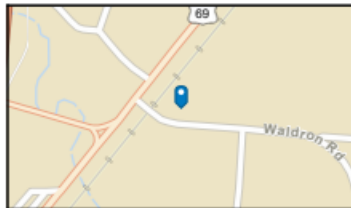
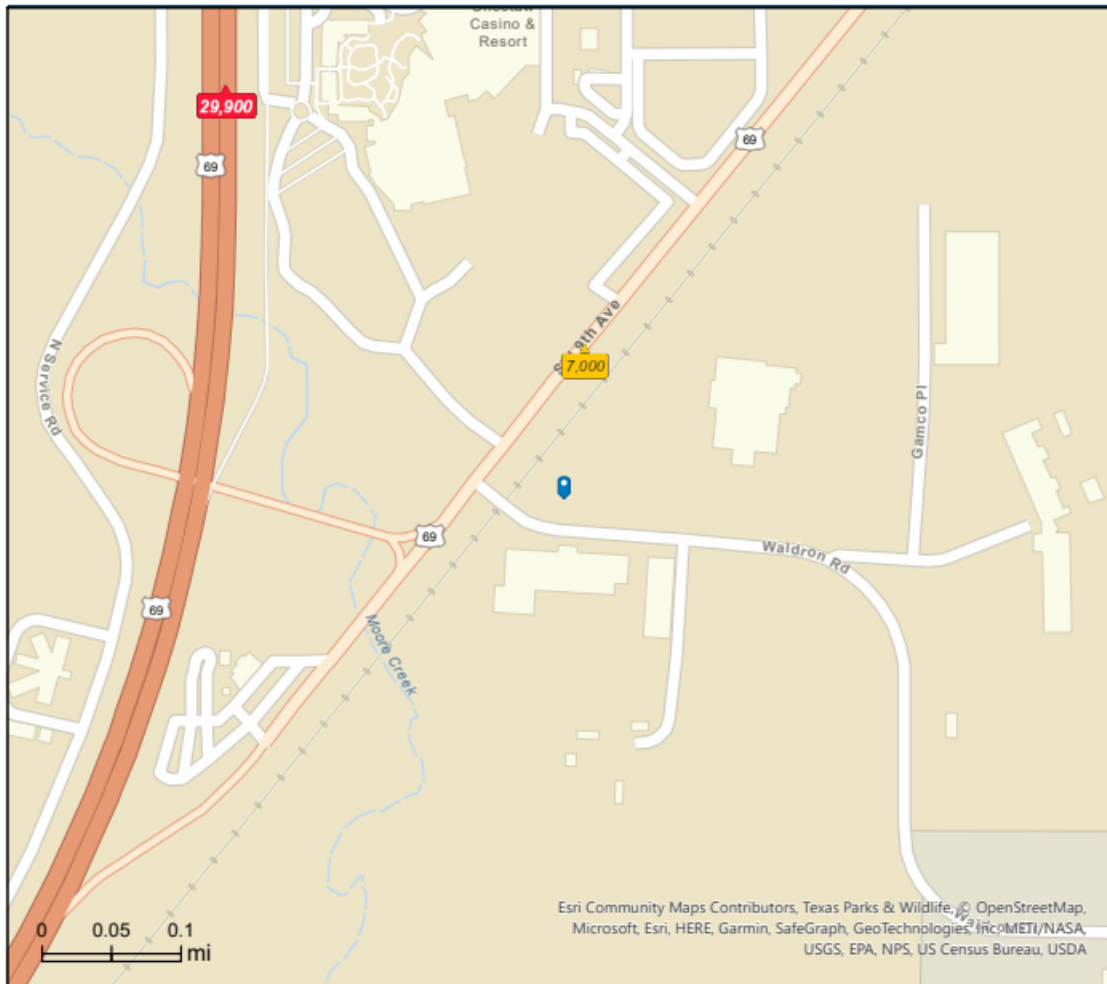
Page 1 of 1



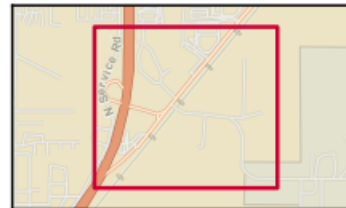
Traffic Count Map - Close Up

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
Longitude: -96.41233



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

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Traffic Count Profile

1188-1218 Waldron Rd, Durant, Oklahoma, 74701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.94671
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	South 9th Avenue	Choctaw Rd (0.25999999 miles NE)	2019	7,000
0.38		Hwy 69 (0.22 miles N)	2019	29,900
0.48	United States Highway 69	Choctaw Rd (0.1 miles N)	2003	20,300
0.52	Choctaw Road	(0.0 miles)	2019	4,400
0.70		S 9th Ave (0.18000001 miles NE)	2019	34,000
0.73	Choctaw Road	Hwy 69 (0.23999999 miles E)	2019	1,800
1.04		(0.0 miles)	2019	30,600
1.16	South 9th Avenue	(0.0 miles)	2019	15,700
1.17	Rodeo Road	N3720 Rd (0.03 miles E)	2019	750
1.35	Durant Bypass	(0.0 miles)	2019	7,800
1.39	East Main Street	(0.0 miles)	2019	2,400
1.51	Smiser Road	(0.0 miles)	2019	960
1.64	East McKennon Road	(0.0 miles)	2019	700
1.70	McKennon Road	(0.0 miles)	2019	1,800
1.85	Durant Bypass	Country Club (0.43000001 miles NE)	2019	7,300
1.99	Cemetery Road	E2110 Rd (0.41 miles S)	2019	40
2.05	Rodeo Road	SE 3rd Ave (0.20999999 miles E)	2019	760
2.21	South 9th Avenue	(0.0 miles)	2019	8,300
2.26	Southeast 3rd Avenue	E Rodeo Rd (0.36000001 miles N)	2019	4,100
2.54	Cemetery Road	(0.0 miles)	2019	130
2.82	Cemetery Road	N3725 Rd (0.16 miles S)	2018	180
2.97	Durant Bypass	N3700 Rd (0.2 miles SE)	2019	8,100
3.04		Hwy 69 (0.17 miles NE)	2019	28,200
3.20	South 9th Avenue	(0.0 miles)	2019	7,600
3.31	Durant Bypass	Country Club (0.27000001 miles NE)	2019	4,300
3.41	West Arkansas Street	(0.0 miles)	2019	3,600
3.42	West Arkansas Street	(0.0 miles)	2019	3,900
3.49	South 9th Avenue	(0.0 miles)	2019	5,900
3.51	West Arkansas Street	(0.0 miles)	2019	2,400
3.51	West Main Street	(0.0 miles)	2019	9,700

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2022 Kalibrate Technologies (Q1 2022).

April 25, 2022

SUBJECT PROPERTY ANALYSIS: SITE DESCRIPTION

Tract	The Subject Property is physically located at the northeast corner of S 9th St & Waldron Road, east of Highway 75, Durant, Bryan County, Oklahoma.
Legal Description	<u>NEW LEGAL DESCRIPTION:</u> A TRACT OF LAND, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN BOOK 888, PAGE 524, BEING A PART OF THE SE¼ AND THE NE¼, IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°14'03" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE NORTH LINE OF THE SE¼ IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA; COMMENCING AT THE NORTHEAST CORNER OF THE SE¼ OF SAID SECTION 13; THENCE, S 89°14'03" W, ALONG THE NORTH LINE OF THE SE¼ OF SAID SECTION 13, A DISTANCE OF 1210.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE, S 28°09'52" E, A DISTANCE OF 183.40 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 261, PAGE 144 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK; THENCE, N 85°36'09" W, ALONG THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 261, PAGE 144 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK, DISTANCE OF 177.98 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 261, PAGE 144 FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK; THENCE, N 28°09'52" W, A DISTANCE OF 133.65 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE M, K, & T RAILROAD; THENCE, N 38°19'24" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE M, K, & T RAILROAD, A DISTANCE OF 163.58 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE M, K, & T RAILROAD; THENCE, S 28°09'52" E, A DISTANCE OF 111.30 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 0.74 ACRES; BASIS OF BEARINGS: S 89°14'03" W, ALONG THE NORTH LINE OF THE SE¼ IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BY R.T.K G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON FEBRUARY 7, 2022
Dimensions	Roughly 164' (northern boundary) by 295' (eastern boundary) by 178' (southern boundary) by 134' (western boundary), see Survey.
Land Area	0.74 acre (Roadway and utility easement) +/- 0.193 acre (Triangular tract remaining at corner of S 9 th & Waldron after roadway and easement taking) 30.07 acres – Parent Tract
Shape	Irregular rectangle
Topography	At grade; basically level
Streets	Subject Property has frontage along the north side of Waldron Road. Waldron Road is a 2-lane asphalt paved highway with no median. It is in average condition.
Frontage	The Subject Property has +/- 178' of frontage on the north side of Waldron Road. The Subject also has frontage along an active railroad siding which runs parallel to 9 th Street
Access/Visibility	The site has average access and visibility with its frontage on Waldron Road given the current level of traffic and development.
Utilities	All public utilities to site.
Flood Zone	See attached map 40013C0310E, revised June 2, 2011, the tract is not in the floodplain.
Zoning	I-2 – Medium Industrial District. Created for industries which may by their nature create nuisances. Includes most types of warehouse, industrial or manufacturing facilities including breweries, building materials, wholesalers, cold storage plants, distribution facilities, and machine shops.
Easements/Encroachments	None noted except for typical utility easements along road frontage.

Surface Drainage	Appears adequate; no standing water noted at time of inspection.
Environmental	No Environmental assessment or soil study of the subject site was provided to the appraiser. The value contained in this report is based on the assumption that there are no environmental concerns with respect to the subject property.
Soils	A soil analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soil report, it is a specific assumption that the site has adequate soils to support the highest and best use.
Subsurface Conditions	It is assumed that there are no hidden or apparent conditions to the property, soil, or subsoil, which would render them more or less valuable. Subsurface oil, gas or mineral rights were not considered in this report, unless otherwise noted.
Nuisances or Hazards	No nuisance or hazards were noted that would adversely affect the use of the property.
Site Utility	The shape does not limit utility. It is also of sufficient size to allow for full use of the site.
Street Improvements	Waldron Road is an asphalt-paved collector road that is in average condition.
Off-site Improvements	The subject's "neighborhood" has been improved with drainage ditches and above ground utilities.
Adjacent Properties	North –EMC Test Systems East – EMC Test Systems South – Industrial property West – Railroad siding and Choctaw Casino (across 9 th Street
Improvements	None
Comments	The Subject Property is located on the south side of Durant and northeast of Calera. It is accessed via Waldron Road. The surrounding area is primarily industrial. The tract is zoned for industrial use which is consistent with most of the properties in the immediate vicinity. The tract is a proposed roadway and utility easement which will be granted to the City of Durant for the realignment of Waldron Road. Per our understanding, it is a full "taking" of the fee simple estate and deed to the property will be transferred, as opposed to a traditional easement arrangement. In addition to the Subject Property which is the 0.74-acre tract that comprises the Right-of-Way (ROW) and Utility Easement, there is a triangular tract at the current hard corner of S 9th Street and Waldron Road. This triangular tract is due west of the ROW tract and, according to our measurements, has an area of 8,400 square feet or 0.193 acre. After the ROW taking, it is our opinion that this triangular tract will have no utility for the Client given its size and location.

Tax Exhibit

Summary of Tax Parcel			
Geographic ID		70023327	
	Acreage	30.07	
	Improvements	-	
2021 Appraised Value		Market Value	Assessed Value
	Land	\$ 230,227	\$ 25,325
	Improvements	\$ 1,916,056	\$ 154,675
Total		\$ 2,146,283	\$ 180,000
Value/Acre (Land)			\$ 7,656.37
Value/SF (Imps)			
Assessment %			11.00%
2021 Assessed (Taxable) Value			\$ 180,000

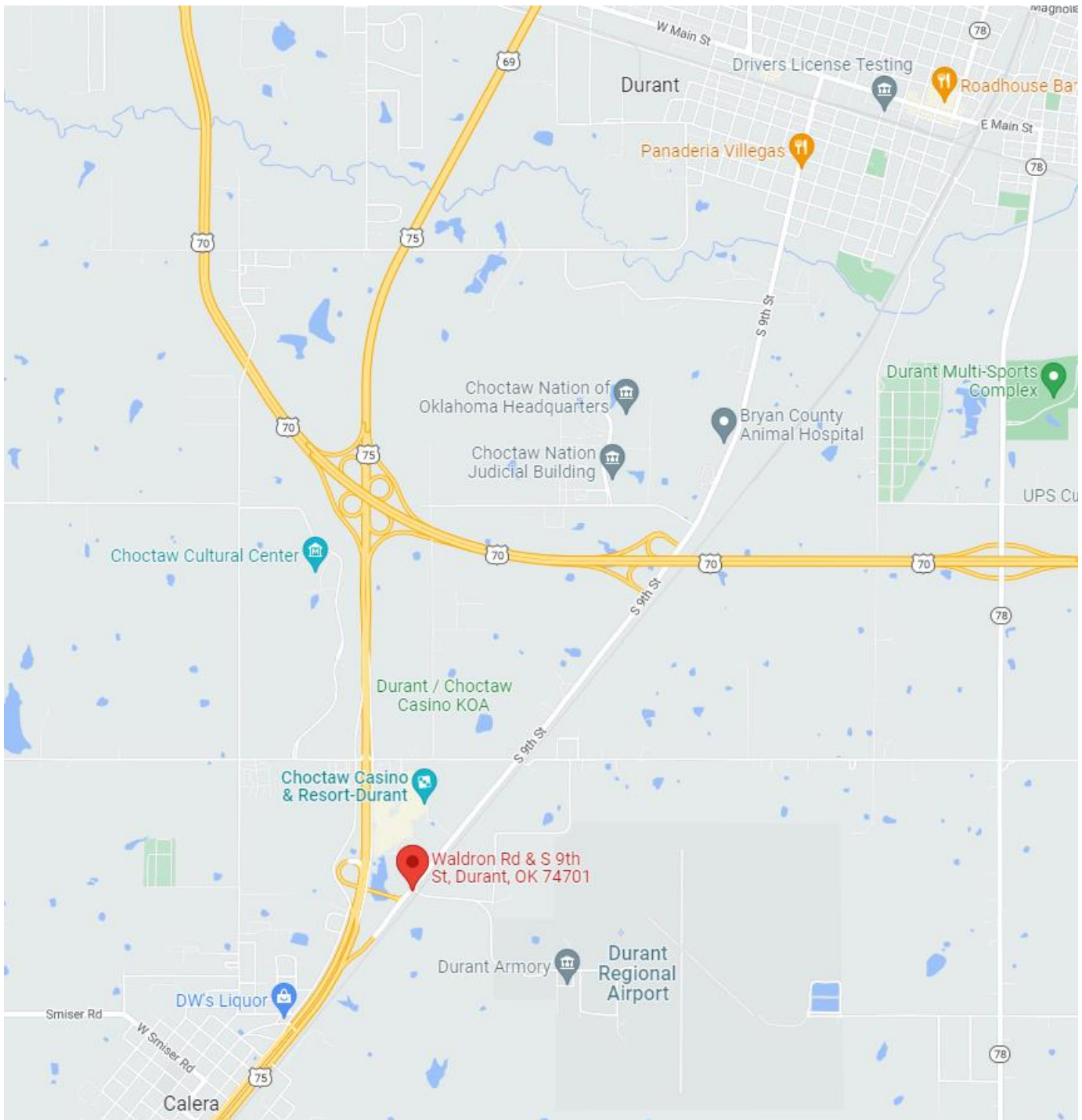
The Owner of Record, according to Bryan County Assessor's Office is EMC Test Systems, LP

In Oklahoma, real property is required by law to be assessed at 11% of its estimated market value. For the Subject, the land is assessed at 11% but the improvements have an assessment ratio of 8%. Please note that property taxes for the 2021 tax year will be based on the assessed value of \$180,000. The "lien date" for property tax purposes is January 1st.

Based on the assessed value of \$180,000, the 2021 property tax liability is estimated to be \$16,081 based on the I-48 City of Durant levy rate of \$89.34 per \$1000 of assessed value.

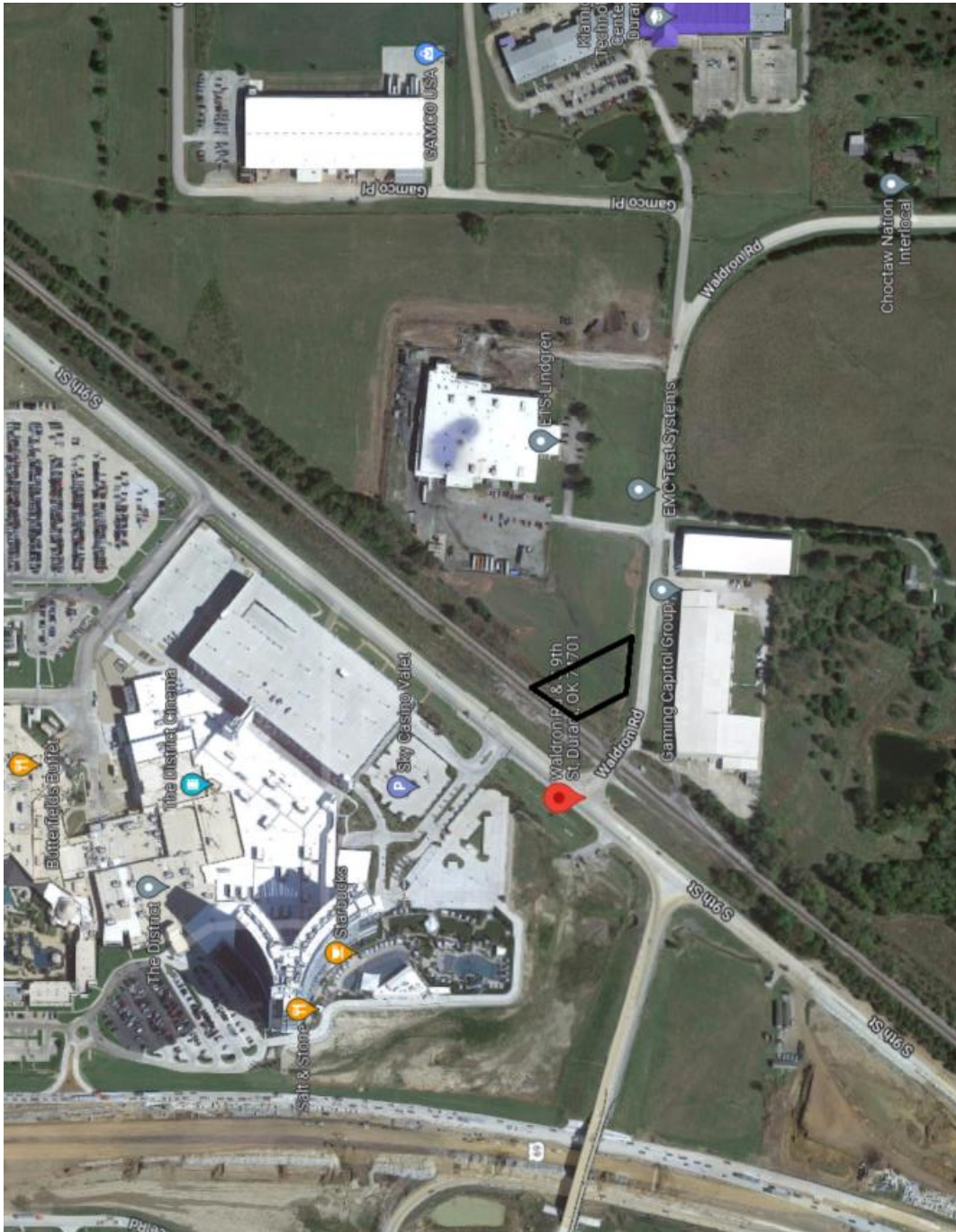
Please note that the information above is for the entire parcel or the "parent tract" from which the Subject Property is being divided from. After the Subject Property is conveyed to the City of Durant as a roadway easement, the tax liability will be \$0.00 as it will be owned by a government entity.

LOCATION MAP

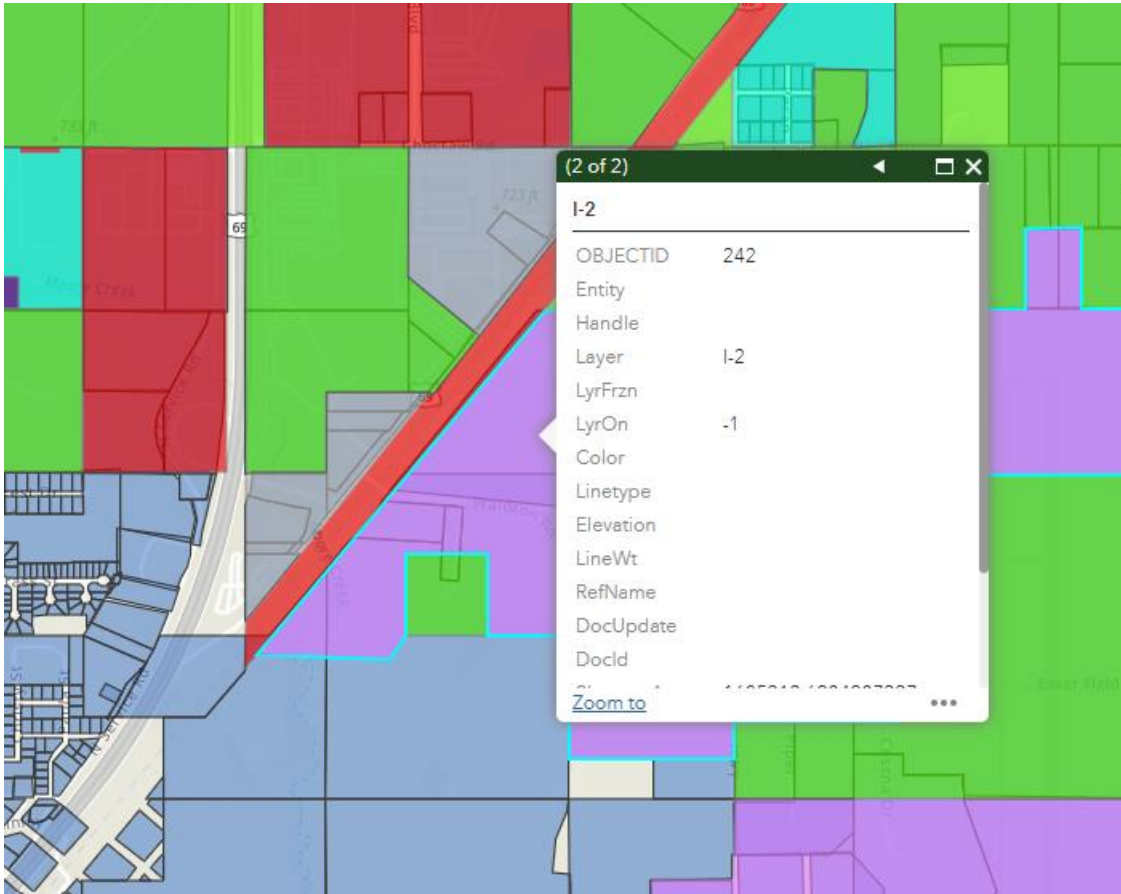


AERIAL MAP

(Please note that outline of Subject Property is approximate in aerial map below.)



ZONING MAP



National Flood Hazard Layer FIRMette

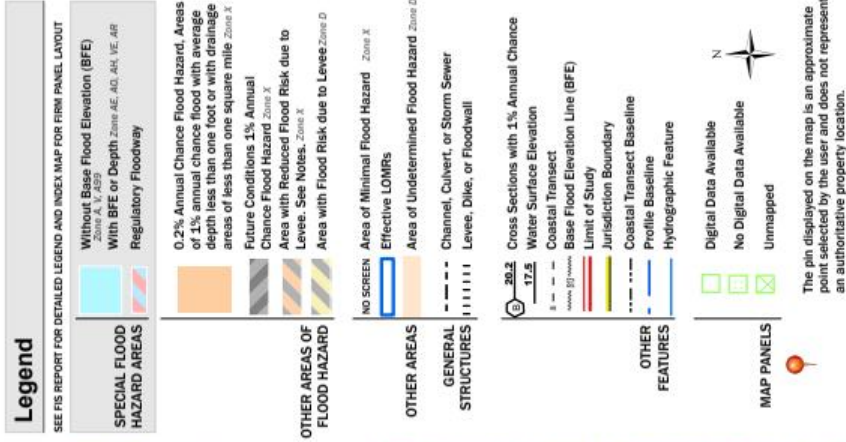
96°25'4"W 33°57'2"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthorectified Data refreshed October, 2020

FLOOD PLAIN MAP

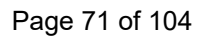


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/25/2022 at 7:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

III-8



SUBJECT PHOTOGRAPHS



Subject Property – looking north from Waldron Road



Subject Property – looking north from Waldron Road



Subject Property – looking west from ETS property



Subject Property – looking northwest towards traffic signal on 9th Street



Subject Property – looking southeast from 9th Street



Looking east on Waldron Road



Looking west on Waldron Road towards 9th Street

HIGHEST AND BEST USE		
The concept of Highest and Best Use can be defined as being: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value."		
Physically Possible:	The possible uses to the subject must conform to the existing size, shape, terrain, and depth-to frontage ratios. Certain parcels of land will require assemblage due to shape or small size. The Following are criteria pertaining to the physically possible uses of the site.	
	Land Area (Acres):	+/- 0.74 acre Adequate
	Frontage:	Frontage on Waldron Road Average
	Visibility/Exposure:	Average visibility Adequate
	Topography/Flood	At grade; no floodplain Adequate
	Development Conformity	Average Adequate
	Utilities	Average Adequate
	In review of the foregoing, the general physical characteristics of the property do not appear to impose any significant constraints or limitations regarding use and/or future development.	
Legally Permissible:	Legal Restrictions as they apply to the Subject Property are private deed restrictions and the public existing land use regulations of zoning	
	Private Deed Restrictions:	None
	Zoning/Conforming:	Industrial
	Existing Land Use:	Vacant land
	The Subject use is generally consistent (in terms of scale, texture, compatibility and conformity) with surrounding land uses within the immediate area.	
Financially Feasible:	The test of feasibility is only to those uses that are legally permissible and physically possible. If the property is capable of generating a sufficient net income to cover the required return on investment while also providing an adequate return to the land, then the usage is financially feasible within a defined price limit. Based on current supply (vacant land) and its location, it appears that the market may be capable of providing a sufficient income stream to justify some type of industrial use, as demand warrants. Given the size, it would need to be assembled with the adjacent tract.	
Maximally Productive:	Maximally productive usage is the development which produces the highest value of the site, as if vacant. Based on the subject's exposure, accessibility, shape and size, the maximally productive usage of the site is thought to be for assemblage with adjacent parcel and future industrial development	
Highest and Best Use "As If Vacant"		Highest and Best Use "As Is"

At present, vacant land sites within the immediate area are primarily being used for industrial properties. The existing inventory of vacant land sites appears to be moderate. It is estimated the highest and best use of the site, "as if vacant", would be for future development as a industrial development, after assemblage with adjacent property.	The adjacent property is current developed as an industrial property. This use is physically possible; legally permissible, financially feasible, and is considered to be the maximally productive use as well. Therefore, the highest and best use, as improved, is assemblage with the adjacent property .
A reasonable marketing time estimated for the subject property is 12 months. It should be noted that exposure and marketing times are two distinctive periods; exposure time ends on the date of the 'as is" value and marketing time begins on the effective date of the appraisal. THIS ANALYSIS ASSUMES THAT THERE ARE "NO" ENVIRONMENTAL ISSUES ON OR UNDER THE LAND.	

SALE COMPARISON APPROACH “AS IS”

As discussed in our Highest and Best Use Analysis, we have determined that the current Highest and Best Use is as a future industrial development. Therefore, we have researched and analyzed similar land sales in the area.

The Subject Property represents a tract of vacant land with 0.74 acres that is located to the west of the main ETS-Lindgren Inc. facility. The tract has been held for future expansion by ETS-Lindgren Inc.. As proposed, the tract is to be conveyed to the City of Durant for the realignment of Waldron Road with the traffic signal and newly completed entrance into Choctaw Casino & Resort. There is already a traffic signal at this entrance which will improve access to all of the industrial properties along Waldron Road.

As the Subject Property alone has limited marketability because of its location and shape, a valuation method termed “Across the Fence” (ATF) method will be utilized. The Appraisal Institute defines this method as:

“A land valuation method typically used to estimate the value of a real estate corridor, including railroad or pipeline rights of way, highway, or other corridor real estate. The price or value of land adjacent to the corridor (i.e., “across the fence”) is considered for the valuation.

The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, IL, 2002

According to an article written by Arthur G Rahn and published in the *Appraisal Journal* in July 2001, the ATF method “is based on the premise that the corridor land should be worth at least as much as the land through which it passes.” In the case of the Subject, this is especially true given that the Highest and Best Use is to assemble with the adjacent properties. This is based on the fact that the lack of utility for properties similar in size to the Subject. Therefore, the proposed use as a right-of-way property is not consistent with the Highest and Best use. Rather, the greatest value for the Subject Property is to assemble it with the adjacent tract which will enhance the value of the tract as a whole.

For purposes of choosing market sales and making appropriate adjustments, we will utilize the characteristics of the adjacent tract which the Subject Property adjoins.

For selection of comparable sales as well as making appropriate adjustments, the Parent Tract will be utilized. The indicated unit value will then be extrapolated to determine the market value for the Subject Property.

The map below depicts both the Parent Tract and the Subject Property.



The valuation estimate for the Subject Property “As Is” (fee simple) is based upon the analysis of similar land transactions found in Durant and the surrounding market area in which the Subject Tract must compete.

The Sales Comparison Approach is based on the principle of substitution which states that a prudent person will not pay more for a particular property than it would cost to acquire a property that is equally desirable. Typically, it offers good evidence of value as it represents the actions and motivations of users and investors. It also recognizes that the typical buyer will compare listing prices and negotiate the most favorable deal available.

These sales are found by a search of the Deed Records or by conversations with Brokers or other real estate professionals. Several published sources of comparable data were accessed - Loop Net, Bryan County Assessor’s Office and MLS.

The application of this approach produces an opinion of value for a property by comparing it to similar properties which have been sold or are currently offered for sale. Several sales of similar design/appeal were investigated and analyzed as a basis for valuation of the subject property. The comparable sales presented herein are considered to be reliable value indicators for this analysis.

The reader is referred to the following chart for a list of all of the Comparable Sales considered in our analysis.

Summary of Land Sales/Listings								
Subject		070023327	EMC Test Systems	NEC of Waldron Road and 9th St, Durant	Comm/Ind	30.07		
	Date	PID	Owner	Location	Land Use	Land Size	Price/Acre	Listing/Sales Price
1	1/16/2020	070048913	Angel Park, LLC	W/S of Hwy 75, Calera	Comm/Ind	25.270	\$ 19,687	\$ 497,500
2	3/22/2022	070023437	AA Investments, LLC	N/S Waldron Road, Durant	Industrial	7.670	\$ 32,595	\$ 250,000
3	11/30/2018	070007362	Redline Const & Mgmt.	N/S Rodeo Road, Durant	Agricultural	3.420	\$ 14,620	\$ 50,000
4	12/7/2018	070040857	Aziz UI Hassan Trust	Hwy 70 W, Durant	Commercial	3.000	\$ 66,667	\$ 200,000

Our policy is to include all similar sales, but to adjust only the most comparable sales. The rationale being that the most comparable sales require less adjustments and result in more reliable value estimates, but we feel the reader should have the benefit of knowing the general market. The above sales and listings represent the current market in the Durant area. However, because of the

similarities between the sales comparables and the Subject Property, only Sales 1 through 4 were included in our analysis and were considered appropriate for adjustment.

Please refer to the Comparable Sales Map for a visual depiction of the location of the comparable sales in relation to the Subject Parcel. The comparable sales detail is retained in the files of MICHAEL W. MASSEY & ASSOCIATES.



Comparable Sale No. 1

Location:	West side of Highway 75/69, Calera
Grantor:	Kingdom Works, Inc.
Grantee:	Angel Park, LLC
Date:	1/16/2020
Size:	25.27 acres
Zoning:	Commercial
Sales Price:	\$497,500 or \$19,687/acre
Verified:	Bryan County Assessor's Office
Document #:	Book 1517, Page 416
Topography:	Level; at grade
Frontage:	Average
Shape:	Rectangular
Utilities	No sewer
Comments:	Located on west side of Highway 75/69 south of Calera. Former golf center or driving range. Limited development in immediate area.



Comparable Sale No. 2

Location:	North side of Waldron Road, Durant
Grantor:	Roger & Billye Smith
Grantee:	AA Investments, LLC
Date:	3/22/2022
Sales Price:	\$250,000 or \$32,595/acre
Gross Land Area:	7.67 acres
Configuration:	Irregular rectangle
Flood Plain:	None known
Topography:	Level; at grade
Zoning:	Industrial
Improvements:	None
Utilities:	All public available
Terms of Sale:	Cash
Ownership Conveyed:	Fee Simple Estate
Verification:	MLS/Bryan County Assessor's Office
Deed/Document #	Book 1592/Page 471

Comments: Property is to the east of Subject in the same industrial park.



Comparable Sale No. 3

Location:	North side of Rodeo Road, Durant
Grantor:	Justin & Marcie Smith
Grantee:	Redline Construction & Management
Date:	11/30/2018
Sales Price:	\$50,000 or \$14,620/acre
Gross Land Area:	3.42 acres
Configuration:	Irregular rectangle
Flood Plain:	None known
Topography:	Level; at grade
Zoning:	Residential/Agricultural
Improvements:	None
Utilities:	All public available
Terms of Sale:	Cash
Ownership Conveyed:	Fee Simple Estate
Verified:	Bryan County Assessor's Office
Document #	Book 1484/Page 263

Comments: Property is located to north of Subject off of Rodeo Road. Land use is primarily agricultural and residential with some industrial.



Comparable Sale No. 4

Location:	North side of Highway 70 W, Durant
Grantor:	Heritage 3325
Grantee:	Aziz UI Hassan Trust
Date:	12/7/2018
Sales Price:	\$200,000 or \$66,667/acre
Gross Land Area:	3.0 acres
Configuration:	Rectangular
Flood Plain:	None
Topography:	Level; at grade
Zoning:	C-2 – Commercial
Improvements:	None
Utilities:	All public available
Terms of Sale:	Cash
Ownership Conveyed:	Fee Simple Estate
Verification:	Bryan County Assessor's Office
Deed/Document #	Book 1484/Page 1130

Comments: Located west of intersection of Hwy 70 and Hwy 70 Bypass, west of US-75. Close to both commercial and residential development with industrial development to the west.

The following Elements of Comparison were analyzed to compare major similarities and dissimilarities between the sales and the sale prices as follows:

PROPERTY RIGHTS CONVEYED – All sales conveyed the Fee Simple Estate; no adjustment was necessary.

FINANCING TERMS – All sales were cash to seller; no adjustments warranted.

CONDITIONS OF SALE – All sales were considered to be arms-length; no adjustment was necessary.

MARKET CONDITIONS – All of the land comparables occurred during 2020-2021. It is our observation that sales have risen slightly over the last few years, with an average of 10% annually. The comparable sales were adjusted based on this percentage.

LAND SIZE – All of the sales are smaller than the Subject which would typically indicate a negative adjustment. Please see chart below for typical 10% adjustment for each doubling/halving.

<u>Indicated Size Adjustment with a 10% Adjustment per Doubling/Halving</u>	
<u>Variance of Comp</u>	<u>Indicated Adj. Range</u>
0% to 25% Larger	0% to +2.5%
25% to 50% Larger	+2.5% to +5%
50% to 100% Larger	+5% to +10%
100% to 200% Larger	+10% to +15%
200% to 300% Larger	+15% to +20%
300% to 500% Larger	+20% to +25%
0% to 25% Smaller	0% to -5%
25% to 50% Smaller	-5% to -10%
50% to 75% Smaller	-10% to -20%
More than 75% Smaller	-20% or more

However, no adjustment was made for size because of the ATF assumption.

ZONING/CURRENT USE – All of the sales, except for Sale number 3, have similar industrial or commercial use and no adjustment was made for this factor. Sale number 3 is zoned for agricultural use with the primary use in the area being residential, agricultural with some industrial use in close proximity. A positive adjustment was made given that the zoning will need to be changed prior to development.

LOCATION –The Subject Property is located in the southern area of Durant with close proximity to Choctaw Casino. It is in a primarily industrial area. Sale number 1 is located on Highway 75, south of Durant within the town of Calera. The area surrounding the tract is both commercial and industrial in use. However, its location is considered to be inferior in comparison to the Subject and a negative adjustment was made.

Sale number 2 is in the same industrial park as the Subject. However, it is farther from 9th Street with lower traffic counts. A positive adjustment was made for inferior location.

Sale number 3 is just to the north of the Subject on Rodeo Road. Its location is considered to be inferior given lower daily traffic totals. A positive adjustment was made.

Sale number 4 is located on Highway 70, west of downtown Durant and just west of the intersection with the Highway 70 Bypass. There is primarily commercial and agricultural use in the area with industrial uses to the west. Its location is considered to be superior and a negative adjustment was made

ACCESS/VISIBILITY – The Subject Property has above average access and linkages to major thoroughfares. Sales numbers 1 and 4 have similar access and visibility and no adjustment was warranted. Sales numbers 2 and 3 have inferior access but this was factored into the location adjustment and no further adjustment is needed.

FRONTAGE – Sale number 1 and 2 have similar frontage and no adjustment was necessary. Sale number 3 has inferior frontage and a positive adjustment was made. Sale number 4 has superior frontage on a major thoroughfare; a negative adjustment was made.

UTILITIES – All of the sales have similar access to utilities and no adjustment was made.

FLOOD PLAIN – The Subject Property is not located in a floodplain and neither are the comparable sales. No adjustments were made for this factor.

Sales Adjustment Grid

	Subject	Sale Comp No. 1		Sale Comp No. 2		Sale Comp No. 3		Sale Comp No. 4	
Address	NEC of Waldron Road and 9th St, Durant	W/S of Hwy 75, Calera		N/S Waldron Road, Durant		N/S Rodeo Road, Durant		Hwy 70 W, Durant	
Property Rights Conveyed	Fee Simple	Similar	0%	Similar	0%	Similar	0%	Similar	0%
Financing Terms	Typical	Similar	0%	Similar	0%	Similar	0%	Similar	0%
Conditions of Sale	Cash	Cash	0%	Cash	0%	Cash	0%	Cash	0%
Market Conditions		1/16/2020	23%	3/22/2022	1%	11/30/2018	34%	12/7/2018	33%
Adjusted Total (Multiplied Adjustments)			\$ 24,117		\$ 32,866		\$ 19,615		\$ 88,889
Land size (acre)	30.07	25.27	0%	7.67	0%	3.42	0%	3.00	0%
Zoning	None	Comm/Ind	0%	Industrial	0%	Agricultural	10%	Commercial	0%
Location	Average	Inferior	20%	Inferior	20%	Inferior	40%	Superior	-25%
Frontage	Average	Similar	0%	Similar	0%	Inferior	10%	Superior	-10%
Utilities	Average	Similar	0%	Similar	0%	Similar	0%	Similar	0%
Shape/Topography	Average	Similar	0%	Inferior	10%	Similar	0%	Similar	0%
Flood Plain	None	Similar	0%	Similar	0%	Similar	0%	Similar	0%
Gross \$/SF		\$ 19,687		\$ 32,595		\$ 14,620		\$ 66,667	
Net Adjustments			20%		30%		60%		-35%
Adjusted \$/SF			\$ 4,823		\$ 9,860		\$ 11,769		\$ (31,111)
Adjusted Total/SF			\$ 28,940		\$ 42,726		\$ 31,384		\$ 57,778

The adjusted comparables range from \$29,000 to \$58,000 per acre. The mean value is \$40,207 and the mean value without the high and low values is \$37,055 per acre. All of the sales are considered to be good indicators of value with emphasis given to Sale number 2 because of proximity to Subject.

Conclusion

The analysis above pertains to both the Parent Tract and Subject Property. Thus, for the Subject Property, it is our opinion that the indicated “As Is” market value as of March 12, 2022, is:

0.74 acre X	\$40,000/acre	\$29,600
0.74 acre X	\$45,000/acre	\$33,300
Say		\$32,500

And, for both the Subject Property (0.74 acre tract) PLUS the Triangular Tract (0.193 acre) to west of Subject, it is our opinion that the indicated “As Is” market value as of March 12, 2022, is:

0.931 acre X	\$40,000/acre	37,313
0.931 acre X	\$45,000/acre	\$41,978
Say		\$40,000

The above opinion of value is subject to the following extraordinary assumptions:

- * All information provided to the appraiser (survey, legal description, property conditions, etc.) is correct. If found to be false, these assumptions could alter the appraiser's opinion or conclusions.
- * A title policy pertaining to the subject was not provided to the appraisers for review and analysis. It is a specific assumption of this report that the subject does not encroach on the adjacent sites, or in the event of an encroachment, the value of the subject is not thereby adversely affected. Any adverse easement or encroachment could inhibit the marketability and warrant modification of the appraisal value.

RECONCILIATION AND FINAL VALUE ESTIMATE

All important facts and data concerning the subject property have been investigated and analyzed in detail. In the previous sections, we have provided an opinion of the market value of the fee simple interest of the subject property on an “as is” basis. In the estimation of the market value of the subject, the Sales Comparison Approach was utilized to value the land on an “as is” basis. Following is a summary of each of the value estimates derived in the report.

The Cost Approach is based upon the principle of substitution, which states that a prudent purchaser would not pay more for a property than the amount required to purchase a similar site and construct similar improvements without undue delay, producing a property of equal desirability and utility. The land value is based upon sales of similar properties in the subject market area. This approach was not utilized as development costs were not available for review.

The Income Approach to Value involves capitalization of the net income that the property is capable of producing. This approach, of course, is applicable only in income producing properties. It was not utilized in valuing the Subject Property.

The Sales Comparison Approach references sales of similar properties located in the subject’s market area, as well as competitive areas in the researched subject market area. This approach is believed to yield a reliable indication of the value of the subject lots due to its reliance on recent activities of buyers and sellers within the subject submarket. Vacant land sales were compared to the subject with regard to differences or similarities in lot size, shape, utility and aesthetic characteristics. The notable differences in the comparable sales were then adjusted to indicate an estimated value for the Subject Property being appraised. The Sales Comparison Approach was considered to be reliable based on a reliable sampling of vacant land that has sold recently in the area.

In reconciling these approaches to value, the Sales Comparison approach is given primary emphasis as it is the only applicable approach to value.

Please find below our reconciliation and Final Opinion of Value.

For the Subject Property (0.74 acre tract):

Sales Comparison Approach “As Is”	\$32,500
Income Approach to Value – “As Is”	N/A
Cost Approach to Value	N/A
Reconciled Market Value – “As Is”	\$32,500

For the Subject Property (0.74 acre tract) PLUS the Triangular Tract (0.191 acre tract):

Sales Comparison Approach “As Is”	\$40,000
Income Approach to Value – “As Is”	N/A
Cost Approach to Value	N/A
Reconciled Market Value – “As Is”	\$40,000

Therefore, the estimated market value of the Fee Simple Interest of the Subject Property “As Is” as of March 12, 2022 is:

\$32,500

THIRTY-TWO THOUSAND FIVE HUNDRED DOLLARS

And, the estimated market value of the Fee Simple Interest of the Subject Property plus the Triangular Tract “As Is” as of March 12, 2022 is:

\$40,000

FORTY THOUSAND DOLLARS

The extraordinary assumptions and/or hypothetical conditions utilized in the value estimate are as follows:

- * All information provided to the appraiser (survey, legal description, property conditions, etc.) is correct. If found to be false, these assumptions could alter the appraiser’s opinion or conclusions.
- * A title policy pertaining to the subject was not provided to the appraisers for review and analysis. It is a specific assumption of this report that the subject does not encroach on the adjacent sites, or in the event of an encroachment, the value of the subject is not thereby adversely affected. Any adverse easement or encroachment could inhibit the marketability and warrant modification of the appraisal value.

CERTIFICATE

We certify that, to the best of our knowledge and belief.....

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is the appraisers' personal, impartial, and unbiased professional analyses, opinions, and conclusions.

As of this date of the appraisal only, we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan as required in 12 CFR Part 34.44, amended June 7, 1995.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

We **HAVE NOT** performed appraisal services once on the subject property of this report within the three-year period immediately preceding acceptance of this.

Our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Practice of the Appraisal Institute and with USPAP as set by the Appraisal Foundation.

No one provided significant real property appraisal assistance to the persons signing this certification.

As of the date of this report, we have completed the continuing education programs of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of the appraisal, we have completed the requirements of the continuing education program of the Appraisal Institute.

The property was physically inspected by Michael W. Massey, MAI and Gina Hammack.

I, Michael W. Massey, hereby certify that I have reviewed and approve of this appraisal report, created in part, by Appraiser Trainee, Gina Hammack, whom I am currently sponsoring.

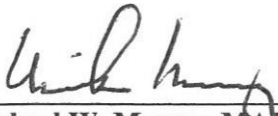
I am aware of the requirements stated in the Farmer Mac Seller/Service Guide and have completed this assignment in accordance with those requirements as they applied in this assignment.

My analyses, opinions and conclusions were developed and the appraisal, and this report has been prepared for use in a lending transaction that may include Farmer Mac as an intended user.

Based on our investigation and our experience, we estimate that the Fee Simple Market Value of the said Subject Property under the assumptions and limiting conditions as stated, is:

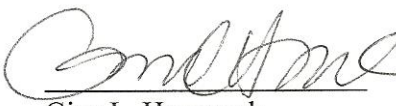
Estimated Fee Simple Market Value "As Is" as of March 12, 2022:

COMPONENT	ESTIMATED VALUE
Subject Property (0.74 acre)	\$32,500
Subject Plus Triangular Tract (0.931 acre)	\$40,000



Michael W. Massey, MAI, MRICS
TX-1320163-G

May 4, 2022
Date



Gina L. Hammack
#1341057

May 4, 2022
Date

MICHAEL W. MASSEY, MAI, MRICS
CURRENTLY: PRESIDENT, MICHAEL W. MASSEY & ASSOCIATES
REAL ESTATE APPRAISERS & CONSULTANTS

Over forty years experience in the appraisal of real properties, including commercial, industrial, special purpose and mineral interest, for mortgage bankers, savings and loan associations, insurance companies, attorneys, private individuals, public utilities, and governmental agencies.

Areas of expertise include West, Southwest and Southeast United States, Republic of Mexico, Puerto Rico and the U.S. Virgin Islands.

Graduated from Texas Technological University- 1966: BBA-Marketing

Completed University & Appraisal Institute Courses in Real Estate Appraisal & Consulting.

Awarded MAI Designation (5769) November 1977

Member Royal Institution of Chartered Surveyors (RICS) No. 6545715

Recognized as "Expert" in Real Estate Valuation in Federal, State and County Courts in several states & U. S. Court of Federal Claims - Washington, D.C.

Collin County Regional Airport Board 2000-2007 Four years Chairman

Collin County Facilities Bond Committee-2007

Collin County Special Commissioners Court - Panel Member

McKinney ISD - Bond Committee - 2010

PROFESSIONAL DESIGNATIONS AND AFFILIATIONS:

MAI -----Member, Appraisal Institute #5769
MRICS—Royal Institution of Chartered Surveyors #6545715
GAA ----- National Association Of Realtors #440 General Accredited
Appraiser National Board of Realtors
Licensed Broker #188093—Texas Real Estate Commission
Licensed Appraiser State of Texas Expires March 31, 2023

State of Texas	#1320163-G
State of Louisiana	#0369 TP
State of New Mexico	#TP-015
State of Arizona	#AZ-201
State of California	#AG014189
State of Colorado	#CGO
	1319505
State of Oklahoma	#11680CGA
State of Arkansas	#CG1444N
State of Kansas	#15.TP.253
State of Missouri	#2015010226

As of this date, Michael W. Massey, MAI, MRICS, has completed the requirements under the continuing education program of the Appraisal Institute through March 31, 2023.

GINA L. HAMMACK

APPRAISAL ASSOCIATE
MICHAEL W. MASSEY & ASSOCIATES
REAL ESTATE APPRAISERS & CONSULTANTS

Graduated from Baylor University- 1989:

-Bachelor of Arts in-Psychology

Completed Real Estate Salesman, Property Tax Consultant, and Real Estate Appraisal Courses in Real Estate Appraisal & Consulting.

Obtained Real Estate Salesman License in 1993(Currently Inactive)

Obtained Property Tax Consultant License in 1995 (Currently Inactive)

Property Tax Consultant –DuCharme, McMillen & Associates (1993-2001) -Represented clients in Ad Valorem Tax matters in multiples states, including Texas, California, North Carolina, Louisiana, Colorado, Oklahoma, Arkansas, as well as multiple other states. Worked with commercial and industrial clients to establish taxable value of both real estate and personal property, analyzed client records and asset lists to assist in preparation of Business Personal Property Renditions, filed value protests with taxing authorities as necessary,

Represented clients before Appraisal Review Boards, State Board of Equalization and Superior Court.

Account manager for multiple commercial and industrial clients, including a major insurance company and major textile company.

PROFESSIONAL DESIGNATIONS AND AFFILIATIONS:

Licensed Appraiser Trainee #1341057 - State of Texas

Expires February 28, 2024

Licensed Real Estate Agent #424685—Texas Real Estate Commission (Expired)

PROFESSIONAL APPRAISER EDUCATION COURSES

Basic Appraisal Principles

Basic Appraisal Procedures

National USPAP Equivalent Course

Appraiser Trainee/ Supervisor Course

Residential Market Analysis and Highest and Best Use Course

Residential Site Valuation and Cost Approach Course

Residential Sales Comparison and Income Approach

Residential Report Writing and Case Studies

As of this date, Gina L. Hammack, has completed the requirements under the continuing education program of the Appraisal Institute through February 28, 2024

MICHAEL WARREN MASSEY
3104 ST GERMAIN
MCKINNEY, TX 75070



GINA LEA HAMMACK
2512 CAYENNE DR
MCKINNEY, TX 75070



Addenda A

-----Original Message-----

From: Dan DeFosset <Dan.DeFosset@ets-lindgren.com>

To: masseymai@aol.com <masseymai@aol.com>

Cc: Mark Mawdsley <Mark.Mawdsley@ets-lindgren.com>

Sent: Thu, Apr 7, 2022 11:54 am

Subject: appraisal

Hi Mikel

We just spoke on the phone and I indicated we would like to get moving on an appraisal for the South West corner of our property that the City of Durant is interested in re-routing Waldron Drive thru. You also indicated that the fee for this would be \$2,500 and take approximately 3 weeks to complete.

I had requested you send me whatever paper work is required to get this moving. Please forward to me at your earliest convenience.

Thanks!

Dan DeFosset
314-853-9253

CONFIDENTIALITY AND PRIVACY NOTICE: You are receiving this email because you requested product or service information from ETS-Lindgren, or you have opted in to receiving ongoing updates emails from ETS-Lindgren on their product and service offerings. View our [Privacy Policy](#) outlining the guidelines used for protecting your personal information. The information in this communication may be confidential and is intended only for the use of the recipient(s) named above. You are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, to any other party, is strictly prohibited. If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system. If you have any questions concerning this message, please contact the sender.

ROADWAY AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That EMC Test Systems, L.P., ("Grantor") a foreign limited partnership, for the sum of Ten Dollars and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the City of Durant, Oklahoma, a municipal corporation, ("Grantee") 300 W. Evergreen, Durant, Oklahoma 74701, a perpetual easement and right-of-way in and to the following described property:

A TRACT OF LAND, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN BOOK 888, PAGE 524, BEING A PART OF THE SE/4 AND THE NE/4, IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°14'03" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE NORTH LINE OF THE SE/4 IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA;

COMMENCING AT THE NORTHEAST CORNER OF THE SE/4 OF SAID SECTION 13;

THENCE, S 89°14'03" W, ALONG THE NORTH LINE OF THE SE/4 OF SAID SECTION 13, A DISTANCE OF 1210.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, S 28°09'52" E, A DISTANCE OF 183.40 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 261, PAGE 144 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK ;

THENCE, N 85°36'09" W, ALONG THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 261, PAGE 144 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK, DISTANCE OF 177.98 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 261, PAGE 144 FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK;

THENCE, N 28°09'52" W, A DISTANCE OF 133.65 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE M, K, & T RAILROAD;

THENCE, N 38°19'24" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE M, K, & T RAILROAD, A DISTANCE OF 163.58 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE M, K, & T RAILROAD;

THENCE, S 28°09'52" E, A DISTANCE OF 111.30 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 0.74 ACRES;

Basic Information

Parcel ID: 070023327

Parcel Number: A399-13-07S-08E-1-003-00

Addition : None

Township : 07S

Range : 08E

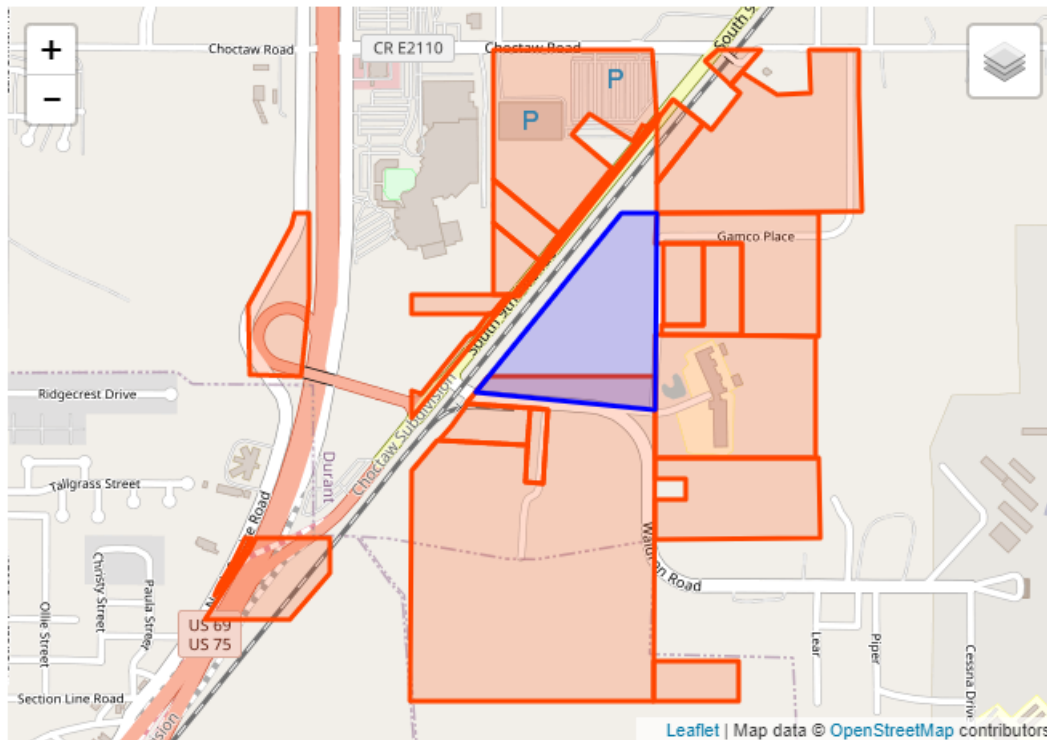
Section : 13

Deed Book : 888

Deed Page : 524

30.07 Acres

☒ Show Property Map



TOWNSHIP
PLAT MAP *new*

Owner(s)

EMC TEST SYSTEMS, L P
None 1301 ARROW POINT DRIVE
CEDAR PARK, TX 78613

Parcel Location

0
OK
203: Durant Cty I-48

Parcel Value

Assessed Values		Market Values
\$25,325	: Land :	\$230,227
\$154,675	: Improvement :	\$1,916,056
\$0	: Other :	\$0
\$180,000	: Total :	\$2,146,283

Exemption : \$ Estimated Tax : \$16,081

Legal Description

SEC 13-7-8 BEG NE/C SENE S1593', N84.35W 1470' TO RR ROW, N39.30E ALONG
ROW 1874', E282.60' POB

Sales Information**Building (Improvement) Information****Commercial****100% Office Building (344)**

9,581

None

Quality :

Roof Type : Gable

Roof Mat. : Metal

Exterior Wall : Single Metal, Tex Cover on Steel Frame

Interior Wall : None

Foundation : None

Flooring : None

Bedrooms : 0

Bathrooms : 0

Rooms : 0

Heat/Air : Warmed and Cooled Air

Heat/Air : Warmed and Cooled Air

Built in 1975

Condition :

Fireplace : None

Occupancy : Office Building
Commercial
100% Industrials, Light Mftg. (494) 78,065 None Quality : Roof Type : Gable Roof Mat. : Metal Exterior Wall : Single Metal, Tex Cover on Steel Frame Interior Wall : None Foundation : None Flooring : None Bedrooms : 0 Bathrooms : 0 Rooms : 0 Heat/Air : Warmed and Cooled Air Heat/Air : Warmed and Cooled Air Built in 1975 Condition : Fireplace : None Occupancy : Industrials, Light Mftg. MECHANICAL ROOM (960.00) Rsd Slab Cls C (1140.00) Rsd Slab Cls C (2700.00) Slab Class C (2448.00) Slab Class C (300.00) Slab Class C (13884.00) Slab Class C (3440.00)

Land Information	
Square-Feet Sqft : 0.00 Ag Use : None Soil Use : None Zoning : None	Acres Acres : 30.07 Ag Use : None Soil Use : None Zoning : None

Features	
STG CONTAINER Area : 160 Built in : None Quality : None	STG CONTAINER Area : 320 Built in : None Quality : None

PLAT OF SURVEY

CITY OF DURANT
SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST
BRYAN COUNTY, STATE OF OKLAHOMA.

EXISTING LEGAL DESCRIPTION:

BOOK 888, PAGE 524:

E/2 SE/4 NE/4 LESS 1.93 ACRES OCCUPIED AS RIGHT-OF-WAY BY MISSOURI, KANSAS, & TEXAS RAILROAD, IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN BASE AND MERIDIAN IN BRYAN COUNTY, STATE OF OKLAHOMA (SUBJECT TO EASEMENT FOR HIGHWAY), COVERING THAT PART OF THE E/2 SE/4 NE/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST LYING WEST OF THE RIGHT-OF-WAY OF THE MK&T RAILROAD AND ALL THAT PART OF THE SW/4 SE/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN BASE AND MERIDIAN IN BRYAN COUNTY, STATE OF OKLAHOMA, LYING SOUTH AND EAST OF THE EAST LINE OF THE RIGHT-OF-WAY OF THE MK&T RAILROAD AND ALL THAT PART OF THE OF THE NE/4 NE/4 SE/4 AND THE NE/4 NW/4 SE/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN BASE AND MERIDIAN LYING EAST AND SOUTH OF THE EAST LINE OF THE RIGHT-OF-WAY OF THE MK&T RAILROAD AND NORTH OF A LINE WHICH IS DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 13, 295.7 FEET SOUTH OF THE NORTHEAST CORNER THEREOF AND RUNNING THENCE NORTH 84 DEGREES, 35' WEST A DISTANCE OF 1492.80 FEET TO A POINT ON THE EAST LINE OF THE RIGHT-OF-WAY OF THE MK&T RAILROAD, SAID LAST DESCRIBED LINE BEING THE NORTH LINE OF A CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF DURANT BY DEED RECORDED IN BOOK 263 AT PAGE 144 IN THE OFFICE OF THE COUNTY CLERK, BRYAN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE/4 NE/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST; THENCE SOUTH 1.993 FEET; THENCE NORTH 84 DEGREES 35' WEST A DISTANCE OF 1470 FEET TO THE MK&T RAILROAD RIGHT-OF-WAY; THENCE NORTH 39 DEGREES 30' EAST ALONG SAID RAILROAD RIGHT-OF-WAY A DISTANCE OF 1,874 FEET; THENCE EAST 352.60 FEET TO THE POINT OF BEGINNING.

I, DAVID L. PAGE, JR., HEREBY CERTIFY THAT THIS PLAT PREPARED UNDER MY DIRECT SUPERVISION ACCURATELY REPRESENTS A SURVEY OF THE FOLLOWING TRACT OF LAND DESCRIBED TO WIT:

NEW LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN BOOK 888, PAGE 524, BEING A PART OF THE SE/4 AND THE NE/4, IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°14'03" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE NORTH LINE OF THE SE/4 IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA.

COMMENCING AT THE NORTHEAST CORNER OF THE SE/4 OF SAID SECTION 13:

THENCE, S 89°14'03" W, ALONG THE NORTH LINE OF THE SE/4 OF SAID SECTION 13, A DISTANCE OF 1210.32 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, S 28°09'52" E, A DISTANCE OF 183.40 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 261, PAGE 144 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK;

THENCE, N 85°36'09" W, ALONG THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 261, PAGE 144 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK, DISTANCE OF 177.88 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 261, PAGE 144 FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK.

THENCE, N 28°09'52" W, A DISTANCE OF 133.65 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE M, K, & T RAILROAD;

THENCE, N 38°19'24" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE M, K, & T RAILROAD, A DISTANCE OF 163.58 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE M, K, & T RAILROAD.

THENCE, S 28°09'52" E, A DISTANCE OF 111.30 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 0.74 ACRES.

BASIS OF BEARINGS: S 89°14'03" W, ALONG THE NORTH LINE OF THE SE/4 IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BY R.T.K.G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE, JR., PLS NO. 1566, ON FEBRUARY 7, 2022

SURVEYOR'S NOTES:

1. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT, COMMITMENT OR TITLE OPINION, NO EASEMENTS OR RIGHTS-OF-WAY WERE PROVIDED TO THE SURVEYOR.
2. ALL MEASUREMENTS AS SHOWN ARE IN GRID (SPC NAD 83) BEARINGS, AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES, AND GRID (SPC NAD 83) BEARINGS.
5. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD.
6. SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
7. ALL NEW LEGAL DESCRIPTIONS LIE FULLY WITHIN LAND PREVIOUSLY DESCRIBED IN BOOK 888, PAGE 524, FILED NOVEMBER 4, 1996 IN THE OFFICE OF THE BRYAN COUNTY CLERK.
8. SURVEY PERFORMED USING RTK GPS, COORDINATE SYSTEM IS WGS 84, ALL BEARING ARE REFERENCED TO GRID (SPC NAD 83) BEARINGS.

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

1. CORPORATION QUIT CLAIM DEED FROM RANTED MICROWAVE & ELECTRONICS TO EMC TEST SYSTEMS, L.P., FILED ON NOVEMBER 4, 1996 IN BOOK 888, PAGE 524-525 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
2. OKLAHOMA CERTIFIED CORNER RECORDS FILED WITH THE OKLAHOMA DEPARTMENT OF LIBRARIES FOR SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE.
3. GLO PLAT WITH FIELD NOTES.

LEGEND

These standard symbols may be found in the drawing.

- SET 1/2" STEEL PIN WITH CAP (PLS 1566)
- ⊠ SET 1/2" STEEL PIN WITH CAP (PLS 1566) IN EXISTING HOLE IN CONCRETE
- ⊞ FOUND ALUMINUM CAP
- ⊙ FOUND 1/2" STEEL PIN
- FOUND 1/2" STEEL PIN WITH CAP (PLS 1819)
- FOUND JOURNAL WITH WASHER STAMPED (PLS 1819)
- ⊕ CALCULATED CORNER (NOT SET)
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ COMMUNICATIONS VAULT
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ TRAFFIC CONTROL BOX
- BOUNDARY LINE
- SANITARY SEWER LINE
- UNDERGROUND WATERLINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC
- LINE NOT TO SCALE
- 16.5 STATUTORY RW

- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL

PAGE
SURVEYING

124 SOUTH 8th AVENUE
DURANT, OKLAHOMA 74701
(580) 920-9101 OR (580) 259-0176
FAX (580) 920-9121

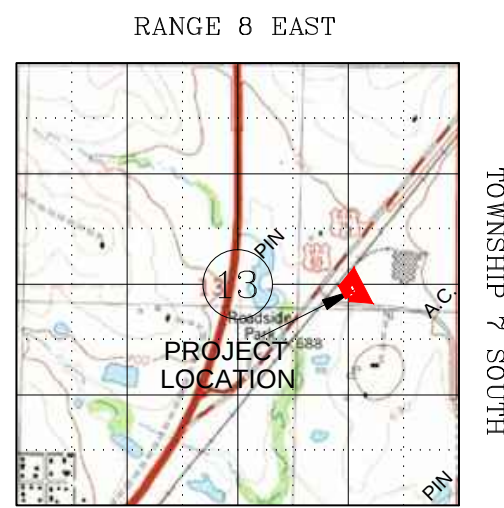
DAVID L. PAGE JR. © 2022
PROFESSIONAL LAND SURVEYOR #1566
C.A. # 1991, EXPIRES 6-30-2023

Surveyor's Seal



2-7-22
DATE SIGNED

David L. Page, Jr.
DAVID L. PAGE, JR. P.L.S. #1566



LOCATION MAP

LOCATION

SECTION 13
TOWNSHIP 7 SOUTH, RANGE 8 EAST
BRYAN COUNTY

0' 60' 120'



-BASIS OF BEARINGS-
BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83) AND THE DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES. CONTROLLING CORNERS ARE EXISTING SECTION CORNERS AND 1/4 CORNERS FOUND IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASE LINE.

GENERAL NOTES

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER RECORDED, OR IMPLIED, THEREOF.
NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE SHOWN ON THE ABOVE PLAT.
CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE TOPOGRAPHIC SURVEY PLAT.
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND ORIGINAL SEAL.
PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS MEANING.
THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION
FIELD WORK PERFORMED: 1-10-22
DATE OF LAST SITE VISIT: 2-7-22
PLAY COMPLETED: 2-7-22

Project Name and Address
CITY OF DURANT
SECTION 13
TOWNSHIP 7 SOUTH, RANGE 8 EAST
BRYAN COUNTY

DATE 2-7-22
SCALE 1" = 60'
SHEET NO. 1 OF 1

