

AGENDA
BOARD OF CITY COMMISSIONERS
April 15, 2019 AT 6:00 P.M.
COMMISSION CHAMBERS AT CITY HALL
SHAWNEE, OKLAHOMA

CALL TO ORDER

DECLARATION OF A QUORUM

INVOCATION

FLAG SALUTE

1. Consider approval of Consent Agenda:
 - a. Minutes from the April 1, 2019 regular meeting.
 - b. Acknowledge the following reports and minutes:
 - License Payment Report for March 2019
 - Project Payment Report for March 2019
 - Planning Commission Minutes from the March 6, 2019 meeting
 - c. Lake Lease Transfer:

TRANSFER:
Lot 9 Renfro Tract, 15807 Sleepy Hollow Road
From: Stan Malaske
To: Samuel and Jennifer Nowakowski
 - d. Acceptance of a water line for Oklahoma Heart Hospital South located at 3306 North Kickapoo Avenue and placing maintenance bond into effect.
2. Presentation by Animal Control to present the Pet of the Week.
3. Citizens Participation

(A three minute limit per person)
(A twelve minute limit per topic)
4. Introduction of Girl Scout Troop 314 in pursuit of their Government Badge.
5. Consideration of the Traffic Commission's recommendation regarding the request by Staff to lower the speed limit to 35 MPH on Kickapoo Avenue from MacArthur Street to Westech Road.
6. Consideration of an ordinance to rezone property located at 125 West 45th Street from A-1; Rural Agricultural District to A-1; Rural Agricultural District with Conditional Use Permit. Case No. P01-19, Applicant: Troy Williams. *(Deferred from the April 1, 2019 City Commission meeting.)*

7. Acknowledge monthly Sales Tax and City Treasurer Report.

8. New Business

(Any matter not known about or which could not have been reasonably foreseen prior to the posting of the agenda)

9. Commissioners Comments

10. Adjournment

Respectfully submitted

Lisa Lasyone, CMC, City Clerk

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made. (ADA 28 CFR/36)

Regular Board of Commissioners

1.a.

Meeting Date: 04/15/2019

CC Minutes

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Minutes from the April 1, 2019 regular meeting.

Attachments

CC Minutes

BOARD OF CITY COMMISSIONERS PROCEEDINGS

APRIL 1, 2019 AT 6:00 P.M.

The Board of City Commissioners of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in Regular Session in the Commission Chambers at City Hall, 9th and Broadway, Shawnee, Oklahoma, Monday, April 1, 2019 at 6:00 p.m., pursuant to notice duly posted as prescribed by law. Mayor Finley presided and called the meeting to order. Upon roll call, the following members were in attendance.

Richard Finley

Mayor

Ed Bolt

Commissioner Ward 1

Ron Gillham

Commissioner Ward 2

James Harrod

Commissioner Ward 3-Vice Mayor

Absent

Commissioner Ward 4

Mark Sehorn

Commissioner Ward 5

Ben Salter

Commissioner Ward 6

ABSENT: Darren Rutherford

INVOCATION

Don Lynch, Emergency Management
Director

FLAG SALUTE

AGENDA ITEM NO. 1:

Consider approval of Consent Agenda:

- a. Minutes from the March 18, 2019 regular meeting.
- b. Acknowledge the following minutes:
 - Shawnee Civic and Cultural Development Authority Minutes from the January 17, 2019 and February 21, 2019 meetings
 - Traffic Commission Minutes from the October 23, 2018 meeting
- c. Acknowledge resignation of Andy Freeman from the Airport Advisory Board.

- d. Authorize staff to purchase six used vehicles from Big Bear Cruisers for use by investigative and training personnel in the total amount of \$84,870.00. [(1) 2012 Dodge Charger for \$13,595.00, (2) 2012 Dodge Charger for \$13,795.00, (3) 2012 Dodge Charger for \$13,795.00, (4) 2014 Ford Interceptor for \$13,495.00, (5) 2013 Ford SUV for \$14,795.00, and (6) 2015 Ford SUV for \$15,395.00]

- e. Lake Lease Renewal:

RENEWAL:

Lot 7 Coffman Tract, 15207 Perry Road

Lessees: Rebecca Flowers and Debra Hilterbrand

- f. Mayor's Appointments:

Parks and Recreation Committee

Sue Winterringer	1 st Full Term	Expires: January 1, 2023
<i>Appointment to New Committee</i>		

Bob Weaver	1 st Full Term	Expires: January 1, 2023
<i>Appointment to New Committee</i>		

Chad Payn	1 st Full Term	Expires: January 1, 2024
<i>Appointment to New Committee</i>		

Miriam Bell	1 st Full Term	Expires: January 1, 2024
<i>Appointment to New Committee</i>		

Commissioner Gillham asked staff what the conditions of the vehicles in item 1(d) were. Police Chief Mason Wilson advised that all of the vehicles had low mileage and were well-maintained.

A motion was made by Vice Mayor Harrod, seconded by Commissioner Bolt, to approve Consent Agenda Item Nos. 1(a-f). Motion carried 6-0.

AYE: Harrod, Bolt, Gillham, Finley, Sehorn, Salter

NAY: None

AGENDA ITEM NO. 2:

Presentation by Animal Control to present the Pet of the Week.

Animal Control Officer Kesha Miller introduced Moose, a three to four-year-old male shepherd mix. Moose's adoption fees would be \$30.00 outside the city limits and \$40.00 inside the city limits.

AGENDA ITEM NO. 3:

Citizens Participation
(A three-minute limit per person)
(A twelve-minute limit per topic)

Ms. Kori Perez, Engagement Lead for Blue Zones, explained a "built environment". Ms. Perez said a Saint Patrick's Day bike ride was held last month to initiate the built environment. She stated she hoped this ride will be an annual event.

Ms. Rachel Melot with Blue Zones also spoke about built environments. She said that five constituents, the City Planner, and other City Staff visited the University of Oklahoma to hear more on how built environments helped change the face of downtown Oklahoma City.

AGENDA ITEM NO. 4:

Introduction of Shawnee 2019 student/teacher delegation for exchange trip to Nikaho, Japan.

ADULT DELEGATES

Jessica Brown, 2019 Chairman

Amanda Newsom, Teacher, Shawnee Public Schools

STUDENT DELEGATES

Chloe Kasterke, North Rock Creek

Anna Degraffenreid, Grove

Avery Holmes, Grove

Ella Whiteman, Grove

Kalyn Jones, Grove

Lexy Canaday, Grove

Olivia Terrell, Grove

Clara Timmons, Shawnee Middle School

Bella Dahlman, Shawnee Middle School

Charlene White, Shawnee Middle School

Sister Cities Chairman Jessica Brown introduced each of the adult and student delegates.

AGENDA ITEM NO. 5: Presentation of Annual Report by Visit Shawnee, Inc. (VSI)

Danielle Mason-Rains, CEO/President of VSI, introduced Matthew Clear, Visitors Services Specialist, and Amanda Johnson, Director of Marketing. Ms. Mason-Rains stated tourism is the third largest industry in Oklahoma. Visit Shawnee, Inc.'s purpose is to persuade tourism in the City of Shawnee and to provide support in the form of finding and touring assistance. VSI's goal is to highlight Shawnee to host events or leisure trips.

Ms. Mason-Rains stated that major goals of VSI are: (1) continuing to recruit and support events that bring overnight visitors to Shawnee; (2) promote Shawnee at trade shows and areas that have been identified as strong markets; and (3) increase our brand awareness in these targeted areas.

AGENDA ITEM NO. 6: Consideration of an ordinance to rezone property located at 125 West 45th Street from A-1; Rural Agricultural District to A-1; Rural Agricultural District with Conditional Use Permit. Case No. P01-19, Applicant: Troy Williams. *(Deferred from the March 18, 2019 City Commission meeting.) (Due to the inability for Planning Commission to hold a Special Call meeting prior to April 1, 2019, Staff will request this item be deferred to the April 15, 2019 City Commission meeting.)*

Mayor Finley stated that Staff recommended deferral of this item to the April 15th City Commission meeting.

A motion was made by Commissioner Gillham, seconded by Commissioner Sehorn, to defer this item to the April 15, 2019 City Commission meeting. Motion carried 6-0.

AYE: Gillham, Sehorn, Salter, Bolt, Harrod, Finley

NAY: None

AGENDA ITEM NO. 7:

Consideration of an ordinance repealing and amending portions of the Shawnee Municipal Code, Chapter 16 “Lakes”; authorizing the City Manager to change the expiration of annual fishing and boating permits; authorizing fees set by resolution and located in the City Fee Schedule of the Shawnee Lake; repealing provisions that no such license shall be required of retired city employees or of persons who have served as members of the city commission and who have completed their terms of office; revising use of blinds; setting the effective date; providing for repeal; providing for severability; providing for codification.

Director of Operations James Bryce gave a staff report. He stated that the lake has not had a Lake Ranger since 2005. The Lake Ranger was solely responsible for setting out designated spaces for duck hunters. Since 2005, no areas were being designated and this was restricting the way duck hunters could hunt. The proposed ordinance would allow for hunting from a boat, along with changing how the annual license expires and adds a combination boating and fishing license. It also provides for City employees to be able to fish, boat, and camp for free.

Ordinance No. 2658NS was introduced.

AN ORDINANCE REPEALING AND AMENDING PORTIONS OF THE SHAWNEE MUNICIPAL CODE, CHAPTER 16 “LAKES”; AUTHORIZING THE CITY MANAGER TO CHANGE THE EXPIRATION OF ANNUAL FISHING AND BOATING PERMITS; AUTHORIZING FEES SET BY RESOLUTION AND LOCATED IN THE CITY FEE SCHEDULE OF THE SHAWNEE LAKES; REPEALING PROVISIONS THAT NO SUCH LICENSE SHALL BE REQUIRED OF RETIRED CITY EMPLOYEES OR OF PERSONS WHO HAVE SERVED AS MEMBERS OF THE CITY COMMISSION AND WHO HAVE COMPLETED THEIR TERMS OF OFFICE; REVISING USE OF BLINDS; SETTING THE EFFECTIVE DATE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION.

A motion was made by Commissioner Bolt, seconded by Commissioner Gillham, to approve an ordinance repealing and amending portions of the Shawnee Municipal Code, Chapter 16 “Lakes”; authorizing the City Manager to change the expiration of annual fishing and boating permits; authorizing fees set by resolution and located in the City Fee Schedule of the Shawnee Lake; repealing provisions that no such license shall be required of retired city employees or of persons who have served as members of the city commission and who have completed their terms of office; revising use of blinds; setting the effective date; providing for repeal; providing for severability; providing for codification. Motion carried 6-0.

AYE: Bolt, Gillham, Harrod, Finley, Sehorn, Salter

NAY: None

Ordinance No. 2658NS was adopted by the City Commission.

AGENDA ITEM NO. 8:

Consideration of a resolution amending the City Fee Schedule by setting the Shawnee Twin Lakes Nos. 1 and 2 fees pursuant to Chapter 16 of the City Code; and providing for the re-adoption of the City Fee Schedule in whole.

Director of Operations James Bryce stated that staff reviews fees periodically and adjusts if necessary. A comparison sheet was included in the agenda packet to show what other municipalities are charging. He stated that proposed increases include annual fishing, boating, and hunting licenses, and daily tent camping. Mr. Bryce noted separate permits are required for the Shawnee Twin Lakes and Wes Watkins Lake.

Resolution No. 6586 was introduced.

A RESOLUTION AMENDING THE CITY FEE SCHEDULE BY SETTING THE SHAWNEE TWIN LAKES NOS. 1 AND 2 FEES PURSUANT TO CHAPTER 16 OF THE CITY CODE; AND PROVIDING FOR THE RE-ADOPTION OF THE CITY FEE SCHEDULE IN WHOLE.

A motion was made by Commissioner Gillham, seconded by Commissioner Bolt, to approve a resolution amending the City Fee Schedule by setting the Shawnee Twin Lakes Nos. 1 and 2 fees pursuant to Chapter 16 of the City Code; and providing for the re-adoption of the City Fee Schedule in whole. Motion carried 6-0.

AYE: Gillham, Bolt, Harrod, Finley Sehorn, Salter
NAY: None

AGENDA ITEM NO. 9: New Business (Any matter not known about or which could not have been reasonably foreseen prior to the posting of the agenda.)

There was no New Business.

AGENDA ITEM NO. 10: Commissioners Comments

Commissioner Bolt announced that on April 13th several events will be coming to the City, including a 5K Shawnee Forward run, the Red Bud Festival, a Journey tribute band concert and the Bethel High School car show.

Commissioner Gillham stated he was pleased that the Shawnee Civic and Cultural Development Board agreed to work with Spectra for management services.

Vice Mayor Harrod announced the Kiwanis Pancake Feed is Wednesday April 3rd from 7:00 a.m. to 7:00 p.m. at the Heart of Oklahoma Exposition Center.

Mayor Finley explained that the City Commission does not permit retail establishments but it is based upon property zoning classifications.

AGENDA ITEM NO. 11: Adjournment

There being no further business to be considered, the meeting was adjourned by power of the Chair. (6:26 p.m.)

RICHARD FINLEY, MAYOR

ATTEST:

LISA LASYONE, CMC, CITY CLERK

Regular Board of Commissioners**1.b.**

Meeting Date: 04/15/2019

Reports and Minutes

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge the following reports and minutes:

- License Payment Report for March 2019
- Project Payment Report for March 2019
- Planning Commission Minutes from the March 6, 2019 meeting

Attachments

License Pymt Rpt

Project Pymt Rpt

Planning Minutes

4/04/2019 7:29 AM
LICENSES: THRU ZZZZZZZZZZ

L I C E N S E P A Y M E N T R E P O R T
SORTED BY: CODE

PAGE:
PAYMENT DATES: 3/01/2019 TO 3/31/2019

** GENERAL LEDGER DISTRIBUTION **

FUND G/L ACCOUNT	ACCOUNT NAME	AMOUNT
001-4017	OCCUPATIONAL TAX	2,250.00CR
001-4201	LICENSES	571.00CR
001-4210	REGISTRATIONS	2,725.00CR
001-4211	LAKESIDE INSPECTIONS	75.00CR
001-4216	GARAGE SALE PERMITS	300.00CR
001-4218	MEDICAL MARIJUANA LICENSE	500.00CR
001-4601	LAKESITE LEASES RENTAL REV	8,604.00CR
799-1023	BANCFIRST GENERAL ACCT	15,025.00

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PAYMENT DATES: 3/01/2019 TO 3/31/2019
PAG.

** FEE CODE TOTALS **

FEE CODE		DESCRIPTION	FEE	PENALTY	TAX	INTEREST	TOTAL P
ALARM		BURGLAR/FIRE ALARM LICENSE	5	125.00CR			125.0
ALARMRENEW		BURGLAR/FIRE ALARM RENEW	21	315.00CR			315.0
BEERWINER		BEER AND WINE RENEWAL	1	450.00CR			450.0
ELEC1		ELECTRICAL CONTRACTOR INITIAL	3	300.00CR			300.0
ELEC2		ELECTRICAL CONTRACTOR RENEW	8	600.00CR			600.0
EXT		EXTERMINATOR LICENSE FEE	2	50.00CR			50.0
IMERC		ITINERANT MERCHANT FEE	2	6.00CR			6.0
LAKEINSP		LAKE LEASE INSPECTION	1	75.00CR			75.0
LAKELEASE		LAKE LEASE	12	8,604.00CR			8,604.0
MARIJFEE1		MARIJUANA BASE FEE	5	500.00CR			500.0
MECH1		MECHANICAL CONTRACTOR INTIAL	4	400.00CR			400.0
MECH2		MECHANICAL CONTRACTOR RENEW	5	400.00CR			400.0
MIXER		MIXED BEVERAGE RENEWAL	2	1,800.00CR			1,800.0
PLUM1		PLUMBING CONTRACTOR INITIAL	3	300.00CR			300.0
PLUM2		PLUMBING CONTRACTOR RENEW	9	725.00CR			725.0
RESAL		RESIDENTIAL SALE	29	300.00CR			300.0
SNOWC		SNOW CONE STAND LICENSE FEE	1	25.00CR			25.0
TREE		TREE TRIMMING LICENSE FEE	2	50.00CR			50.0
TOTAL				15,025.00CR			15,025.0

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STATUS: ALL
SEGMENT CODES: All
FEE CODES: All

PROJECT PAYMENT REPORT

PAGE:
PROJECTS: THRU ZZZZZZZZZZ
PAYMENT DATES: 3/01/2019 TO 3/31/
- SORTED BY: PRC

** GENERAL LEDGER DISTRIBUTION **

FUND G/L ACCOUNT	ACCOUNT NAME	AMOUNT
001-2133	UBCC FEE PAYABLE	315.00CR
001-4202	BUILDING PERMITS	9,897.32CR
001-4203	PLUMBING PERMITS	1,875.00CR
001-4204	ELECTRICAL PERMITS	500.00CR
001-4205	ZONING PERMITS & APPLICATIONS	1,157.00CR
001-4206	HEATING & A/C PERMITS	1,350.00CR
001-4249	OTHER PERMITS	700.00CR
001-4822	OTHER MISC. REVENUE	71.00CR
101-4249	OTHER PERMITS	110.00CR
501-4510	WATER TAPS	800.00CR
799-1023	BANCFIRST GENERAL ACCT	16,775.32

04/04/2019 7:23 AM
STATUS: ALL
SEGMENT CODES: All
FEE CODES: All

PROJECT PAYMENT REPORT

PAGE:
PROJECTS: THRU ZZZZZZZZZZ
PAYMENT DATES: 3/01/2019 TO 3/31/2019
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** SEGMENT CODE TOTALS **

SEGMENT CODE	DESCRIPTION	TOTAL PAID
B1-NEW	BUILDING CONSTRUCTION NEW	4,594.02CR
B3-REMODEL	BUILDING CONSTRUCTION REM	6,053.42CR
B4-SHELTER	BUILDING SHELTER	118.00CR
B4-STORAGE	BUILDING STORAGE SHED	543.50CR
E3-REMODEL	ELECTRICAL REMODEL/REPAIR	605.00CR
M2-ADD	MECHANICAL ADDITION	79.50CR
M3-REMODEL	MECHANICAL REMODEL/REPAIR	1,338.00CR
P3-REMODEL	PLUMBING REMODEL	1,190.00CR
P5-SEPTIC	SEPTIC PERMIT	25.00CR
UNAPPLIED	UNAPPLIED CREDITS	261.88CR
X-BORE/CUT	BORING & PAVING CUT PERMI	60.00CR
X-CURBCUT	CURBCUT/DRIVEWAY/SIDEWALK	50.00CR
X-DEMO	DEMOLITION PERMIT	100.00CR
X-PLATREV	PLAT REVIEW PRELIM	597.00CR
X-SIGN	SIGN PERMIT	300.00CR
Z-OCCUP	OCCUPANCY PERMIT	300.00CR
Z-REZONING	REZONING REQUEST	560.00CR
TOTAL		16,775.32CR

PLANNING COMMISSION MINUTES

DATE: MARCH 6TH, 2019

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, March 6th, 2019, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1:

Roll Call

Upon roll call the following members were present:

Present: Deem, Matthews, Walker, Bergsten, Cowen, Kienzle, Rowell

Absent:

Meeting was called to Order.

AGENDA ITEM NO.2:

Consideration of approval of the minutes from the January 2nd, 2019, Planning Commission Meeting

Chairman Bergsten asked Commission for any comments, questions or a vote.
Commissioner Matthews made a motion to approve, seconded by Commissioner Rowell.

Motion passed:

AYE: Deem, Matthews, Bergsten, Cowen, Rowell

NAY:

ABSTAIN: Walker, Kienzle

AGENDA ITEM NO.3:

Citizens' Participation

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward.

No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO.4:

Case #P01-19 – Consideration of approval of a conditional use permit for a cell tower for 125 West 45th Street, Shawnee, OK

Applicant: Troy Williams

Assistant City Planner Joseph Barker presented staff report and reviewed the requirements for a cell tower with the Commission. He stated that the tower height is permissible. Mr. Barker noted that the staff report contains a typo where the natural ground of the proposed cell tower is 180 but is actually around 1,000 feet, and he noted that the setback requirements for the east lot line were not being met on the submitted site plan. He stated that the proposed unmanned equipment shelter is around 100 square feet more or less and its height is 9' 4 ½". He stated that the tower is an antenna. He stated that the site plan's proposed fence does not meet code standards because it is only 6 feet instead of 7 feet. He stated that no excess equipment or parts shall be stored on site. He stated that lights for illumination shall be determined by the Federal Aviation Administration and the City on all tower locations, and that the only set of lighting is lighting just above the door of the maintenance shelter, just above the door. He stated none of the submitted signs are of a commercial nature. He stated that the tower shall meet the minimum construction and structural load standards as per the adopted building code, a requirement that would be met as a condition upon approval. He stated that all towers must setback its height distance from any occupied structures. He stated that the only structure within this radius is an unoccupied storage building for

the nearby middle school. He stated that the requirements of Section 175.20(B)(11) do not apply to this application. He stated that the tower shall be removed if abandoned for 12 months. He stated that a site plan that shows parking spaces is required. He stated the applicant is required to look into co-locating on an existing tower. He stated that the applicant submitted documents shortly before the meeting explaining why this is not feasible and that the Commission should dismiss the comment in the staff report stating that the Planning Department has received no documents pertaining to this. He stated that the Planning Department has received written approval from the property owner. He stated as-built plans shall be kept on file with the city. He stated that the first page of the site plan contains the required certified engineer stamp. He stated that the applicant must submit annually to the City Inspection Department an inspection report on the tower as to compliance with FCC and FAA standards. Finally, Mr. Barker stated that an appeal to any interpretation of this ordinance must be appealed to the Board of Adjustment.

Mr. Barker stated that there are other supplemental regulations the application must abide by. He stated that all uses must have a parking lot and that this use is not given an exception; therefore the applicant must submit this. He stated it must abide by Subsections 7 and 9 of the parking code. He noted that this application abides by the Americans with Disabilities Act (Subsection 9). He noted that Subsection 10 of the parking code states the Director can make a determination of the parking demand to be created by the proposed use and the amount of parking thus determined shall be the off-street parking requirements for the permitted use if not explained in the code. He stated that this application abides by the 2005 Comprehensive Plan. Mr. Barker stated that this area's use pattern would appear to allow for a cell tower. Mr. Barker stated that the item has been recommended for approval upon the following conditions with the exception of the sixth condition, which was met after the staff report was submitted to the Commission:

1. The tower shall abide by the setback restrictions of Chapter 22, Section 175, Subsection 20 (B)(2) and the applicant shall submit a site plan that indicates thereof;
2. Sight-proof fence not less than seven feet in height from finished grade shall be installed;
3. No excess equipment or parts shall be stored within the site;
4. There shall never be any commercial advertising or signage on the site;
5. Upon a final inspection, the tower shall meet the minimum construction and structural load standards specified in the adopted building code;
6. A letter indicating why co-location on an existing tower is not feasible shall be submitted;
7. Upon installation of the tower, as-built plans to be kept on file with the City of Shawnee shall be submitted;
8. An annual inspection report on the tower as to compliance with FCC and FAA standards shall be submitted to the City of Shawnee;
9. Written assurance is submitted stating that the land upon which the off-street parking for the facility is located will be controlled by the same entity which controls the land on which the tower is located; and
10. A parking plan to verify that the gravel compound for parking shall meet the standards of Chapter 22, Section 185 of the City of Shawnee Zoning Code.

Mr. Barker stated there have been multiple letters of protest and a petition that includes six of the owners on the bonded abstractor's list.

Mr. Barker asked if the Commission had any questions. Commissioner Cowen asked if the tower was 84 feet from the lot line. Mr. Barker confirmed this. Mr. Cowen asked if it could fall fifty or sixty feet into the lot abutting east. Mr. Barker confirmed this. He asked if Mr. Barker was okay this. Mr. Barker answered that he does not find this acceptable and that is why the first condition states the applicant must submit a site plan that abides by those setbacks. Commissioner Matthews asked if that is possible. Mr. Barker stated it is not because of the lot's dimensions and the proposed tower's height. Mr. Matthews asked if the condition is possible to meet. Mr. Barker stated there are three options they have to meet this condition:

1. Reduce the height of the tower. Mr. Barker stated, as an example, that the applicant could reduce the height of the proposed tower to 135 feet and place it in the center of the lot;
2. The applicant could pursue a variance; and
3. The Commission could recommend to defer the item to next month to give the applicant time to improve the site plan.

Chairman Bergsten asked that if were to be built in the location it is proposed to be, would the construction of another building in that radius affect the tower's legality. Mr. Barker stated that the tower would be grandfathered in in this case. Commissioner Matthews asked if the reason for the first condition is to avoid this situation. Mr. Barker confirmed this. Chairman Bergsten stated he asked this question because one of the options is a variance. Mr. Barker stated that the variance is his least preferred option for the application because he does not believe the applicant would be able to obtain a variance due to how difficult it would be to prove unnecessary hardship and that the situation is peculiar to this property, which are two of the four requirements for a variance. Planning Director Rebecca Blaine added that another option to meet the first condition is to construct a tower that has a zero-fall radius. Mr. Barker stated that there is a space between the middle school and the applicant's properties. Mrs. Blaine stated a zero-fall radius tower would have to be added as a condition to achieve this.

Chairman Bergsten asked if the Commission had any more questions for staff. There were no more questions.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward. Andrew Dyke of 128 Meadows Lane argued the proposed cell tower would significantly reduce property values, citing studies he submitted to staff, and expressed concern for the school. Reuben Peltier of 2412 Wingedfoot Lane, who owns property on the abstractor's list, expressed concern for the school and argued the cell tower should be closer to the commercial corridor and not on the proposed property. James Nickels of 134 Meadows Lane, who is not part of the abstractor's list but has a relative who is, stated that the tower would be 50 yards from their house. Mr. Nickels argued that it would reduce property values, that there are health concerns, and that the tower would interfere with other signals. Brent Houston, Assistant Superintendent of Shawnee Public Schools, came forward to ask questions about the proposed cell tower. He also clarified that the school building within the radius is actually occupied at times. He also stated they would like the ability to build on all of their land in the future and that a zero-fall radius is more palatable. Director Blaine asked if classrooms are held in that building. Mr. Houston said no, but there are after-school programs held in it. Commissioner Kienzle asked if students get picked up by their parents near that building. Mr. Houston responded that they do. He requested that the Commission take that into consideration. Dustin Dalton of 130 Meadows Lane expressed the concern that the cell tower could negatively impact the health of children and pets. He stated that there are studies that show cell towers affect animals. He also expressed his concern about the effect on property values. Edwin Bhatti of 125 Meadows Lane argued that the cell tower would affect the health of his children and unborn child.

No one else came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. Troy Williams, the applicant, who represents AT&T, came forward to present his case to the Commission. He stated that he has been working on this project with staff for over a year. He stated the tower is 900 feet from East 45th Street, 200 feet from the fence line of the Sac & Fox housing development, 370 feet from the Meadows Lane properties, 86-90 feet depending on whether or not you measure to the fence line or property line to the east of the middle school, and about 143 feet from the maintenance facility. He stated that the reason they selected the rear of the property is because code enforcement allegedly preferred for the tower to be towards the rear of the property where it is less visible from East 45th Street. He argued that the tower is actually sectional, because monopoles are sectional in nature [this would reduce the setback requirements from 120% of the tower height to 80% of the tower height]. He further argued that while he could move the tower towards the center of the property, this tower is important to FirstNet sites for first responders, as well as cellular and wi-fi. This will also be the first of five proposed cell towers. He introduced Kellen Butler, engineer from AT&T, and Kyle Culter, external affairs of AT&T, who would be addressing the claims of Mr. Dyke. He stated that the reason he didn't move it closer to the front is because they wanted a natural railroad of trees to obscure the tower. He stated that, in regard to allegations of health risks, the Telecommunications Act of 1996 strictly prohibits health and safety as a reason for denying a cell tower application. He claimed that the proposal is well beneath the threshold allowed for power. In regards to claims of negative effects on property values, he cited a study done in Dallas, Texas, which includes many markets in the state of Texas, which supposedly contradicts the claims of negative impacts on property values from the construction of cell towers; in addition, according to this study, the areas that have cell towers have higher growth and a higher potential for growth. He stated that if necessary, he can have a local appraiser, Bob Grace, attest to this. In regards to a zero-fall radius, he stated that it has been their intention to include a zero-fall radius, which he claims is done at the time of processing building permits.

Commissioner Kienzle asked what are some of the other criteria they use for selecting sites. She was

wondering why they do not simply go to the other side of East 45th Street. Mr. Williams clarified that they do not select a site because it is the cheapest, and claimed the property is very expensive. He claimed that there were no properties in that area they could have used for a cell tower. He selected this site because he claims it is the best lot in this vicinity for a cell tower. He argued that monopole cell towers can withstand natural disasters such as tornadoes.

Commissioner Kienzle asked what the radius of the other cell towers would be. Mr. Williams explained that it is calculated based upon height; that they are on a digital system. He stated that they try to get a mile of coverage from cell towers, but the more intensive the area, the more the signal shrinks. He stated the federal government requires that they cover residential areas and schools.

Commissioner Cowen asked if the current proposal was not for a zero-fall radius. Mr. Williams responded by saying that is typically done during the building permit phase. He claimed the circle drawn on the plan as a radius was drawn solely for the purpose of depicting distance and is not a fall radius.

Commissioner Kienzle clarified the use of the maintenance building at the rear end of the school lot and the fact that is the Field House.

Commissioner Deem asked Mr. Williams to clarify the difference in aesthetic value between collapsible cell towers and zero-fall radius cell towers. Mr. Williams stated that it is a sectional monopole. Mr. Williams stated that tower is structurally designed to fall into itself in the event that it would collapse. Commissioner Deem stated that her research on the Internet matches what those that have spoke against the application have said. Mr. Williams cited the study based in Dallas, Texas to refute this claim. He stated the facility is a \$400,000 investment just for the construction of the tower.

Chairman Bergsten asked that if the application was deferred, could the applicant provide documentation that the cell tower does not negatively impact health. Mr. Williams responded that health/safety does not allow health/safety to be a reason for denial of a cell tower. He also stated that the Third, Fifth, and Eighth U.S. Circuit Courts have ruled that the need for wireless communication overrules aesthetic value. Chairman Bergsten stated the Commission had other concerns in addition to legal issues and that he is asking if Mr. Williams could provide research on the alleged relationship between health and cell towers. Mr. Williams stated that he can, but warned that discussion of health/safety issues and aesthetic value issues create many legal issues.

Commissioner Deem asked how many cell towers exist in Shawnee. Mr. Williams did not know the exact number, but believes it is less than other areas. Mr. Williams stated he can retrieve that information in time for the City Commission meeting.

Commissioner Kienzle asked what the rationale is for not using an existing site. Mr. Williams stated there are no towers within a mile of this area.

Kyle Culler, AT&T External Affairs, came forward to defend the case of the applicant. He stated that there are no known adverse effects of cell towers as per the American Cancer Society and the World Health Organization. In regards to property values, he stated that 67% of people look at broadband support as one of the first things they examine when looking to buy a home. He stated that if an emergency occurs, the cell tower would be part of the FirstNet Network. He quoted Captain Todd Lester of the Shawnee Fire Department as saying cellular services are a great tool during a disaster.

Commissioner Rowell asked if there will be lighting on the tower itself. Mr. Williams stated that the FAA dictates if the tower is required to have lights. He stated that the tower is currently proposed to be unlit. He stated that towers under 200 feet are not typically required to be lit.

Commissioner Deem asked for clarification on the fencing. Mr. Williams stated there was a mistake. He stated the fence will be seven feet, and there will be slats.

Commissioner Walker asked if the tower on Kickapoo and I-40 would be suitable for co-location. Mr. Williams stated the proposed tower is designed for a minimum of three carriers.

Kellen Butler, professional engineer at AT&T, came forward to defend the case of the applicant. Mr. Butler stated that every cell phone company has different needs, and that the tower on Kickapoo and I-40 would not meet the needs that the proposed tower would satisfy.

Commissioner Walker clarified that going that far north would drastically change the ability of the tower to meet those needs. Mr. Butler confirmed this.

Commissioner Kienzle asked that in this series of towers, taking those other towers into account, changing to that site would not work. Mr. Butler stated that this site would harm the ability of all the towers to cover Shawnee.

Chairman Bergsten asked if using two shorter towers would not meet the same needs as one taller tower. Mr. Butler stated that reducing tower height reduces range and that AT&T wishes to minimize the number of towers to be constructed.

Commissioner Walker asked what kind of precedent the Commission would be setting by granting this conditional use permit. Director Blaine stated that in past communities, conditional use permits are evaluated on a case by case basis, using the guidelines provided by the code. She stated that the Planning Department has not received conditional use permits for the other cell towers.

Commissioner Kienzle asked if the applicant could submit a more comprehensive plan on all the towers to be constructed. Kellen Butler states plans for the other towers have not been completed, but they are far enough along on the process to be able to present some ideas. Commissioner Kienzle stated her reasoning for asking for this information was to get an idea of the aesthetical effect these towers would have.

Kellen Butler stated that the tower would not negatively affect other wireless communications. He stated that it should actually help some people's wireless communications.

Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any other comments or questions. Commissioner Cowen stated that, in his experience as a real estate appraiser in Shawnee, this community cannot be compared to metro areas such as Dallas, Texas and Oklahoma City. He stated that, right now, this cell tower would negatively impact property values. He also expressed concern about the tower falling on an adjacent property, especially on a residential or school property. There were no more comments or questions and Chairman Bergsten asked for a motion. Commissioner Cowen made a motion to deny the conditional use permit for a cell tower, seconded by Kienzle.

Motion passed:

AYE: Deem, Walker, Bergsten, Cowen, Kienzle

NAY: Matthews

ABSTAIN: Rowell

AGENDA ITEM NO.5:

Planning Director's Report

Planning Director Rebecca Blaine introduced herself to the Planning Commission as the new Planning Director. She briefly summarized her career. She stated she is impressed by the economic momentum of Shawnee. She stated her family and her will be moving to Shawnee after the end of the school year. She stated she went to the University of Oklahoma Urban Design Program at the Tulsa campus. She told the Commission that if they have any questions or concerns or projects, she is happy to assist them.

Commissioner Kienzle asked Director Blaine what are the opportunities she is looking forward to the most. Director Blaine stated there is a lot of potential with the comprehensive plan. She sees future potential in downtown and restoring historic buildings and reviving downtown in downtown. She expressed her enthusiasm for public art projects, and anything multi-modal related. Director Blaine stated it is a pleasure to meet the Commission.

AGENDA ITEM NO.6:

Commissioners Comments and/or New Business

There were no comments or new business.

AGENDA ITEM NO. 7:

Adjournment

Meeting was adjourned.



Chairman/Vice-Chairman

Joseph Barker
Planning Commission Secretary

Regular Board of Commissioners

1.c.

Meeting Date: 04/15/2019

Lake Lease

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Lake Lease Transfer:

TRANSFER:

Lot 9 Renfro Tract, 15807 Sleepy Hollow Road

From: Stan Malaske

To: Samuel and Jennifer Nowakowski

Attachments

Lake Lease



City of Shawnee
Community Development Department
222 N. Broadway
Shawnee, OK 74801
(405) 878-1665 Fax (405) 878-1587
www.ShawneeOK.org

**SHAWNEE TWIN LAKES CABIN SITE LEASES
SUMMARY/INSPECTION REPORT – FOR RENEWALS/TRANSFERS**

Date 4-02-2019	License No. 033487
Type	☐ Renewal ☒ Transfer
Commission Meeting Date	4-15-2019
Property Address	15807 SLEEPY HOLLOW ROAD
Lake Site Location	LOT 9 RENFRO TRACT
Lease Dates	4-15-2019 - 4-15-2049 <i>RM</i>
Lease Fee (changes annually)	\$717.00
Inspection Fee	\$75.00 Applicable: ☐ Yes ☒ No
Lessee (Transfer To)	
Name(s)	SAMUEL & JENNIFER NOWAKOWSKI
Address	SEE FILE
Phone	SEE FILE
Current Lessee (Transfer From) <i>(if applicable)</i>	
Name(s)	STAN MALASKE
Address	SEE FILE
Phone	SEE FILE
Inspection Information	
Inspection Required	☐ Yes ☒ No
DEQ Report on File	☒ Yes ☐ No
Type of Septic System	☒ Conventional ☐ Aerobic
Last Inspected/Pumped	11-23-2018
Misc. Comments	Total Charges Paid: \$717.00

PLEASE READ CAREFULLY

THIS LEASE IS NOT TRANSFERABLE AND IS SUBJECT TO CANCELLATION BY THE CITY FOR ANY VIOLATIONS OF THE TERMS THEREOF AS MORE SPECIFICALLY SET FORTH IN SECTION 16-326 OF THE SHAWNEE MUNICIPAL CODE:

**CABIN SITE LEASE
LEASE# 033487**

STATE OF OKLAHOMA, POTTAWATOMIE COUNTY, SS:

This Lease made and entered into in duplicate this date of April 15, 2019 by and between the CITY OF SHAWNEE, a municipal Corporation, PARTY OF THE FIRST PART, and

SAMUEL NOWAKOWSKI
of 19061 N.E. 36TH HARRAH OK 73045 ,
JENNIFER NOWAKOWSKI
of 19061 N.E. 36TH HARRAH OK 73045,
PARTY OF THE SECOND PART.

WITNESSETH: That the first party in consideration of the sum of \$ 717.00 dollars for 2019, does hereby acknowledge receipt of the applicable rental fee, and other good and valuable considerations, does by these presents demise, lease and let unto the second party the following described real estate situated on, and a part of the site, owned by the first party as a City Reservoir and known as Shawnee Twin Lake No. 1, in the County of Pottawatomie State of Oklahoma, to-wit:

15807 SLEEPY HOLLOW RD

TO HAVE AND TO HOLD SAME UNTO the second party for a term of thirty (30) years from the date hereof,

IT IS FURTHER mutually understood and agreed by and between the parties hereto as follows:

The said party of the second part shall and will and does hereby agree to pay to the first party annual lease payments as set forth in "Exhibit A", payable yearly in advance. The City shall retain the right to adjust the lease rate schedule at the termination of the original 30-year lease or at such time that a transfer is approved in accordance with Section 16-321 of the Shawnee Municipal Code (hereafter "SMC").

That at the expiration of the primary term hereof, the lessee shall have the right and option to renew said lease for an additional period of thirty (30) years under the terms and

conditions set forth in Section 16-321 SMC. There is no limit to the number of times a lease can be renewed.

The premises of all lots leased by the City shall at all times be kept clean and maintained in a sanitary condition by the lessee. There is a 25-foot lakeshore buffer that extends landward of the ordinary high water mark on all leased lots for the purpose of watershed protection. This area shall not be used by the general public, except during an emergency situation. Within this buffer, leaseholders are encouraged to preserve existing native vegetation. Docks and other approved structures may be located within the buffer area. Fertilizers and other chemicals shall not be used within the buffer area. All other applicable City regulations and rules apply

That in addition to the possession of the property so leased, the lessee shall have the right and privilege of a site for a boat house and boat dock on the land owned by the City adjoining and immediately in front of a lot leased, which said boat house shall be erected and maintained by and at the cost of the lessee on ground not to exceed an area of thirty (30) feet by thirty (30) feet, which said boat house shall never be used as a place of human habitation, and which said boat house or boat dock shall conform to the provisions of Section 16-325 SMC, and that said boat dock or boat house shall be the private property of the lessee, who shall have the right of ingress and egress to and from the same, subject to the rights of the public as set forth herein. The lessee shall agree to keep said lot and boat house and dock in a clean and sanitary condition, and to maintain the same in a safe condition, and the City as lessor shall in no manner be liable to lessee for any damages suffered by lessee to said lot or boat house or dock, or the improvements thereon on account of the rise and fall of the water line of said lake, or for the enlargement or decrease by the City of the size of said lake, or on account of any rule or regulation that may hereafter be adopted by lessor, governing the regulations of said lake, and lessee agrees to hold the lessor free and harmless from all damages suffered by him or by any other person, on account of personal injuries or loss of property that may incur upon said lot, boat house or boat dock.

That the lessee agrees to lease the premises **AS IS** from the lessor with the knowledge and understanding that the lessor does not guarantee access to lots. Should the Lessee determine that an access road is necessary to reach his/her lot from a road already in existence, lessee agrees to use his/her own funds to create said access road. Lessee further agrees that upon access road completion it shall not be a private road, but rather, will be available for public use, including, but not limited to, allowing neighbor lots to connect to it to improve access to their lots or to allow joint access to bordering lots upon the one access road. The location of any access road to be constructed by the lessee must be approved by the City Engineer of the City of Shawnee prior to the beginning of construction.

That should the lessee construct any building or other structure, said construction will be in accordance to City of Shawnee development regulations. Lessee agrees that prior to commencing construction on any structure on the leased premises he/she will obtain an approved building permit from the City.

That lessee is solely responsible for determining the flood elevation on the leased premises and is required to satisfy lessor that prior to any construction on the leased premises the

determination of the flood elevation has been done correctly and that any structure or building to be constructed on the leased premises be above the flood elevation. **LESSOR EXPRESSLY MAKES NO WARRANTIES OR REPRESENTATIONS AS TO SAFETY FROM FLOODING ON THE LEASED PREMISES AND LESSEE EXPRESSLY RELEASES THE LESSOR FROM ANY LIABILITY DUE TO FLOOD DAMAGE, BOTH PERSONAL AND PROPERTY, OCCURRING ON THE LEASED PREMISES FROM ANY CAUSE OR CONDITION.**

That all sanitary facilities to be constructed on the premises shall be wholly contained on the leased premises. Sanitary facilities, include, but are not limited to, septic tanks and lateral lines.

All septic systems and waste disposal systems on leased lake lots shall be inspected and subject the standards set forth in Chapter 16 SMC. The leaseholder shall have sixty (60) days to correct any defects found in the system. Corrections not made within the allotted time shall be grounds for the City to cancel the lease of the leaseholder.

That no lease shall be assigned or sublet, but lessee may at any time during the term of his/her lease, sell and transfer to other parties the improvements on the lot leased by him/her.

That in the event of the sale of the improvements by the lessee, the transfer shall not become effective until approved by the Board of Commissioners of the City of Shawnee at a regular or adjourned meeting held for that purpose and the City as lessor reserves the right to reject and disapprove any transfer when in its opinion it would be to the best interests of the City and its inhabitants to do so. If the transfer is approved, a new lease shall be entered into between the purchaser and the City, and a transfer charge is hereby fixed and established in the sum of one-thousand dollars (\$1000.00) to be paid to the City prior to said transfer in accordance with Section 16-322 SMC.

That the lessee shall be the owner of all improvements which may be placed by him or her, said improvements including cabins or other buildings and boat houses constitute personal property and lessee shall have the right to remove same from the lot at the termination of the lease, subject to the following: whenever a lease has been cancelled by the City as provided herein or by ordinance, the lessee or owner of said improvements shall remove the same within sixty (60) days of the date of the said cancellation of the lease and upon failure to do so, said improvements shall revert to and become the property of the City of Shawnee. And it shall have the right, without further notice or demand to take immediate possession of all said improvements and these will belong to the first party or its assigns, as liquidated damages for the non-fulfillment of the lease by lessee and for the use and rental thereof.

That the said second party does hereby release the City of Shawnee of any claim or claims for damages by reason of the cancellation of the said lease aforesaid.

That the second party shall at all times during the term of this lease be subject to and does hereby agree to abide by and conform to any rules, regulations or ordinances now in force, or that may hereafter be adopted by the City of Shawnee, governing the regulation of said lake and

within the described premises, as to fishing, hunting, boating and other recreational activities upon and around said water reservoir, and to conform to and abide by all further rules, regulations and ordinances now in force, or that hereafter may be adopted by the City of Shawnee, Oklahoma, governing the regulations of said premises and lake.

The City Commission may upon a showing of intentional disregard for the terms of the lease and this division or other city ordinance pertaining to the lake, cancel the city lease upon 30 days notice to the lessee by mailing a copy of such notice to the lessee at his/her last known address. If a lease is cancelled either by the city or the lessee of a city-owned lot prior to the expiration of the lease term, the lessee shall pay the city an early termination fee of \$1,000 in exchange for a release of liability from the remaining term.

That this lease shall be binding upon the representatives, heirs, and assigns and successors in interest of the parties hereto.

It is understood by the parties hereto that a failure to comply with the terms of said Cabin Site Lease shall constitute a misdemeanor and any person, firm, or corporation convicted of such violation shall be punished by a fine not exceeding five hundred dollars (\$500.00) plus costs, or imprisonment for a term not exceeding thirty (30) days, or by such fine and imprisonment.

IN WITNESS WHEREOF, party of the first part has caused its name to be affixed hereto by the Mayor of the City of Shawnee, Oklahoma, and attested by the City Clerk, and the party of the second part hereunto affixed his/her name the day and year first above written.

CITY OF SHAWNEE, OKLAHOMA
A Municipal Corporation,

BY: _____
MAYOR
PARTY OF THE FIRST PART

ATTEST:

CITY CLERK

Samuel Nowakowski
PARTY OF THE SECOND PART

Jennifer Nowakowski
PARTY OF THE SECOND PART

15807 Sleepy Hollow Road - Renfro Tract, Lot 9

Legend

 Property



Author: Joseph Barker

Date: 4/11/2019

Coordinate System: NAD 1983 2011 StatePlane Oklahoma South FIPS 3502 Ft US

Projection: Lambert Conformal Conic

Datum: NAD 1983 2011

False Easting: 1,968,500.0000

False Northing: 0.0000

Central Meridian: -98.0000

Standard Parallel 1: 33.9333

Standard Parallel 2: 35.2333

Latitude Of Origin: 33.3333

Units: Foot US

Disclaimer: The property depicted on this map is NOT based on a metes & bounds. It does not represent official lot lines and is strictly drawn for the purpose of representation.

0 100 200 400 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Regular Board of Commissioners

1.d.

Meeting Date: 04/15/2019

Maintenance Bond

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acceptance of a water line for Oklahoma Heart Hospital South located at 3306 North Kickapoo Avenue and placing maintenance bond into effect.

Attachments

Maintenance Bond

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That Jordan Contractors, Inc., 123 S. Broadway, Tecumseh OK 74863,

as Principal, and The Ohio Casualty Insurance Company, 62 Maple Ave., Keene NH 03431, a corporation organized under the laws of the State of New Hampshire and authorized to transact business in the State of Oklahoma, as Surety, are held and firmly bound unto the Shawnee Municipal Authority/City of Shawnee, Beneficiary in penal sum of ***Twenty Nine Thousand Three Hundred Twenty & 00/100*** Dollars (\$ 29,320.00) lawful money of the United States of America, said sum being equal to one hundred percent (100%) of the total contract price for one (1) year after completion and final acceptance, for the payment of which, well and truly to be made, we bind ourselves and each of us, our heirs, executors, administrators, trustees, successors, and assigns, jointly and severally, firmly by these presents.

NOW, THEREFORE, if said Principal shall pay or cause to be paid to the Shawnee Municipal Authority/City Of Shawnee Beneficiary all damages, loss, and expense which may result by reason of defective materials and/or workmanship in connection with said work, occurring within a period of one (1) years ({one hundred (100%) percent for the total contract price} for all projects for the construction of utilities) from and after acceptance of said project by the Shawnee Municipal Authority/City of Shawnee Beneficiary; and if Principal shall pay or cause to be paid all labor and materials, including the prime contractor and all subcontractors; and if principal shall save and hold Shawnee Municipal Authority/City of Shawnee Beneficiary harmless from all damages, loss and expense occasioned by or resulting from any failure whatsoever of said Principal, then this obligation shall be null and void, otherwise to be and remain in full force and effect.

DATED this 18th day of February, 2019

The condition of this obligation is such that:

WHEREAS, said Principal entered into a written CONTRACT with

Walther Construction, dated January 3, 2019, for
(State or Other Entity)

Water Line for addition to Oklahoma Hospital South, Shawnee OK, all in compliance with the plans and specifications therefore, made a part of said Contract and on file in the office of City Clerk, P.O. Box 1448, Shawnee, OK 74802-1448.

NOW, THEREFORE, if said Principal shall pay or cause to be paid to the SHAWNEE MUNICIPAL AUTHORITY/CITY OF SHAWNEE BENEFICIARY all damages, loss, and expense which may result by reason of defective materials and/or workmanship in connection with said work, occurring within a period of **one (1) year** (~~one hundred (100%) percent~~ for all projects for the construction of utilities) from and after acceptance of said project by the SHAWNEE MUNICIPAL AUTHORITY/CITY OF SHAWNEE BENEFICIARY; and if Principal shall pay or cause to be paid all labor and materials, including the prime contractor and all subcontractors; and if principal shall save and hold SHAWNEE MUNICIPAL AUTHORITY/CITY OF SHAWNEE BENEFICIARY harmless from all damages, loss and expense occasioned by or resulting from any failure whatsoever of said Principal, then this obligation shall be null and void, otherwise to be and remain in full force and effect.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said Contract and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this BOND.

IN WITNESS WHEREOF, the said Principal has caused these presents to be executed in his name and its corporate seal to be hereunto affixed by its duly authorized officers, and the said Surety has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its attorney-in-fact, duly authorized so to do, the day and year first above written.

(SEAL)

ATTEST:

Sheila J. Jordan

 The seal is circular with "JORDAN CONTRACTORS, INC." around the top and "OKLAHOMA" around the bottom. In the center, it says "CORPORATE SEAL".

PRINCIPAL:

Jordan Contractors, Inc.

BY [Signature]

TITLE Jimmy N. Jordan - President

(SEAL)

ATTEST:

Lisa Osborn

SURETY:

The Ohio Casualty Insurance Company

BY [Signature]

Attorney-in-Fact

NAME Wendy Hollen

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 8130684

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, W. M. McNeill, Lisa Sherman, Cody McNeill, Wendy Hollen, Larry D Bixler, John Rogers, and Kyle D. Reser of Oklahoma City, Oklahoma; John L. Birsner, Mike Shannon, and Susanne Cusimano of Edmond, Oklahoma

all of the city of _____, state of _____ each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of June, 2018.



The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 19th day of June, 2018, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 18th day of February, 2019.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

To confirm the validity of this Power of Attorney call
1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/18/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:
Insurance Agency of Mid America Inc	PHONE (A/C, No, Ext): (405) 691-0016
10009 S. Penn, Building E	FAX (A/C, No): (405) 691-0415
P. O. Box 890300	E-MAIL ADDRESS:
Oklahoma City OK 73189	INSURER(S) AFFORDING COVERAGE
	INSURER A: West American Ins Co
	INSURER B: Ohio Casualty Ins Co
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: 2018

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Ltd Pollution worksites GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	X		BKW53644176	7/1/2018	7/1/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			BAO53644176	7/1/2018	7/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			USO53644176	7/1/2018	7/1/2019	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	XWW53644176	7/1/2018	7/1/2019	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Rented / Leased Equipment			BMW53498399	7/1/2018	7/1/2019	Limit \$ 150,000 Deductible \$ 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Water Line for addition to Oklahoma Hospital South, Shawnee, OK. As required by written contract, Certificate holder is included as Additional Insured as respects to the General Liability. Coverage is subject to the insuring agreements, conditions & exclusions in the policy forms.

CERTIFICATE HOLDER

CANCELLATION

City of Shawnee P.O. Box 1448 Shawnee, OK 74802-1448	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Mike McNeill / BJ <i>Wm McNeill</i>

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Regular Board of Commissioners

4.

Meeting Date: 04/15/2019

Girl Scouts

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Introduction of Girl Scout Troop 314 in pursuit of their Government Badge.

Attachments

No file(s) attached.

Regular Board of Commissioners

5.

Meeting Date: 04/15/2019

Traffic Comm Recommendation

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consideration of the Traffic Commission's recommendation regarding the request by Staff to lower the speed limit to 35 MPH on Kickapoo Avenue from MacArthur Street to Westech Road.

Attachments

Memo

Presentation



MEMORANDUM

TO: Eric Benson, Interim City Manager

FROM: Michael Ludi, Director of Engineering 

AGENDA: April 15, 2019

RE: Consideration of lowering speed limit to 35 mph on North Kickapoo Avenue

Over the last several years the area surrounding North Kickapoo has seen an increase in commercial development and due to this the traffic has become increasingly congested. As this has occurred the City of Shawnee Engineering Dept has begun taking steps that would help the traffic flow in this area as well as throughout the entire City. The first step in the process was to install a Traffic Management software that would allow us to monitor and controller our traffic signals from a remote computer. This process is nearing completion with us currently having 25 signals online. We are hoping to bring the remaining 15 signals online as the budget allows.

The second step that was taken was to identify the areas of our traffic concerns. Through this process the corridor of North Kickapoo was chosen to be one of our focus areas. As we studied the area we had noticed that through all of the development the speed limit had never been studied or changed to match the current conditions. With that in mind the Engineering Dept began studying the current vehicle speeds through this corridor and made a few observations. The two observations that we felt should be addressed first are to set an appropriate speed limit and to link and coordinate the traffic signals. As we analyzed the traffic data that we collected we calculated that 85% of the traffic throughout a 24 hour period was traveling at 35.9 mph and that the average speed was 25.5 mph. The speed of the 85% is an important value and is a nationally recognized standard for setting an appropriate speed limit.

As part of the speed study we also looked into the average speeds for different times of the day and charted them so that we could get a better well-rounded picture of the situation. As we suspected, the average vehicle speeds were higher in the early mornings and late evenings and slowed down as the traffic increased with the slowest average speeds recorded through the lunch hour of 12:00pm – 1:00pm. The average highest speed time was found to be around 4:00am at 38 mph and the average lowest speed time was 12:30pm at 19.5 mph.

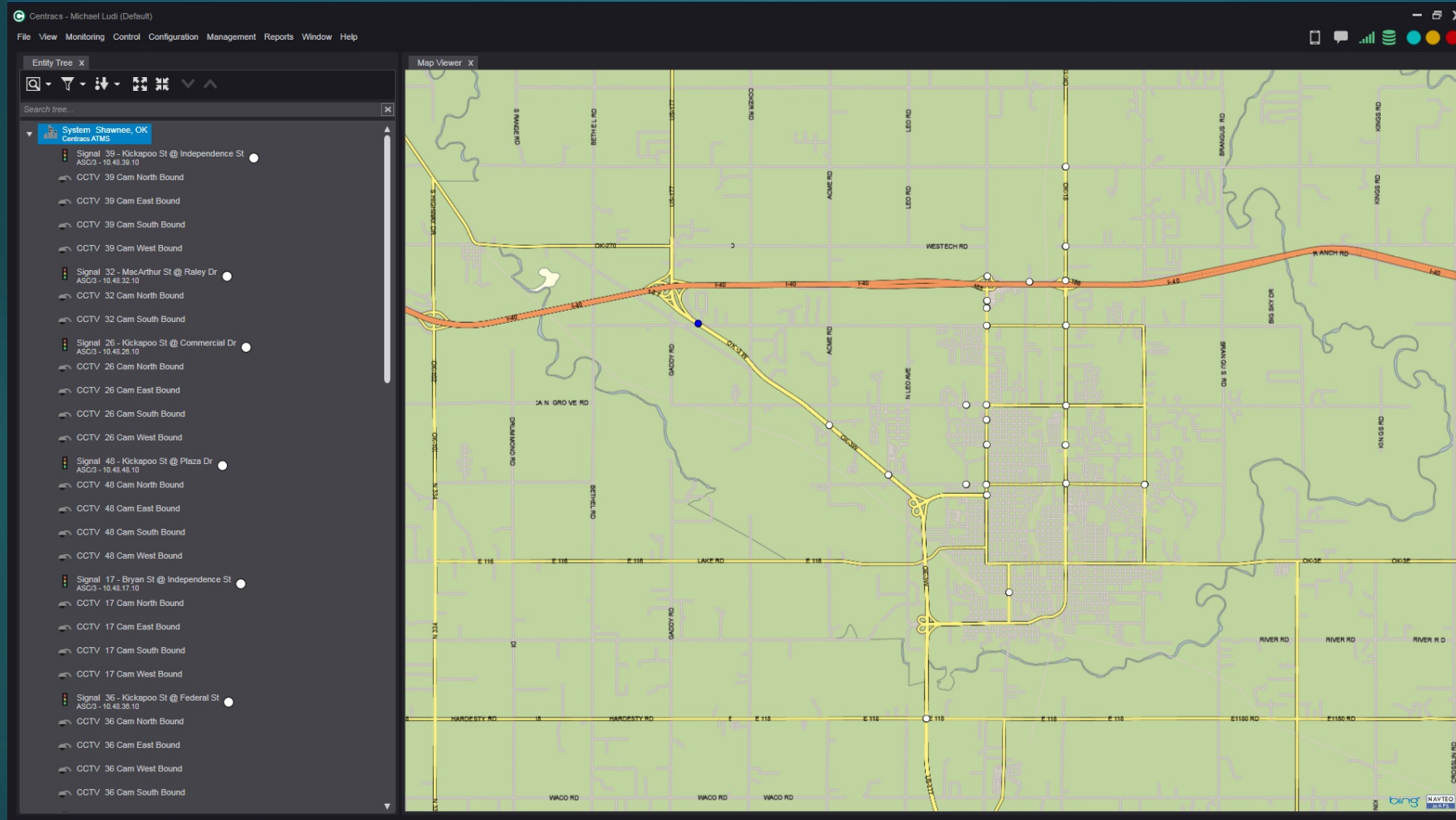
With this information in mind we researched the accidents that have occurred from 2010 – present on Kickapoo between 45th St & Mall Dr. and found that there were 265 reported accidents. If we take into consideration that amount of accidents, the daily average speed of 25.5, the 85% percentile of 35.9 mph and the fact that the current speed limit is set higher at 45 mph, all this together constituted our request to the Traffic Commission item for a reduction in the speed limit to 35 mph. The Item was passed 5-0.



LOWERING OF
NORTH KICKAPOO
SPEED LIMIT TO 35

TRAFFIC MANAGEMENT SOFTWARE

CENTRACS



CENTRACS KICKAPOO & PLAZA DR

Centracs - Michael Ludi (Signal 48 - Plaza)

File View Monitoring Control Configuration Management Reports Window Help

Entity Tree X

Search tree...

- System Shawnee, OK
 - Centracs ATMS
 - Signal 39 - Kickapoo St @ Independence St
 - ASC3 - 10.48.39.10
 - CCTV 39 Cam North Bound
 - CCTV 39 Cam East Bound
 - CCTV 39 Cam South Bound
 - CCTV 39 Cam West Bound
 - Signal 32 - MacArthur St @ Raley Dr
 - ASC3 - 10.48.32.10
 - CCTV 32 Cam North Bound
 - CCTV 32 Cam South Bound
 - Signal 26 - Kickapoo St @ Commercial Dr
 - ASC3 - 10.48.26.10
 - CCTV 26 Cam North Bound
 - CCTV 26 Cam East Bound
 - CCTV 26 Cam South Bound
 - CCTV 26 Cam West Bound
 - Signal 48 - Kickapoo St @ Plaza Dr
 - ASC3 - 10.48.48.10
 - CCTV 48 Cam North Bound
 - CCTV 48 Cam East Bound
 - CCTV 48 Cam South Bound
 - CCTV 48 Cam West Bound
 - Signal 17 - Bryan St @ Independence St
 - ASC3 - 10.48.17.10
 - CCTV 17 Cam North Bound
 - CCTV 17 Cam East Bound
 - CCTV 17 Cam South Bound
 - CCTV 17 Cam West Bound
 - Signal 36 - Kickapoo St @ Federal St
 - ASC3 - 10.48.36.10
 - CCTV 36 Cam North Bound
 - CCTV 36 Cam East Bound

48 - Kickapoo St @ Plaza Dr - ASC3 - 10.48.48.10 (ASC3) - Sys:Shawnee, OK

CCTV 48 Cam North Bound X

CCTV 48 Cam East Bound X

CCTV 48 Cam South Bound X

CCTV 48 Cam West Bound X

Mode / Pattern	Coordination	Time	Preempt	Alarms
Desired	Current	Free	Actual	Prog
NON/NON	OTHER/FREE	Cycle Offset	N/A	N/A
Phase	1 2 3 4 5 6 7 8 9 10 11 12	12:52:47		
Actual	130 140 110 3 270 9 56M	Last Error: 2s		
Prog	25 25 15 40 25 15 40			
On				
Ped				
Call				
Ped Call				
Next				
Overlap	A B C D E F G H I J K L			
Time				
On				
Ped				

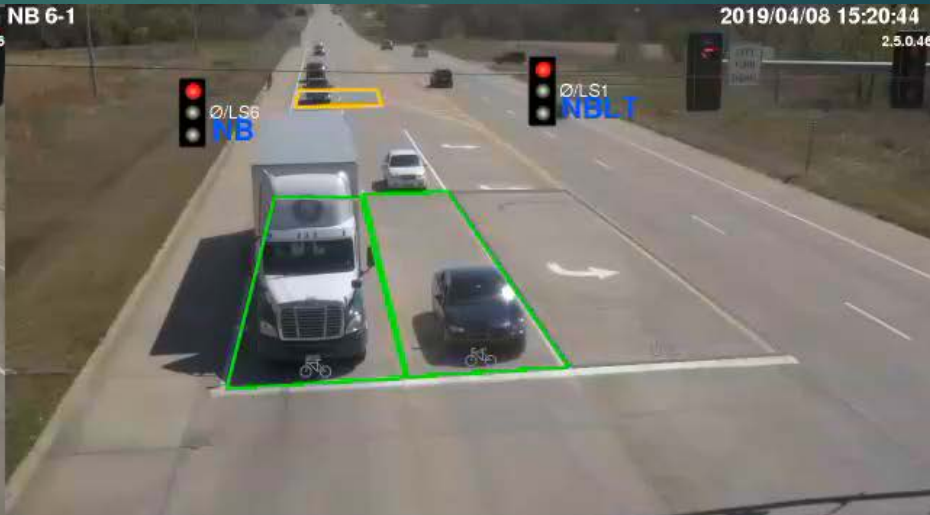
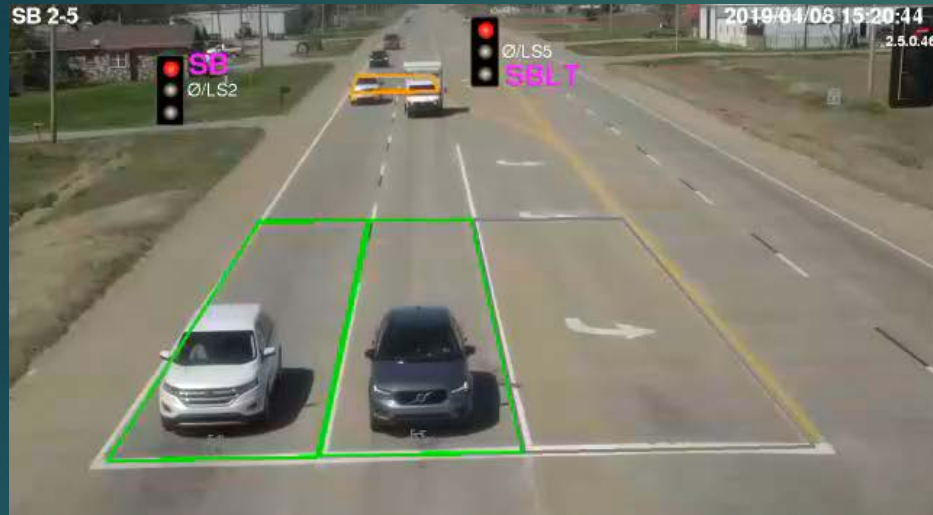
Controller running command free
Unit control state is 'Other'

Ring 1: Min Green
Ring 2: Min Green

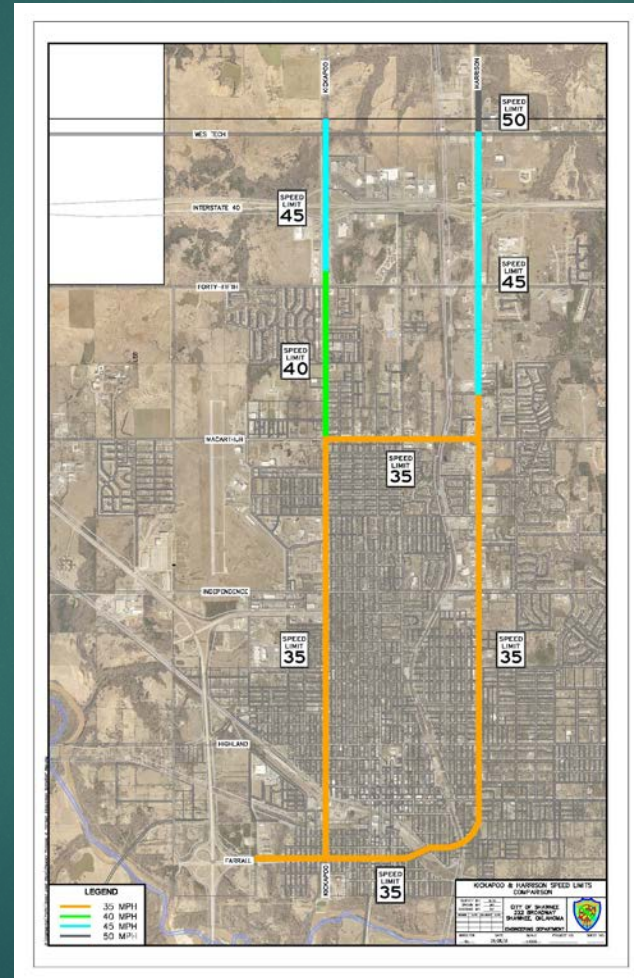
Comments
100.0%

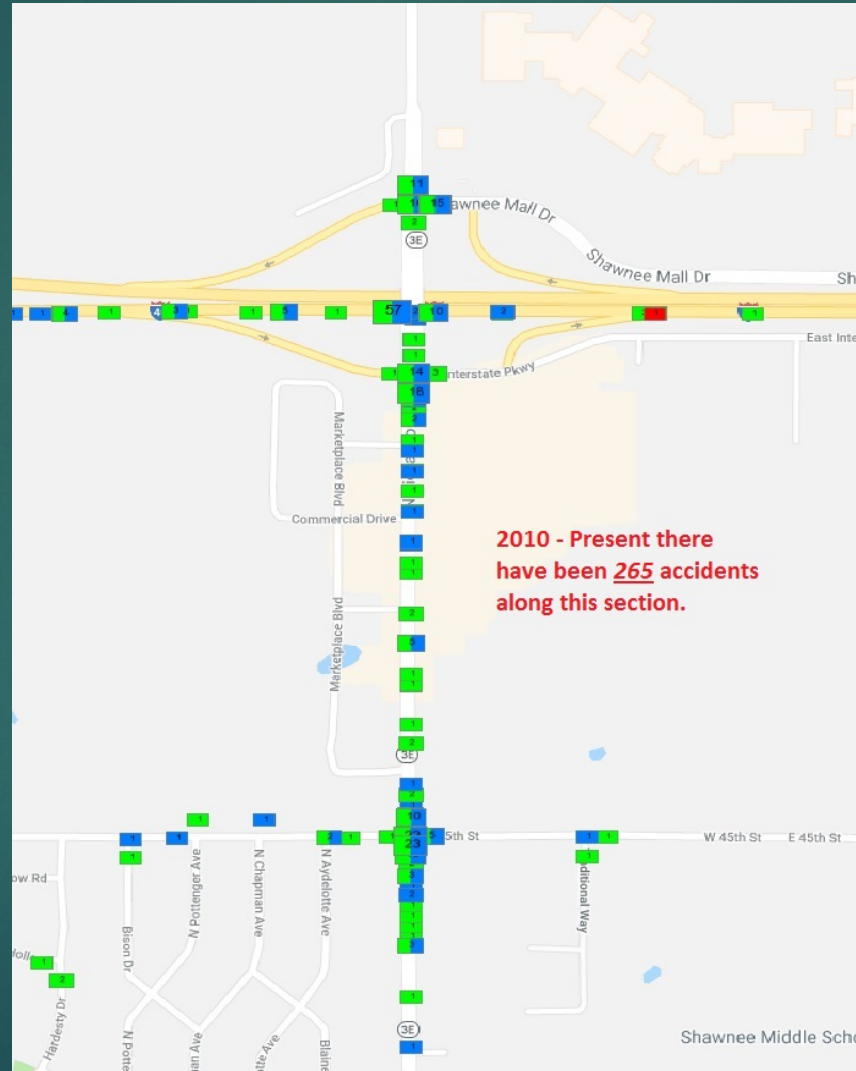
TRAFFIC CAMERA VEHICLE DETECTION

SH-18 & GARRETT'S LAKE RD

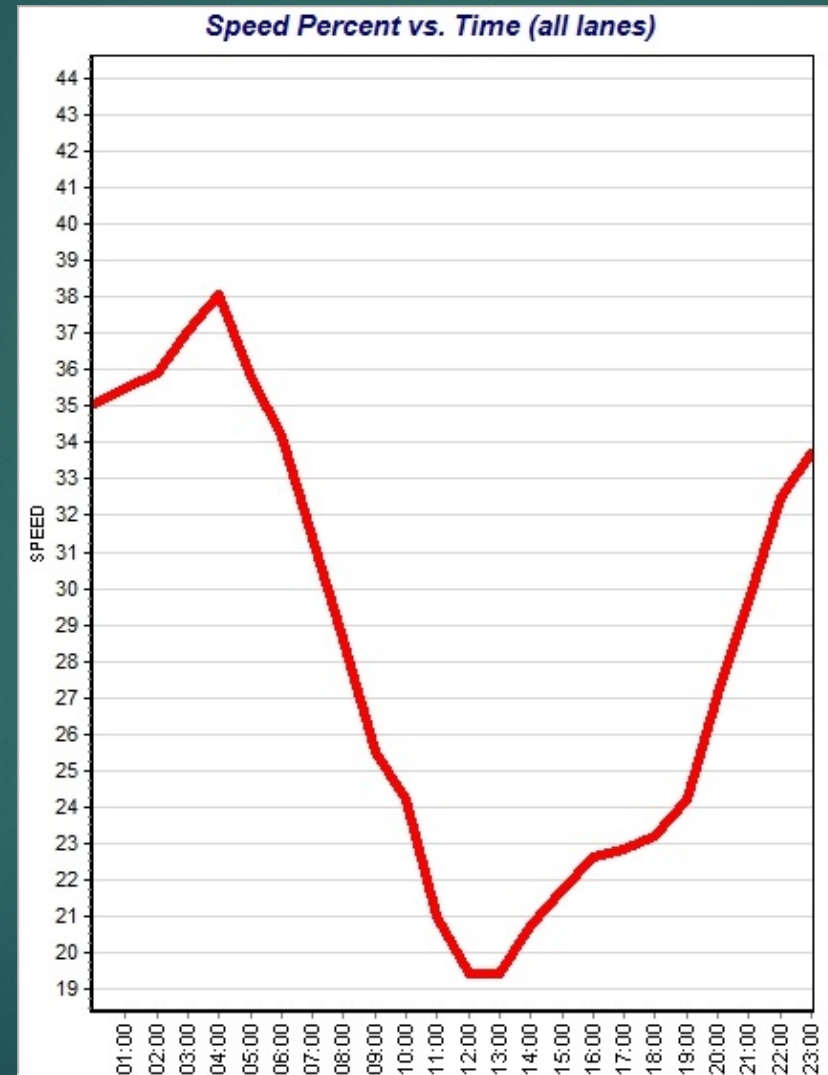


CURRENT SPEED LIMIT OVERVIEW MAP

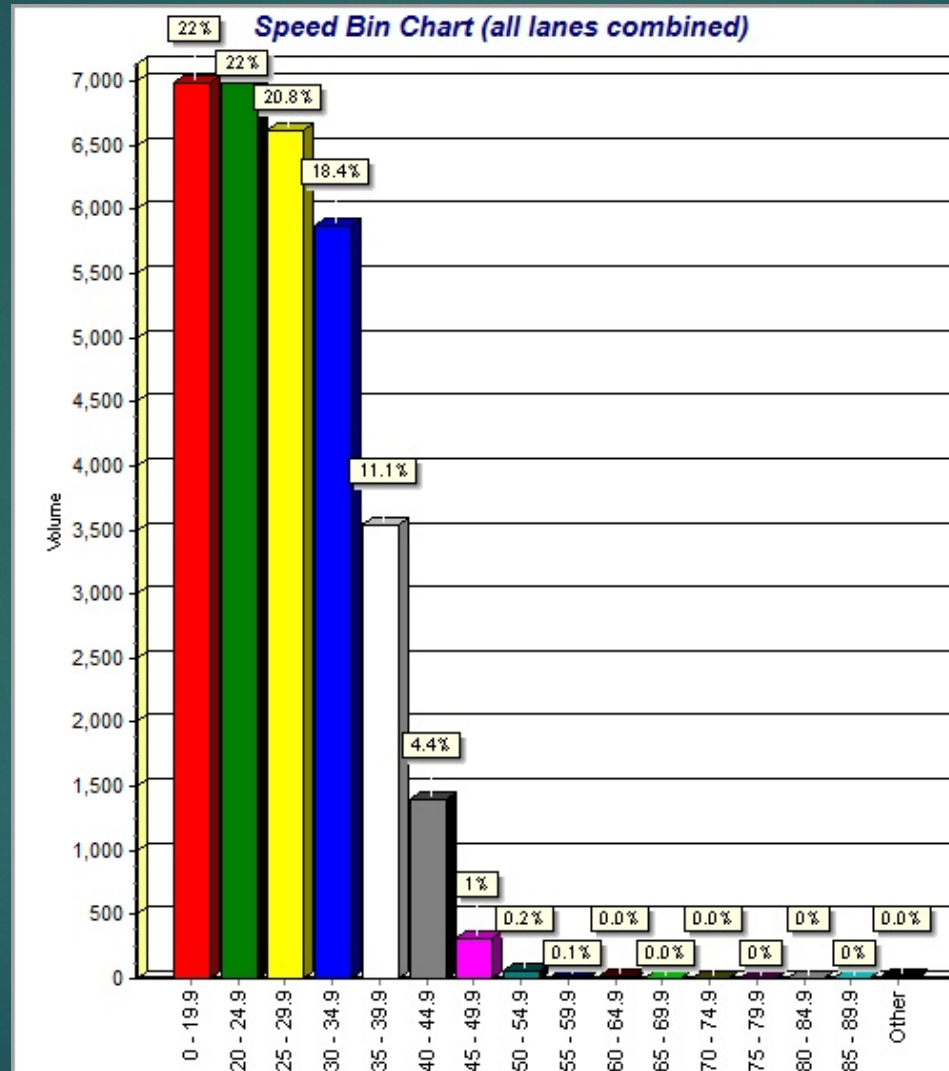




AVERAGE SPEED CHART



SPEED BIN CHART



Special Speed Study Summary: N KICKAPOO Apollo Counte

[illegible]

Regular Board of Commissioners

6.

Meeting Date: 04/15/2019

P01-19 125 W. 45th

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consideration of an ordinance to rezone property located at 125 West 45th Street from A-1; Rural Agricultural District to A-1; Rural Agricultural District with Conditional Use Permit. Case No. P01-19, Applicant: Troy Williams. *(Deferred from the April 1, 2019 City Commission meeting.)*

Attachments

Staff Rpt

Additional Rcvd 03-29-2019

Additional Rcvd 04-09-2019

Ordinance

RECOMMENDATION TO:

MAYOR
BOARD OF CITY COMMISSIONERS
CITY OF SHAWNEE
CITY OF SHAWNEE
PLANNING COMMISSION

RECOMMENDATION FROM:

SUBJECT:

APPLICANT: Troy Williams

FOR: Conditional Use Permit

LOCATION: 125 West 45th Street, Shawnee, OK

PROJECT#: 190050 Case# P01-19

LEGAL DESCRIPTION:

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter (NE/c NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Beard Street; thence South 1320 feet to the Center of Forty-second Street; thence West on the center line of Forty-second Street a distance of 328.76 feet to a point; thence North a distance of 1320 feet to the North line of said Section; thence East 328.76 feet to the point of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION to the City of Shawnee, Pottawatomie County, Oklahoma

CURRENT CLASSIFICATION:

A-1; Rural Agricultural District

REQUESTED CLASSIFICATION:

A-1; Rural Agricultural District w/ CUP

PROPOSED PROPERTY USE:

Cell Tower

PLANNING COMMISSION MEETING DATE: April 3rd, 2019

PLANNING COMMISSION RECOMMENDATION: Motion to approve

VOTE OF THE PLANNING COMMISSION:

MEMBERS PRESENT: 7

MEMBERS:	1ST	2ND	AYE	NAY	ABSTAIN	COMMENTS
DEEM			X			
MATTHEWS		X	X			
WALKER	X		X			
BERGSTEN (CHAIRMAN)			X			
COWEN (VICE-CHAIRMAN)				X		
KIENZLE				X		
ROWELL					X	

RESPECTFULLY SUBMITTED,

Joseph Barker

SECRETARY, PLANNING COMMISSION

ACTION BY CITY COMMISSION:

PUBLIC HEARING SET: _____

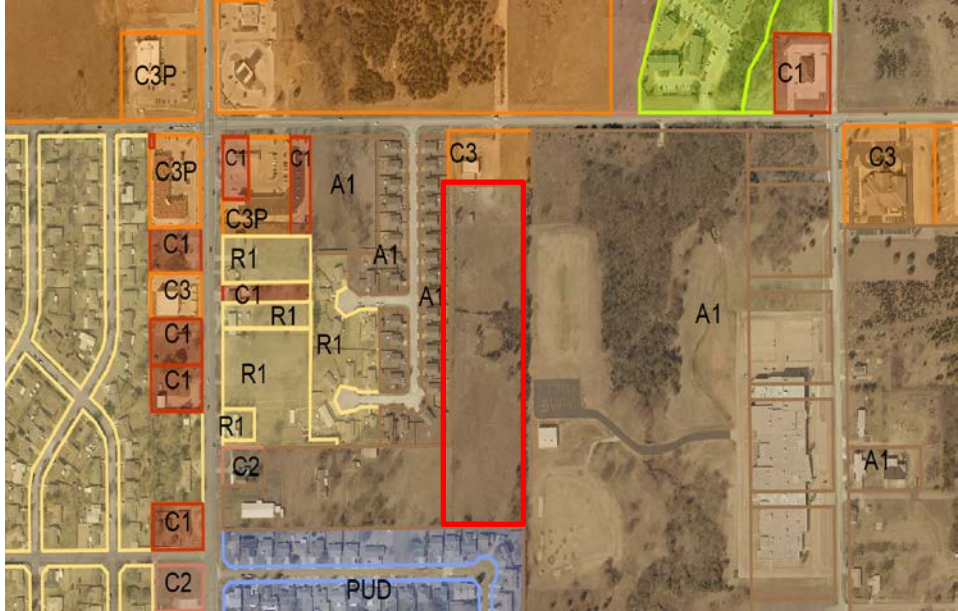
DATE OF ACTION: _____

ADOPTED _____ DENIED _____

ORDINANCE NO. _____

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City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # P01-19 (Deferred from City Commission) PUBLIC MEETING DATE: April 3rd, 2019 CITY COMMISSION DATE: April 15th, 2019		
APPLICANT: 9700 Northwest Express Way, Suite 800 Troy.Williams@branchcomm.net Troy Williams Oklahoma City, Oklahoma, 73118				
PROPERTY ADDRESS/LOCATION: 125 West 45th Street, Shawnee, Oklahoma, 74804				
The applicant is requesting a conditional use permit (CUP) to place a cell tower at 125 West 45th Street, near the rear lot line. The Northside Veterinary Hospital is located on the north section of the lot. The proposed cell tower would be on the south section. The item was recommended for denial at the March 6th, 2019 Planning Commission Meeting; however, at the March 18th, 2019 City Commission meeting, the item was deferred back to the Planning Commission for further consideration in order to provide an opportunity for the Planning Commission to review new materials submitted by the applicant.				
EXISTING ZONING: A-1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A-1 (Rural Agricultural) C-3 (Highway Commercial) PUD (Planned Unit Development)	SUBDIVISION: Formerly Armourdale Addition	PROPERTY SIZE: 10.06 acres

STAFF RECOMMENDATION

The proposed cell tower is an unmanned ~~140'~~ 120' sectional monopole to be owned by AT&T. The proposed project also includes an equipment shelter and ice bridge; a generator; power and telco utilities; a grounding system; and 9 LTE antennas. In addition, there is a 10' utility easement and a 12' access being proposed, and a 30' ingress/egress and utility easement. The cell tower will be fenced off by a ~~6'~~ 7' chain link fence with vinyl slats. The fenced compound will be 48' by 48', and the lease area will be 60' by 60'. ~~There is a 210' fall radius.~~

Chapter 22, Section 175, Subsection 20(B) of the City of Shawnee Zoning Code defines the conditions for approval of a communication/cell phone tower. They are as follows:

1. Maximum height of 199' – The proposed cell tower is ~~'140'~~ 120';
2. Monopole towers must have a setback that is 120% of the tower height – The setback for this monopole tower is 144'. Based upon the submitted coordinates within the letter of 1-A certification, the natural ground of this cell tower is roughly 1,041.09'. The proposed tower is only roughly 84' from the east property line;
3. Any unmanned equipment building cannot be more than 750 square feet and cannot be more than 12' in height – The site plan states that the occupancy type of the facility will be unmanned. The structure will be less than 100 square feet, and the height will be roughly 9' 4 ½" from the finished grade;
4. Satellite and microwave dishes attached to the monopole shall not exceed one meter in diameter or 2 meters if attached to a lattice tower – This tower will be using an antenna;
5. Sight-proof fence 7' in height or more from finished grade around the monopole and equipment building with access through a locked gate – ~~The currently proposed fence is only 6' in height.~~ The currently proposed fence is 7'. There will be a gate;
6. No excess equipment or parts shall be stored within the site – Nothing on the site plan indicates there will be excess equipment/parts storage;
7. Lights for illumination shall be determined by the Federal Aviation Administration and the City on all tower locations – The only lighting is one set of lights attached to the maintenance shelter, activated by switch.
8. No commercial advertising or signage shall be allowed on any tower – None of the signs in the signage plan fit this description;
9. All towers shall meet the minimum construction and structural load standards as per the adopted building code – This requirement will be addressed if and when the applicant submits building permits;
10. All towers must setback its height distance from any occupied structure – There are no occupied structures in its height distance;
11. Monopole and lattice towers are allowed to affix themselves to existing city or private structures as long as they meet all other requirements – This standard does not apply to this application;
12. Any tower that is not operated for a continuous period of 12 months shall be considered abandoned;
13. A site plan shall show parking spaces and access easements to the tower site – There will be a 30' ingress & egress/utility easement. There will be a gravel compound on the ~~north~~ south side of the compound;
14. The applicant should look at co-location on an existing tower and indicate why doing so is not infeasible – ~~The Planning Department has not received any documents pertaining to this requirement~~ The applicant has submitted a letter stating that the proposed site is the best site to meet the coverage needs of AT&T, and that there are no existing towers or structures within a mile of this property that meet any height requirements required to provide cellular, data, or broadband wi-fi coverage to this part of Shawnee. In addition, the site is also a dedicate First Net site for AT&T to provide first responders wireless service to this area of Shawnee, and will enhance 911 capabilities;
15. Must present written approval from property owner as to placement of the tower – The Planning Department has received an option and land lease agreement between Northside Veterinary Holdings, LLC and New Cingular Wireless PCS, LLC;

16. After installation of the tower, the applicant must submit as-built plans to be kept on file with the City;
17. The applicant must provide a certification of design by the design engineer – The site plan has an engineer stamped certification on the first page;
18. Applicant must submit annually to the City Inspection Department an inspection report on the tower as to compliance with FCC and FAA standards;
19. An appeal to any interpretation of this ordinance must be appealed to the Board of Adjustment.

Chapter 22, Section 185, Subsection 6 requires that the land upon which the off-street parking is located shall be owned or controlled by the same entity which owns or controls the land on which the principal use is located. The Planning Department has not received any documents pertaining to this requirement.

~~The applicant has not submitted a parking plan to the City that adequately shows that the gravel compound will abide by the standards of Chapter 22, Section 185, Subsections 7;~~ Subsection 10 states that the Director can make a determination of the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off-street parking requirements for the permitted use.

The 2005 Comprehensive Plan has this area's intended future use as residential. This use's section does not make any reference to cell towers. However, because the R-1, R-2, and R-3 zoning districts also allow cell towers under a conditional use permit, that does not prevent this application from being permissible.

Being zoned Rural Agricultural (A-1), a Conditional Use Permit is required prior to getting approval to construct a communication/cell phone tower. The purpose of this zoning district is to protect undeveloped areas from intensive uses until a use pattern is approved beforehand. Being in close proximity to more intensive commercial uses as well as being on the same lot as a C-3 district, this area's use pattern would appear to allow for a cell tower.

Since the initial public hearing on this item, the applicant has submitted a dozen supplemental documents:

- A document disputing the claim of adverse health effects from cell sites;
- A pamphlet describing the process a developing a new cell site, what standards they have to abide by, and how the cell sites benefit communities;
- A market study authored by Valbridge Property Advisors, which purports to determine the impacts on residential property values cell towers have in the Dallas, Texas metropolitan statistical area;
- A pamphlet about smart homes and property values;
- A map depicting signal strengths in the general vicinity of this part of Shawnee;
- A proximity study which analyzed property values in areas of Oklahoma City in support of a monopole that was to be located in the Mayfair Cultural Center at North Independence Avenue and NW 48th Street;
- Updated site plan;
- Revised survey;
- Revised CDs;
- A presentation on coverage;
- Photos of existing monopine towers at Marshall Square; and
- A search ring map.

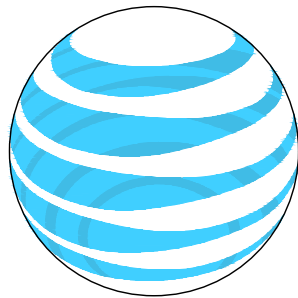
Staff hereby recommends approval of the conditional use permit upon the following conditions:

- 1. Documentation is submitted indicating that this is a sectional tower;**
- 2. No excess equipment or parts shall be stored within the site;**

3. There shall never be any commercial advertising or signage on the site; 4. Upon a final inspection, the tower shall meet the minimum construction and structural load standards specified in the adopted building code; 5. Upon installation of the tower, as-built plans to be kept on file with the City of Shawnee shall be submitted; 6. An annual inspection report on the tower as to compliance with FCC and FAA standards shall be submitted to the City of Shawnee; and 7. Written assurance is submitted stating that the land upon which the off-street parking for the facility is located will be controlled by the same entity which controls the land on which the tower is located; and				
APPROVE		APPROVE WITH CONDITIONS		DENY
Several letters of protest have been received regarding this item. The concerns of the author of the first protest letter, Linda White, who was not on the submitted bonded abstractor's list, are alleged health risks to those who live nearby cell towers, alleged negative effects on property values of homes near the tower, the tower not being aesthetically pleasing in the eyes of the property owner, and alleged possible interference with other personal electronic signals (televisions, computers, etc.). The author of the second protest letter, the Housing Authority of the Sac and Fox Nation, has submitted a letter of protest recommending the application be rejected, claiming that this cell tower would create safety issues for tenants located in the neighborhood, possibly effect property values in a negative manner, that the tower would not benefit the neighborhood aesthetically, and possibly interfere with other personal electronic signals. The third letter, submitted by Andrew Dyke, is a protest letter containing a petition signed by six of the property owners on the submitted bonded abstractor's list, one of which being Mr. Dyke himself. They oppose the cell tower because they claim it cause a decline in property values; that HUD requires its certified appraisers to take the presence of nearby cell towers into consideration when determining the value of a single-family residential property, and that the appraiser must indicate whether the dwelling or related property improvements is located within the easement serving a high-voltage transmission line, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish. They also oppose it because they believe the cell tower would have a negative aesthetical effect on their neighborhood and that there are possible health risks related to cell towers. The author of the fourth protest letter, Reuben Peltier Properties, LLC, has submitted a letter of protest stating their opposition to the cell tower, expressing concerns it would devalue the properties the firm owns in the area and create safety risks. The author of the fifth protest letter, Douglas Street Realty, LLC, has submitted a letter of protest stating their opposition to the cell tower, expressing concerns it would devalue the properties the firm owns in the area and create safety risks.				
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS

Exhibit 1: Revised Site plans

Exhibit 2: Supplemental documents submitted after March 6th, 2019 Public Hearing



at&t
Your World. Delivered.

SITE NAME: NORTH KICKAPOO
AT&T SITE NUMBER: OK1493
FA NUMBER: 14304856
SITE ADDRESS: 125 WEST 45TH STREET
SHAWNEE OK 74804
TOWER OWNER: AT&T
TOWER ID: OKL01493
FCC: TBD
NEW EQUIPMENT AND ANTENNAS ON:
PROPOSED 120' MONOPOLE

EXHIBIT
1

NSB

TYPE SATN73 SHELTER CONFIGURATION

VENDOR:



at&t
Your World. Delivered.

405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134



COMPANIES LLC

CRB COMPANIES, LLC
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC.
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
NORTH KICKAPOO

SITE NUMBER:
OK1493

SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:

3/28/19

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM
SHEET TITLE:			
TITLE SHEET			
SHEET NUMBER:		PROJECT #:	REVISION:
T1		OK1493	1
BY:		CKD BY:	
JWM		JWM	

SITE INFORMATION

SITE TYPE: MONOPOLE
SITE NAME: NORTH KICKAPOO
SITE NUMBER: OK1493
SITE ADDRESS: 125 WEST 45TH STREET
SHAWNEE, OK 74804
COUNTY: POTTAWATOMIECOUNTY
JURISDICTION: CITY OF SHAWNEE
TAX PARCEL N/A
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
APPLICANT: AT&T
AT&T WIRELESS
405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
RANDY ROSSON
(405) 529-8134
PROPERTY OWNER:
NORTHSIDE VETERINARY HOSPITAL
1-405-273-3700
SITE COORDINATES (NAD 83):
LATITUDE: N. 35° 22' 25.355"
LONGITUDE: W. -96° 55' 32.698"
GROUND ELEVATION: 1041.09' (AMSL)

SURVEYOR:

TOWER OWNER:
AT&T
TBD
TBD, TBD. TBD
TBD
SITE NAME: NORTH KICKAPOO
SITE NUMBER: OKL01493
DESIGNER:
BRANCH COMMUNICATIONS, LLC
1516 SOUTH BOSTON AVE. STE 215
TULSA, OK. 74119
CONTACT: JAMES W MCCOY
PHONE: (918) 261-1875
ARCHITECT/ENGINEER:
SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
PROFESSIONAL ENGINEERS AND CONSULTANTS
13431 N. BROADWAY. STE 120
OKLAHOMA CITY, OK. 73114
CONTACT: SAMUAL CURTIS
PHONE: (405) 753-7167
GAS COMPANY:
ONG
1-405-321-3300
TELEPHONE COMPANY:
AT&T FIBER
1-580-924-3600
POWER COMPANY:
OG&E
1-888-988-9747



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

DRIVING DIRECTIONS

DEPART 405 N BROADWAY AVE, OKLAHOMA CITY, OK 73102 ON DEAN A MCGEE AVE (EAST) 76 YDS TURN LEFT (NORTH-WEST) ONTO N E K GAYLORD BLVD, THEN IMMEDIATELY BEAR RIGHT (NORTH) ONTO N BROADWAY AVE 0.1 MI TURN RIGHT (EAST) ONTO (NW) 5TH ST 0.3 MI KEEP STRAIGHT ONTO RAMP 10 YDS TAKE RAMP (RIGHT) ONTO I-235 [US-77] 0.9 MI AT EXIT 1A, TAKE RAMP (LEFT) ONTO I-40 [US-270] 0.6 MI ROAD NAME CHANGES TO I-35 [I-40] 0.9 MI TAKE RAMP (LEFT) ONTO I-40 [US-270] 32.1 MI AT EXIT 185, TURN RIGHT ONTO RAMP 0.3 MI TURN RIGHT (SOUTH) ONTO SR-3E [N KICKAPOO ST] 0.4 MI TURN LEFT (EAST) ONTO 45TH ST [W 45TH ST] 0.2 MI TURN RIGHT (SOUTH) ONTO TRADITIONAL WAY 0.2 MI TURN LEFT (EAST) ONTO LOCAL ROAD(S) 98 YDS ARRIVE OK1493 NORTH KICKAPOO

A&E DRAWING REVIEW

TITLE:	SIGNATURE:	DATE:
AT&T CONSTRUCTION MGR:		
RF ENGINEER:		
CONNING APPROVAL:		
SITE ACQUISITION:		
PROPERTY OWNER:		
STATUS CODE:		
1	ACCEPTED-WITH OR NO COMMENTS, CONSTRUCTION MAY PROCEED	
2	NOT ACCEPTED-RESOLVE COMMENTS AND RESUBMIT	

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

ONE CALL NUMBER:



CALL OKIE
ONE CALL 811
(800) 522-6543
CALL 3 WORKING DAYS
BEFORE YOU DIG!

THE PROPOSED PROJECT INCLUDES:

- INSTALL NEW EQUIPMENT SHELTER AND ICE BRIDGE.
- INSTALL NEW GENERATOR
- INSTALL NEW POWER AND TELCO UTILITIES
- INSTALL NEW GROUNDING SYSTEM
- INSTALLATION OF (9) NEW LTE ANTENNAS AT 115' WITH (8) NEW RRUS UNITS (PER SECTOR) AND **INSTALL** (3) 1/2" FIBER, (1) 3/8" RET CABLES, (6) 3/4" DC CABLES LINES, (3) NEW SQUID (DC6-45-60-18-8F), EQUIPMENT TO BE INSTALLED ON PROPOSED 120' MONOPOLE.

DRAWING INDEX

NO	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GN3	GENERAL NOTES
GN4	GENERAL NOTES
1 PG.	SURVEY
L1	OVERALL LAYOUT PLAN
A1	COMPOUND PLAN
A2	EQUIPMENT SHELTER PLAN
A3	TOWER ELEVATION, ORIENTATION AND DETAILS
A4	ANTENNA AND WAVEGUIDE DETAILS
A5	COMPOUND DETAILS
A6	CIVIL DETAILS
A7	SIGNAGE DETAILS
A8	LANDSCAPING DETAILS
S1	SHELTER FOUNDATION DETAILS
S2	SHELTER FOUNDATION DETAILS
E1	UTILITY PLAN AND DETAILS
E2	ELECTRICAL DETAILS
E3	UTILITY RACK DETAILS
G1	COMPOUND GROUNDING PLAN
G2	GROUNDING DETAILS
G3	GROUNDING DETAILS
G4	GROUNDING DETAILS
G5	NATURAL GAS DETAILS

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR T BE RESPONSIBLE FOR SAME.

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE: IBC 2015
STRUCTURAL CODE: IBC 2015
PLUMBING CODE: IPC 2015
MECHANICAL CODE: IMC 2015
ELECTRIC CODE: NEC 2017
FIRE/LIFE SAFETY CODE: IBC 2015, IFC 2015, NFOA 101, OSHA 1926

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DIVISION 1 – GENERAL REQUIREMENTS

1.1 INTENT

- A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
- B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON AND NOT THE OTHER, IT SHALL BE ACCOMPLISHED AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.
- C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK STIPULATED IN THE CONTRACT.
- D. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

1. 1.2 CONFLICTS

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OFF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
- B. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE BEEN FULLY INFORMED PRIOR TO BIDDING.
- C. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

1.3 CONTRACTS AND WARRANTIES

- A. EACH CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR–OF–RECORD, AND PROVIDING JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION. THE CONTRACTOR SHALL BE REIMBURSED ONLY THE AMOUNT OF ANY FEE PAID AS FOLLOWS:
 - 1. PLAN REVIEW FEE.
 - 2. BUILDING PERMIT FEE.
 - 3. CONNECTIONS AND INSPECTIONS FEE.
- B. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

1.4 STORAGE

ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

1.5 CLEAN UP

- A. THE CONTRACTORS AT ALL TIME SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE EXTERIOR: VISUALLY INSPECTED EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER REGION MATTER.
 - 1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
 - 2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSES DOWN THE EXTERIOR OF THE STRUCTURE.
- C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.
 - 1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
 - 2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

1.6 CHANGE ORDER PROCEDURE

- A. THE CONTRACTOR CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/ OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HOURS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURE REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

1.7 RELATED DOCUMENTS AND COORDINATION

- A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE RESPONSIBILITY OF THE CONTRACTOR.

1.8 SHOP DRAWINGS

- A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL.
- B. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO BEING SUBMITTED TO THE OWNER.

1.9 PRODUCTS AND SUBSTITUTIONS

- A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
- B. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

1.10 QUALITY ASSURANCE

- A. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:
 - * ANSI TIA/EIA – 222 – G
 - * IBC 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
 - * BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) IBC 2012
 - * NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS 2009
 - * UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS
 - * AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - * SPECIFICATIONS (AISC)
 - * LIFE SAFETY CODE NFPA – 101–IBC 2012

1.11 ADMINISTRATION

- A. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTRACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- B. SUBMIT A BAR LIKE PROGRESS CHART NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.
- C. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON–SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
- D. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
- E. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WILL WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL WPCS SAFETY REQUIREMENTS IN THEIR AGREEMENT.
- F. CONTRACTOR MUST PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.
- G. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- H. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.

1.12 INSURANCE AND BONDS

- A. CONTRACTOR AT THEIR OWN EXPENSE SHALL CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.
- B. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- C. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

DIVISION 2 – SITE WORK AND DRAINAGE

1.1 WORK INCLUDED:

REFER TO THE SURVEY AND SITE PLAN FOR WORK INCLUDED.

1.2 RELATED WORK

- B. INSTALLATION OF ANTENNA SUPPORT SYSTEM

1.5 SEQUENCING

- A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
- B. IF REQUIRED, GRADE, SEED, FERTILIZED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING THE SITE AND ACCESS ROAD TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.
- C. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.

1.7 WARRANTY

- A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO SURROUNDING PROPERTY CAUSED BY CONSTRUCTION.
- B. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

2.1 MATERIALS

- A. SITE MATERIALS: FILL MATERIAL – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARDS SPECIFICATION.
- B. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.
- C. NON–STRUCTURAL SITE CONCRETE SHALL BE 3000 PSI BREAKING STRENGTH AT 28 DAYS. COMPLY WITH GENERAL PROVISIONS OF DIVISION 3 CONCRETE SPECIFICATIONS.

2.2 EQUIPMENT

- A. COMPACTING SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREA SHALL BE COMPACTED BY SHEEPS FOOT, VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST FIVE TONS. WATER TREATMENT MAY REQUIRED TO OBTAIN COMPACTION. SMALLER ARES SHALL BE COMPACTED BY POWER–DRIVE, HAND HELD TAMPERS.

3.1 INSPECTIONS

LOCAL BUILDING INSPECTION SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3.2 PREPARATION

- A. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES BELOW ORIGINAL GROUND LEVEL.
- B. UNLESS OTHERWISE INSTRUCTED BY THE OWNER, REMOVE TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SOFT SPOTS AND COMPACT TO 95% STANDARD PROCTOR.
- D. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE GRUBBED AREAS WITH STABILIZER MAT PRIOR TO REPLACEMENT OF FILL OR BASE MATERIAL.

VENDOR:



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405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529–8134



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(405) 753–7167

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:

3/28/19

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:	PROJECT #:	REVISION:
GN1	OK1493	1
BY: JWM	CKD BY: JWM	

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3.3 INSTALLATION

- A. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF THE OWNERS LEASE PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER, IN WRITING.
- B. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND TO LEASE LINE.

3.4 FIELD QUALITY CONTROL

- A. COMPACTION SHALL BE 90% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% UNDER PLATFORM AREA. SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR’S EXPENSE.

3.5 QUALITY ASSURANCE

- A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE E ZINC, 1.8 OUNCES PER SQUARE FOOT.

3.6 APPLICABLE STANDARDS

- A. ASTM-A120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS FOR ORDINARY USES.
- B. ASTM-123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
- C. ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
- D. ASTM-A392 SPECIFICATION FOR ZINK-COATED STEEL CHAIN LINK FENCE FABRIC.
- E. ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED CHAIN LINK FENCE FABRIC.
- F. ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
- G. ASTM0A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP STRUCTURAL QUALITY.
- H. ASTM-A585 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT. EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

SPECIAL CONSTRUCTION TOWER & ANTENNA INSTALLATION

1.1 WORK INCLUDED

- A. IF REQUIRED, ERECT FURNISHED TOWER.
- B. GROUND TOWER TEMPORARILY DURING ERECTION. GROUNDING SHOULD INCLUDE BASE(S) AND ANCHORS
- C. IF REQUIRED, INSTALL THREE (3) SIDE ARMS, CONSISTING OF OWNER REPRESENTATIONS.
- D. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATION.
- E. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
- F. INSTALL FURNISHED GALVANIZED STEEL WAVE GUIDE LADDER.
- G. INSTALL WAVE GUIDE BRIDGE AS INDICATED ON DRAWING.
- H. SUPPLY AND INSTALL ONE INSULATED GROUND BAR AT EQUIPMENT CABINET.
- I. SUPPLY AND INSTALL GROUNDING KITS WITH LONG BARREL DOUBLE CRIMPED COMPRESSION LUGS. (SIM. TO ANDREW-223700TBD OF APPROVED EQUAL) ATOP TOWER BASE BEFORE ENTERING THE EQUIPMENT. GROUNDING LEADS TO BE CONNECTED TO INSULATED GROUND BAR.
- A. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- B. CONCRETE PIERS FOR FOUNDATIONS SHALL BE DRILLED AND POURED ON THE SAME DAY.

2.2 RELATED WORK

2.3 REQUIREMENTS OF REGULATOR AGENCIES

- A. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
- B. INSTALL ANTENNA, ANTENNA CABLES AND GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
- 1. EIA – ELECTRONIC INDUSTRIES ASSOCIATION TIA-EIA-222-G. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- 2. FAA – FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-IH, OBSTRUCTION MARKING AND LIGHTING.
- 3. FCC – FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING NAD LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
- 4. AISC – AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

- 5. NEC – NATIONAL ELECTRICAL CODE – ON TOWER LIGHTING KITS.
- 6. UL – UNDERWRITER’S LABORATORIES APPROVED ELECTRICAL PRODUCTS.
- 7. IN ALL CASES, PART 77 OR THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OD SPECIFICATIONS.
- 8. IBC 2012 LIFE SAFETY CODE NFPA – 101

3.3 INSTALLATION

- A. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION.
- B. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
- C. THE CONTRACT INCLUDES ALL NECESSARY GRADING, BANKING, DITCHING AND UNLESS OTHERWISE INDICATED, COVERING TWO INCHES OF SURFACE COURSE. ALL ROADS OR ROUTES UTILIZED FOR ACCESS TO THE SITE, COMMENCING AT THE POINT OF INTERSECTION WITH THE NEAREST PUBLIC THOROUGHFARE, ARE INCLUDED IN SCOPE UNLESS OTHERWISE NOTED.
- D. WHEN APPROVING A EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- E. PLACE FILL OR STONE IN 6 INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.
- F. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
- G. RIP RAP SHALL BE APPLIED TO THE SIDES SLOPES OF ALL FENCED SITE AREAS, PARKING ARES AND TO ALL OTHER SLOPES GREATER THAN 2 : 1.
- H. RIP RAP SHALL BE APPLIED TO THE SIDES OF SIDES OF DITCHES 05 DRAINAGE SWALES AS INDICATED ON PLANS.
- I. RIP RAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
- J. SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS AND DITCHES, DRAINAGE, SWALES, NOT OTHERWISE RIP-RAPPED.
- K. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES OR CULVERTS BE PLACED SO THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SITE. IF OWNER DESIGNS OR ELEVATIONS CONFLICT WITH THIS GUIDANCE ADVISE THE OWNER IMMEDIATELY, IN WRITING.
- L. IF DITCH LIES WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AND RIP RAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET ABOVE THE CULVERT ENTRANCE.
- M. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- N. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- O. IT IS THE CONTRACTOR’S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

3.5 PROTECTION

- A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTION WIRE AND SECURED TO 2 1 INCH x 2 INCH x 4 FOOT STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.

FENCE (IF REQUIRED)

1.1 WORK INCLUDED

REFER TO SITE PLANS FOR SIZE AND LOCATION OF FENCE AND GATES TO BE INSTALLED.

1.2 RELATED WORK

- A. COORDINATE FENCE GROUNDING WITH ELECTRICAL SUBCONTRACTOR.
- B. REFER TO DIVISION 2 – CONCRETE FOR SPECIFICATION OF CONCRETE AND GROUT.

1.4 SEQUENCING

- A. IF THE SITE AREA HAS BEEN BROUGHT ON TO SURFACE COURSE ELEVATION PRIOR TO FENCE CONSTRUCTION, FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SIDE SURFACE COURSE.

1.5 SUBMITTALS

- A. MANUFACTURER’S DESCRIPTIVE LITERATURE.
- B. CERTIFICATE OF COMPLIANCE THAT SPECIFICATIONS HAVE BEEN MET.

2.1 FENCE MATERIAL

- A. ALL FABRIC WIRE, RAILS, POLES, HARDWARE AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- B. FABRIC SHALL BE SIX FOOT HIGH (VERIFY W/PROJECT MANAGER) TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148”) WIRE. THE FABRIC SHALL HAVE A KNUCKLED FOR THE TOP AND BOTTOM EDGES, FABRIC SHALL CONFORM TO SPECIFICATIONS OF ASTM A-392 CLASS 1.
- C. ALL POSTS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER (OD PER FENCE INDUSTRY STANDARD).

LINE CORNER GATE 2 5/8 INCHES 4 INCHES 4 INCHES

- D. ALL TOP AND BRACE RAILS SHALL BE 1 1/4” DIAMETER SCHEDULE – 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- E. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- F. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188 DEGREE ATTACHMENT, OR EQUAL.
- G. THE GUIDE (LATCH ASSEMBLY) SHALL BE MERCHANTS METAL MODEL 2083, OR EQUAL.
- H. LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL GATES.
- I. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
- J. DOUBLE GATE SHALL HAVE A HEIGHT PLUNGER BAR WITH DOME CAP.
- K. A NO. 9 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
- L. PLACE A SIX INCH BY 1/2 INCH DIAMETER EYE-BOLT TO HOLD TENSION WIRE AT LINE POSTS.
- M. STRETCHER BARS SHALL BE 3/16 BY 3/4 INCH OR HAVE EQUIVALENT CROSS SECTION AREA.
- N. ALL CORNER GATE AND END PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.
- O. ALL POST EXCEPT GATE POST SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- P. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- Q. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- R. BARBED WIRE SUPPORT AND SHALL BE CAST IRON WITH SET BOLT AND LOCK WIRE IN THE ARM.
- S. ALL CAPS SHALL BE CAST IRON.
- T. CONCRETE WILL BE MIXED PRIOR TO INSERTION INTO FENCE POST HOLE.

EXECUTION

3.1 EQUIPMENT

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT.

3.2 INSPECTION

EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

3.3 INSTALLATION

- A. POST FOUNDATIONS SHALL HAVE A MINIMUM SIX-INCH CONCRETE COVER UNDER POST.
- B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE INCH IN EIGHT FEET.
- C. AT CORNER POSTS, GATE POSTS AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED STRETCHER AND TENSION BAND-CLIPS AT 15 INCH INTERVALS.
- D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BANDS-CLIPS AT 15 INCH INTERVALS.
- E. ATTACH FABRIC TO BRACE RAILS, TENSION WIRE TRUSS RODS WITH TIE CLIPS AT FOOT INTERVALS.
- F. A MAXIMUM GAP OF TWO INCHES WILL BE PERMITTED BETWEEN THE CHAIN LINK FABRIC AND THE FINAL GRADE.
- G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- H. CONCRETE FOR FENCE POST SHALL HAVE A MINIMUM OF 2,500 PSI BREAKING STRENGTH AT 28 DAYS.

3.4 PROTECTION

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT COLOR TO MATCH THE GALVANIZED PROCESS.

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BY: JWM	CKD BY: JWM	

ELECTRICAL NOTES

SCOPE

1. SHALL INCLUDE ALL LABOR, MATERIALS AND APPLIANCES REQUIRED FOR THE FURNISHING, INSTALLING AND TESTING, COMPLETE AND READY FOR OPERATION OF ALL WORK SHOWN ON THE DRAWING AS SPECIFIED HEREIN:
1. ELECTRIC SERVICE

2. CONDUIT AND RACEWAY

3. CONDUCTORS

4. MISCELLANEOUS MATERIALS

5. TELEPHONE CONDUITS

6. LIGHTNING ARRESTING SYSTEM

CODES

1. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST EDITIONS OF:
- A. THE NATIONAL ELECTRICAL SAFETY CODE

B. THE NATIONAL ELECTRIC CODE – NFPA–70

C. LOCAL AND STATE AMENDMENTS

D. REGULATIONS OF THE SERVING UTILITY COMPANY
2. ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST ALL EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. ALL TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER. WITHOUT EXPENSE TO THE OWNER ALL WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

CO–ORDINATION

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH ALL SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS PARAGRAPH WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION

1. COORDINATION OF ALL SLEEVES, CHASES, ETC., WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. ALL CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. ALL NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE WORK UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING SHALL BE PROVIDED BY THIS CONTRACTOR.
3. SEAL ALL PENETRATION THROUGH WALL AND FLOORS WITH APPROVED GROUT.

EXTERIOR CONDUIT

1. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.

RACEWAYS

1. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE RIGID STEEL, EMT OR SCH 40 PVC AS INDICATED ON THE DRAWINGS.
2. WHERE INSTALLED ON EXTERIORS AND EXPOSED TO DAMAGE, ALL CONDUIT SHALL BE RIGID STEEL. ALUMINUM CONDUIT SHALL NOT BE ALLOWED.
3. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT.
4. UNDERGROUND CONDUITS SHALL BE RIGID STEEL OR SCHEDULE 40 PVC AS INDICATED ON THE DRAWINGS.
5. ALL CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. ALL CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
6. PROVIDE SUPPORTS FOR ALL CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. ALL CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.
7. BURIAL DEPTH OF ALL CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION.
8. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND BUILDING OWNER.

EQUIPMENT

1. ALL DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TAPE.
2. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT, AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK.

CONDUCTORS

1. FURNISH AND INSTALL CONDUCTORS CALLED FOR IN THE DRAWINGS. ALL CONDUCTORS SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. ALL CONDUCTORS SHALL BE COPPER, THE USE OF ALUMINUM CONDUCTORS SHALL NOT BE ALLOWED. ALL CONDUCTORS SHALL BE UL LISTED AND SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
- A. MINIMUM WIRE SIZE SHALL BE #12 AWG.

B. ALL CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND SMALLER MAY BE SOLID OR STRANDED.

C. CONNECTION FOR #10 AWG AND SMALLER SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.

D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.
3. ALL CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.
4. THE RACEWAY SYSTEM SHALL BE COMPLETE BEFORE INSTALLING CONDUCTORS.

PENETRATIONS

1. CONTRACTOR SHALL COMPLY WITH UL PENETRATIONS DETAILS FOR PENETRATIONS OF ALL RATED WALLS, ROOF, ETC.

GROUNDING

1. ALL ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT & ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED BY ONE POINT ONLY.
2. PROVIDE GROUND CONDUCTOR IN ALL RACEWAYS.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – LIGHTNING PROTECTION AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
5. ALL GROUNDING SYSTEM CONDUCTORS AND CONNECTIONS BELOW GRADE SHALL BE THERMAL WELDS AT GROUND RODS AND AT A MIN. OF 30” BLOW GRADE.
6. ALL INSTALLATIONS SHALL BE VERIFIED.
7. ALL GROUND WIRE SHALL BE #2 AWG BARE SOLID TINNED COPPER UNLESS NOTED OTHERWISE.
8. ALL GROUND WIRES SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND RING WITH GRADUAL BEND AS REQUIRED. GROUND WIRES SHALL NOT BE LOOPED OR SHARPLY BENT.
9. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF GROUND RODS AND GROUND RING WITH FOUNDATION AND UNDER GROUND CONDUIT.
10. EACH EQUIPMENT CABINET SHALL BE CONNECTED WITH (2) #2 AWG INSULATED SOLID TINNED COPPER WIRE TO GROUND BAR. EQUIPMENT CABINETS SHALL EACH HAVE (2) CONNECTIONS.
11. ANTENNA GROUND KITS SHALL BE FURNISHED BY AT&T AND INSTALLED BY ELECTRICAL CONTRACTOR.
12. KOPR–SHIELD ANTI–OXIDATION COMPOUND SHALL BE USED ON ALL GROUNDING CONNECTIONS.
13. ALL EXOTHERMIC CONNECTIONS SHALL BE INSTALLED UTILIZING THE PROPER CONNECTION/MOLD AND MATERIAL FOR THE PARTICULAR APPLICATION.
14. ALL BOLTED GROUNDING CONNECTIONS SHALL BE INSTALLED WITH A LOCK WASHER UNDER THE NUT. HARDWARE FOR BOLTED CONNECTIONS SHALL BE A MINIMUM OF 3/8” AND SHALL BE STAINLESS STEEL
15. GROUNDING WIRE SHALL NOT BE INSTALLED OR ROUTED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS TO PRECLUDE ESTABLISHING A "CHOKE" POINT.
16. PLASTIC CLIPS OR METAL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTORS SHALL BE USED TO FASTEN AND SUPPORT GROUNDING CONDUCTORS. FERROUS METAL CLIPS WHICH COMPLETELY SURROUND THE GROUNDING CONDUCTOR SHALL NOT BE USED.
17. STANDARD BUSS BARS (CIGBE AND MIGB) SHALL BE FURNISHED AND INSTALLED. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD.
18. THE GROUNDING CONNECTION TO THE POWER AND TELCO SECTIONS OF THE PPC CABINET SHALL BE MADE BY CONNECTION A CONDUCTOR FROM THE GROUND RING TO THE FACTORY FURNISHED BUSS BAR IN EACH COMPARTMENT.
19. THE CONTRACTOR SHALL SUPPLY AT&T WITH RESULTS FROM PRE–CONSTRUCTION (CO–LOCATION ONLY) AND POST–CONSTRUCTION OHM TESTING (GROUND) RESULTS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE NEW SUPPLEMENTAL GROUND FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT, PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW, THE GROUND SYSTEM RESISTANCE TO EARTH SHALL NOT EXCEED 5 OHMS. IF THE GROUND TEST EXCEEDS THE MAX. OF 5 OHMS, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUND CONNECTIONS AS REQUIRED TO MEET THE 5 OHMS MAX.
21. IF COAX ON ICE BRIDGE IS MORE THAN 6’–0” FROM A GROUND AB AT THE BASE OF THE TOWER, A SECOND GROUND BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE RUN TO GROUND THE COAX GROUND KIT AND THE IN–LINE SURGE ARRESTOR (SURGE ARRESTORS INSTALLED BY LUCENT ONLY HAVE A 6’–0” LEAD)
22. CONTRACTOR SHALL REPAIR/REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.

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GN3	OK1493	1
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JWM	JWM	

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PROJECT NOTES

1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED AT&T OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF OK.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IBC 2015.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND THE THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER’S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT’S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER’S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
11. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
12. IN APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318–08, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE"
13. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
15. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
16. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA–1019–A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

ABBREVIATIONS	
A – AMPERE	PNL – PANEL
AFG – ABOVE FINISHED GRADE	PNLBD – PANEL BOARD
ATS – AUTOMATIC TRANSFER SWITCH	PVC – SCH 40 RIGID NON–METALLIC CONDUIT
AWG – AMERICAN WIRE GAUGE	RGS – RIGID GALVANIZED STEEL CONDUIT
BCW – BARE COPPER WIRE	SW – SWITCH
BFG – BELOW FINISHED GRADE	TGB – TOWER GROUND BAR
BKR – BREAKER	UL – UNDERWRITERS LABORATORIES
C – CONDUIT	V – VOLTAGE
CKT – CIRCUIT	W – WATTS
DISC – DISCONNECT	XFMR – TRANSFORMER
EGR – EXTERNAL GROUND RING	XMTR – TRANSMITTER
EMT – ELECTRIC METALLIC TUBING	
FSC – FLEXIBLE STEEL CONDUIT	
GEN – GENERATOR	
GPS – GLOBAL POSITIONING SYSTEM	
GRD – GROUND	
IGB – ISOLATED GROUND BAR	
IGR – INTERIOR GROUND RING (HALO)	
KW – KILOWATTS	
NEC – NATIONAL ELECTRIC CODE	
PCS – PERSONAL COMMUNICATION SYSTEM	
PH – PHASE	

LEGEND	
-----UGP-----	UNDERGROUND ELECTRICAL CONDUIT
-----UGT-----	UNDERGROUND TELEPHONE CONDUIT
	KILOWATT – HOUR METER
-----	UNDERGROUND BONDING AND GROUNDING CONDUCTOR
	GROUND ROD
	CADWELD
	GROUND ROD WITH INSPECTION WELL
	MECHANICAL CONNECTION

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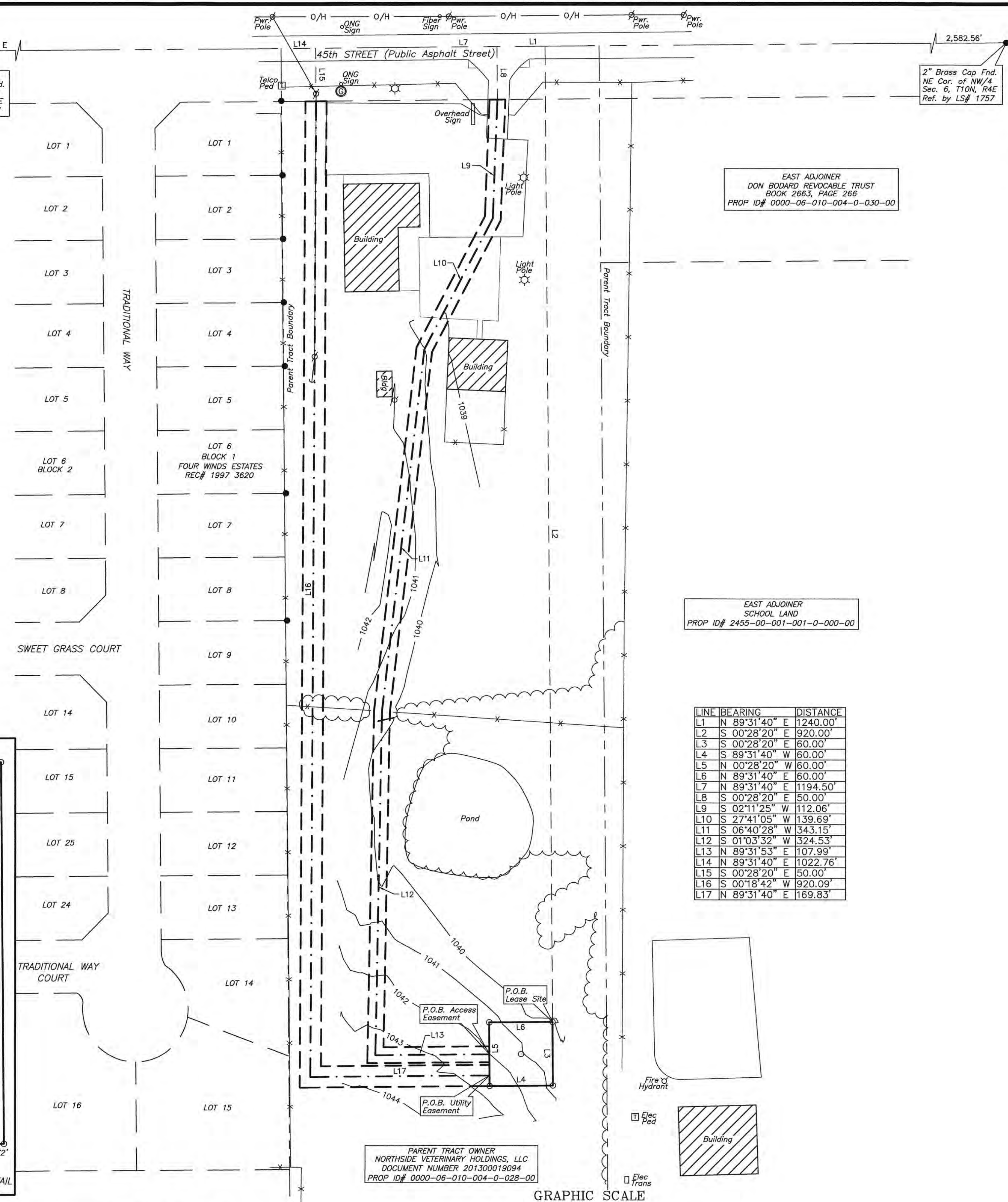
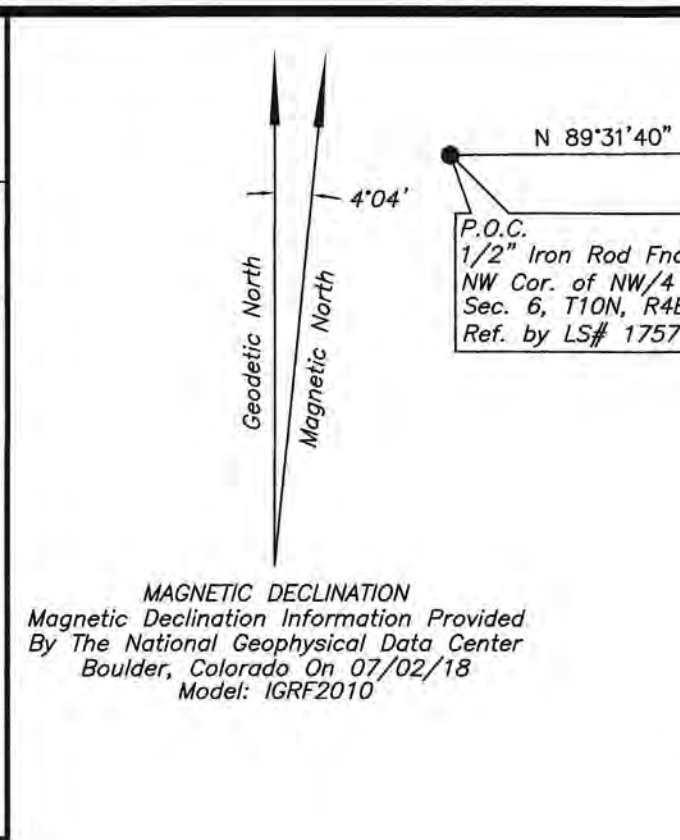
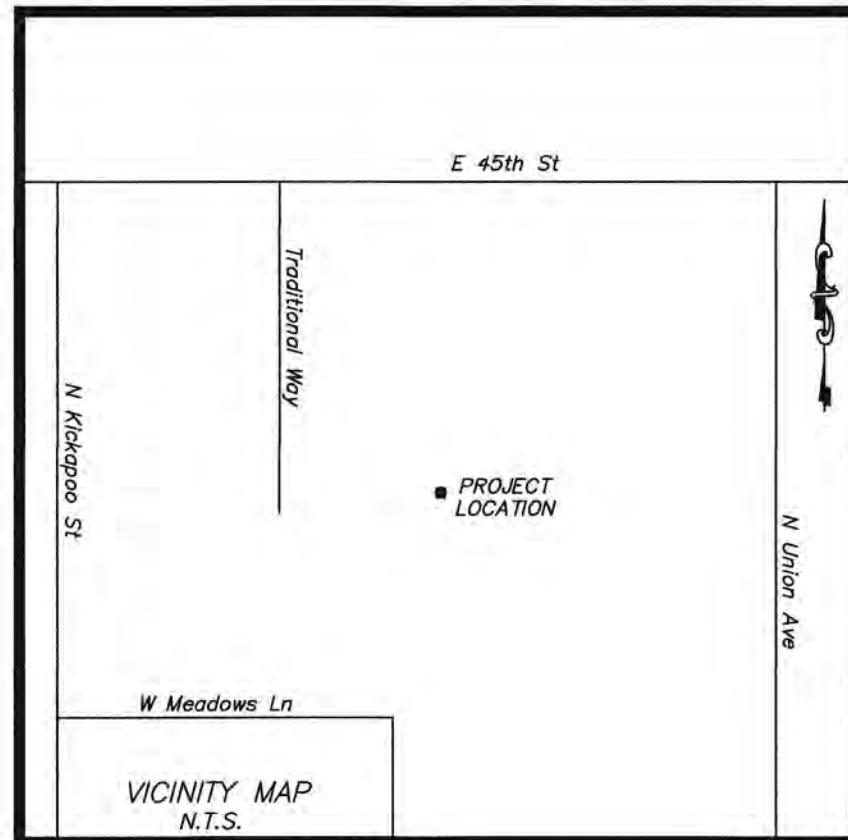
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CKD BY: JWM

1



SURVEY OF A LEASE SITE LYING IN PART OF THE NW/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST INDIAN BASE & MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

PROPERTY DESCRIPTION PER PREVIOUSLY RECORDED LEGAL

PARENT TRACT DESCRIPTION
Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Beard Street, thence South 1320 feet to the center of 42nd Street; thence West on the centerline of 42nd Street a distance of 328.73 feet to a point; thence North a distance of 1320 feet to the North line of said Section; thence East 328.76 feet to the place of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma.
(WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 201300019094, DEED RECORDS OF POTTAWATOMIE COUNTY, OKLAHOMA.)

SURVEY OF A LEASE SITE LYING IN PART OF THE NW/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST INDIAN BASE & MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

LEASE SITE DESCRIPTION
A tract of land lying in and being a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows:
Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,240.00 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 920.00 feet to a 1/2" Iron Rod with cap set Northeast corner, said corner being the Point of Beginning; Thence continuing S 00°28'00" E a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 89°31'40" W parallel to said North line, a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southwest corner; Thence N 00°28'20" W perpendicular to said North line, a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 89°31'40" E parallel to said North line, a distance of 60.00 feet to the Point of Beginning, containing 3,600.00 square feet or 0.083 acres, more or less.

ACCESS/UTILITY EASEMENT DESCRIPTION
A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline:
Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,194.50 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet to a point on the South Public Right of Way of East 45th Street, said point being the Point of Beginning; Thence S 02°11'25" W a distance of 112.06 feet to a point; Thence S 27°41'05" W a distance of 139.69 feet to a point; Thence S 06°40'28" W a distance of 343.15 feet to a point; Thence S 01°03'32" W a distance of 324.53 feet to a point; Thence N 89°31'53" E a distance of 107.99 feet to the point of termination on the West line of the 0.083 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.

UTILITY EASEMENT DESCRIPTION
A 10.00 foot wide easement for utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 5.00 feet on each side of the following described centerline:
Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,022.76 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet, said point being the Point of Beginning; Thence S 00°18'42" W a distance of 920.09 feet to a point; Thence N 89°31'40" E a distance of 169.83 feet to the point of termination on the West line of the 0.083 acre Lease Site Compound. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.

I, VIRGIL C. VAUGHN, a Licensed Land Surveyor, certify that this survey meets the minimum standards of accuracy as set by the Oklahoma State Board of Registration of Land Surveyors.

Virgil C. Vaughn 10-12-18
Virgil C. Vaughn, OK. L.S. #405 Date

NOTES CONCERNING SURVEY:
1: This survey was based on a Title Report provided by: Trustmark Title
File No.: TR18-035/AT&T OKL01493A
2: Bearings shown hereon are based on the Oklahoma State Plane Coordinate System, South Zone, NAD83 Datum.
3: The elevations shown hereon are based on the NAVD88 Datum.
4: The latitude and longitude shown hereon are based on the NAD83 Datum and meet or exceed the minimum requirements for a FCC/FAA 1A survey which is defined as plus or minus 20 feet horizontal and plus or minus 3 feet vertical. This information was established and determined by GPS on 7/02/18.
5: The Lease Site shown on this survey DOES NOT lie within the 100 year plain and is located within the Flood Zone "X" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Panel Number 40125C 0210H, which bears an effective date of September 3, 2010. Flood Zone determination is made through graphic plotting only and no other responsibility is herein assumed for accuracy of the base flood elevation or flood zone areas shown on the FIRM.
6: This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed to an expert consultant.
7: There may be additional buried or underground utilities in the area which the surveyor is unaware of and no liability for such is assumed herein. OKLAHOMA ONE-CALL SYSTEM, INC. (1-800-522-6543)
8: THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.

Trustmark Title
File No.: TR18-035/AT&T OKL01493A
NO EASEMENTS SHOWN.

Bearings Based on O.S.P.C.
Established by GPS on: 7/02/18
Datum: Horz: NAD83 Oklahoma South Zone
Vert: Geoid 96

Unless Noted, All Data Is Expressed In NAD83 & NAVD88

LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	35°22'25.355"	96°55'32.698"	1041.09'
TOWER NAD27/NGVD29	35°22'25.104"	96°55'31.615"	1040.81'

NOTE: 1A data taken from Lease Site as shown by ties on drawing.

DISTANCES FROM 1A LOCATION:
TO THE NORTH BOUNDARY LINE = 950' +/-
TO THE EAST BOUNDARY LINE = 81' +/-
TO THE SOUTH BOUNDARY LINE = 373' +/-
TO THE WEST BOUNDARY LINE = 220' +/-

LEGEND
LIGHT POLE (U/G ELEC) - G - GAS LINE
LIGHT POLE (O/H ELEC) - T - TELEPHONE LINE
POWER POLE - T - TELEPHONE RISER
GUY LINE - S - SANITARY SEWER MANHOLE
OVERHEAD ELECTRIC - X - FENCE LINE
U/G ELECTRIC - S - STORM SEWER MANHOLE
WATER LINE - D - STORM SEWER LINE
WATER METER - 1/2" IRON ROD WITH CAP SET
WATER VALVE - IRON ROD FOUND

PREPARED BY:
H&S SURVEYING, INC.
Surveying and
Telecommunication Company
SERVING THE CENTRAL U.S.
201 N. BICKFORD, EL RENO, OK. 73036
PH: (405) 262-0249 - FAX: (405) 262-5107
CA 1600 (LS) EXPIRES: 6/30/19
HSSURVEYING1@AOL.COM

PREPARED FOR:
at&t

SURVEY OF:
OKL01493/NORTHSIDE VET HOSPITAL

SITE ADDRESS:
**THE NW/4, SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST
INDIAN BASE & MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA**

DRAWING NO.
SV-1

SHEET 1 OF 1

14304856.AE205.190320.3167A0B0NA.OK1493.NSB.Rev 1 Construction Drawings.dwg - Sheet:1.1 - User: JMcCoy - Mar 28, 2019 - 3:05pm



1 OVERALL LAYOUT PLAN

SCALE: N.T.S.

VENDOR:



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OKLAHOMA CITY, OK 73102
PH: (405) 529-8134

CRB
COMPANIES LLC

CRB COMPANIES, LLC
1516 S BOSTON AVE STE 215
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(918) 949-4551

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC.
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:

3/28/19

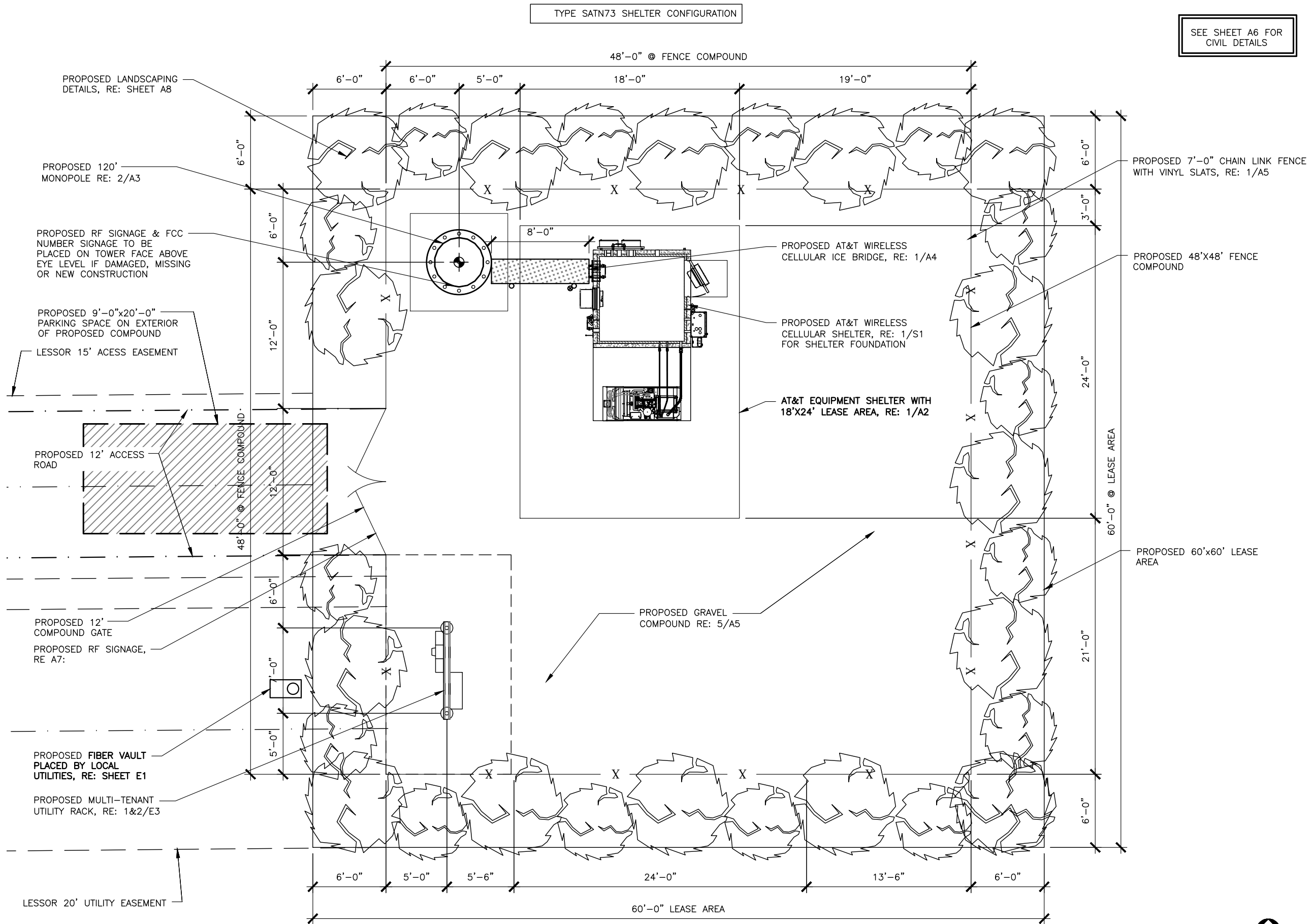
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0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE:

OVERALL LAYOUT PLAN

SHEET NUMBER:	PROJECT #:	REVISION:
L1	OK1493	1
BY: JWM	CKD BY: JWM	

14304856.AE205.190320.3167A0B0NA.OK1493.NSB.Rev.1 Construction Drawings.dwg - Sheet A1 - User: JMcCoy - Mar 28, 2019 - 3:05pm



1 COMPOUND PLAN

SCALE: 0' 5' 10' 20' 30'



VENDOR:



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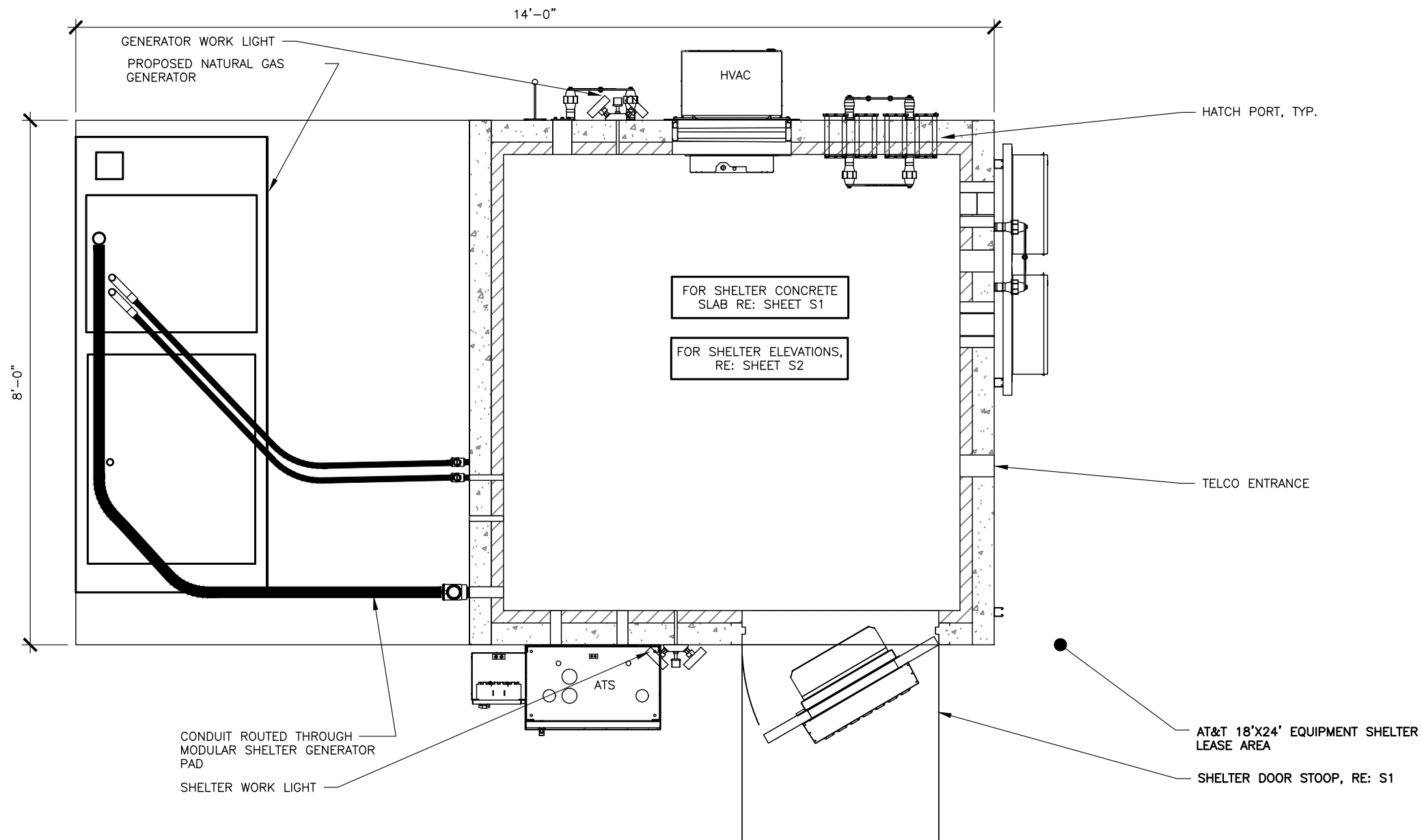
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COMPOUND PLAN

SHEET NUMBER:	PROJECT #:	REVISION:
A1	OK1493	1
BY: JWM	CKD BY: JWM	

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TYPE SATN73 SHELTER



1 EQUIPMENT LAYOUT

SCALE: 0' 1' 5'

VENDOR:



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ENGINEER:

3/28/19

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE:
EQUIPMENT LAYOUT

SHEET NUMBER: **A2** PROJECT #: **OK1493** REVISION: **1**

BY: **JWM** CKD BY: **JWM**

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

NOTES:
SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT

NOTES:
NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS

NOTES:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIMENSION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

ANTENNA ARRAY MOUNTING HARDWARE MAY BE PROVIDED BY TOWER MANUFACTURER, CONTRACTOR TO BID SEPARATELY

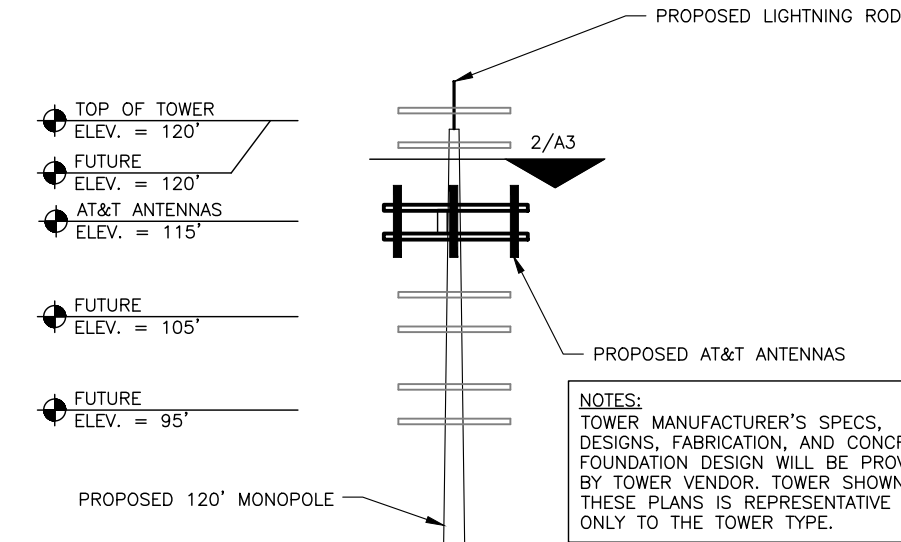
REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.

NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

- GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS
- MATERIALS:
 - ANTENNA CABLES: AS SCHEDULED
 - ANTENNA CONNECTORS: AS SCHEDULED
 - CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING
 - GROUND KITS-AS SPECIFIED
- INSTALLATION:
 - ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
 - CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
 - ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
 - THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"
 - CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.
 - GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.



CABLE NOTE:
1. CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

NOTES:
1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

PROPOSED 7'-0" CHAIN LINK FENCE WITH VINYL SLATS, RE: 1/A5

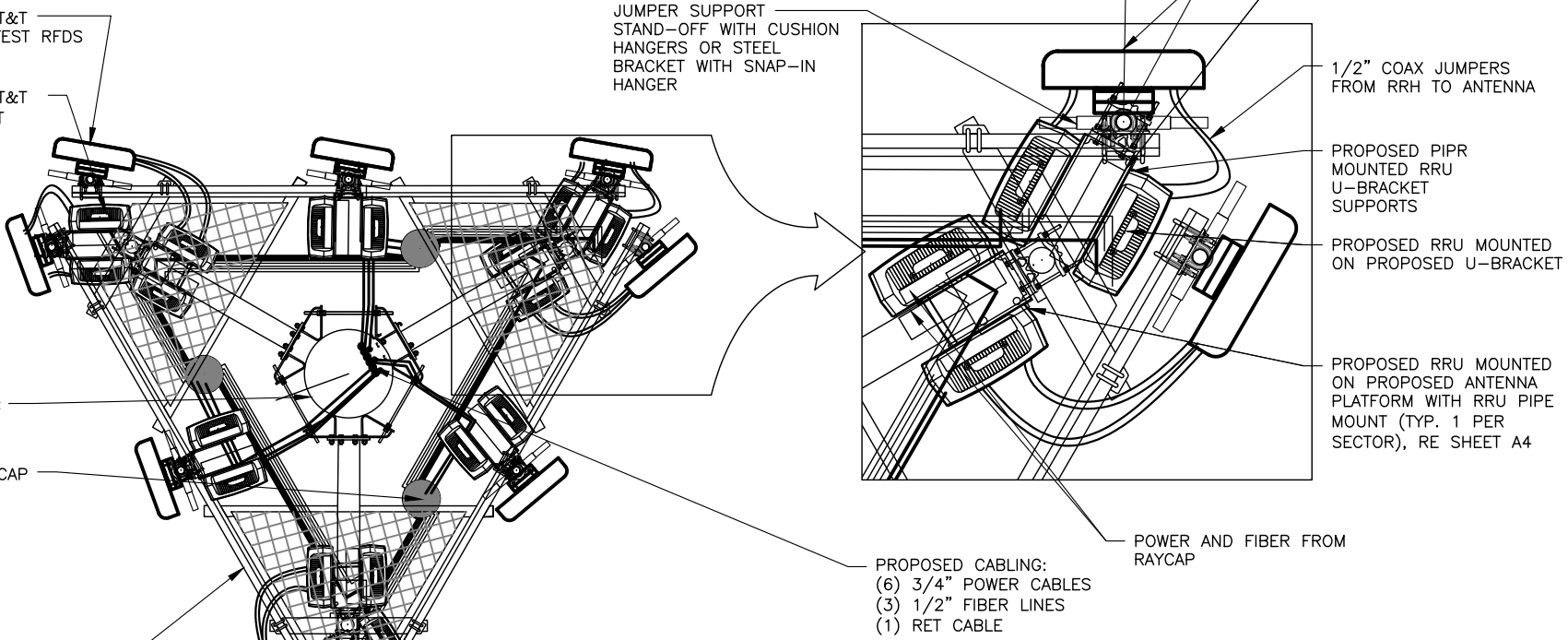
NOTES:
TOWER MANUFACTURER'S SPECS, DESIGNS, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY TO THE TOWER TYPE.

(9) PROPOSED AT&T ANTENNA RE: LATEST RFDS
(8) PROPOSED AT&T RRU's RE: LATEST RFDS

AT&T 120' MONOPOLE, RE: 2/A3

(3) PROPOSED AT&T RAYCAP SURGE SUPPRESSOR DC6-45-60-18-8F RE: LATEST RFDS

PROPOSED 12' HD PLATFORM WITH COLLAR & ENHANCED SUPPORT RAIL, RE: SHEET A4



NOTES:
ONLY ONE SECTOR OF ANTENNA RRU'S SHOWN FOR CLARITY, ALL SECTOR WILL BE IDENTICAL. REFER TO LATEST RFDS

1 TOWER ELEVATION
SCALE: N.T.S.

2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)
SCALE: N.T.S.



VENDOR:

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ENGINEER:

3/28/19

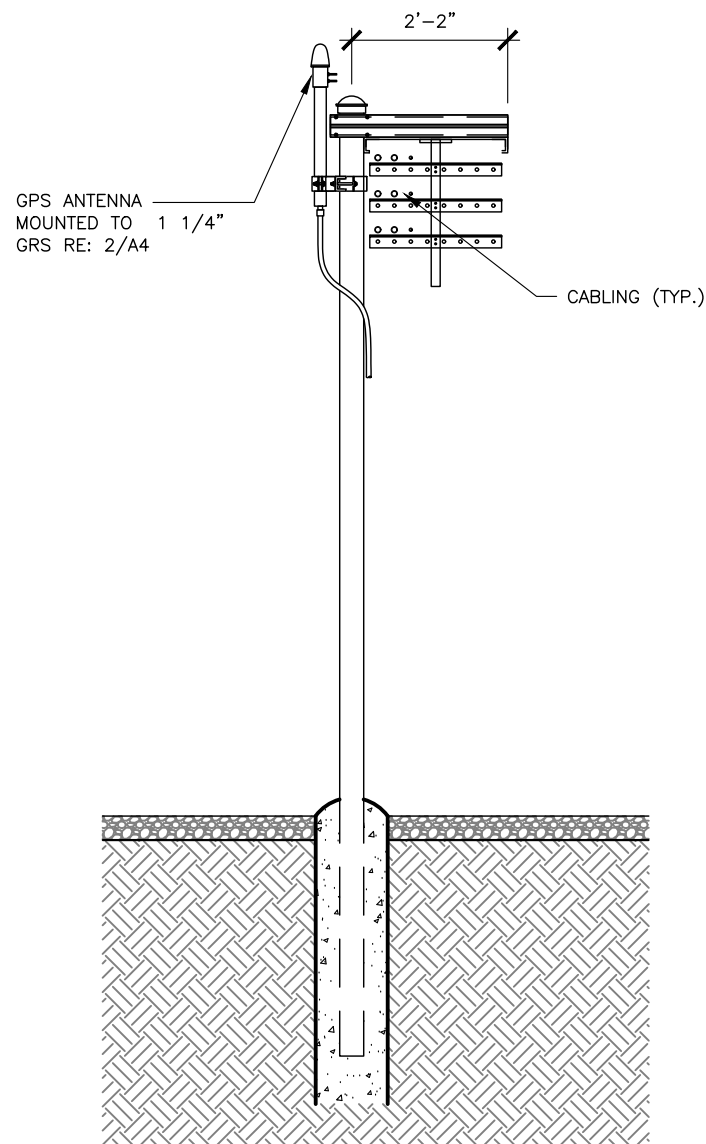
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0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE:
TOWER ELEVATION, ORIENTATION & DETAILS

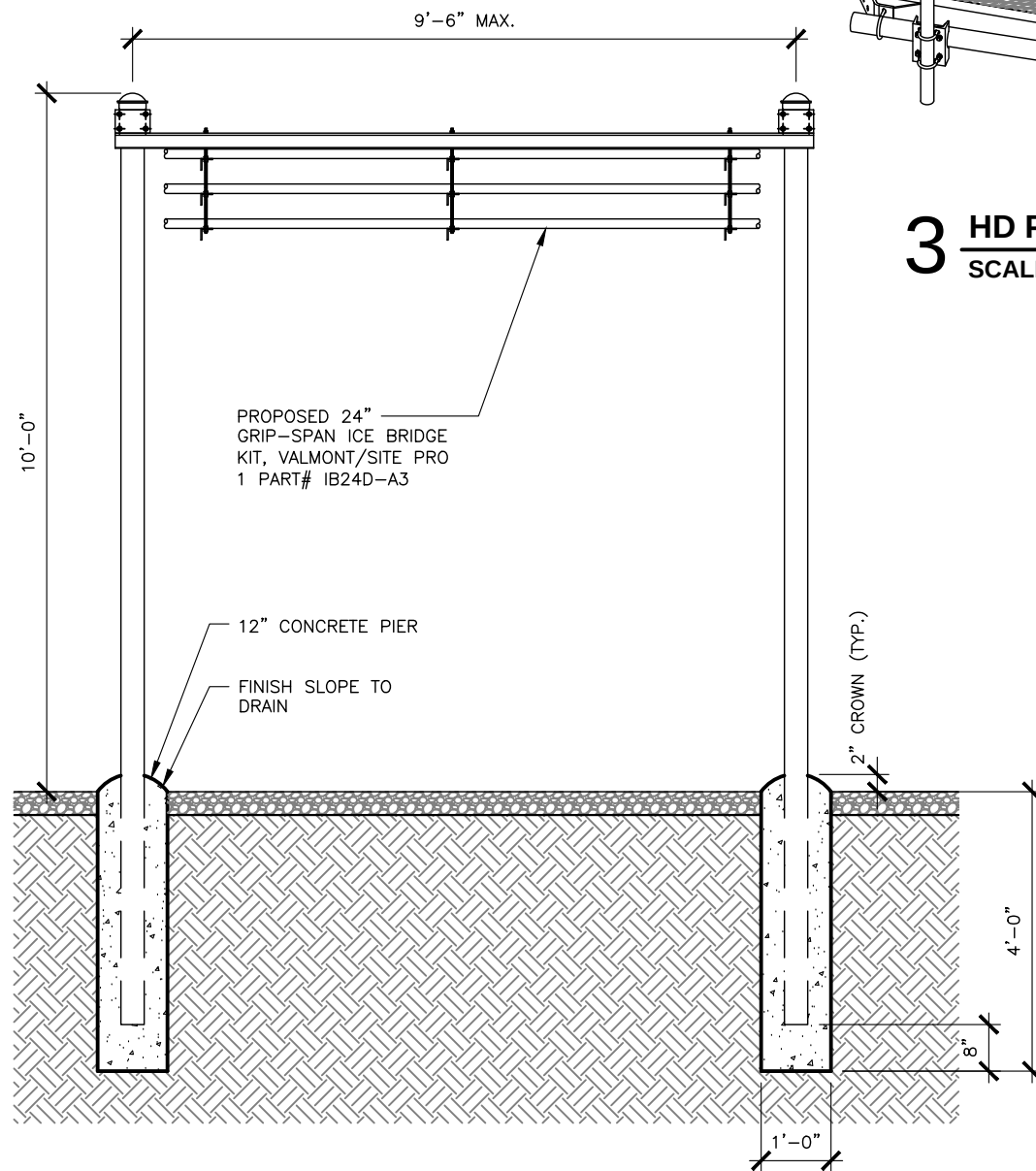
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BY: JWM CKD BY: JWM
A3 1

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14304856.AE205.190320.3167A0B0NA.OK1493.NSB.Rev.1 Construction Drawings.dwg -- Sheet:A4 -- User: JMcCoy -- Mar 28, 2019 -- 3:05pm



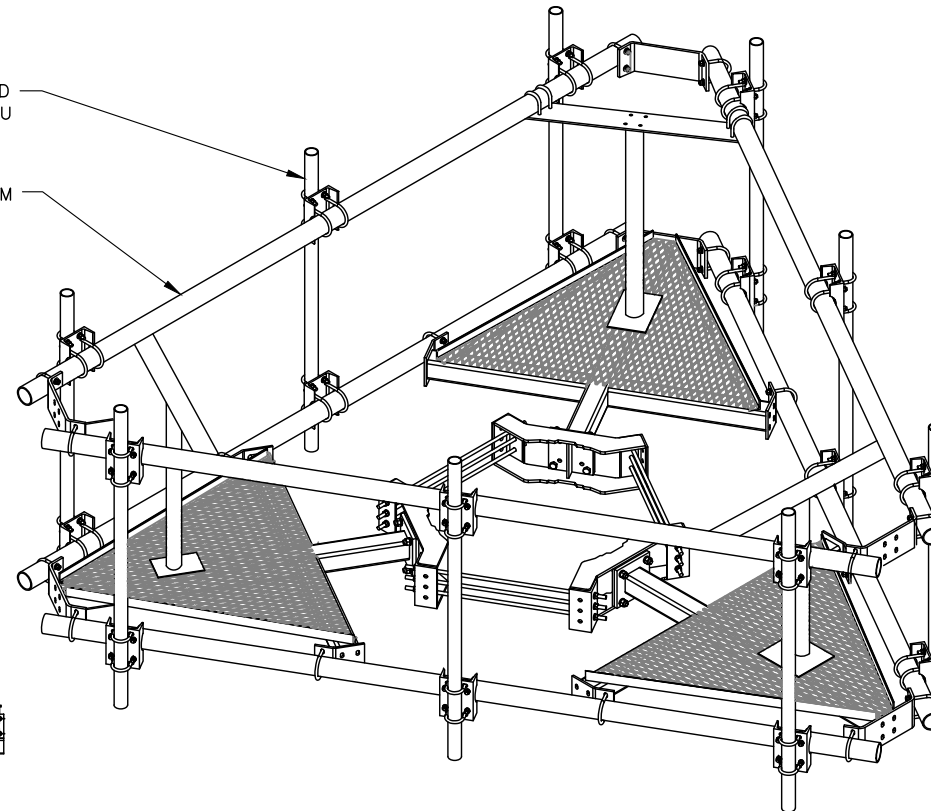
1 ICE BRIDGE DETAILS
SCALE: N.T.S.



2 GPS ANTENNA MOUNTING DETAIL
SCALE: N.T.S.

ANTENNA PIPE TO BE RAISED
2'-0" TO ACCOMMODATE RRU
MOUNT

PROPOSED 12' HD PLATFORM
WITH COLLAR & ENHANCED
SUPPORT RAIL



3 HD PLATFORM WITH SUPPORT RAILS
SCALE: N.T.S.

GPS ANTENNA

CROSS BAR
MOUNT &
HARDWARE

GPS SIDE POLE
MOUNT BRACKET

COAXIAL CABLE
(PER ANTENNA
MFG)

VENDOR:



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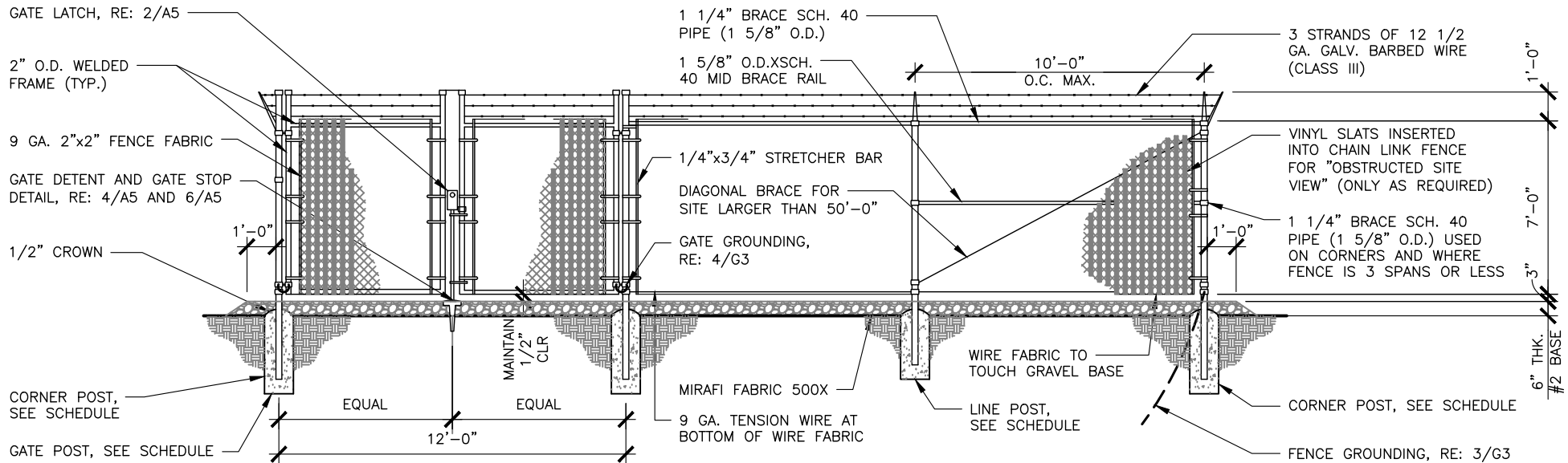
3/28/19

NO	DATE	DESCRIPTION	BY
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0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE:			
WAVEGUIDE BRIDGE DETAILS			
SHEET NUMBER:		PROJECT #:	REVISION:
A4		OK1493	1
BY:		CKD BY:	
JWM		JWM	

REFER TO FENCING
GENERAL NOTES TO GN2

CONCRETE WILL BE MIXED PRIOR TO
INSERTION INTO FENCE POST HOLE

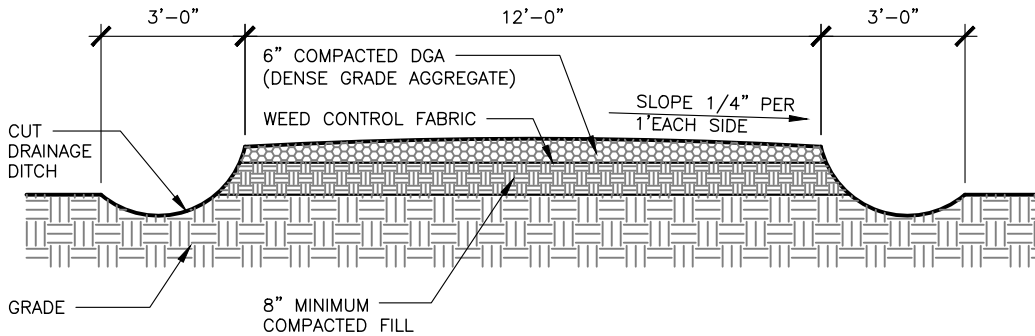


1 PROPOSED FENCING DETAIL

SCALE: N.T.S.

NOTE:

- CONTRACTOR TO HAVE A AT&T REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.

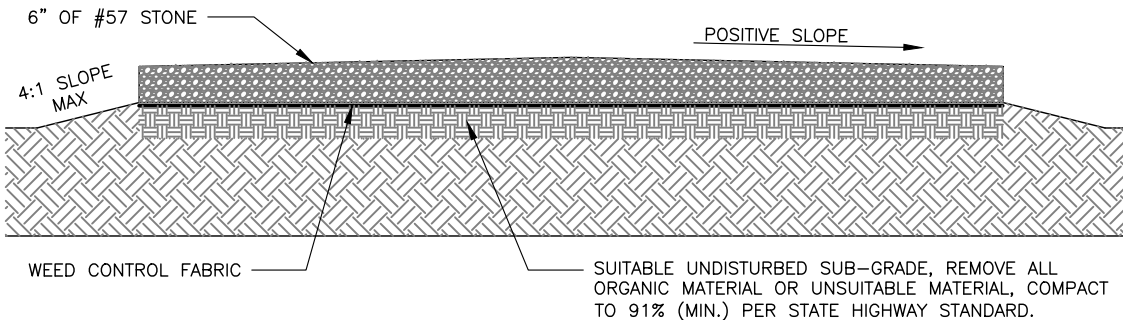


3 PROPOSED ROAD DETAIL

SCALE: N.T.S.

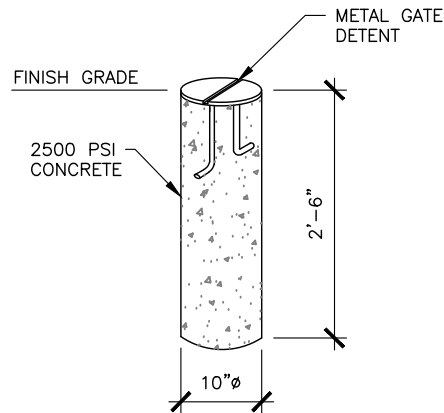
NOTE:

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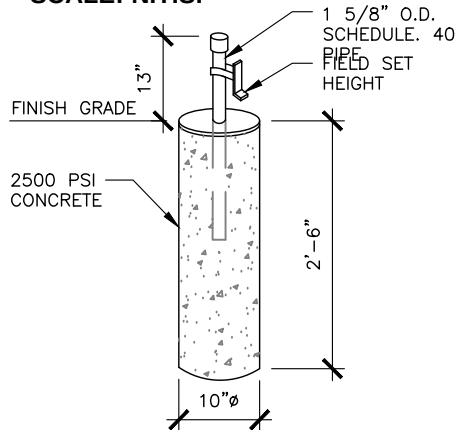
5 PROPOSED COMPOUND DETAILS

SCALE: N.T.S.



4 GATE DETENT DETAIL

SCALE: N.T.S.

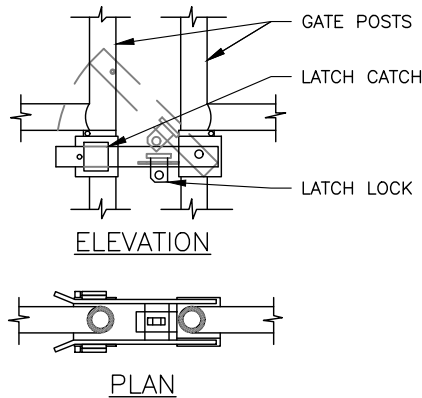


6 GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

TYPICAL FENCING SIZES

6' HIGH FENCE	SIZE	POST FOOTING
LINE POST	2 5/8"Ø	9"Ø X 48" DEEP
CORNER POST	4"Ø	12"Ø X 60" DEEP
GATE POST	4"Ø	12"Ø X 60" DEEP



2 GATE LATCH DETAIL

SCALE: N.T.S.

VENDOR:



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ENGINEER:

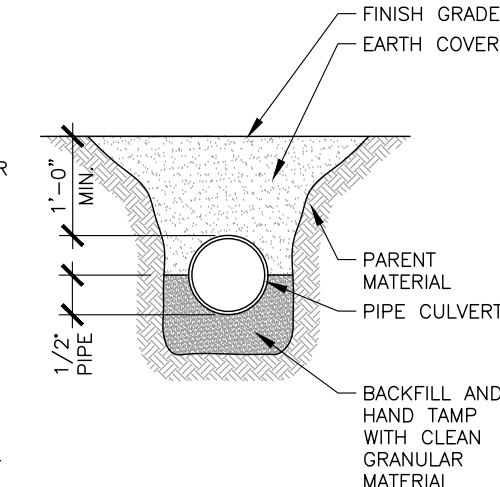
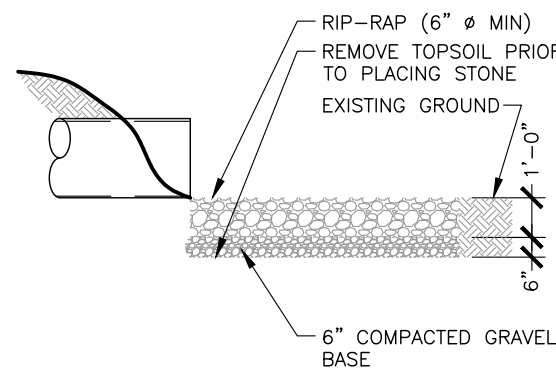
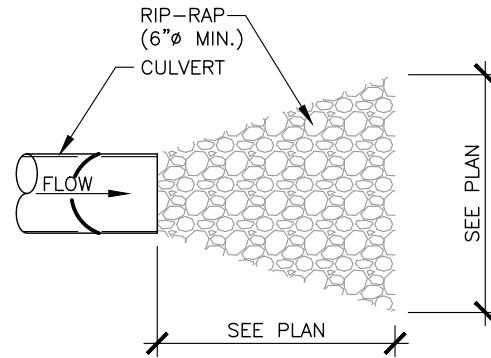
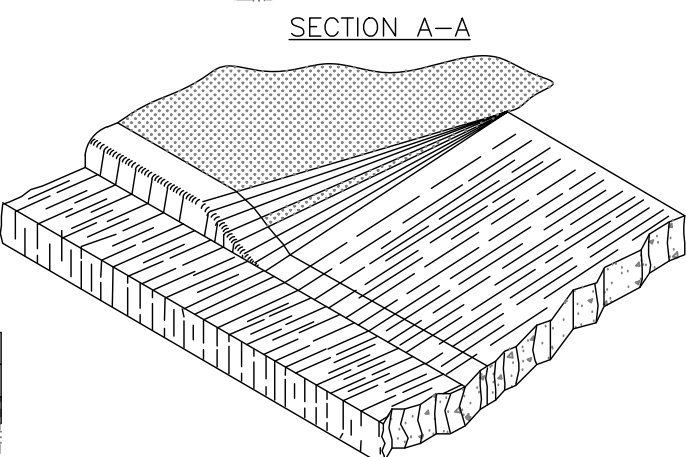
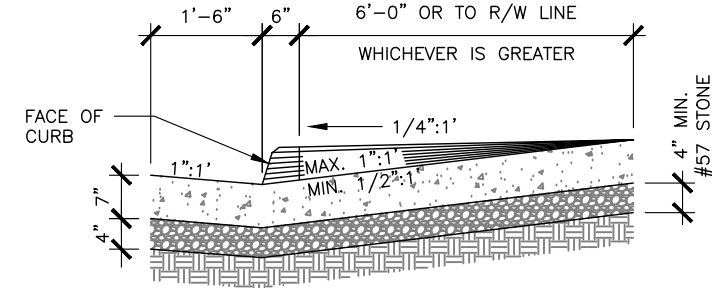
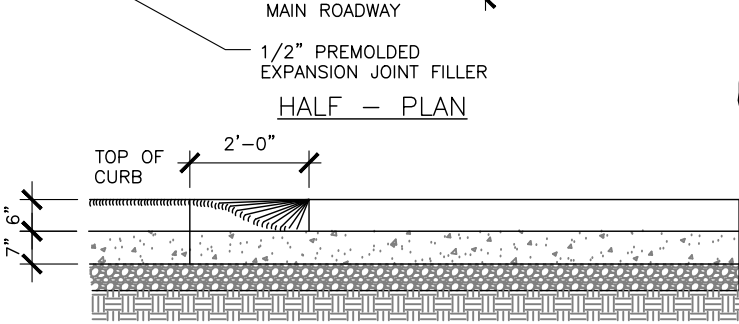
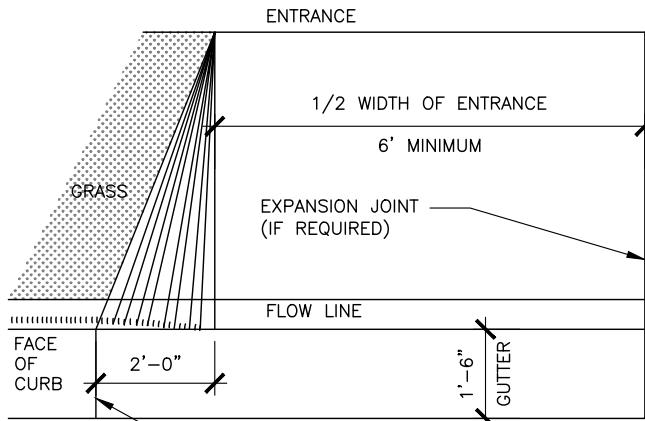
3/28/19

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE:

COMPOUND DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
A5	OK1493	1
	BY: JWM	CKD BY: JWM

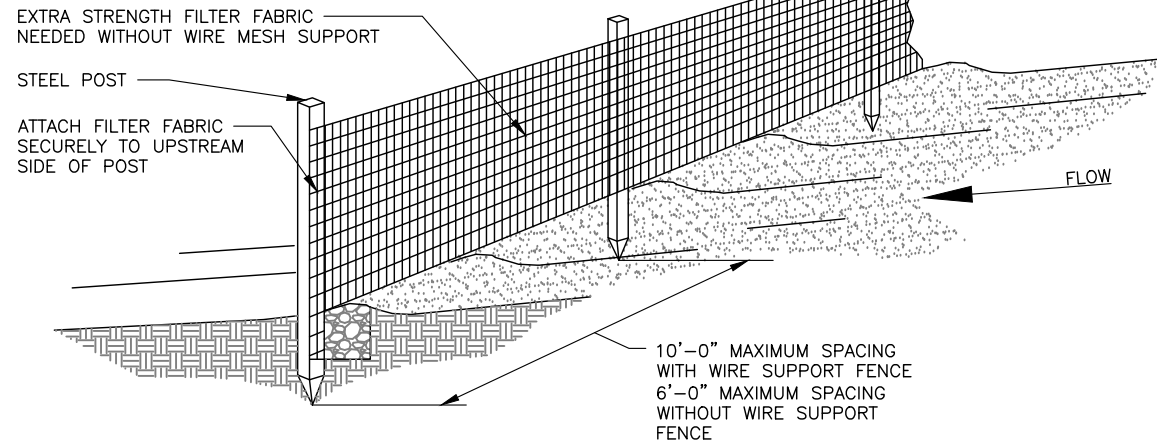
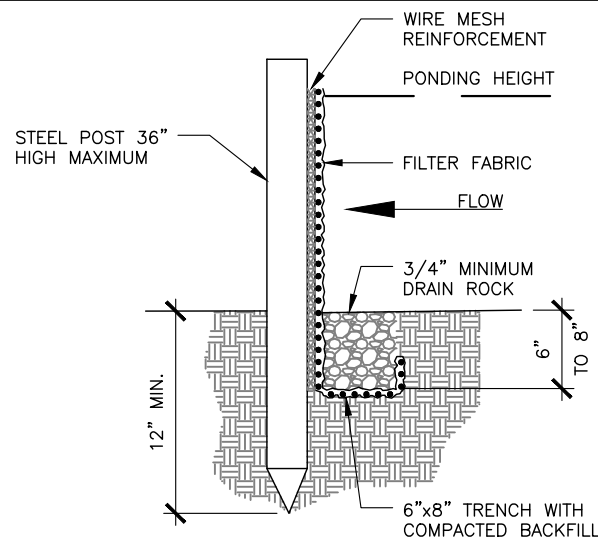
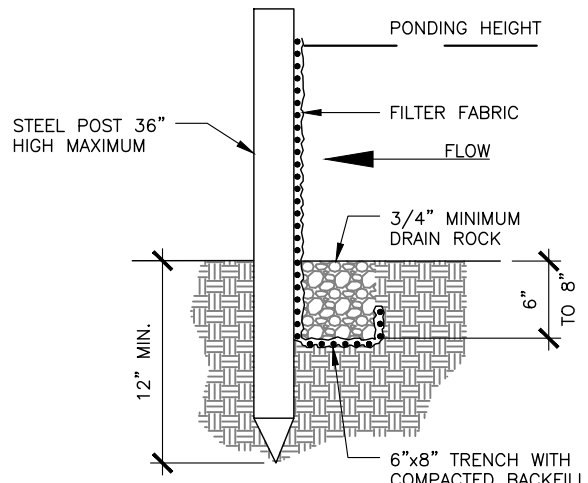


1 STANDARD ENTRANCE APRON (AS REQUIRED)

SCALE: N.T.S.

2 RIP-RAP DETAIL (IF REQUIRED)

SCALE: N.T.S.



SILT FENCE INSTALLATION:

1. THE FENCE SHOULD BE PLACED ACROSS THE SLOPE ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF THE FLOW). THE FENCE SHOULD BE LOCATED AT LEAST 10' FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
2. DRIVE THE STEEL POST AT LEAST 18" INTO THE GROUND, SPACING THEM NO FURTHER THAN 6'-0" APART.
3. POST SHOULD BE INSTALLED, WITH 1" TO 2" OF THE POST PROTRUDING ABOVE THE TOP IF THE FABRIC AND NO LESS THAN 3'-0" OF THE POST SHOULD PROTRUDE ABOVE THE GROUND. THE MINIMUM FENCE HEIGHT (HEIGHT OF FILTER ABOVE GRADE) SHALL BE 24". THE MAXIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 36".
4. THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHOULD BE WRAPPED TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6" OVERLAP.
5. EXTRA-STRENGTH FILTER CLOTH (50 POUND/LINEAR INCH MINIMUM TENSILE STRENGTH) SHOULD BE USED. A 2" WIDE LATHE SHALL BE STAPLED OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF THE POSTS. THE STAPLES USED SHOULD BE 1.5" HEAVY-DUTY WIRE STAPLES SPACED AT A MAXIMUM OF 8" OVERLAP.
6. PLACE THE BOTTOM 16" OF THE FILTER FABRIC INTO THE 12" DEEP TRENCH. EXTENDING THE REMAINING 4" TOWARDS THE UPSIDE OF THE TRENCH AND BACK FILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACTED.

3 SILT FENCE DETAIL (PER JURISDICTION)

SCALE: N.T.S.

INSPECTION AND MAINTENANCE:

1. INSPECT SILT FENCE EVERY SEVEN (7) DAYS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" OR MORE OF PRECIPITATION. CHECK FOR AREAS WHERE RUN-OFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE WAS CAUSED TO SAG OR COLLAPSE BY RUNOFF OVER TOPPING THE FENCE.
2. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY OTHER WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF THE FENCE IMMEDIATELY.
3. SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 OF THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
4. SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED AREAS RESULTING FROM FENCE REMOVAL SHALL BE PERMANENTLY STABILIZED.
5. SILT FENCE MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.

VENDOR:



405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134



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(918) 949-4551

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PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:

3/28/19

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE:

CIVIL DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
A6	OK1493	1
BY:	CKD BY:	
JWM	JWM	

1:4304856.AE205.190320.3167A0B0NA.OK1493.NSB.Rev.1 Construction Drawings.dwg -- Sheet:A7 -- User: JMcCoy -- Mar 28, 2019 -- 3:05pm

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE OF THIS BUILDING
BEHIND THIS PANEL
ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3
FEET FROM THESE ANTENNAS

Contact AT&T Mobility at 800-638-2822
and follow their instructions prior to performing
any maintenance or repairs closer than 3 feet
from the antennas.

This is AT&T Mobility site **OK1493**

INFORMATION

AT&T Mobility operates telecommunications antenna at this location.
Remain at least 3 feet away from any antenna and obey all
posted signs.

Contact the owner(s) of the antenna(s) before working closer than
3 feet from the antenna(s).

Contact AT&T Mobility at 800-638-2822 prior to performing any
maintenance or repairs near AT&T Mobility antennas.

OK1493

This is Site #
Contact the management office if this door/hatch/gate is found
unlocked.

INFORMACION

En esta propiedad se ubican antenas de telecomunicaciones
operadas por AT&T Mobility. Favor mantener una distancia de no
menos de 3 pies y obedecer todos los avisos.

Comuníquese con el propietario o los propietarios de las antes de
trabajar o caminar de menos de 3 pies de la antena

Comuníquese con AT&T Mobility 800-638-2822 antes de realizar
cualquier mantenimiento o reparaciones cerca de las antenas de
AT&T Mobility

Esta es la estación base número **OK1493**

Favor comunicarse con la oficina de la administración del edificio
al estar en este puerto o compuerta se encuentra sin código

FOR AT&T-OWNED CELL TOWERS AND OTHER-OWNED TOWERS
WHERE AT&T MOBILITY IS PERMITTED TO POST RF SAFETY
SIGNAGE, THE TYPICAL RF EXPOSURE SIGNAGE CONSISTS OF AN
"INFORMATION" SIGN INSTALLED ON ENTRANCE GATES OR
ADJACENT TO THE "CAUTION" SIGNS REQUIRED TO BE INSTALLED
AT ACCESSES TO EACH CLIMBING LADDER AT THE TOWER.
"INFORMATION" SIGNS ORE NO LONGER PERMITTED TO BE
INSTALLED ON EQUIPMENT CABINETS OR BUILDINGS.

GLASS MAIN ENTRY DOORS MAY BE "BRANDED" WITH AT&T
MOBILITY LOGO PROVIDING THIS IS NOT A LIGHTED / 'MARQUIS"
SIGN. IN CERTAIN CASES WHERE A SITE IS UNMANNED,
EXTERIOR DOOR SIGNS MAY BE OMITTED TO PREVENT DRAWING
UNDUE ATTENTION TO THE SITE. FOR THESE TYPES OF SITES,
THE MARKET MAY ELECT TO HARDEN SECURITY IN A MORE
INVISIBLE MANNER. IT IS THE RESPONSIBILITY OF THE MARKET
TO MAKE PRUDENT DECISIONS FOR UNMANNED CORE SITES ON
A CASE BY CASE BASIS

Property of AT&T

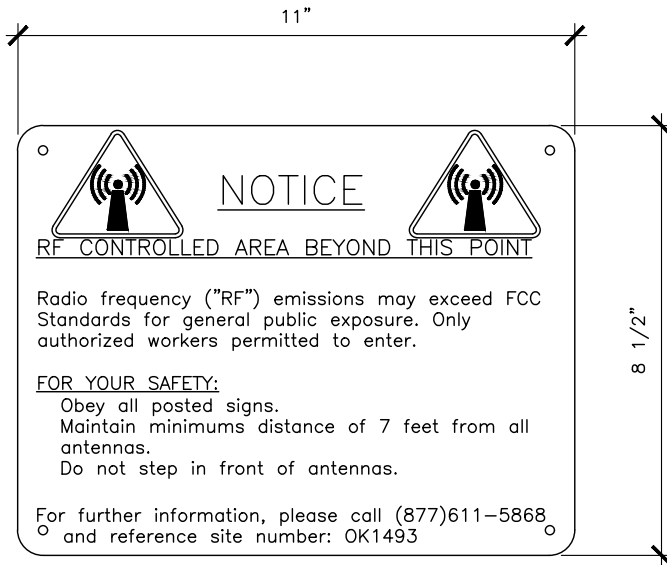
Authorized
Personnel Only

In case of emergency, or prior to performing
maintenance on this site, call **800-638-2822**
and reference cell site number **OK1493**

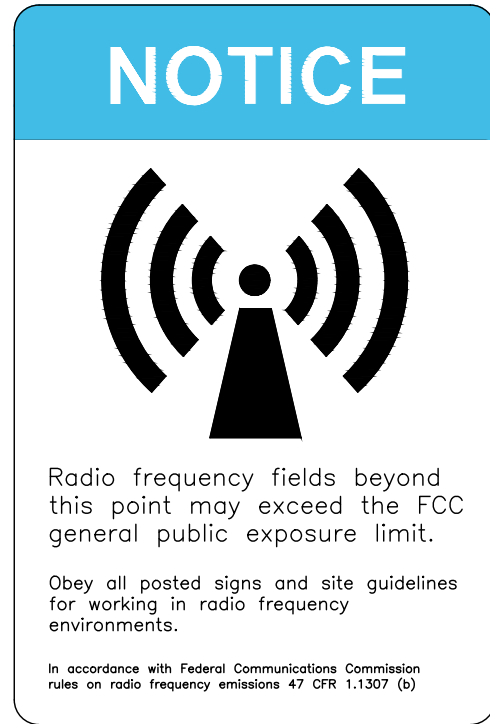


NOTES:

1. SIGNS TO BE MOUNTED ON THE OUTSIDE OF
ACCESS GATE TO THE EXISTING COMPOUND



RF NOTICE SIGN
(WHITE METAL SIGN W/ BLACK LETTERING)



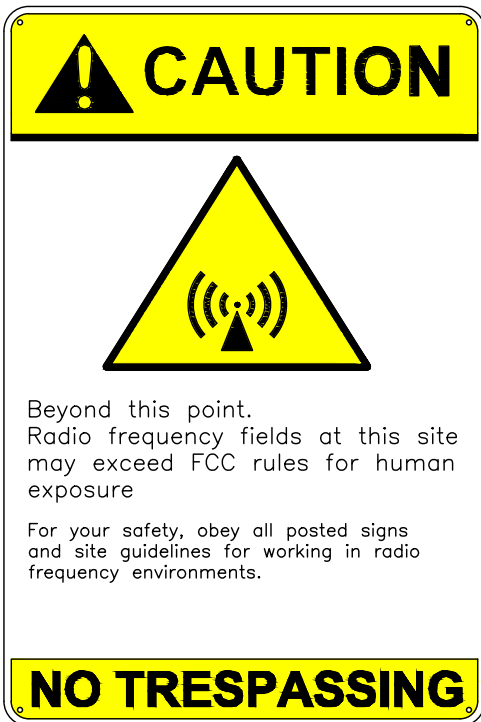
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2 SIGNAGE DETAIL SCALE: N.T.S.

3 SIGNAGE DETAIL SCALE: N.T.S.



4 SIGNAGE DETAIL SCALE: N.T.S.



5 TOWER SIGNAGE DETAIL SCALE: N.T.S.

VENDOR:



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OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:

3/28/19

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

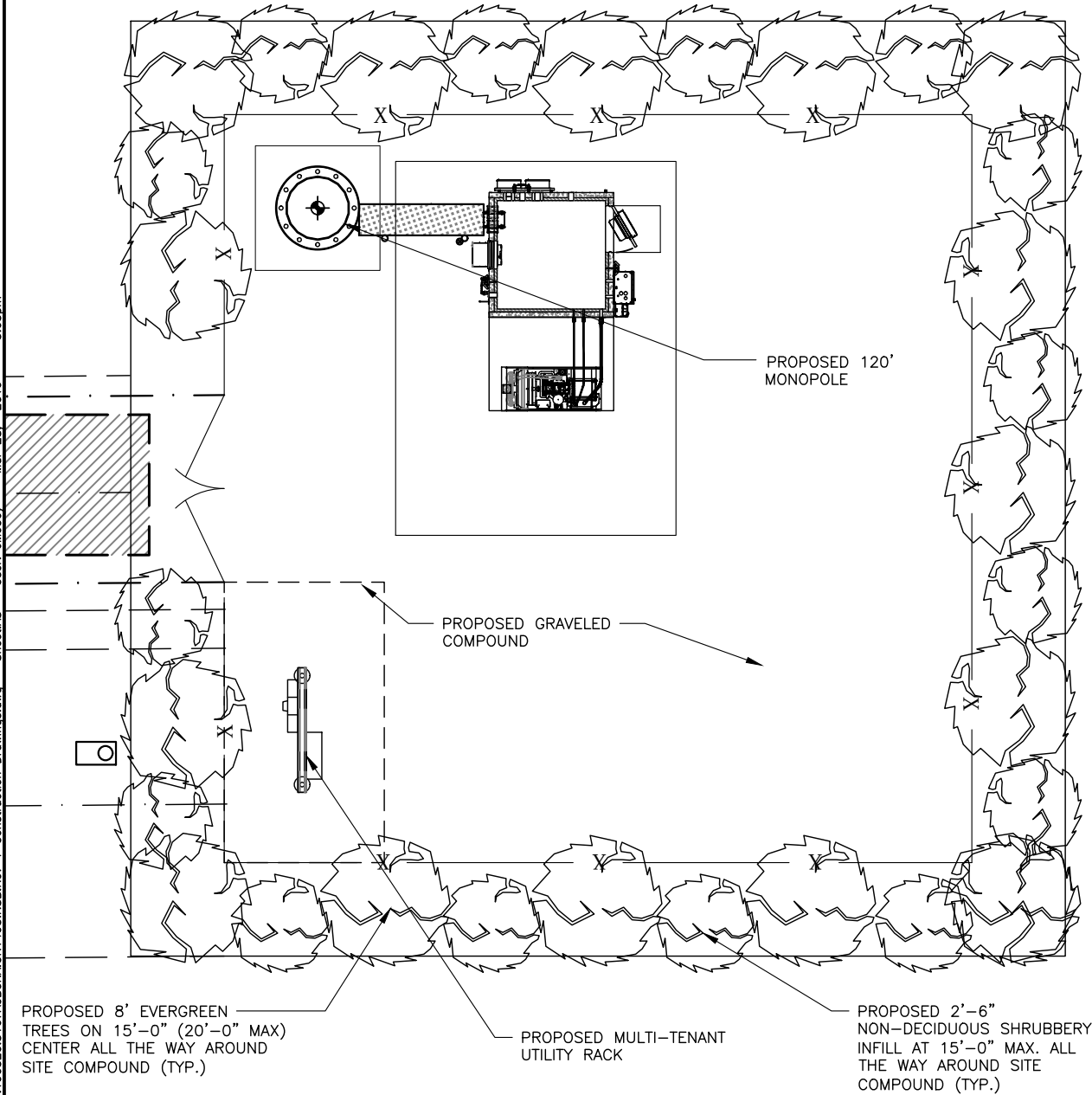
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SIGNAGE DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
A7	OK1493	1
BY:	CKD BY:	
JWM	JWM	

GENERAL PLANTING NOTES.

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED OR COVERED IN PINE STRAW AS SPECIFIED.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
8. THE CONTRACTOR AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AND MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST.
16. SEE PLAN FOR MINIMUM PLANT SIZE, HEIGHT.



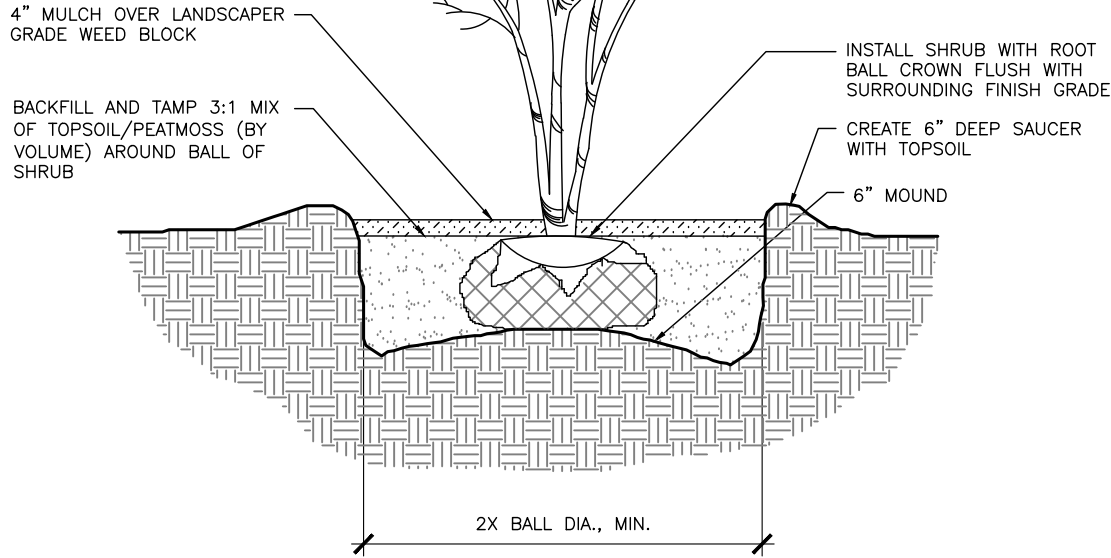
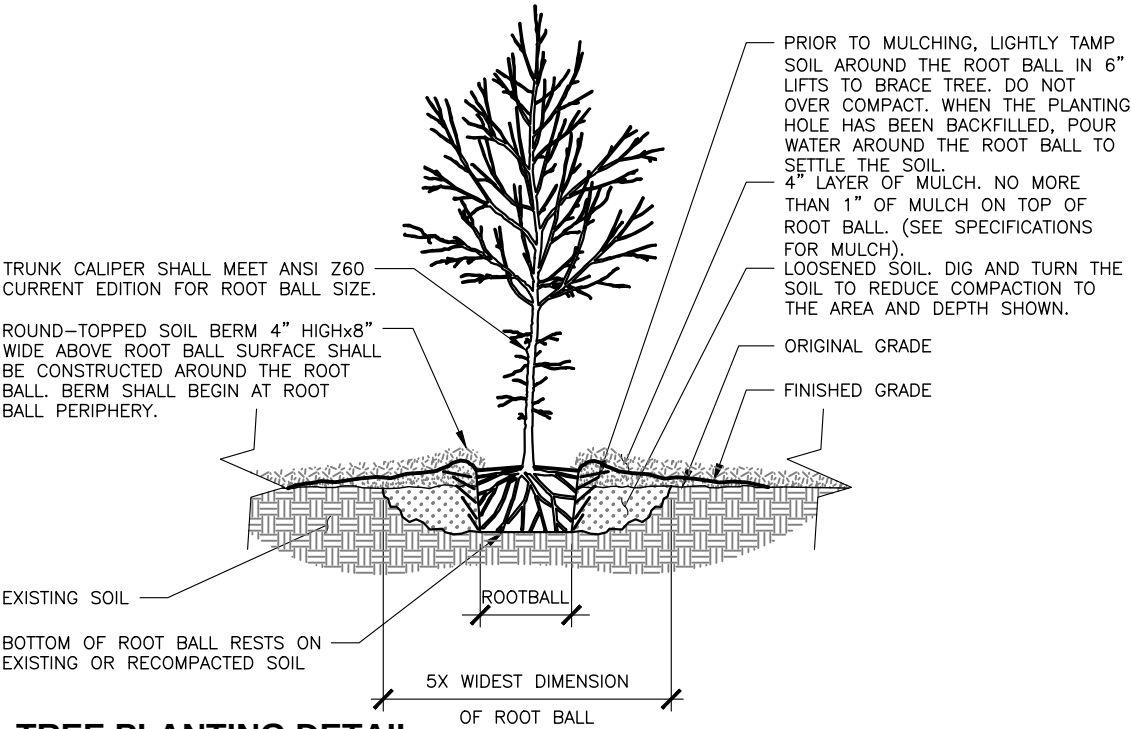
1 LANDSCAPING PLAN

SCALE: 0' 10' 20' 30' 40'



3 TREE PLANTING DETAIL

SCALE: N.T.S.



2 SHRUB PLANTING DETAIL

SCALE: N.T.S.

QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE (HT X WT)
19	"CUPRESSUS ARIZONICA"	CAROLINA SAPPHIRE	30 FT X 15 FT
PINESTRAW MULCH - 2" SETTLED LAYERS OF CLEAN STRAW			

SHRUB SCHEDULE		
QTY	SPECIES	HEIGHT, FT.
15	NEEDLE POINT HOLLY	30"

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(405) 753-7167

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:

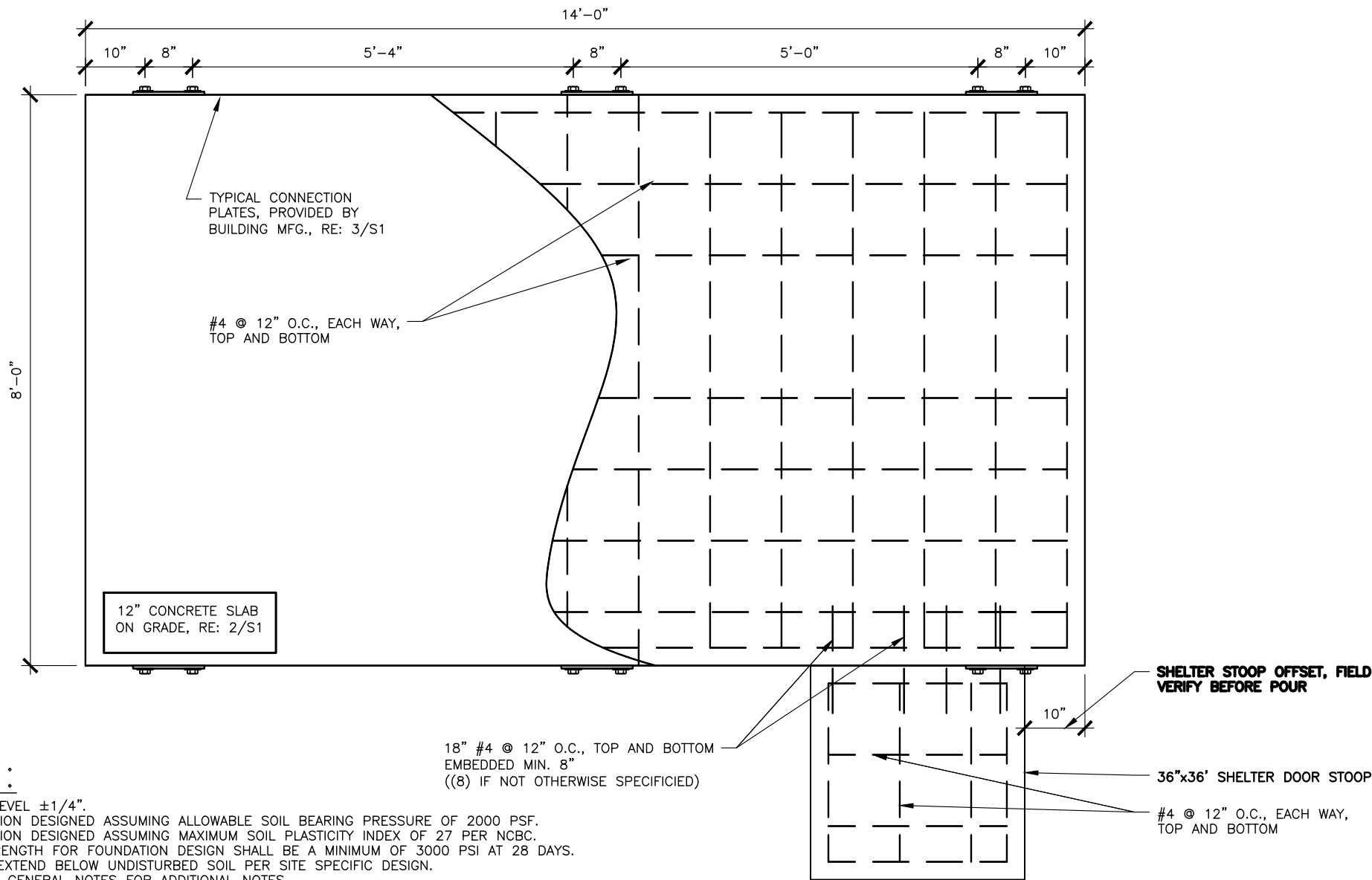
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A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE:

LANDSCAPING DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
A8	OK1493	1
	BY: JWM	CKD BY: JWM

14304856.AE205.190320.3167A0B0NA.OK1493.NSB.Rev.1 Construction Drawings.dwg - Sheet: S1 - User: JMcCoy - Mar 28, 2019 - 3:05pm

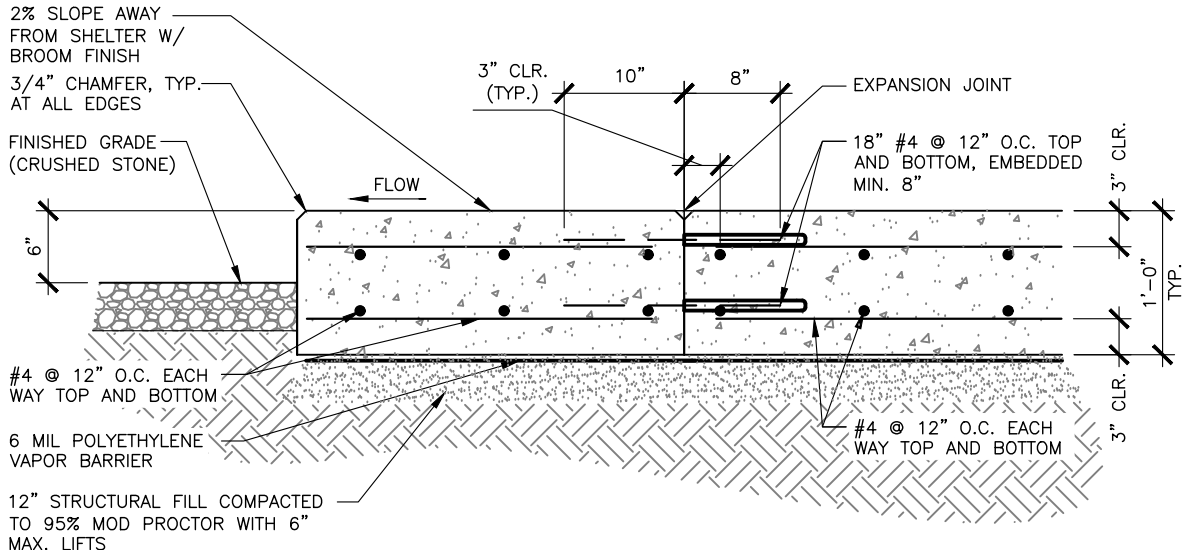


NOTES:

1. SLAB TO BE LEVEL $\pm 1/4"$.
2. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. SLAB FOUNDATION DESIGNED ASSUMING MAXIMUM SOIL PLASTICITY INDEX OF 27 PER NCBC.
4. CONCRETE STRENGTH FOR FOUNDATION DESIGN SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS.
5. FOOTINGS TO EXTEND BELOW UNDISTURBED SOIL PER SITE SPECIFIC DESIGN.
6. REFER TO THE GENERAL NOTES FOR ADDITIONAL NOTES.

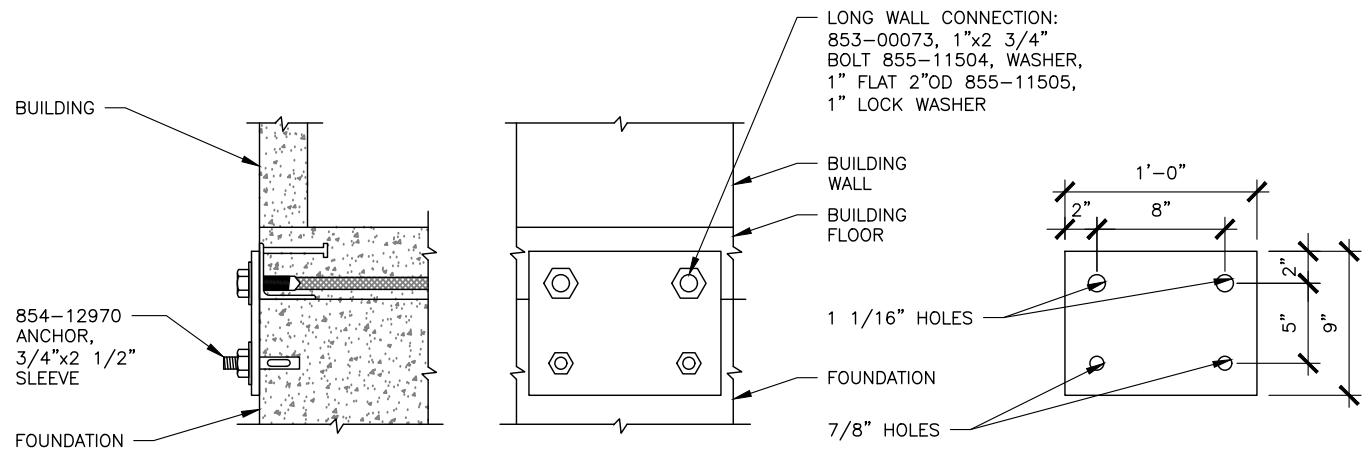
1 TYPICAL SHELTER FOUNDATION AND STOOP PLAN

SCALE: 0' 1' 5' 10'



2 SHELTER FOUNDATION AND STOOP DETAIL

SCALE: N.T.S.



3 SHELTER ATTACHMENT DETAIL

SCALE: N.T.S.

DETAIL PROVIDED BY SHELTER MFG

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SITE NAME:
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SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:

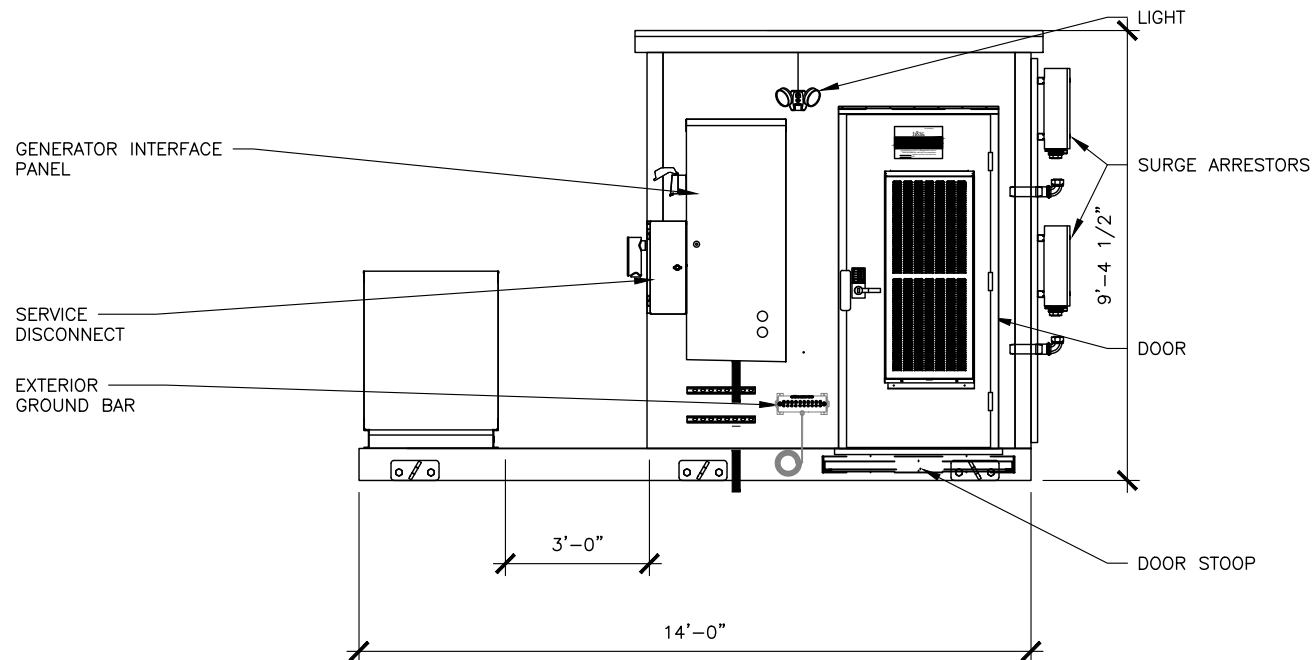
3/28/19

NO	DATE	DESCRIPTION	BY
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0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM
SHEET TITLE: SHELTER FOUNDATION DETAILS			
SHEET NUMBER: S1		PROJECT #: OK1493 BY: JWM CKD BY: JWM	REVISION: 1

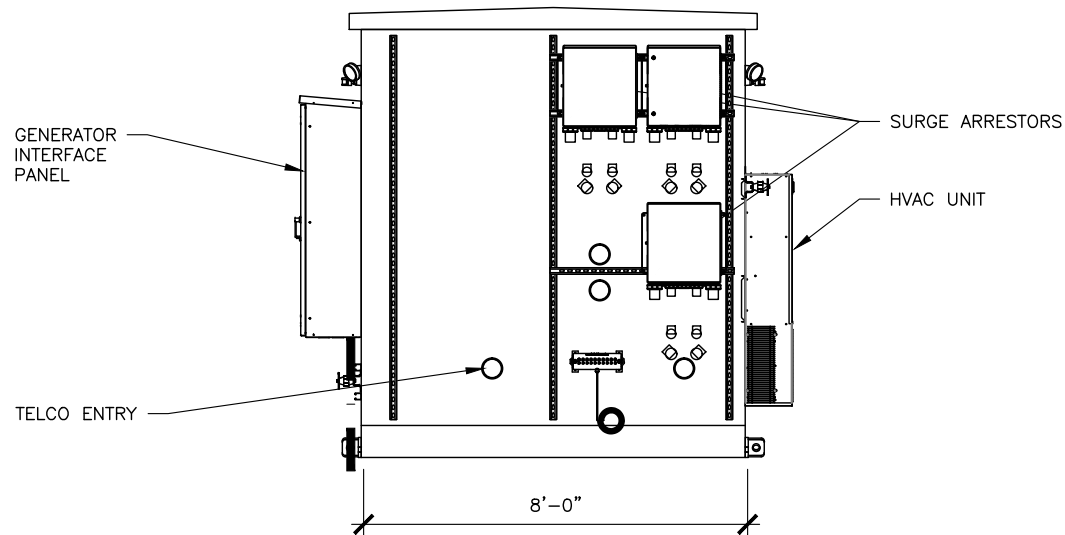
NOTE:
ALL HATCH PORTS ARE SHIPPED WITH
BLANK COVER PLATES. COAX PORT HATCH
PLATE IS SHIPPED LOOSE WITH SHELTER.
(INSTALLED BY G.C.)

SHELTER NOTES:
PRE-CAST CONCRETE SHELTER EXPOSED
AGGREGATE EXTERIOR
OVERALL COLOR = TAN
ACCENTS = TAN

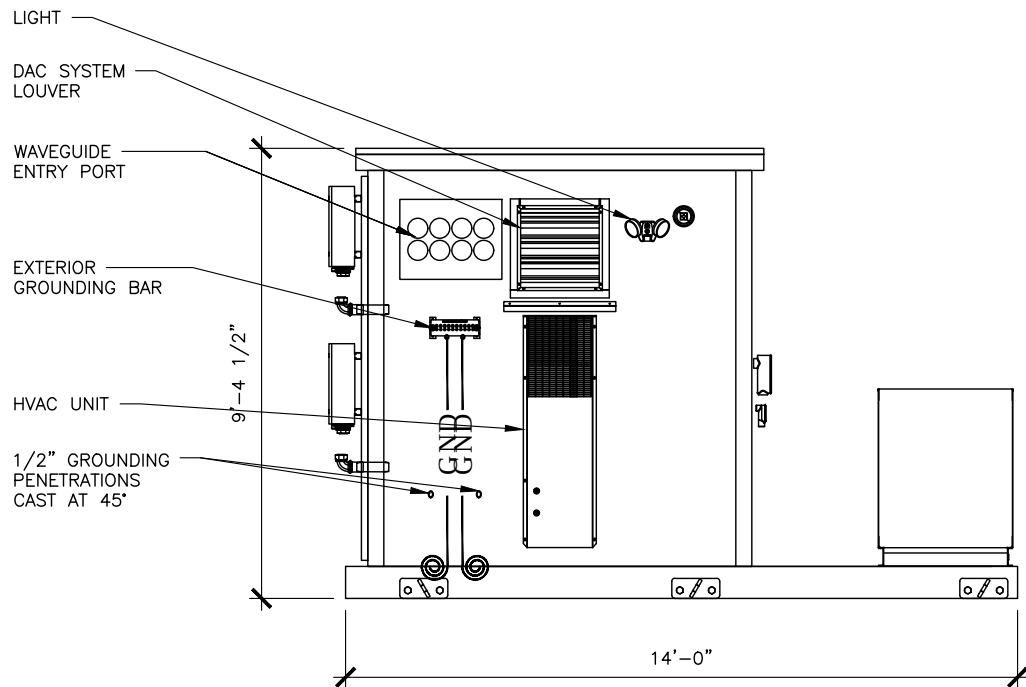
NOTE:
GROUND BAR AND CANOPY ARE SHIPPED
LOOSE WITH SHELTER. (INSTALLED BY G.C.)



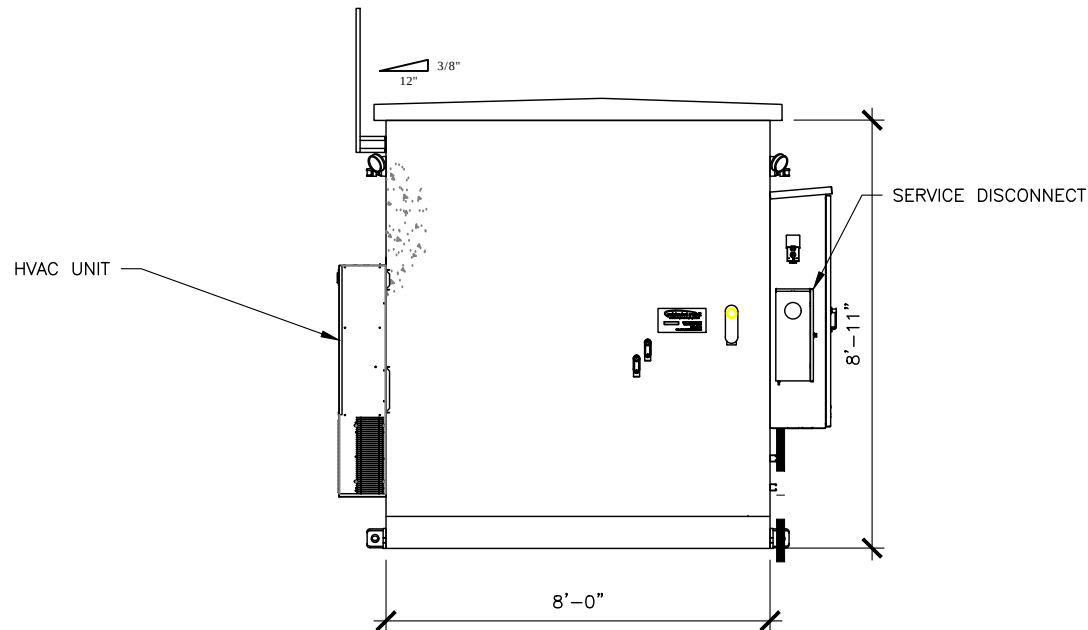
1 EQUIPMENT SHELTER ELEVATION
SCALE: 0' 1' 5' 10' 15'



2 EQUIPMENT SHELTER ELEVATION
SCALE: 0' 1' 5' 10' 15'



3 EQUIPMENT SHELTER ELEVATION
SCALE: 0' 1' 5' 10' 15'



4 EQUIPMENT SHELTER ELEVATION
SCALE: 0' 1' 5' 10' 15'

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SITE NAME:

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SITE NUMBER:

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SHAWNEE OK 74804

ENGINEER:

3/28/19

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A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM

SHEET TITLE: SHELTER ELEVATION DETAILS			
SHEET NUMBER: S2		PROJECT #: OK1493	REVISION: 1
BY: JWM		CKD BY: JWM	

FOR WIRING & PROGRAMING SEE SHEET E2

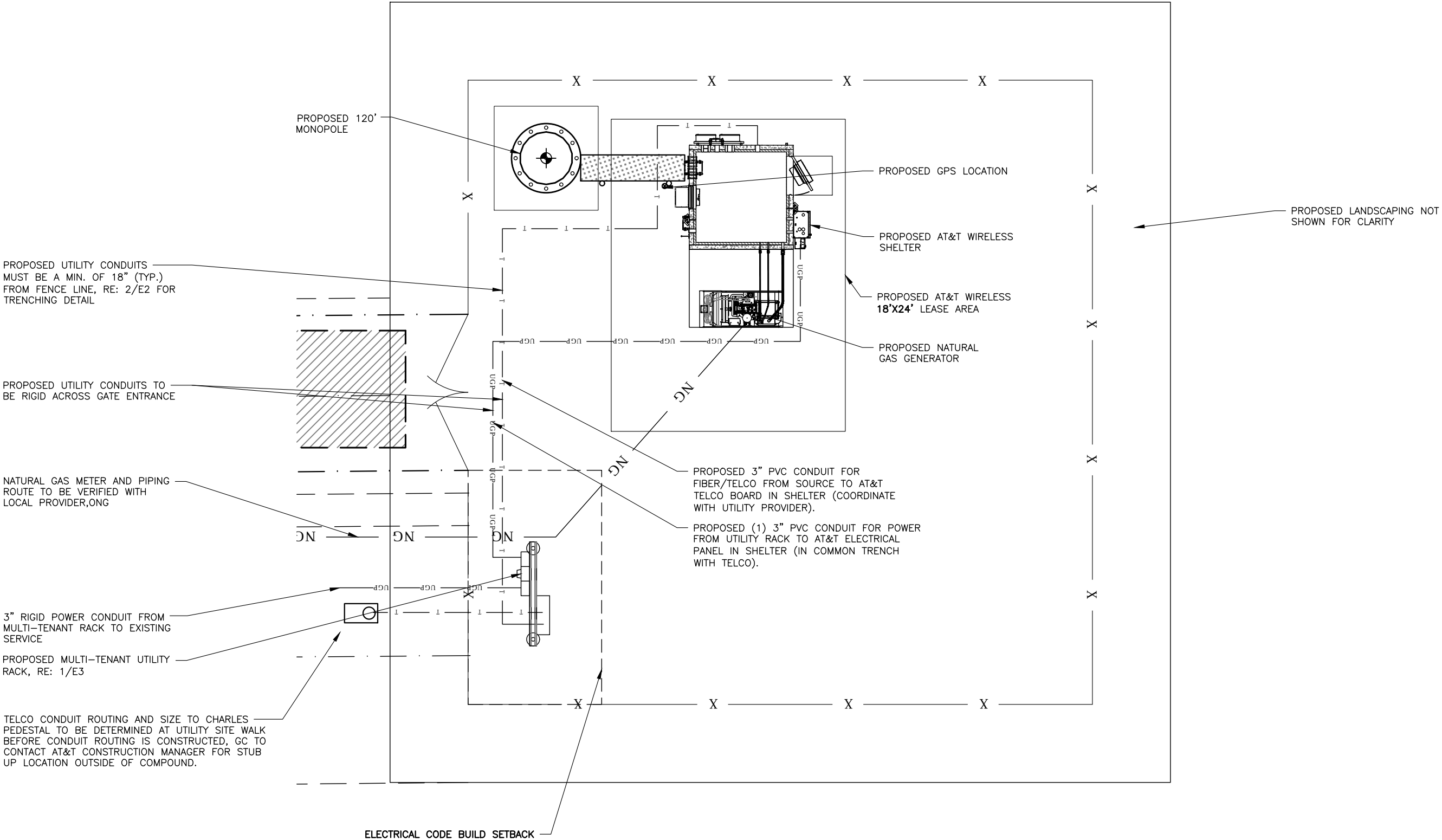
NOTES:
1. CONTRACTOR TO STUB-UP REQUIRED CONDUITS PRIOR TO POURING CONCRETE PER EQUIPMENT CABINET INSTRUCTIONS.

NOTES:
MASTER ELECTRICIAN TO VERIFY SOURCES OF POWER & TELCO

NOTES:
CONTRACTOR TO ADD PULL STRINGS TO ALL NEW CONDUITS

PARTS OF PROPOSED ICE BRIDGE REMOVED FOR CLARITY

ONG IS GAS PROVIDER AT SITE



VENDOR:

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ENGINEER:

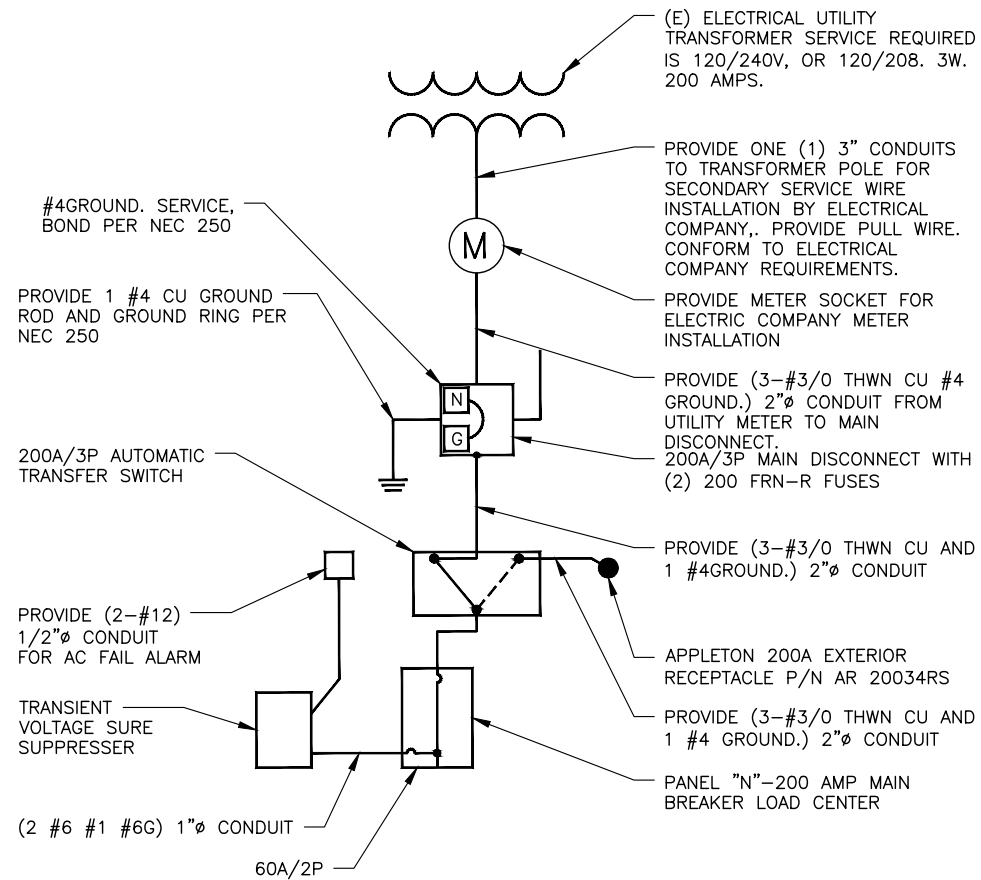
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NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM
1	3/20/19	CONST ISSUE	JWM
SHEET TITLE: UTILITY PLAN AND DETAILS			
SHEET NUMBER: E1		PROJECT #: OK1493 BY: JWM CKD BY: JWM	REVISION: 1

14304856.AE205.190320.3167A0B0NA.OK1493.NSB.Rev.1 Construction Drawings.dwg - Sheet:E1 - User: JMcCoy - Mar 28, 2019 - 3:05pm

1 UTILITY ROUTING PLAN

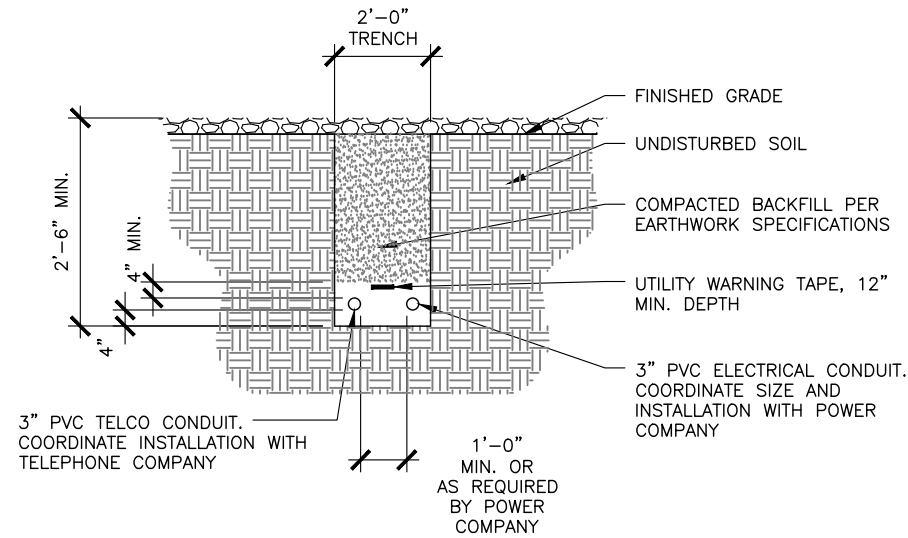




1 ONE LINE DIAGRAM

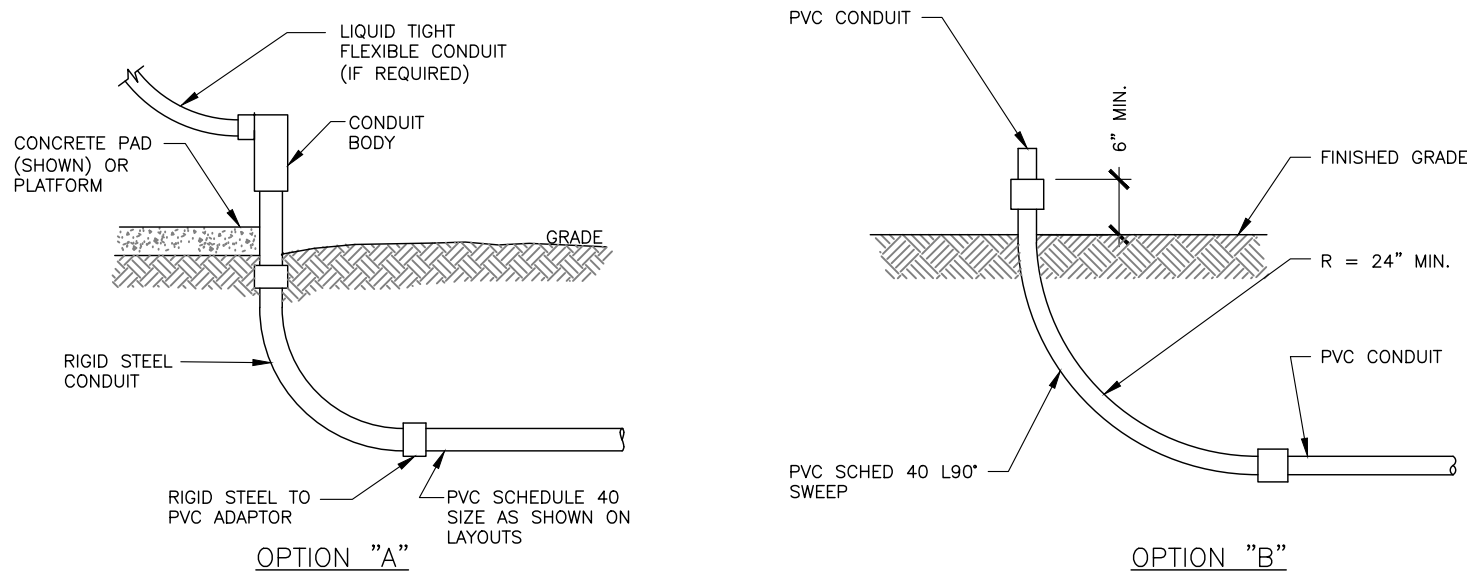
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DETAIL PROVIDED BY OWNER



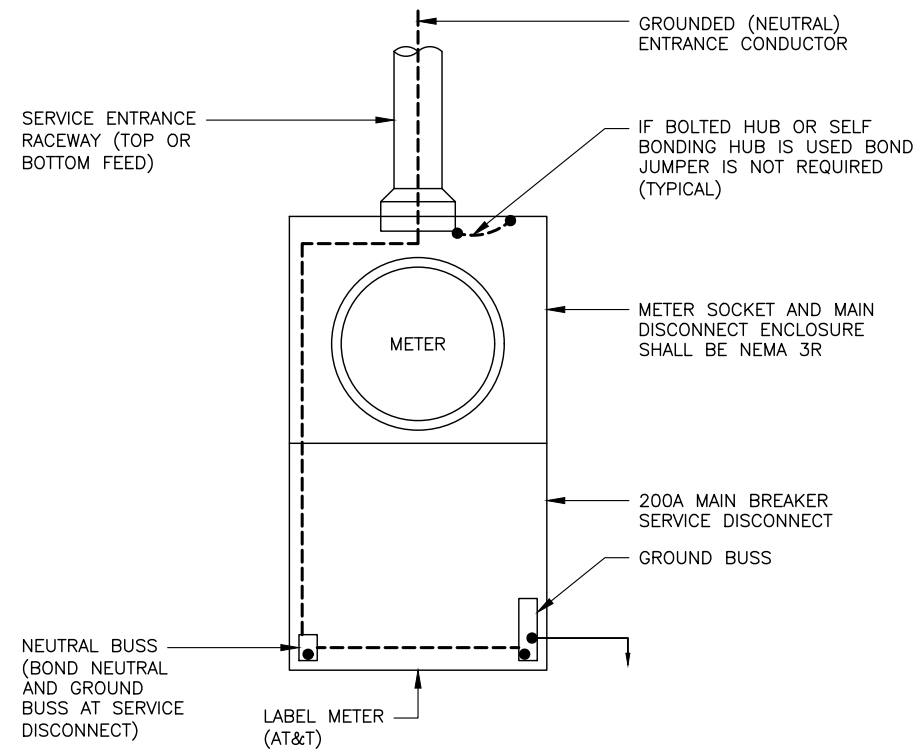
2 TRENCH DETAIL

SCALE: N.T.S.



3 CONDUIT DETAILS

SCALE: N.T.S.



4 SERVICE ENTRANCE GROUNDING

SCALE: N.T.S.

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SITE NAME:
NORTH KICKAPOO

SITE NUMBER:
OK1493

SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:

3/28/19

NO	DATE	DESCRIPTION	BY
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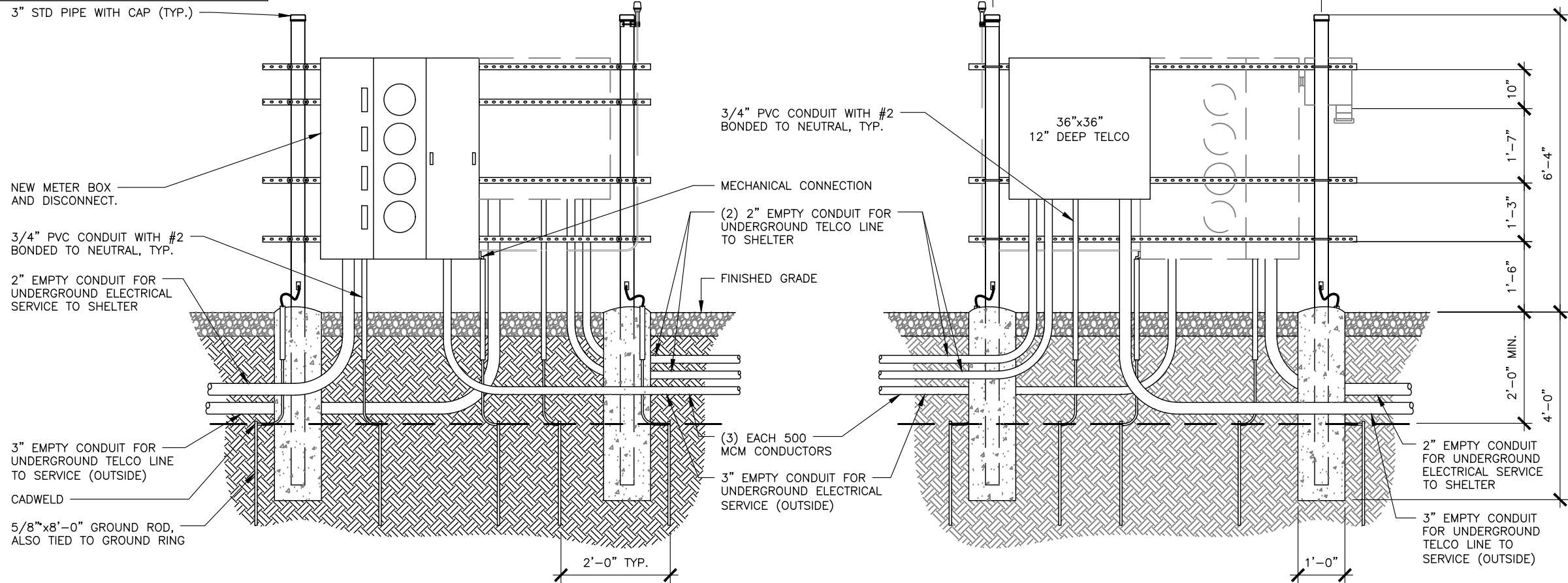
SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER: **E2** PROJECT #: **OK1493** REVISION: **1**

BY: **JWM** CKD BY: **JWM**

- NOTES:
1. ALL EXPOSED ELECTRICAL CONDUIT MUST BE RIGID.
 2. THREADLESS CONNECTORS ARE NOT ALLOWED.
 3. USE SQUARE "D" 200A FUSABLE DISCONNECT.
 4. EMT CONDUIT CAN ONLY BE USED INSIDE.
 5. USE ONLY COMPRESSION TYPE FITTINGS ON EMT CONDUIT.
 6. USE ONLY STRANDED CONDUCTORS FOR ALL ELECTRICAL WIRING. (EXCEPT TELCO AND THERMOSTAT).
 7. USE SCHEDULE 80 CONDUIT UNDER DRIVEWAYS AND/OR ANY VEHICLE CROSSING ARE.

ELECTRICAL COMPANY NOTE:
ELECTRICAL PROVIDER SHALL COORDINATE WITH
BRANCH TOWERS CONSTRUCTION MANAGER TO
DETERMINE TOTAL AMOUNT OF AMPS THAT WILL
BE PROVIDED TO PROPOSED UTILITY RACK

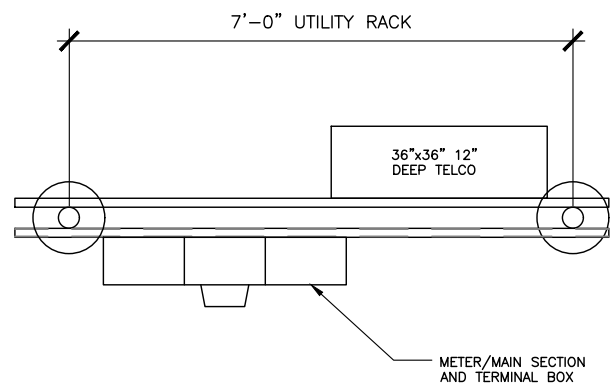


FRONT VIEW

BACK VIEW

1 FOUR GANG UTILITY RACK ELEVATIONS

SCALE: N.T.S.



2 SITE PLAN UTILITY RACK

SCALE: N.T.S.

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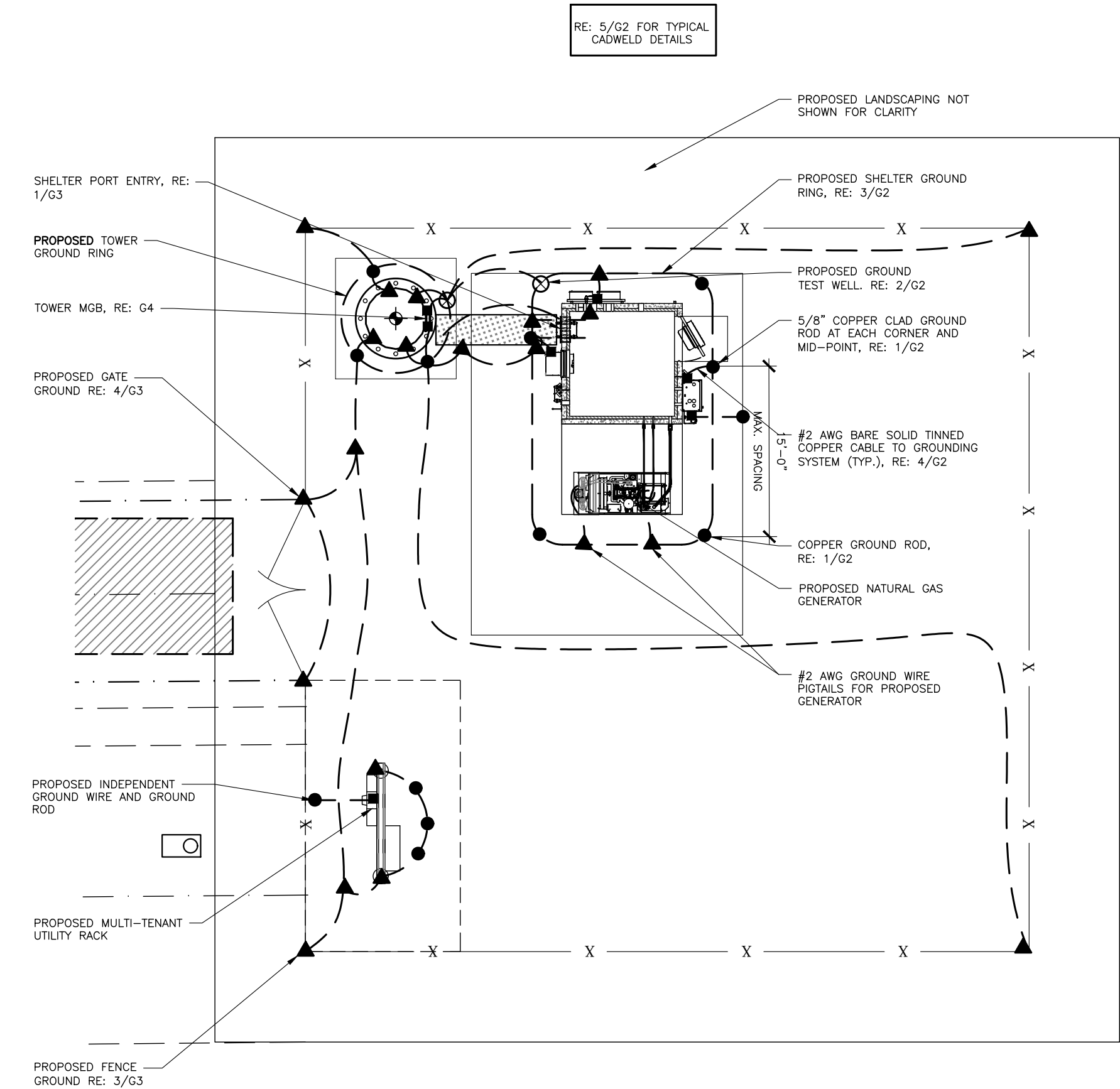
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ENGINEER:

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SHEET NUMBER: E3		PROJECT #: OK1493 BY: JWM CKD BY: JWM	REVISION: 1

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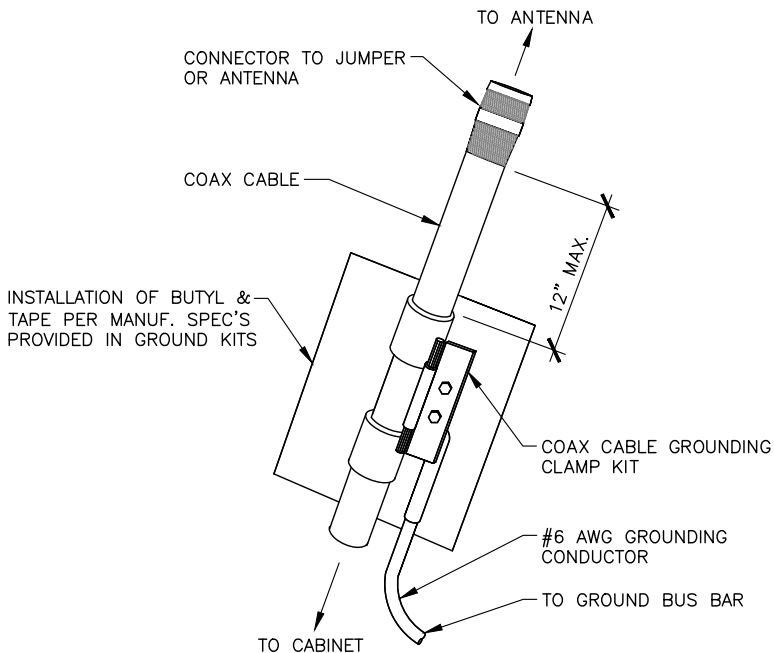


1 COMPOUND GROUNDING PLAN

SCALE: 0' 5' 10' 20' 30'



2 CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE



GROUNDING LEGEND:

SYMBOL	DESCRIPTION
	EXOTHERMIC WELD (CADWELD)
	#2 AWG BCW MECHANICAL CONNECTION
	#2 STRANDED INSULATED (FROM EQUIPMENT TO MGB)
	GROUND TEST WELL AT GROUND ROD
	CHAIN LINK FENCE
	5/8"x8'-0" COPPER CLAD GROUND ROD AT 15'-0" MAX. SPACING, PER CM

GROUNDING NOTES:

1. CONTRACTOR SHALL VERIFY THAT GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 AWG BARE TINNED COPPER WIRE. THE TOP OF THE GROUND RODS AND THE RING CONDUCTOR SHALL BE 2 FEET BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 15'-0" CENTERS (PROVIDE AND INSTALL AS REQUIRED PER PLAN BELOW).
2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.
3. GROUND RING CONNECTION CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
4. CONTRACTOR SHALL ENSURE GROUND RING IS WITHIN 12 TO 36 INCHES OF THE EQUIPMENT PAD. PROVIDE AND INSTALL GROUNDING CONNECTIONS SHOWN BELOW AS NEEDED PER EXISTING SITE GROUNDING SYSTEM. CONTRACTOR SHALL VERIFY ALL EXISTING SITE GROUNDING CONDITIONS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.
5. BOND GROUND BAR TO EXTERNAL GROUND RING WITH 1 RUN OF #2 BARE, TINNED, SOLID COPPER CONDUCTOR IN PVC. CONNECT BAR END WITH 2 HOLE LUG, AND "CADWELD" THE OTHER END TO THE EXTERNAL GROUND ROD.
6. ALL DOWN CONDUCTORS MUST GO DOWN.

VENDOR:



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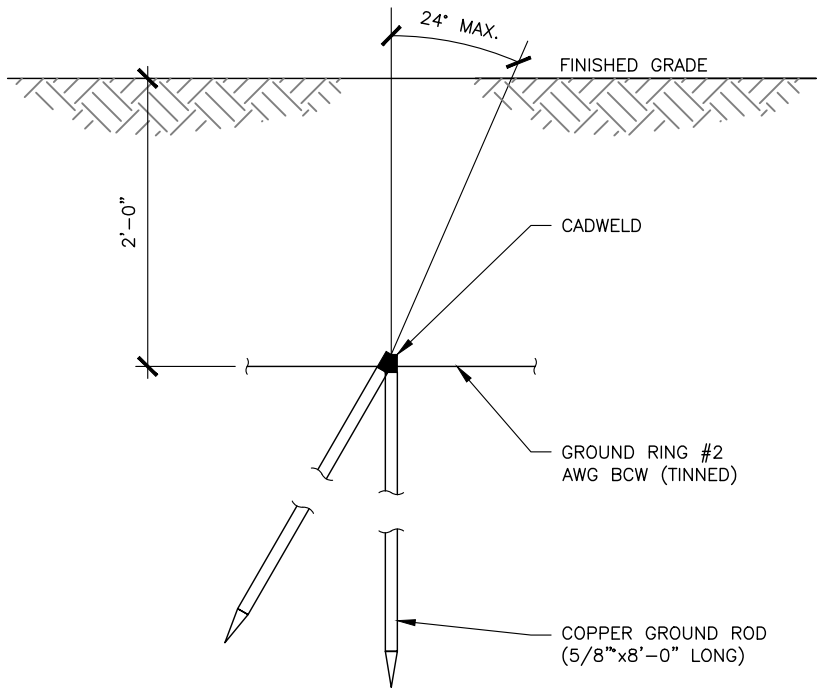
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GROUNDING PLAN**

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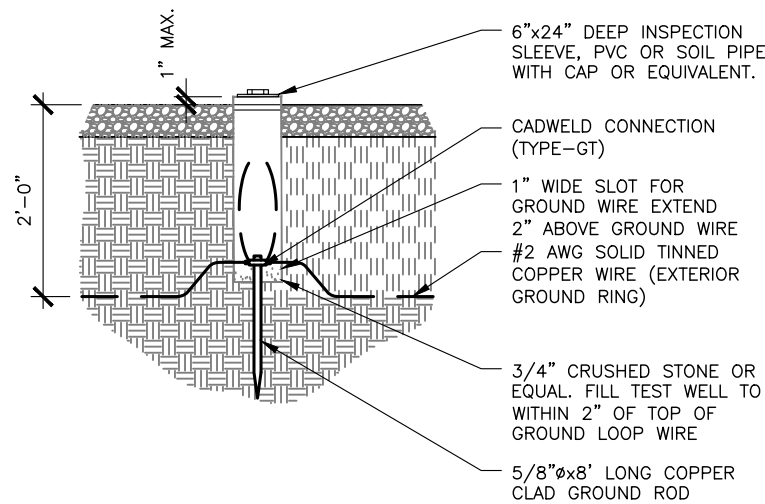
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BY: CKD BY: JWM

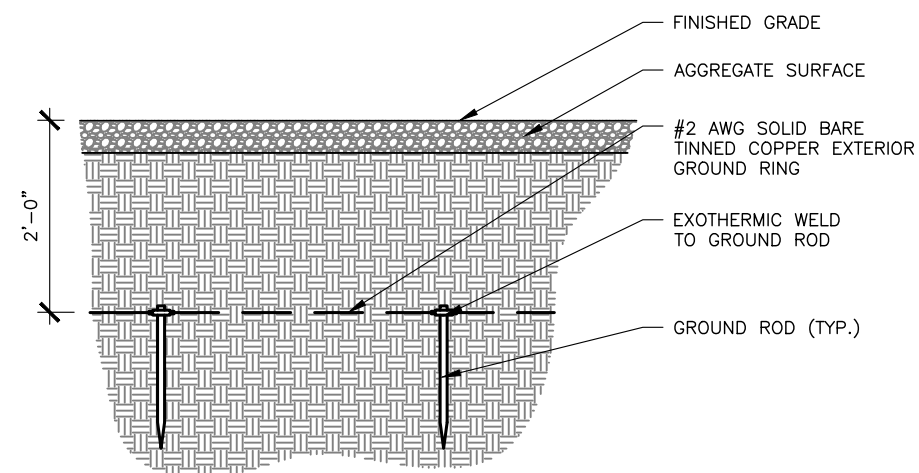
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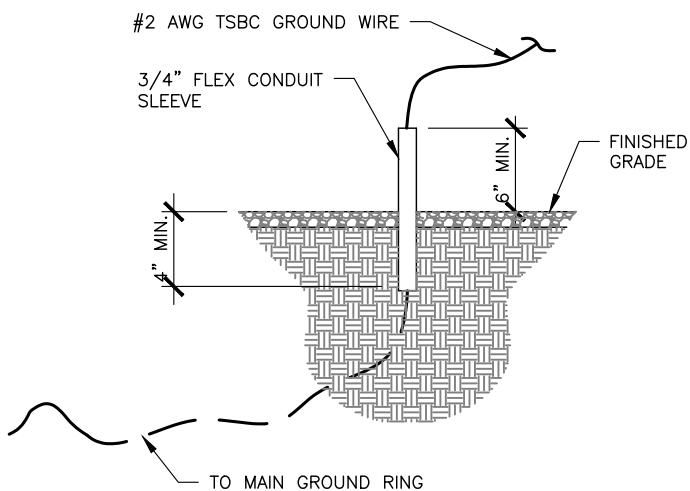
1 ANTENNA CABLE GROUNDING DETAIL
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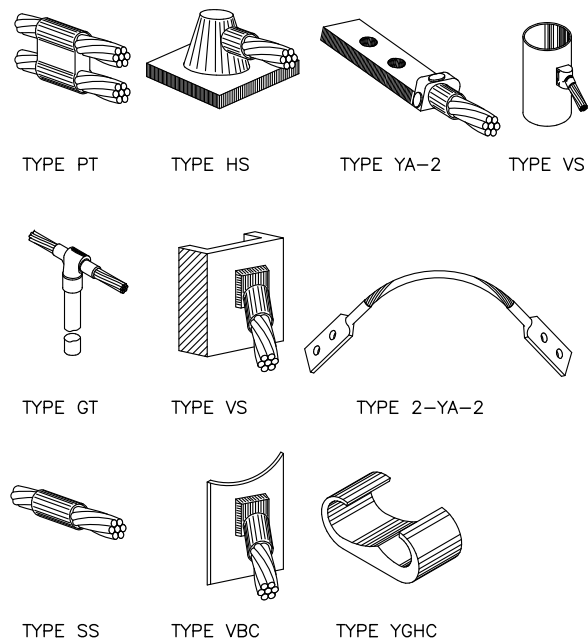
2 GROUND TEST WELL DETAIL
SCALE: N.T.S.



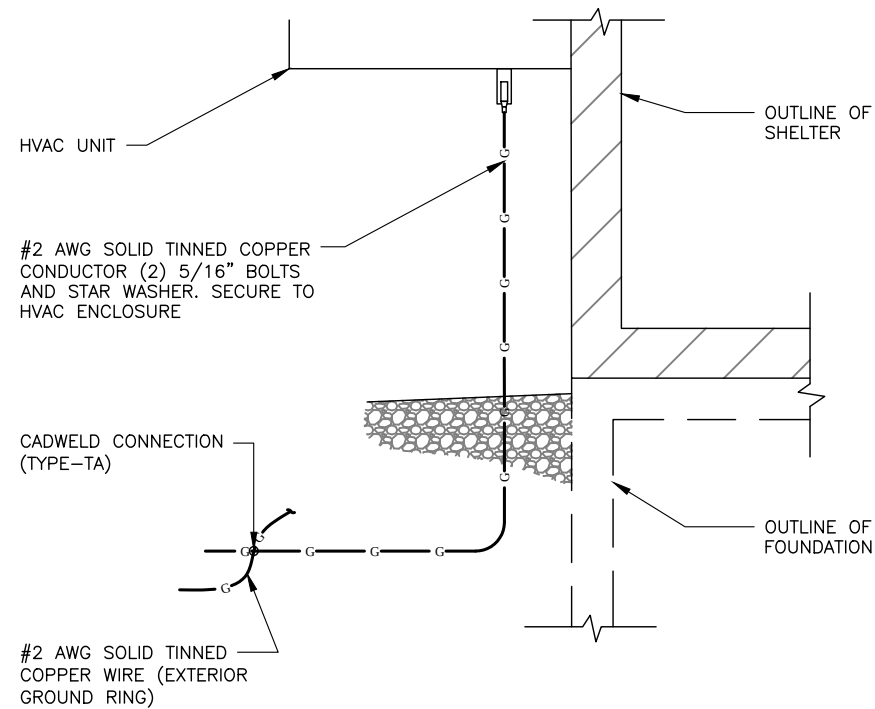
3 GROUND RING DETAIL
SCALE: N.T.S.



4 STUB UP DETAIL
SCALE: N.T.S.



5 TYPICAL CADWELD DETAILS
SCALE: N.T.S.



6 HVAC GROUNDING DETAIL
SCALE: N.T.S.

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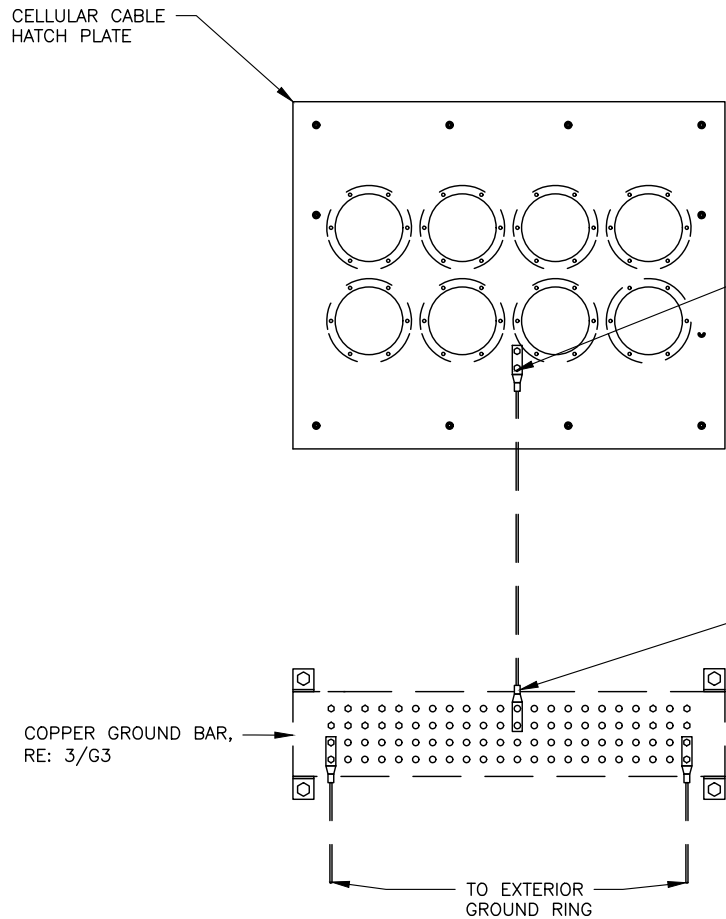
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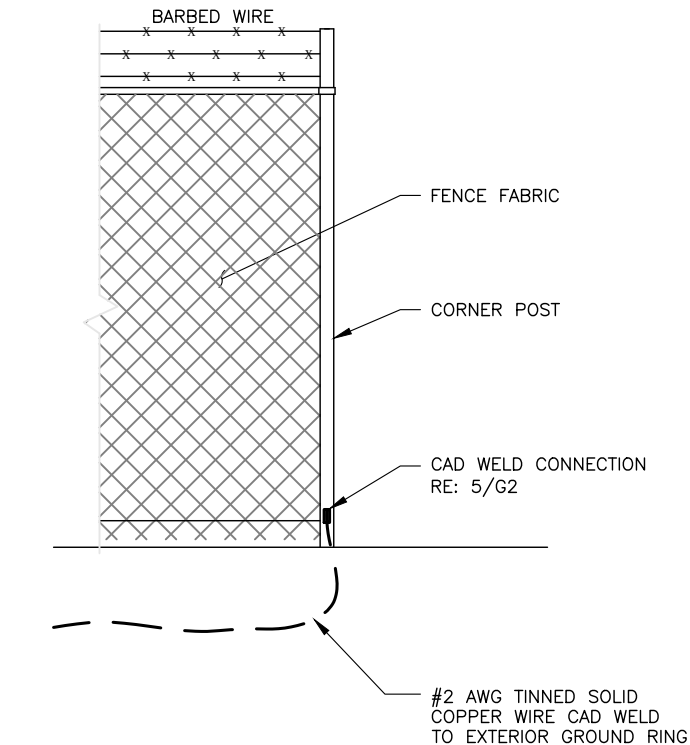
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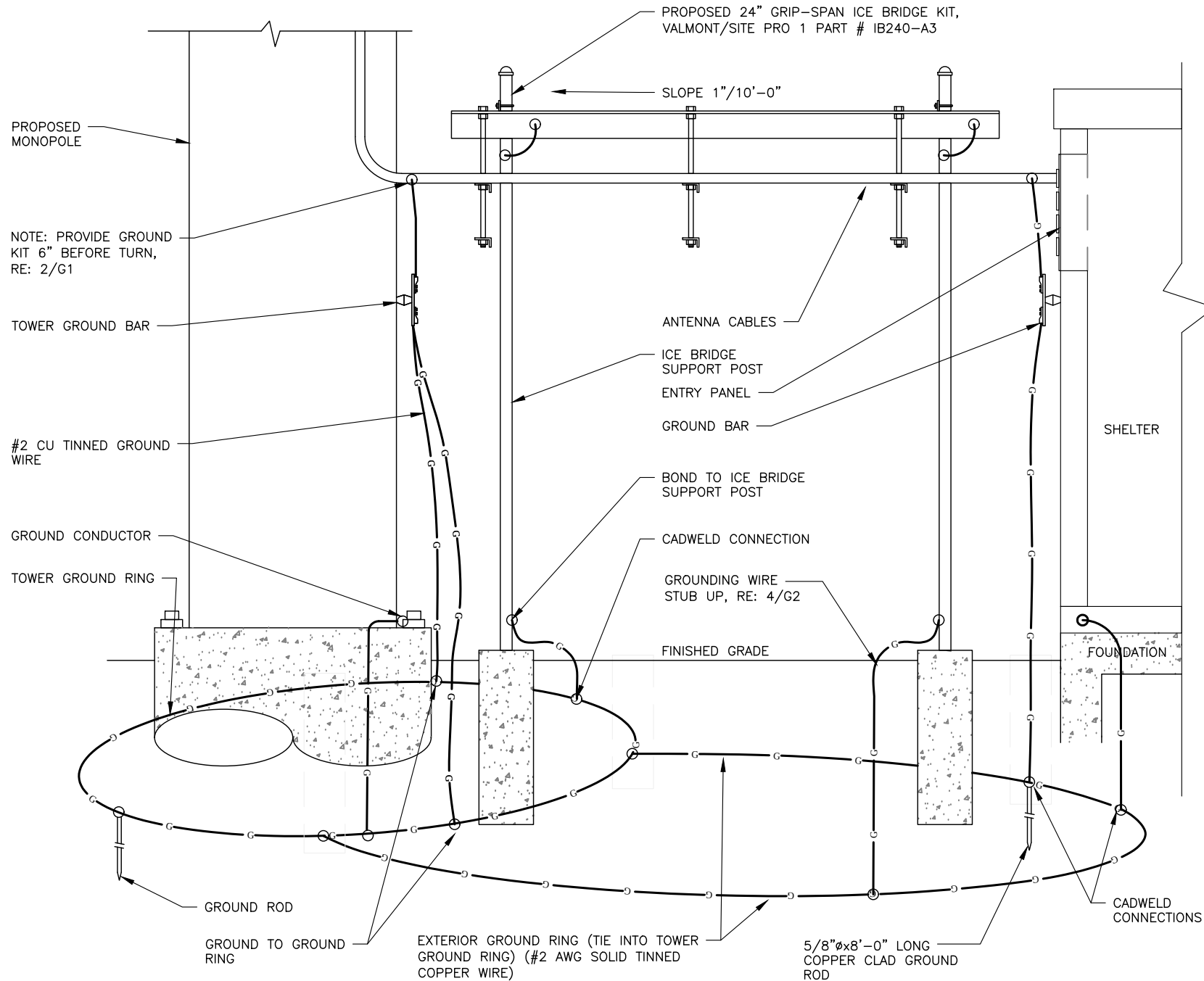
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BY:		CKD BY:	
JWM		JWM	



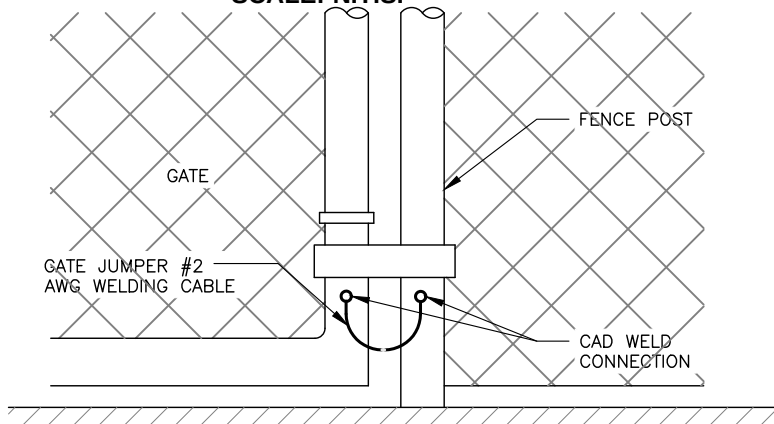
1 EXTERIOR HATCH PLATE GROUNDING AT BUILDING
SCALE: N.T.S.



3 FENCE GROUNDING DETAIL
SCALE: N.T.S.



2 TYPICAL ICE BRIDGE AND ANTENNA CABLE DETAIL
SCALE: N.T.S.



4 TYPICAL GATE GROUNDING
SCALE: N.T.S.

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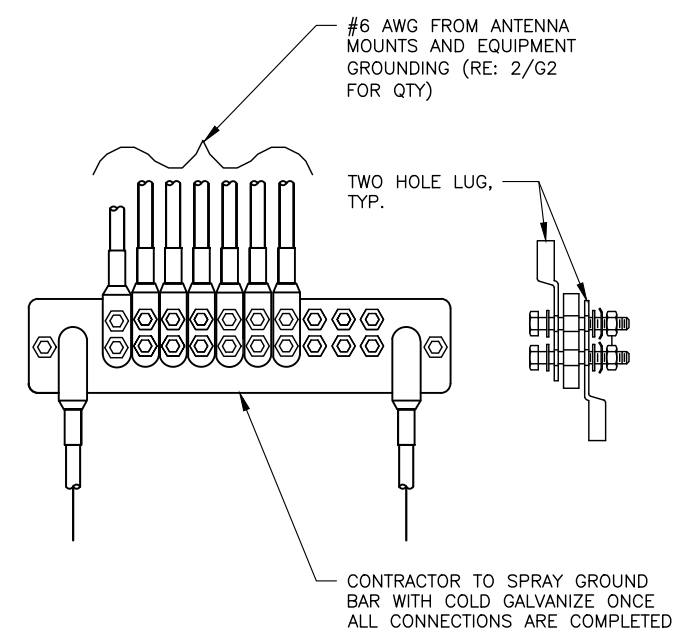
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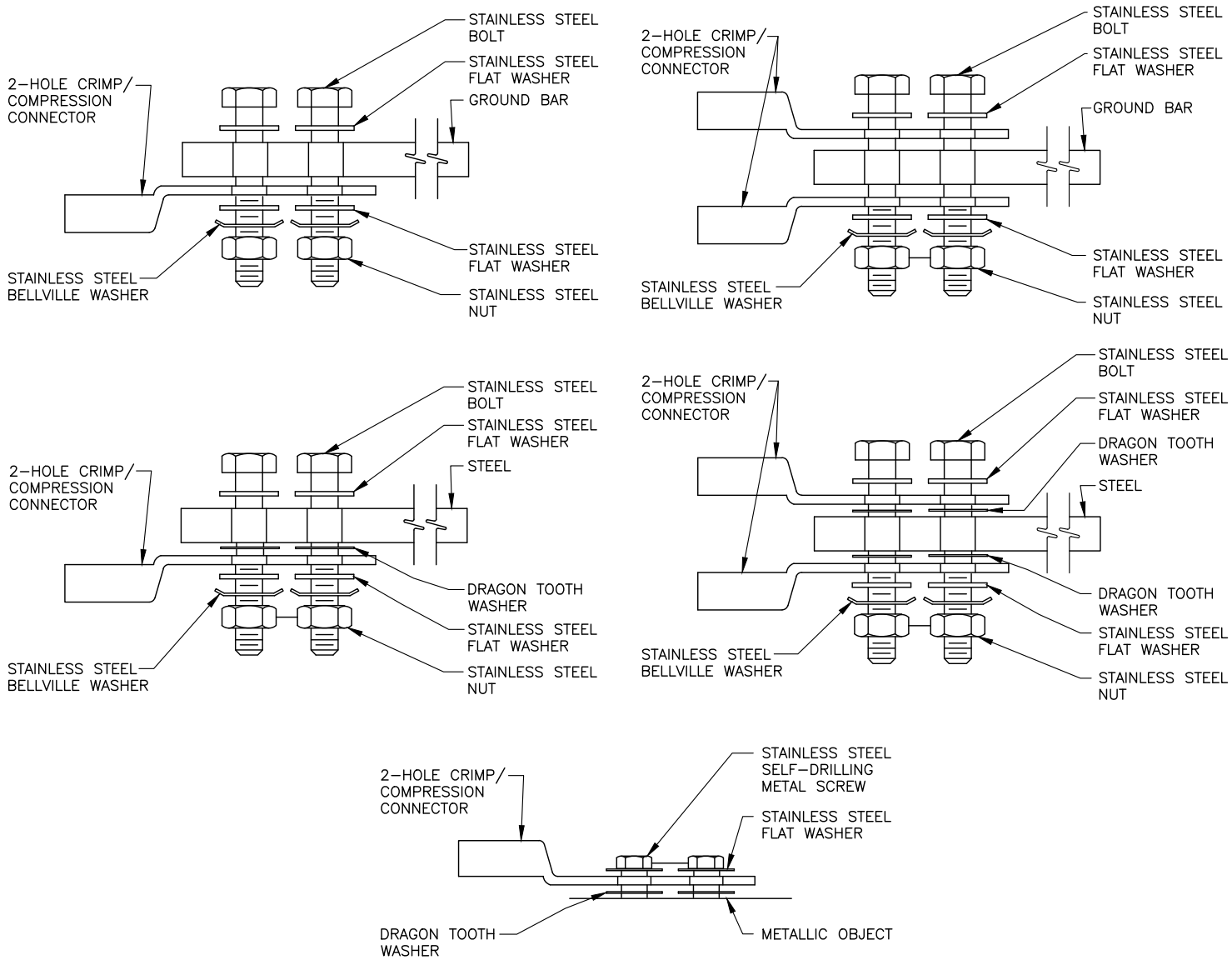
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- NOTE:
1. CONTRACTOR TO APPLY COPPER SHIELD OR NO-OX.
 2. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY.



1 GROUND BAR DETAIL

SCALE: N.T.S.



1. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF THREE THREADS EXPOSED.
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF CONNECTOR AND WIPE OFF EXCESS COMPOUND.
4. APPLY CLEAR HEAT SHRINK OVER ENTIRE LENGTH OF LABEL FOR PROTECTION. (REFER TO CONDUCTOR LABELS SECTION.)

2 MECHANICAL CONNECTION DETAILS

SCALE: N.T.S.

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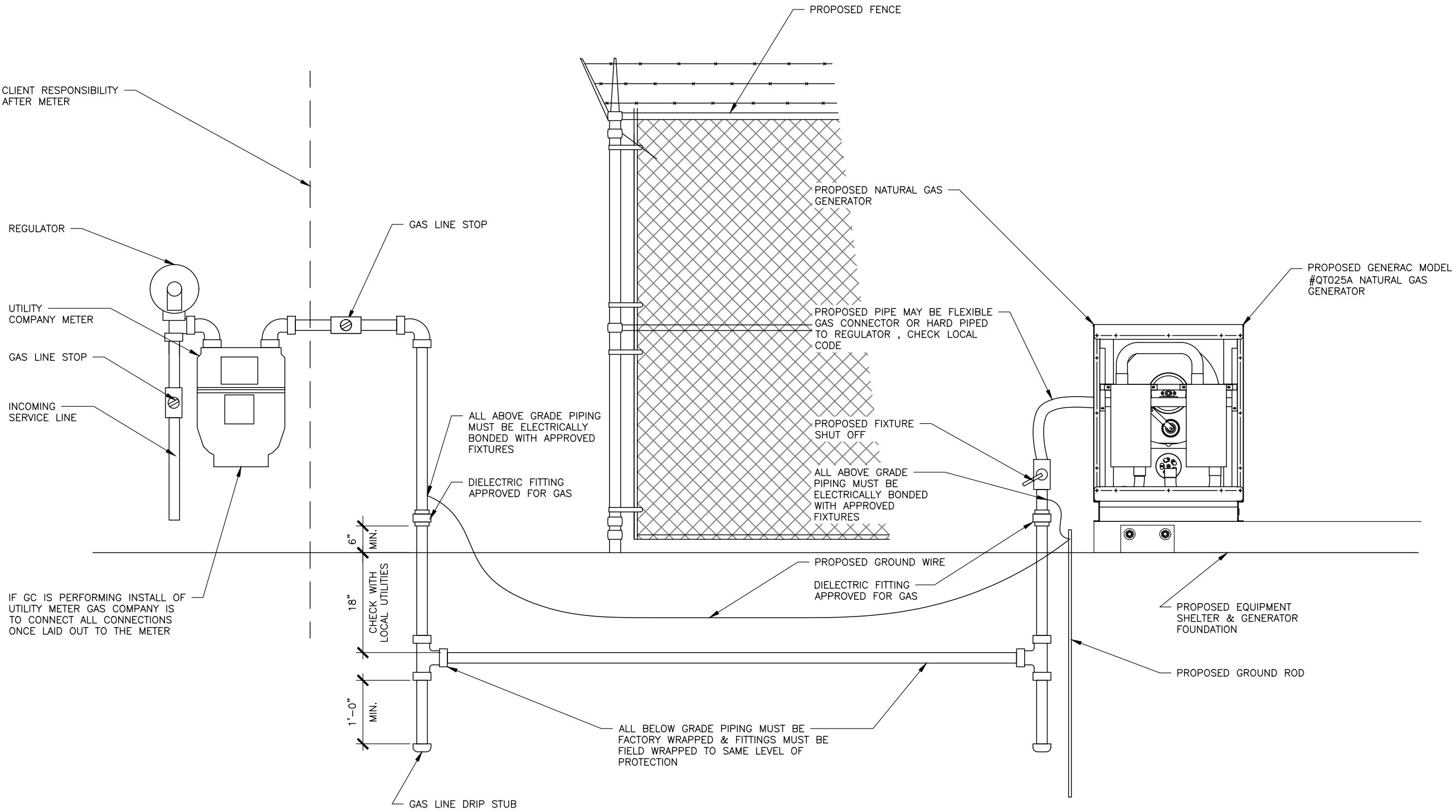
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SHEET NUMBER: G4		PROJECT #: OK1493 BY: JWM	REVISION: CKD BY: JWM 1

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1 NATURAL GAS DETAIL

SCALE: N.T.S.

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SHEET TITLE: NATURAL GAS DETAIL			
SHEET NUMBER: G5		PROJECT #: OK1493 BY: JWM CKD BY: JWM	REVISION: 1

AT&T Places the Safety of Its Customers First

There are no known adverse health effects from cell sites and no health risks to the general public have been shown.

- The FCC has pointed out that the possibilities are remote that a person could be exposed to RF levels that exceed the FCC guidelines.
 - You can find the full FCC guidelines for Cellular and PCS Sites at:
<http://www.fcc.gov/cgb/consumerfacts/rfexposure.html>
- In addition, the American Cancer Society (ACS) affirms the FCC's conclusion stating "at ground level near typical cellular base stations, the amount of RF energy is thousands of times less than the limits for safe exposure set by the FCC and other regulatory authorities." The ACS also states that it is "very unlikely" for an individual to be exposed to excess RF levels just by being close to a cell site.
- According to a report on cell sites, the ACS confirms that most scientists believe that cell sites and antennas are unlikely to cause cancer or result in health problems.
 - You can find the full ACS report at:
<http://www.cancer.org/Cancer/CancerCauses/OtherCarcinogens/AtHome/cellular-phone-towers>
- Furthermore, the World Health Organization (WHO) confirms that RF emissions diminish rapidly with distance. Likewise, the WHO states that studies have not shown a correlation between exposure to RF emissions from base stations and an increased risk of cancer or any adverse long or short-term health effects.
 - You can find the full WHO report at:
<http://www.who.int/mediacentre/factsheets/fs304/en/index.html>

AT&T builds and maintains all cell sites and antennas in accordance with FCC guidelines for human exposure to radiofrequency (RF) fields.

- The energy from the antennas on cell sites decreases with distance. As a result, ground-level exposure is much lower than if a person were very close to the antenna and the main beam.
- The FCC's RF exposure guidelines recommend a maximum permissible exposure level to the general public of approximately 580 microwatts per square centimeter. This limit is many times greater than RF levels typically found near the base of cell sites or in the vicinity of other, lower-powered cell site transmitters.

AT&T: Making Sure Your Community Stays Connected

What is the process for developing a new cell site?

- The new site target locations are passed to a construction team to find suitable locations to lease. Collocation with existing facilities is considered and pursued wherever feasible. Placement on suitable existing structures (building rooftops, sides of buildings, cupolas and other existing structures) is preferred if the existing structure meets the network design objectives and is feasible.
- Once AT&T leases a site the approval/permit process begins. In addition to local zoning and permitting review from cities, counties or other jurisdictions, sites often require review by other agencies at the local, state and federal level such as the FAA, FCC and the State and Tribal Historical Preservation Offices.
- Once all of this is complete, AT&T can build the site and commission it for service.
- End-to-end cycle times vary greatly and are heavily influenced by the planning and permitting process of the local jurisdiction. We aim to achieve approvals within timeframes set by the FCC Shot Clock.

AT&T places the safety of its customers first.

- AT&T builds and maintains all cell phone towers and antennas in accordance with FCC guidelines for human exposure to radiofrequency (RF) fields.
 - *The energy from the antennas on cell phone towers decreases with distance. As a result, normal groundlevel exposure is much lower than if a person was very close to the antenna and the main transmitted beam. At a typical cell site, ground-level power densities are well below the FCC's exposure limits. See more at: <http://www.fcc.gov/cgb/consumerfacts/rfexposure.html>*

Reliable broadband and wireless coverage can benefit a community.

- The new generation has largely grown up with, and is comfortable with, technology. In fact, nearly two in five American homes have chosen to be wireless-only and have given up their landlines.¹
- Consumers want access to wireless phone and broadband technology. The absence of broadband can make a community a less attractive location for new investment and development.
- Wireless and high speed broadband has many positive benefits for vital institutions like schools, hospitals and police and fire departments, and residents. New and upgraded infrastructure delivers community benefits including enhanced public safety, access to improved education, health care and economic development opportunities.

We're working hard with the community to provide the best possible service in the most responsible way.

- Our engineers follow strict federal, state and local safety standards and we work with the local community to improve aesthetics whenever possible.
- AT&T network equipment and technicians constantly monitor and extensively test our network to ensure that we are delivering reliable, robust service to our customers.
- We're also constantly scrutinizing our network and responding to customer feedback to identify locations where we need to add capacity, enhance coverage and address coverage gaps. Some of the tools we use to hear from, and communicate with, customers about capacity and coverage issues include:
 - *Mark the Spot App enables users to identify coverage gaps.*
 - *Responding to customers on social media channels.*
 - *Customers contacting us directly to discuss coverage gaps.*
- Additionally, we work closely with government officials and community leaders to identify areas in need of enhanced capacity and coverage.



AT&T is continuously investing in and upgrading our wireless infrastructure to make sure you and your family stay connected.

¹ CDC Wireless Substitution: Early release of estimates from the National Health Interview Survey, July-December 2012, National Center for Health Statistics, p.1, June 2013.



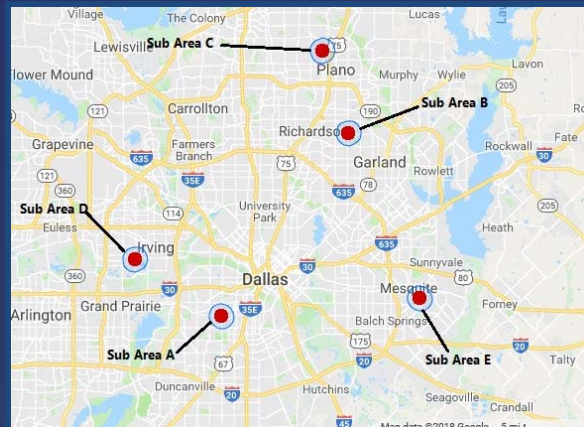


Valbridge
PROPERTY ADVISORS

Market Study

Dallas, Texas Market Study

Report Date: May 23, 2018



FOR:

T-Mobile
National Development
12920 SE 38th Street
Bellevue, WA 98006

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Valbridge File Number:
TX03-18-0272-000

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Executive Summary

Property Identification

MARKET STUDY DALLAS, TEXAS

Sub-Area

A	Oak Cliff Area
B	Garland - Duck Creek Area
C	Plano - Park Forest Subdivision
D	Irving - S MacArther Blvd
E	Mesquite - Pioneer Road

MARKET STUDY CONCLUSIONS

Sub-Areas	Market Statistics		Median Change*	Mean Change*	Conclusion for Sales within 0.25 mile radius**
	Range*				
A	-4.76%	to 13.87%	3.60%	4.25%	No measurable difference
B	-4.71%	to 4.17%	0.79%	-0.12%	No measurable difference
C	-2.36%	to 11.66%	3.12%	4.12%	No measurable difference
D	-2.86%	to 7.57%	-0.33%	0.89%	No measurable difference
E	-8.49%	to 2.46%	0.39%	-1.22%	No measurable difference

* The conclusions range, median, and mean represent value differences for sale locations within the sphere of influence (inside 0.25 miles) as compared to sale locations in the 0.50 to 1.0 mile radius or outside the sphere of influence.

** No measurable difference has been defined as a less than 1% difference. Nominal differences have been defined as 1-3% differences. Measurable differences have been defined as 3-5% differences. Positive outcomes are considered to have no measurable difference.

OVERALL DALLAS MARKET CONCLUSION

There is primarily no measurable difference in the values of those homes located within the cell tower sphere of influence (within 0.25 miles of cell tower site) and those in the 0.50 - to 1.0-mile radius. Out of 33 paired sales in five sub-areas, 20 pairings indicated higher values for those sales within the 0.25 mile sphere of influence, while 12 pairings indicated lower values and one indicated no difference.

The data indicates that there is no impact on the value for properties within the 0.25-mile sphere of influence.

Realtor Questionnaire Conclusions

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
1 Do home buyers ask about cell service or check their phones for service signal?	2 of 3 no	2 of 3 no	2 of 3 no	3 of 3 no	3 of 3 no

Each sub-area interviewed 2 to 3 realtors as to the questions and the conclusion reflects the answers from these realtors

Date of Study:
 Date of Report:

March thru April 2018
 May 23, 2018

Introduction

Client and Intended Users of the Report

The client in this assignment is T-Mobile and the intended user of this market study is the client and no others.

Intended Purpose of the Report

The intended purpose of this market study is to determine the impact, if any, on residential property values as a result of the presence of a cell tower.

Definition of Market Value

Market value is defined as the “most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.”¹

Definition of Paired Data Analysis

Paired data analysis is defined as “A quantitative technique used to identify and measure adjustments to the sale prices or rents of comparable properties. To apply this technique, sales or rental data on nearly identical properties, or adjusted data, is compared to isolate and estimate a single characteristic’s effect on value or rent”. Often referred to as - “*paired sales analysis*”.² The single characteristic for this study is the proximity to a cell tower.

Effective Date and Report Date

The effective date of this market study varies per sub-area. The following dates identify the inspection dates of the five sub-areas.

Sub-Area A	March 2018
Sub-Area B	April 2018
Sub-Area C	April 2018
Sub-Area D	April 2018
Sub-Area E	April 2018

The date of this report is May 23, 2018.

¹Appraisal Institute, *The Dictionary of Real Estate Appraisal*, (6th ed.). Chicago, Illinois: Appraisal Institute.

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, (6th ed.). Chicago, Illinois; Appraisal Institute.

Scope of Work

The elements addressed in the Scope of Work are (1) the extent to which the market study areas were identified, (2) the extent to which the market study area and data was inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, and (5) the type of report prepared.

Extent to Which the Market Study Sub-Areas Were Identified

The appraiser first identified a center points in five primarily single-family residential areas or specific subdivisions by a latitude/longitude. These areas should provide for arm's length single-family residential sales from 2012 thru 1st Quarter 2018 that will allow for pairing of similar (size, floor plan, year built, etc) home sales. All non-arm's length transactions including partial transfers, foreclosures, trustee sales, and tax sales, were excluded.

The sub-areas were chosen based on the availability of sales data as well as varying geographic and economic characteristics, some of which are shown below.

One-Mile Radius			
Sub-Area	2017 Population	Percent 2017 Owner Occupied HH's	2017 Median Household Income
A	25,826	65.5%	\$43,481
B	21,072	53.8%	\$52,341
C	14,857	67.1%	\$75,618
D	20,207	61.8%	\$56,519
E	15,347	74.9%	\$56,436

These identified latitude/longitude points were then provided to T-Mobile, who then provided latitude/longitude locations identifying cell tower sites within a two mile radius of each coordinate. The appraiser then selected a cell tower site to use in that particular sub-area that had a significant amount of single-family residential development surrounding it. If no identified cell tower site met this criteria, the appraiser identified another potential area and went through the same process with T-Mobile as described.

Extent to Which the Market Study Areas Were Inspected

Residential streets were driven within each sub-area within a one-mile radius of the specific cell tower site identified previously, over a period of days/several weeks beginning March 26, 2018 thru April 20, 2018. The inspection included a physical visit to the cell tower site and each of the houses identified for the paired sales analysis in each sub-area. In particular, it was determined if each sale comparable had an actual view of the cell tower.

The inspection also identified any other factors that could influence home values in the immediate area that might have to be taken into account in our analysis.

Type and Extent of Data Researched

The appraiser utilized the local MLS (Multiple Listing Service) to identify the previously discussed home sales in each sub-area. In each sub-area, the sales were sorted by distance from cell tower site. The distances identified consisted of:

- a) those sales within 0.25 miles of cell tower site and in the cell tower sphere of influence,
- b) those sales between 0.5 miles to 1.0 mile distance from cell tower site and outside the cell tower sphere of influence.

This leaves a 0.25 mile buffer or separation between cell towers sphere of influence and outside the sphere of influence.

This analysis does not extend to properties further than one mile from the tower as any differences in value could have been influenced by location and other factors. Sales without suitable pairs were excluded unless they were used in pairings of multiple sales based strictly on year built and/or house size if data supported such analysis in each sub-area.

Real Estate Agents active in each sub-area were interviewed to get their input on how many home buyers inquire about quality of cell service and/or the proximity to cell phone tower locations. The specific question asked was:

- a) How many potential home buyers ask about "how is the cell service in this area" or if these home buyers check their cell phone signal on their cell phone while at a home showing?

Type and Extent of Analysis Applied

Within each sub-area, a minimum of three paired sales were identified in each of the two previously discussed distances. They were analyzed to assess any differences in market value (per square foot). The range in value differences were then analyzed to determine if there was any consistent pattern indicating an impact on single family residential property values as a result of the presence of the cell tower.

Appraisal Conformity and Report Type

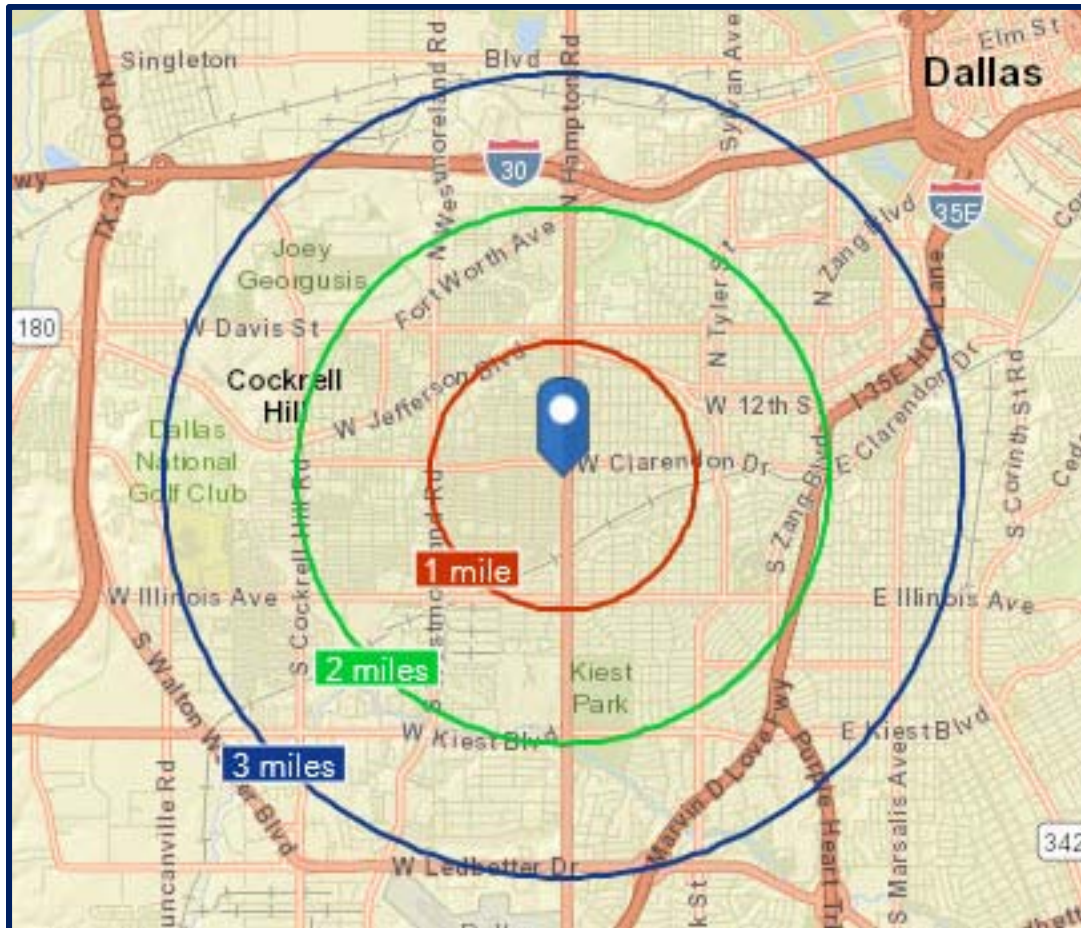
Report findings, analysis, and conclusions were developed and prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The market study is intended to conform to the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them.

Map data ©2018 Google Imagery ©2018 TerraMetrics 5 mi

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Sub-Area A Description

SUB-AREA A MAP



Sub-Area Location and Boundaries

Sub-area A is located south of the Dallas central business district in an area known as Oak Cliff. The area is urban in nature and one of Dallas' older established neighborhoods. The cell tower site identified for this area is located behind commercial development fronting the west side of S. Hampton Road just south of W. Clarendon Drive.

Oak Cliff has turn-of-the-20th century and mid-20th century housing, many parks, and proximity to the central business district of downtown Dallas. The boundaries are roughly IH-30 on the north, Loop 12 and Spur 408 on the west, IH-45 on the east, and IH-20 to the south. The northern portion of this area has seen a lot of gentrification in recent years with the Bishop Arts being a popular new area with restaurants and night life with many new TH's, condominiums, and multi-family developments.

This is a very densely developed and mature area considered 100% urban. The median age for a one-mile radius is 30.8 years and the average home value in a one-mile radius is \$131,501.

Demographics

The following table depicts the area demographics for this sub-area within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area A Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	25,579	95,824	160,474
2010 Population	24,597	89,463	154,945
2017 Population	25,826	96,213	167,120
2022 Population Estimate	27,009	101,955	176,783
Annual % Change (2017 - 2022)	0.9%	1.2%	1.1%
Housing Unit Summary			
2000 Housing Units	7,315	28,392	49,185
% Owner Occupied	72.3%	53.8%	51.0%
% Renter Occupied	23.5%	41.1%	43.6%
2010 Housing Units	7,316	28,195	50,439
% Owner Occupied	67.3%	52.8%	49.8%
% Renter Occupied	25.6%	38.6%	41.2%
2017 Housing Units	7,562	29,935	53,882
% Owner Occupied	65.5%	50.4%	47.1%
% Renter Occupied	27.9%	41.2%	44.0%
2022 Housing Units	7,857	31,585	56,838
% Owner Occupied	65.3%	49.8%	46.5%
% Renter Occupied	28.2%	41.6%	44.5%
Annual % Change (2017 - 2022)	0.8%	1.1%	1.1%
Income Summary			
2017 Median Household Income	\$43,481	\$39,392	\$38,394
2022 Median Household Income Estimate	\$48,557	\$43,085	\$41,574
Annual % Change	2.2%	1.8%	1.6%
2017 Per Capita Income	\$15,256	\$15,550	\$15,946
2022 Per Capita Income Estimate	\$17,351	\$17,594	\$18,036
Annual % Change	2.6%	2.5%	2.5%

Source: Site-to-Do-Business (STDB Online)

Sub-Area A Tower Description

This wireless telecommunication site has a 61-foot tall cell tower located behind a commercial building fronting the west line of S. Hampton Road just south of W Clarendon Dr. The tower is visible from the immediate adjacent streets; however, the slightly rolling nature of the terrain in this area as well as the many mature trees, block views from most streets outside one to two blocks away



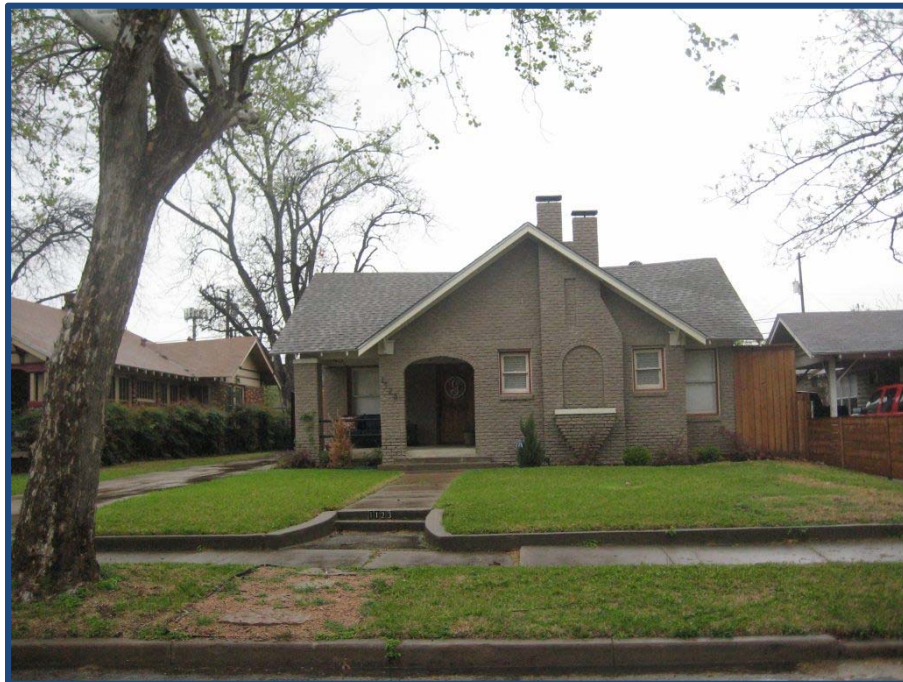
This tower view is from the alley behind the commercial buildings (to the left) fronting S. Hampton Road and single-family residential homes (to the right).



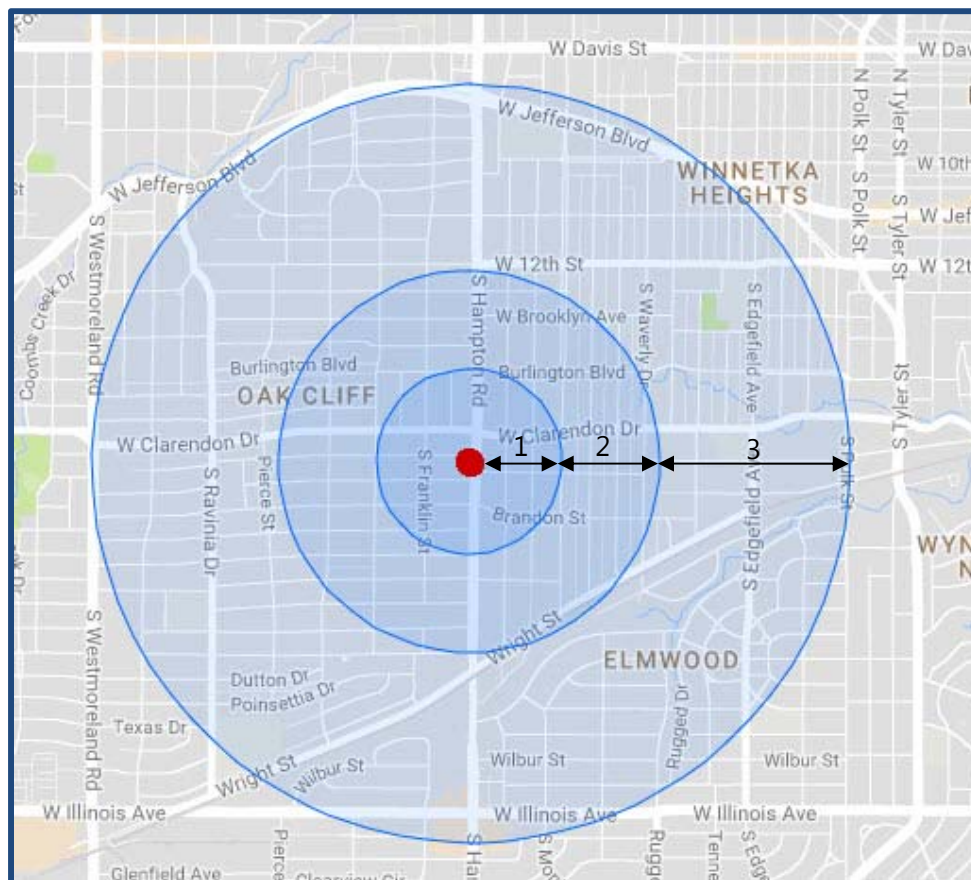
This is a view of the tower from Clarendon Street looking South along S. Hampton Road.

Sample Photos of Typical Sub-Area A Homes





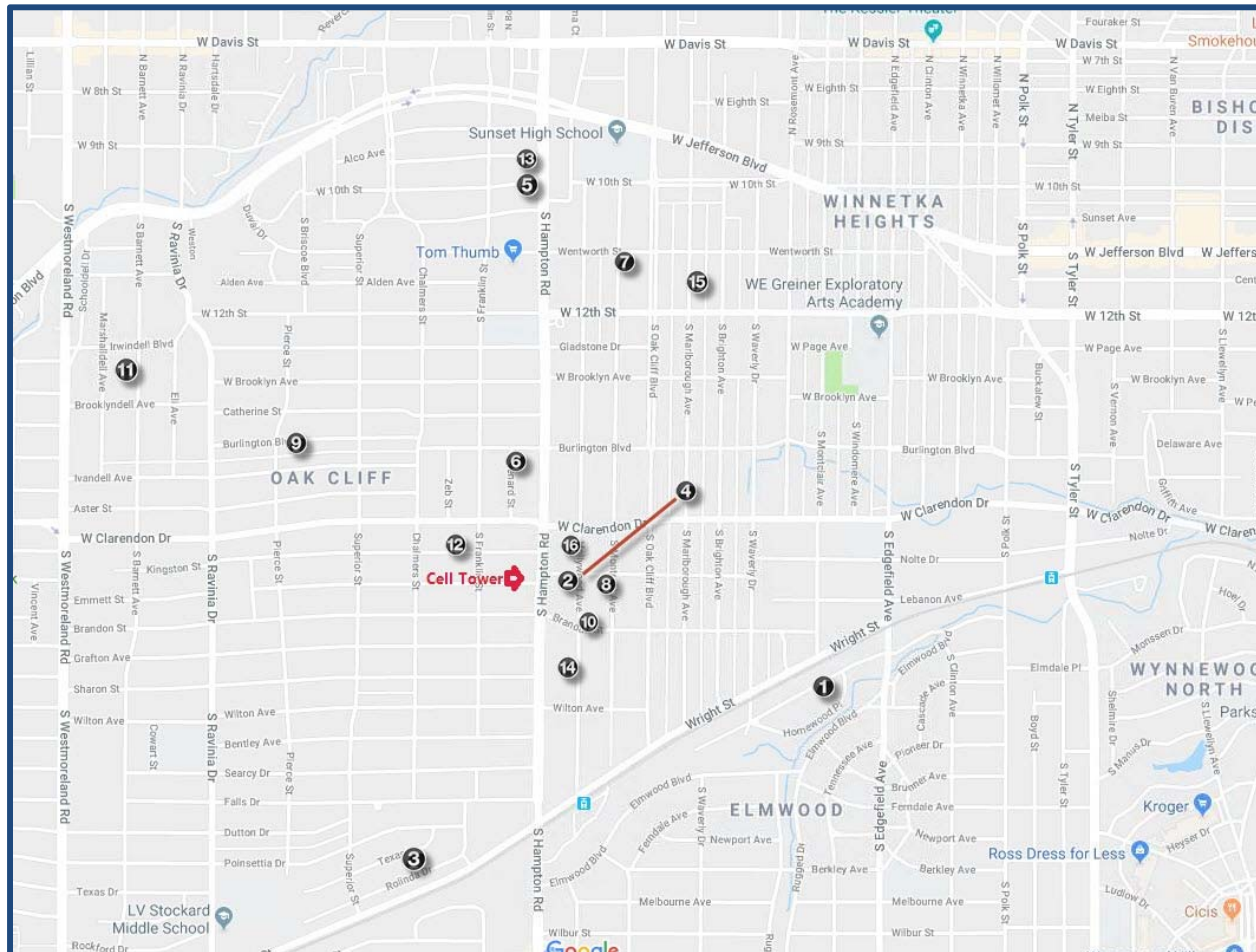
The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by small-medium urban residential homes primarily built from 1920 thru the 1950's. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).

MAP OF PAIRED SALE LOCATIONS



Paired Data Analysis - Sub-Area A										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 1634 Lansford Ave	0.5 to 1.0 miles	No	930	0.154	1947	8/15/16	\$160,000	\$172.04	\$180.65	
2 1224 Hollywood Ave	0.10 mile	Yes	996	0.167	1945	5/10/17	\$179,900	\$180.62	\$180.62	0.0%
3 2541 Rolinda Dr	0.5 to 1.0 miles	No	1,344	0.165	1951	7/21/17	\$185,000	\$137.65	\$158.30	
4 1225 Hollywood Ave	0.10 mile	Yes	1,304	0.201	1950	9/16/17	\$203,000	\$155.67	\$155.67	-1.7%
5 2402 W 10th St	0.5 to 1.0 miles	No	1,246	0.201	1942	12/8/17	\$189,900	\$152.41	\$167.65	
6 918 Epenard St	0.20 mile	No	1,220	0.166	1947	12/22/17	\$213,000	\$174.59	\$174.59	4.1%
7 318 S. Montreal Ave	0.5 to 1.0 miles	No	2,152	0.170	1940	10/18/17	\$235,000	\$109.20	\$114.66	
8 1229 S Montreal Ave	0.20 mile	**	2,381	0.152	1955	6/30/17	\$260,000	\$109.20	\$109.20	-4.8%
9 2745 Ivandell Ave	0.5 to 1.0 miles	No	1,580	0.144	1935	9/15/17	\$265,000	\$167.72	\$201.27	
10 1302 Hollywood Ave	0.20 mile	***	1,350	0.198	1930	10/18/17	\$280,000	\$207.41	\$207.41	3.1%
11 715 S Barnett Ave	0.5 to 1.0 miles	No	2,028	0.307	1914	4/26/17	\$225,000	\$110.95	\$138.68	
12 2518 Kingston St	0.20 mile	No	1,957	0.159	1924	9/15/17	\$290,000	\$148.19	\$148.19	6.9%
13 119 N Hampton Rd	0.5 to 1.0 miles	No	1,294	0.243	1939	5/31/17	\$230,000	\$177.74	\$195.52	
14 1415 Hollywood Ave	0.20 mile	No	1,341	0.200	1930	4/28/17	\$295,000	\$219.99	\$219.99	12.5%
15 422 S Marlborough	0.5 to 1.0 miles	No	1,708	0.210	1916	8/21/17	\$249,900	\$146.31	\$146.31	
16 1123 Hollywood Ave	0.10 mile	Yes	1,800	0.208	1926	7/10/17	\$299,900	\$166.61	\$166.61	13.9%

** Maybe from backyard

***Maybe in the fall/winter

MIN -4.8%
 MAX 13.9%
 MEDIAN 3.6%
 MEAN 4.2%

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 1634 Lansford Ave	(9)	Cash	(66)	4	2	Yes	1 space	\$172.04		5.00%
2 1224 Hollywood Ave		Conv		0		Yes	1 space	\$180.62		
3 2541 Rolinda Dr	(2)	Cash	40	46	1	Yes	None	\$137.65	Cov Deck/Stg	15.00%
4 1225 Hollywood Ave		FHA		89		Yes	1 space	\$155.67		
5 2402 W 10th St	(0)	Cash	26	24	(5)	No	2 spaces	\$152.41	Corner/needs wrk	10.00%
6 918 Epenard St		FHA		47		Yes	None	\$174.59	Shed	
7 318 S. Montreal Ave	4	Cash	(229)	4	(15)	No	None	\$109.20		5.00%
8 1229 S Montreal Ave		Conv		93		No	2 spaces	\$109.20	Well Maintained	
9 2745 Ivandell Ave	(1)	Conv	230	88	5	Yes	2 spaces	\$167.72		20.00%
10 1302 Hollywood Ave		VA		114		Yes 17'	None	\$207.41		
11 715 S Barnett Ave	(5)	Conv	71	137	(10)	No	2 spaces	\$110.95	Extra lot/guest qtr	25.00%
12 2518 Kingston St		Conv		13		Yes	2 spaces	\$148.19	Carpport	
13 119 N Hampton Rd	1	Conv	(47)	28	9	Yes	2 spaces	\$177.74	Corner lot/busy	10.00%
14 1415 Hollywood Ave		Conv		2		Yes	2 spaces	\$219.99	Oversize Garage	
15 422 S Marlborough	1	Conv	(92)	4	(10)	Yes	1 space	\$146.31	New Roof 14'	0.00%
16 1123 Hollywood Ave		Conv		86		Yes	None	\$166.61	Can See Tower	

Paired Sale Adjustment Discussion

Sale 1 to 2

Sale 1 was a cash sale. All other factors were considered similar. A small upward adjustment was made to sale 1 for the cash sale as typically a seller will take less for a quick cash sale. Sale 2 is within the sphere of influence and the cell tower could be seen from its location.

Sale 3 to 4

Sale 3 was also a cash sale. Both homes had been updated but Sale 3 had no garage. Although it did have covered deck/storage, its location and overall street appeal was inferior to Sale 4. An upward adjustment was necessary for Sale 3. Sale 4 is within the sphere of influence and the cell tower could be seen from its location.

Sale 5 to 6

Sale 5 was a cash sale and had not been updated. Some of this inferiority is offset by the fact that Sale 6 had a 2-car garage. Sale 5 was also located on a commercial street corner, thus having an

inferior location. An upward adjustment was made to Sale 5. Sale 6 is within the sphere of influence; however, the cell tower could not be seen from its location.

Sale 7 to 8

Sale 7 was a cash sale. Neither home had any real updating although Sale 8 had a 2-car garage. A slight upward adjustment was applied to Sale 7. Sale 8 is within the sphere of influence; however, it is not clear if the cell tower could be seen from the backyard.

Sale 9 to 10

Although both sales had been updated, Sale 10 had the most recent and extensive renovation. Some of this was offset by Sale 9's 2-car garage; however, a significant upward adjustment was necessary. Sale 10 is within the sphere of influence; however, it is not clear if the cell tower could be seen as the new spring growth on trees currently blocked the view.

Sale 11 to 12

These two sales are similar in size and age; however Sale 11 had not been updated while Sale 12 had. Sale 11 also included an additional vacant lot and guest quarters. On-site inspection indicates that Sale 11 has been remodeled since the sale date. We have applied a significant upward adjustment to Sale 11. Although Sale 12 is within the sphere of influence, the tower could not be seen.

Sale 13 to 14

Sale 13 and 14 are similar in many ways; however, Sale 13 has a busy corner location along a major roadway and warrants an upward adjustment. Sale 14 is within the sphere of influence; however, the cell tower could not be seen from its location.

Sale 15 to 16

These sales are similar in most regards; however, there are small differences that offset each other and thus no adjustment was considered necessary. Sale 16 is within the sphere of influence and the cell tower could be seen from its location.

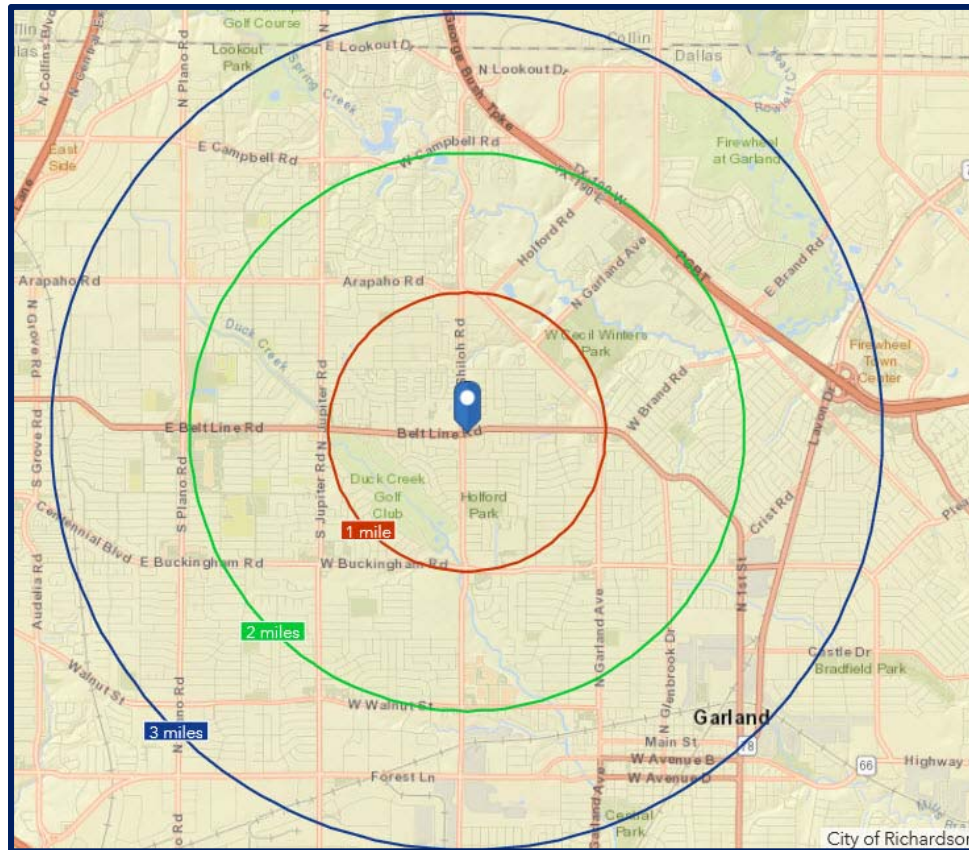
Conclusion

There is no consistent pattern of impact on the home sales value located within the cell tower sphere of influence (0.25 mile radius). Six pairings indicated a higher value for the sales within this area while the other two pairings indicated a lower value. This was after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area A			
	Realtor One	Realtor Two	Realtor Three
1 Do home buyers ask about cell service or check their phones for service signal?	no	yes	no

Sub-Area B Description

SUB-AREA B MAP



Sub-Area Location and Boundaries

Sub-area B is located in the far northeast quadrant of Dallas County north of IH-635, east of US-75, and south and west of the President George Bush Turnpike. It is within the city limits of Garland, which is primarily a blue-collar suburban area with a large area of industrial distribution. The area is considered suburban in nature. The cell tower site identified for this area is located just off the northeast corner of N. Shiloh Road and Belt Line Road to the rear of parking lot serving a retail store fronting east line of N. Shiloh Road.

This immediate area was primarily developed from the early 1970's thru the mid 1980's and consists of some very dense single-family development, a golf course community (Duck Creek). The area is suburban in nature and is in a mature stage of development with ample green area, schools, shopping, and religious choices. Major employment areas are to the northeast in Richardson and to the south just north of IH-635. The median age for a one-mile radius is 37.1 years and the median home value in a one-mile radius is \$130,216.

Demographics

The following table depicts the area demographics for this sub-area within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area B Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	18,960	61,794	118,238
2010 Population	19,780	65,640	120,833
2017 Population	21,072	70,330	129,880
2022 Population Estimate	22,145	74,214	137,269
Annual % Change (2017 - 2022)	1.0%	1.1%	1.1%
Housing Unit Summary			
2000 Housing Units	7,427	22,248	41,209
% Owner Occupied	60.0%	70.1%	68.5%
% Renter Occupied	37.7%	28.0%	29.4%
2010 Housing Units	7,777	24,576	44,081
% Owner Occupied	55.9%	63.6%	64.2%
% Renter Occupied	37.8%	31.4%	30.3%
2017 Housing Units	8,156	25,889	46,811
% Owner Occupied	53.8%	61.6%	62.3%
% Renter Occupied	40.6%	34.1%	32.4%
2022 Housing Units	8,539	27,206	49,279
% Owner Occupied	53.7%	61.3%	62.0%
% Renter Occupied	40.6%	34.5%	32.6%
Annual % Change (2017 - 2022)	0.9%	1.0%	1.0%
Income Summary			
2017 Median Household Income	\$52,341	\$58,829	\$60,141
2022 Median Household Income Estimate	\$55,263	\$63,464	\$65,203
Annual % Change	1.1%	1.5%	1.6%
2017 Per Capita Income	\$23,731	\$26,605	\$27,162
2022 Per Capita Income Estimate	\$26,088	\$29,364	\$29,822
Annual % Change	1.9%	2.0%	1.9%

Source: Site-to-Do-Business (STDB Online)

Sub-Area B Tower Description

This wireless telecommunication site has a 50-foot tall cell tower located behind at the rear of a parking lot to a retail building (Goodwill Store) fronting the east side of N. Shiloh Road. The tower is easily visible from the immediate adjacent streets.



This tower view is from the parking lot that it is located in.



This is a view of the tower from Belt Line Rd just east of N. Shiloh Road at Key West Drive.

Sample Photos of Typical Sub-Area B Homes



View from street in front of Paired Sale #8 (3205 Key West)- to right of photo



View of typical cul-de-sac in area (Paired Sale #7)



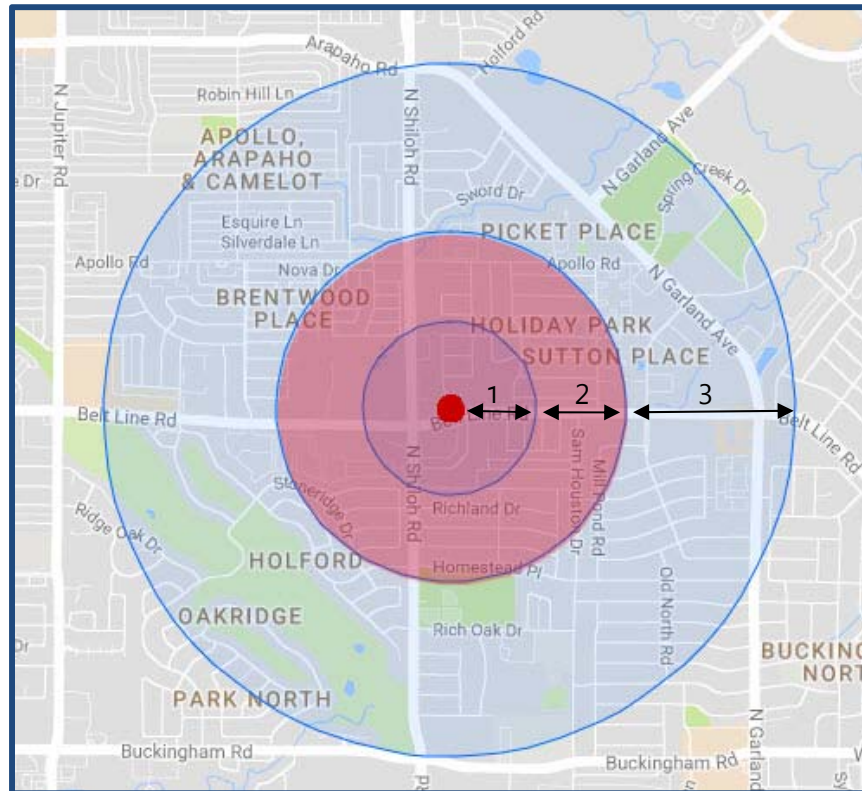
View of more dense development in NE area of 1-mile radius



View of home on Sahara (does have view of cell tower from backyard)

Sub-Area B Analysis

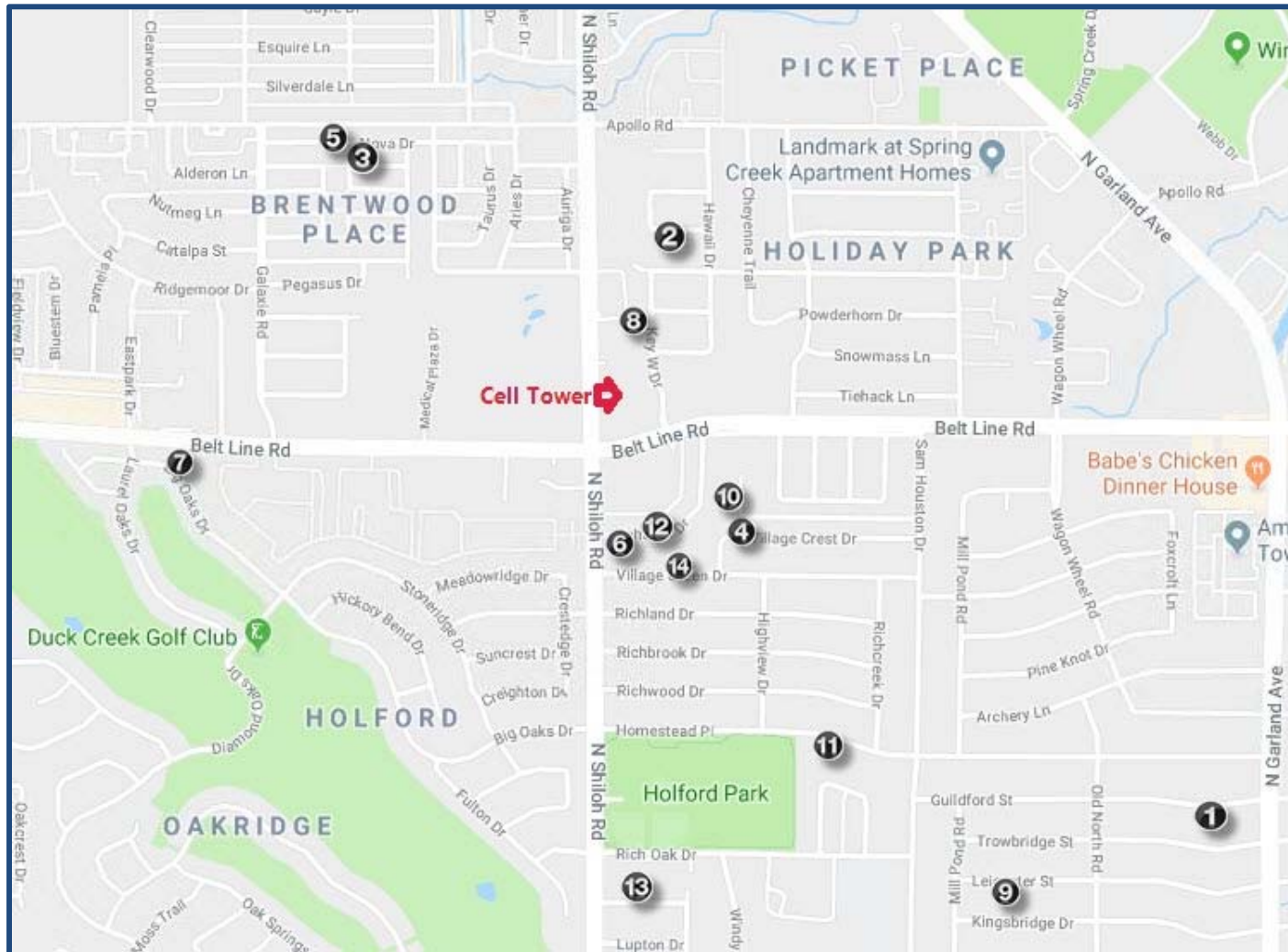
The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by small to medium suburban primarily single-story residential homes primarily built from the early 1970's thru the 1980's. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).

MAP OF PAIRED SALE LOCATIONS



Paired Data Analysis - Sub-Area B										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 1502 Guildford St	0.5 to 1.0 miles	No	1,521	0.182	1982	9/16/13	\$135,000	\$88.76	\$79.88	
2 2317 Matterhorn	0.20 mile	No	1,516	n/a	1985	4/15/10	\$124,900	\$82.39	\$82.39	3.1%
3 2927 Antares Circle	0.5 to 1.0 miles	No	1,580	0.056	1976	8/30/17	\$136,500	\$86.39	\$90.71	
4 2218 Village Crest Dr	0.20 mile	No	1,499	0.164	1974	9/27/13	\$130,000	\$86.72	\$86.72	-4.4%
5 2908 Nova Drive	0.5 to 1.0 miles	No	1,579	0.056	1976	4/12/16	\$148,000	\$93.73	\$103.10	
6 2417 Village Green Dr	0.20 mile	No	1,526	0.164	1974	10/28/15	\$156,000	\$102.23	\$102.23	-0.8%
7 3105 Big Oaks Dr	0.5 to 1.0 miles	No	1,414	0.172	1983	12/8/14	\$139,900	\$98.94	\$89.05	
8 3205 Key West	0.10 mile	**	1,485	0.161	1984	7/3/14	\$126,000	\$84.85	\$84.85	-4.7%
9 1805 Kingsbridge Dr	0.5 to 1.0 miles	No	1,598	0.174	1975	6/1/15	\$161,000	\$100.75	\$105.79	
10 2901 Village Crest Cir	0.10 mile	***	1,590	0.166	1975	5/23/16	\$169,900	\$106.86	\$106.86	1.0%
11 2122 Homestead Place	0.5 to 1.0 miles	No	1,840	0.178	1976	7/1/13	\$136,000	\$73.91	\$81.30	
12 2402 Saharah Dr	0.20 mile	Yes	1,594	0.171	1979	5/27/10	\$135,000	\$84.69	\$84.69	4.2%
13 2425 Emerson Dr	0.5 to 1.0 miles	No	1,654	0.165	1974	2/7/15	\$160,000	\$96.74	\$101.57	
14 2318 Village Green Dr	0.20 mile	No	1,641	0.164	1974	6/16/15	\$168,000	\$102.38	\$102.38	0.8%
								MIN		-4.7%
								MAX		4.2%
								MEDIAN		0.8%
								MEAN		-0.1%

** Maybe from backyard

*** From Street approaching house

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 1502 Guildford St	42	Conv	5	7	(3)	Yes	2 spaces	\$88.76		-10.00%
2 2317 Matterhorn		Conv		8		New Paint	2 spaces	\$82.39	Closing Cost to buyer	
3 2927 Antares Circle	48	Cash	81	6	2	No	2 spaces	\$86.39	2-Sty, W/D-Fridge Inc	5.00%
4 2218 Village Crest Dr		Sell Fin		56		Yes	2 spaces	\$86.72	Corner Lot	
5 2908 Nova Drive	6	Conv	53	2	2	Appl/Paint	2 spaces	\$93.73	2-Sty	10.00%
6 2417 Village Green Dr		FHA		31		Paint	2 spaces	\$102.23		
7 3105 Big Oaks Dr	5	Cash	(71)	7	(1)	Flooring	2 spaces	\$98.94	Backs to/Duck Crk	-10.00%
8 3205 Key West		Conv		2		Mst Bth Only	2 spaces	\$84.85	Cov Patio w/Fridge	
9 1805 Kingsbridge Dr	(12)	FHA	8	1	0	Yes	2 spaces	\$100.75		5.00%
10 2901 Village Crest Cir		Conv		5		Minor	2 spaces	\$106.86	Mtpl Off/Above Ask	
11 2122 Homestead Place	38	FHA	246	3	(3)	Yes	2 spaces	\$73.91		10.00%
12 2402 Saharah Dr		FHA		77		Minor	2 spaces	\$84.69		
13 2425 Emerson Dr	(4)	Cash	13	17	0	Yes	2 spaces	\$96.74		5.00%
14 2318 Village Green Dr		Conv		4		Bathrooms	2 spaces	\$102.38		

Paired Sale Adjustment Discussion

Sale 1 to 2

Sale 1 occurred 42 months post Sale 2 thus warranting a downward adjustment for time. Sale 1 had been renovated with new flooring, kitchen, bath's while Sale 2 had been painted and had minimal updates. All other factors were similar with the exception of the seller in Sale 2 having to have closing costs added to the sales price (to be paid by buyer), thereby requiring Sale 1 to have a downward adjustment for conditions of sale. Overall, we conclude a downward adjustment to Sale 1 is necessary.

Sale 3 to 4

Sale 3 occurred 48 months post Sale 4 thus warranting a downward adjustment for time. Sale 3 was a cash sale while Sale 4 was seller financed and considered offsetting. Sale 3 had only been well maintained and not updated like Sale 4, thus indicating an upward adjustment to Sale 3. All other factors were similar although Sale 3 was a 2-story home w/all bedroom's upstairs while Sale 4 was a soft corner lot. The immediate neighborhood in which Sale 3 is located consists of a denser development with very small lots with 25-30 foot width's. We conclude an overall small upward adjustment to Sale 3.

Sale 5 to 6

Sale 5 and Sale 6 occurred within six months of each other. All other factors are considered similar with the exception that Sale 5 was a 2-story home as compared to single story for Sale 6. The immediate neighborhood in which Sale 5 is located consists of a denser development with very small lots with 25-30 foot width's warranting an upward adjustment. Thus an upward adjustment has been made to Sale 5.

Sale 7 to 8

Sale 7 and Sale 8 occurred within 5 months of each other. Sale 7 was a cash sale while Sale 8 was financed with a conventional loan indicating a slight upward adjustment for financing. All other factors were considered similar enough or were offsetting with the exception of Sale 7 being on a cul-de-sac and adjacent to the Duck Creek Golf Course greenbelt, which is superior to Sale 8 and warranting a downward adjustment. An overall downward adjustment was applied to Sale 7. The subject cell tower could most likely be seen from the backyard of Sale 8 and it could be seen from the street in front of Sale 8.

Sale 9 to 10

Sale 9 occurred 12 months prior to Sale 10 warranting an upward time adjustment. All other factors were considered similar with the exception that Sale 9 had been updated while Sale 10 had not and Sale 10 sold for more than listing price as there were multiple contracts in place given its date of sale in May of 2016. We have applied an upward adjustment to Sale 9. The subject cell tower could be seen from the street approaching Sale 10.

Sale 11 to 12

Sale 11 occurred 38 months post Sale 12 indicating a downward adjustment. Both sold with FHA financing. Sale 11 had average updating and Sale 12 had also had some updates. Sale 11 was approximately 15% larger in square footage than Sale 12 thus indicating an upward per square foot adjustment. Sale 11 is located along a higher traffic count street as it is a main thoroughfare through the immediate neighborhood indicating an upward adjustment warranted. Overall, Sale 11 requires an upward adjustment. In this case, Sale 12 did have site view of the subject cell tower.

Sale 13 to 14

Sale 13 and Sale 14 occurred within 4 months of each other. Sale 4 was a cash transaction indicating some upward adjustment. All other factors were considered similar enough although Sale 14 sold above list price. A small upward adjustment was made to Sale 13.

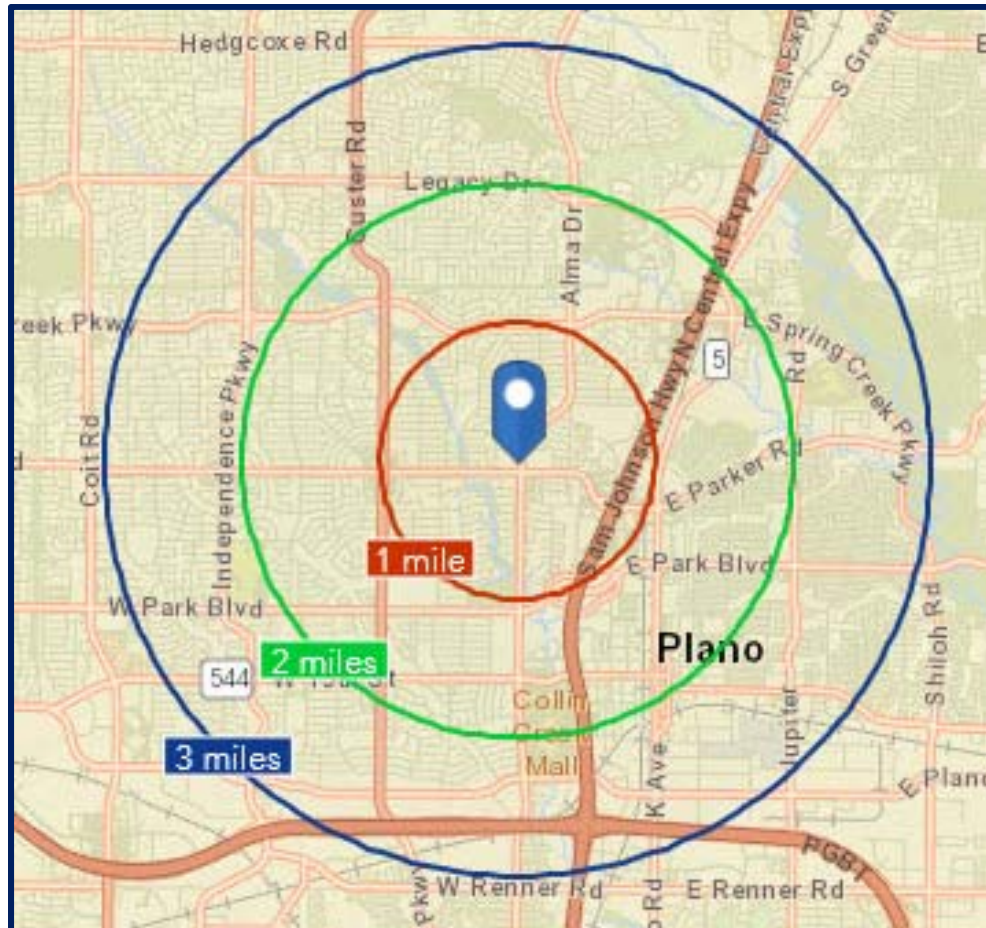
Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25 mile radius). Four pairings indicated a higher value for the sales within this area while the other three pairings indicated a lower value. This was after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area B			
	Realtor One	Realtor Two	Realtor Three
1 Do home buyers ask about cell service or check their phones for service signal?	yes	No	No

Sub-Area C Description

SUB-AREA C MAP



Sub-Area Location and Boundaries

Sub-area C is located in the central portion of the eastern half of the City of Plano, within the southwest quadrant of Collin County, just north of Dallas County. The one mile radius centers on the intersection of W. Parker Road and Alma Drive, which is improved with retail oriented development on all four corners. The cell tower site identified for this area is located to the rear of a self-storage facility fronting west side of Alma Drive and to the rear of retail oriented buildings fronting the north line of W. Parker Road.

The primary one-mile radius is bounded roughly by US-75 on the east, W. Spring Creek Pkwy on the north, Custer Road to the west, and W. Park Blvd to the south. The City of Plano is a large suburban city made up of primarily single-family residential subdivisions with pockets of park land, multi-family developments, religious sites, institutional (above average school district) and commercial development laid out strategically to serve the residential development.

This is a mature neighborhood primarily developed in the 1970's and early 1980's and it is considered suburban in nature. The median age for the one-mile radius is 40.0 years and the average home value in a one-mile radius is \$177,400.

Demographics

The following table depicts the area demographics for this sub-area within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area C Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	14,449	55,745	113,213
2010 Population	14,061	54,962	112,792
2017 Population	14,857	59,669	122,399
2022 Population Estimate	16,009	64,675	132,912
Annual % Change (2017 - 2022)	1.5%	1.6%	1.7%
Housing Unit Summary			
2000 Housing Units	5,275	20,961	42,674
% Owner Occupied	72.8%	64.5%	64.2%
% Renter Occupied	25.3%	32.3%	32.2%
2010 Housing Units	5,412	21,520	44,470
% Owner Occupied	69.7%	61.3%	61.7%
% Renter Occupied	27.0%	34.3%	34.2%
2017 Housing Units	5,659	23,083	47,754
% Owner Occupied	67.1%	58.2%	58.5%
% Renter Occupied	30.2%	37.9%	38.0%
2022 Housing Units	6,051	24,803	51,459
% Owner Occupied	67.0%	57.3%	57.7%
% Renter Occupied	30.9%	39.2%	39.4%
Annual % Change (2017 - 2022)	1.3%	1.4%	1.5%
Income Summary			
2017 Median Household Income	\$75,618	\$68,745	\$74,708
2022 Median Household Income Estimate	\$81,532	\$74,961	\$79,896
Annual % Change	1.5%	1.7%	1.4%
2017 Per Capita Income	\$37,797	\$33,610	\$36,485
2022 Per Capita Income Estimate	\$41,561	\$36,682	\$39,903
Annual % Change	1.9%	1.8%	1.8%

Source: Site-to-Do-Business (STDB Online)

Sub-Area C Tower Description

This wireless telecommunication site has a 110-foot tall cell tower located behind a self-storage facility fronting the west line of Alma Drive and to the rear of retail oriented development fronting the north line of W. Parker Road. The tower is highly visible from the immediate adjacent streets and development due to its above average height.



This tower view is from the north line of W. Parker Road just west of Alma Drive in retail parking lot.



This is a view of the tower from the northeast corner of W. Parker Road and Alma Drive.

Sample Photos of Typical Sub-Area C Homes



View of Sale 6 with view of cell tower to the rear of the home



View toward cell tower from street in front of Sale 4 looking southwest



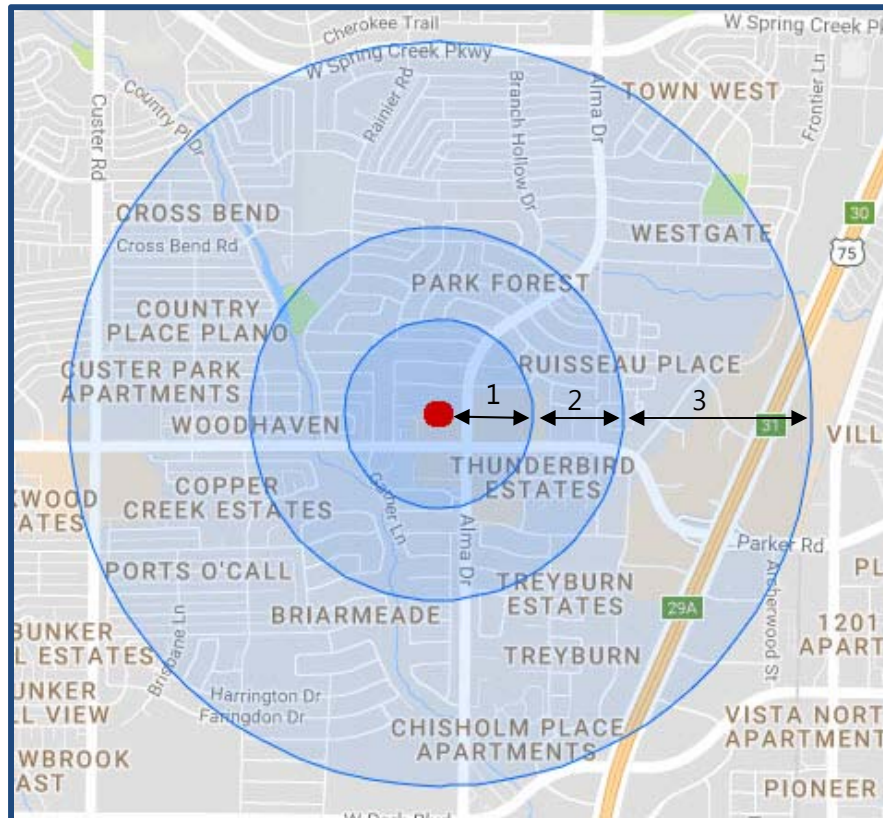
Typical neighborhood home



View of cell tower from in front of Sale 12 at 3317 Crater looking westerly

Sub-Area C Analysis

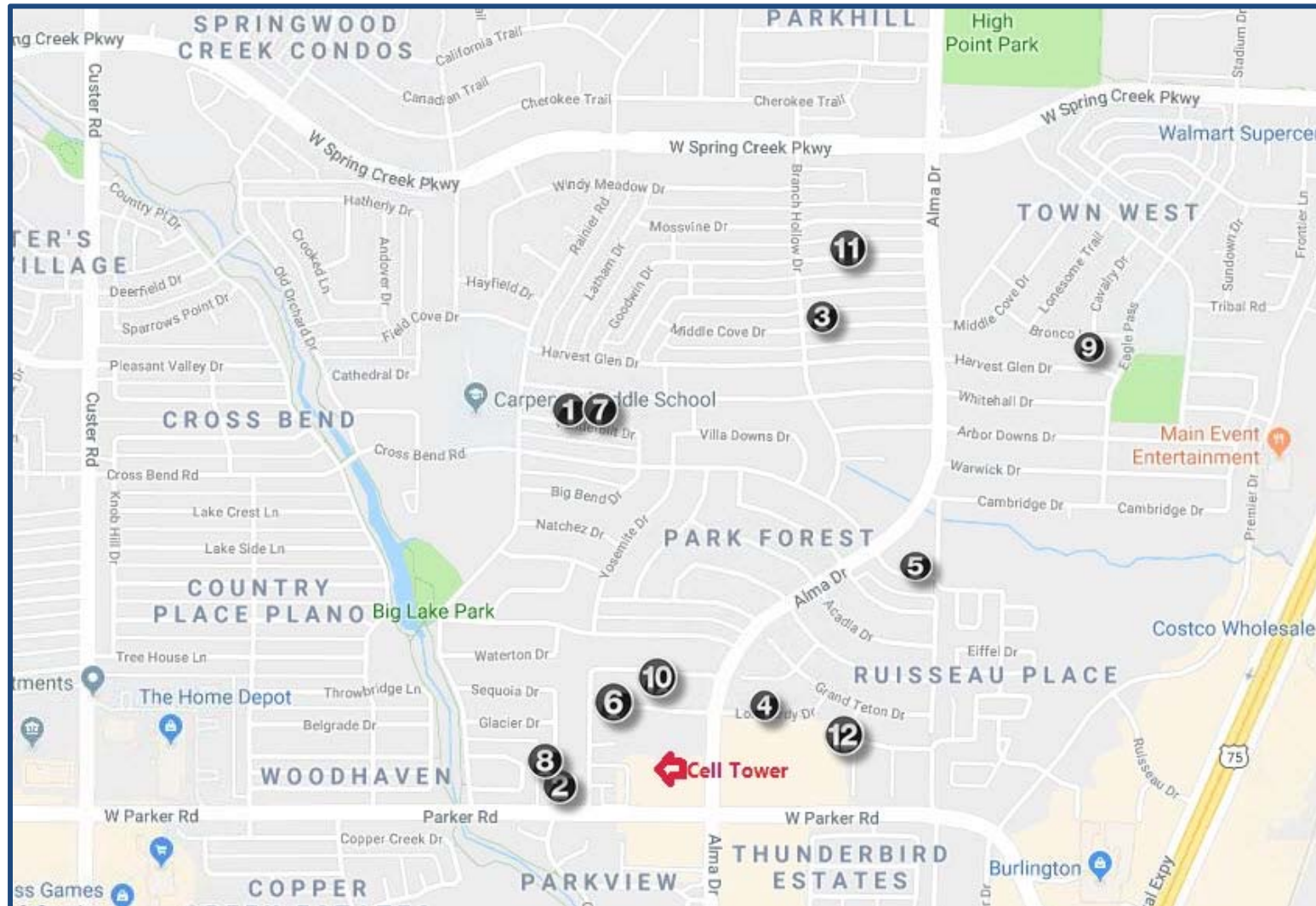
The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by suburban subdivisions developed primarily in the 1970's and 1980's with residential single-family homes ranging in size from 1,500 to 2,500 square feet. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).

MAP OF PAIRED SALE LOCATIONS



Paired Data Analysis - Sub-Area C										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 1417 Vanderbilt Dr	0.5 to 1.0 miles	No	1,544	0.182	1974	2/24/15	\$159,000	\$102.98	\$97.83	
2 3301 Garner Ln.	0.20 mile	**	1,601	0.200	1972	5/1/15	\$160,000	\$99.94	\$99.94	2.2%
3 948 Middle Cove Dr.	0.5 to 1.0 miles	No	1,767	0.180	1975	8/12/14	\$164,000	\$92.81	\$83.53	
4 944 Lombardy Dr.	0.20 mile	Yes	1,769	0.160	1981	9/1/15	\$165,000	\$93.27	\$93.27	11.7%
5 804 Crossbend Rd.	0.5 to 1.0 miles	***	2,113	0.160	1979	2/24/15	\$183,000	\$86.61	\$86.61	
6 1212 Lombardy Dr.	0.20 mile	Yes	2,113	0.210	1980	3/22/16	\$188,000	\$88.97	\$88.97	2.7%
7 1417 Vanderbilt Dr	0.5 to 1.0 miles	No	1,544	0.180	1974	3/7/17	\$201,000	\$130.18	\$136.69	
8 3305 Garner Ln	0.20 mile	**	1,536	0.170	1972	8/21/17	\$205,000	\$133.46	\$133.46	-2.4%
9 817 Harvest Glen Dr.	0.5 to 1.0 miles	No	1,746	0.180	1981	3/14/16	\$215,000	\$123.14	\$123.14	
10 1120 Joshua Tree Dr.	0.20 mile	Yes	1,694	0.200	1979	6/30/16	\$215,900	\$127.45	\$127.45	3.5%
11 940 Goodwin Dr.	0.5 to 1.0 miles	No	2,262	0.160	1975	5/26/17	\$250,000	\$110.52	\$105.00	
12 3317 Crater Ln.	0.20 mile	Yes	2,225	0.210	1979	8/8/17	\$250,000	\$112.36	\$112.36	7.0%

** Yes thru trees

MIN

-2.4%

***Can see another tower on an electric tower

MAX

11.7%

MEDIAN

3.1%

MEAN

4.1%

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 1417 Vanderbilt Dr	(2)	Conv	(57)	29	2	Yes	2 spaces	\$102.98		-5.00%
2 3301 Garner Ln.		FHA		8		Minimal	2 spaces	\$99.94	Lg covered patio	
3 948 Middle Cove Dr.	(13)	FHA	(2)	10	(6)	Yes	2 spaces	\$92.81	recent renovation	-10.00%
4 944 Lombardy Dr.		Cash		39		Minimal	2 spaces	\$93.27	needs roof	
5 804 Crossbend Rd.	(13)	Conv	0	38	(1)	Yes	2 spaces	\$86.61	recent renovation	0.00%
6 1212 Lombardy Dr.		Cash		3		No	2 spaces	\$88.97	multiple offers	
7 1417 Vanderbilt Dr	(6)	Conv	8	4	2	Flooring	2 spaces	\$130.18	new roof/mult off	5.00%
8 3305 Garner Ln		FHA		4		Yes	2 spaces	\$133.46	multiple offers	
9 817 Harvest Glen Dr.	(4)	Conv	52	6	2	Yes	2 spaces	\$123.14	multiple offers	0.00%
10 1120 Joshua Tree Dr.		Conv		3		Yes	2 spaces	\$127.45		
11 940 Goodwin Dr.	(2)	FHA	37	4	(4)	Above Avg	2 spaces	\$110.52		-5.00%
12 3317 Crater Ln.		Cash		58		Minimal	2 spaces	\$112.36	Tnt-Inv Only/Pool	

Paired Sale Adjustment Discussion

[Sale 1 to 2](#)

Sale 1 and 2 occurred within two months of each other and had conventional and FHA financing, respectively. All other factors were similar with the exception that Sale 1 had been updated while Sale 2 only had minimal updates. Therefore, we have applied a downward adjustment to Sale 1. Sale 2 did have view of cell tower through trees.

[Sale 3 to 4](#)

Sale 3 occurred 13 months prior to that of Sale 4, which warrants an upward time adjustment. Sale 3 had FHA financing in place while Sale 4 was a cash transaction, warranting a downward adjustment. Sale 3 had a recent renovation as of date of sale while Sale 4 only had minimal updating prior to sale date. Sale 4 also needed a new roof and was situated behind commercial development just off the northeast corner of W. Parker Road and Alma Drive. Overall, a negative adjustment has been applied to Sale 3. Sale 4 did have view of cell tower from its street frontage, although it was through trees.

[Sale 5 to 6](#)

Sale 5 occurred 13 months prior to that of Sale 6, which warrants an upward time adjustment. Sale 5 had conventional financing in place while Sale 6 was a cash transaction, warranting a downward adjustment. Sale 5 had a recent renovation as of date of sale while Sale 6 had not been updated. Sale 6 did have multiple offers and sold above asking price. We consider the differences to be offsetting and no adjustment is necessary. Sale 6 had a good view of cell tower.

Sale 7 to 8

Sale 7 and Sale 8 occurred within six months of each other. All other factors were considered similar with the exception of the amount of updating. Sale 7 had new flooring but Sale 8 had above average updating and an upward adjustment is necessary. Sale 7 did have a new roof and both had multiple offers and sold above asking price. Overall we have applied a small upward adjustment to Sale 7. Sale 8 does have site view of cell tower although it is through large trees.

Sale 9 to 10

Sale 9 and 10 occurred within four months of each other and both had conventional financing. All other factors are considered similar and we conclude that no adjustment is necessary. Sale 10 does have view of the cell tower from its backyard.

Sale 11 to 12

Sale 11 and Sale 12 occurred within two months of each other. Sale 11 sold with FHA financing while Sale 12 was a cash transaction indicating a downward adjustment. All other factors were considered similar with the exception that Sale 11 had above average updating as opposed to Sale 12's minimal updating, thus indicating a downward adjustment. Overall, we have adjusted Sale 11 downward slightly. Sale 12 does have view of the cell tower from its street as well as its backyard.

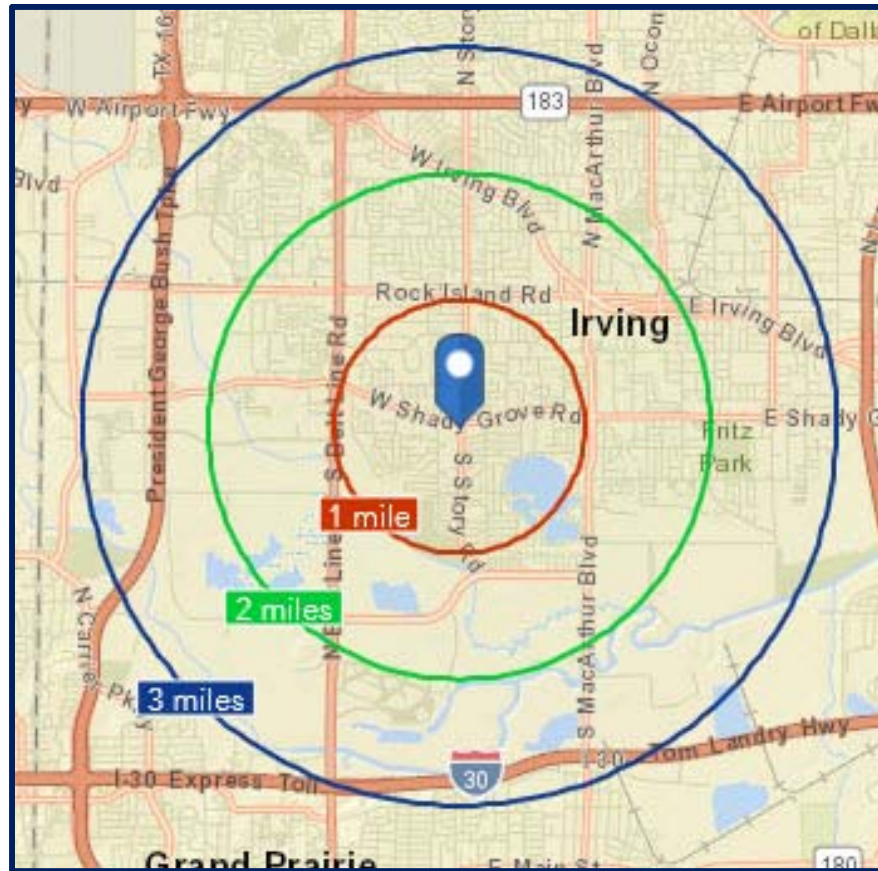
Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25-mile radius). Five of the six pairings indicated a higher value for the sales within this area while one pairing indicated a lower value. The findings suggest that there is no negative impact on the value for properties with a view of a wireless communications tower. This was after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area C			
	Realtor One	Realtor Two	Realtor Three
1 Do home buyers ask about cell service or check their phones for service signal?	No	No	Yes

Sub-Area D Description

SUB-AREA D MAP



Sub-Area Location and Boundaries

Sub-area D is located within the city of Irving, which is located in the northwest edge of Dallas County and abuts the City of Dallas on most of its east side, Grand Prairie on the south, and portions of Farmers Branch, Carrollton, Valley Ranch and Coppell on the north. The cell tower site identified for this area is located just south of W Shady Grove and just west of S Story Road behind retail development.

The primary one-mile radius is bounded roughly by S. MacArthur Blvd. on the east, Rock Island Road on the north, S. Belt Line Rd. on the west, and W. Hunter Ferrell Rd. to the south. The City of Irving is a large suburban city made up of single-family residential subdivisions but also includes the Las Colinas Business Office park. With over 230,000 residents and a work force of 3.3 million people, Irving is known as a keystone city in the DFW Metroplex. Irving is home to five fortune 500 corporations as part of 8,500 local and multi-national companies situated in sprawling urban business districts.

This is a mature neighborhood with development starting in the 1960's thru the 1980's. Many infill locations have been developed in the 2000's and it is considered suburban in nature. The median age for the one-mile radius is 34.1 years and the average home value in a one-mile radius is \$133,563.

Demographics

The following table depicts the area demographics for this sub-area within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area D Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	16,943	48,059	90,519
2010 Population	18,761	48,695	92,866
2017 Population	20,207	51,888	99,594
2022 Population Estimate	21,362	54,543	105,020
Annual % Change (2017 - 2022)	1.1%	1.0%	1.1%
Housing Unit Summary			
2000 Housing Units	5,978	16,459	32,277
% Owner Occupied	65.2%	58.7%	50.0%
% Renter Occupied	32.8%	38.3%	46.3%
2010 Housing Units	6,366	16,507	32,810
% Owner Occupied	64.3%	59.5%	49.7%
% Renter Occupied	30.1%	33.0%	41.9%
2017 Housing Units	6,718	17,272	34,433
% Owner Occupied	61.8%	57.0%	47.6%
% Renter Occupied	32.6%	35.3%	44.2%
2022 Housing Units	7,062	18,041	36,071
% Owner Occupied	61.9%	57.0%	47.5%
% Renter Occupied	32.3%	35.2%	44.2%
Annual % Change (2017 - 2022)	1.0%	0.9%	0.9%
Income Summary			
2017 Median Household Income	\$56,519	\$51,365	\$46,034
2022 Median Household Income Estimate	\$60,944	\$55,404	\$50,612
Annual % Change	1.5%	1.5%	1.9%
2017 Per Capita Income	\$21,990	\$20,066	\$19,701
2022 Per Capita Income Estimate	\$24,426	\$22,581	\$22,220
Annual % Change	2.1%	2.4%	2.4%

Source: Site-to-Do-Business (STDB Online)

Sub-Area D Tower Description

This wireless telecommunication site has a 72-foot tall cell tower located behind commercial development fronting the south line of W. Shady Grove Rd. just west of S. Story Rd. The tower is highly visible from the immediate adjacent streets.

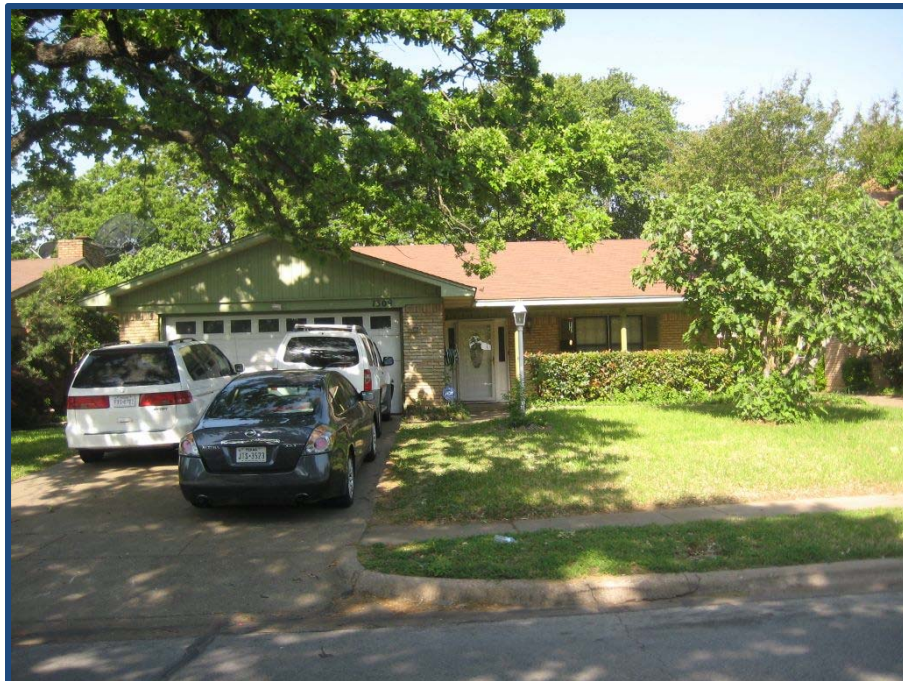


View of cell tower from adjacent Braum's parking lot to its south



View of cell tower from the NE/C of W. Shady Grove Rd. & S. Story Rd.

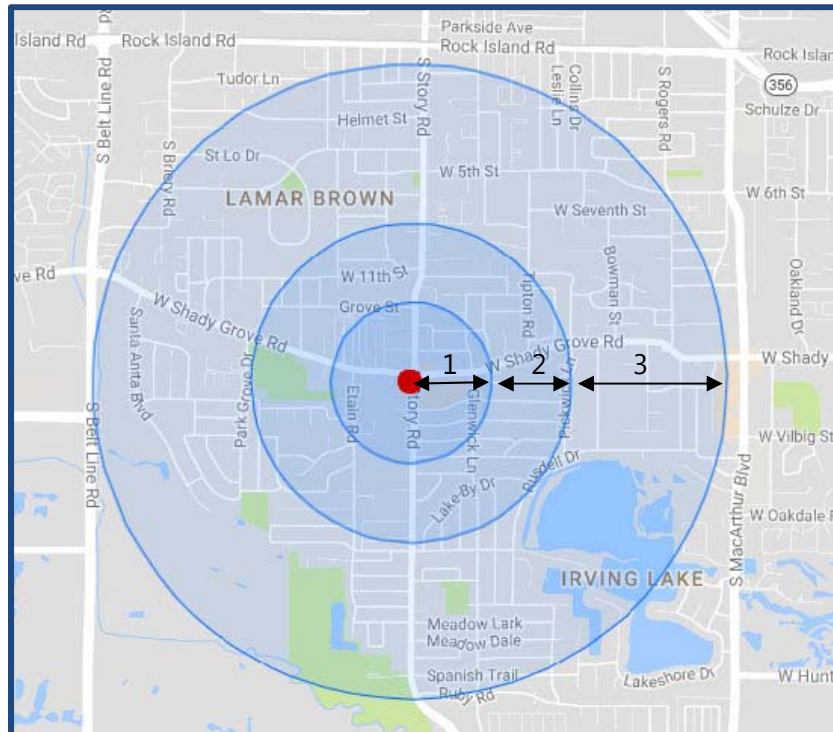
Sample Photos of Typical Sub-Area D Homes





Sub-Area D Analysis

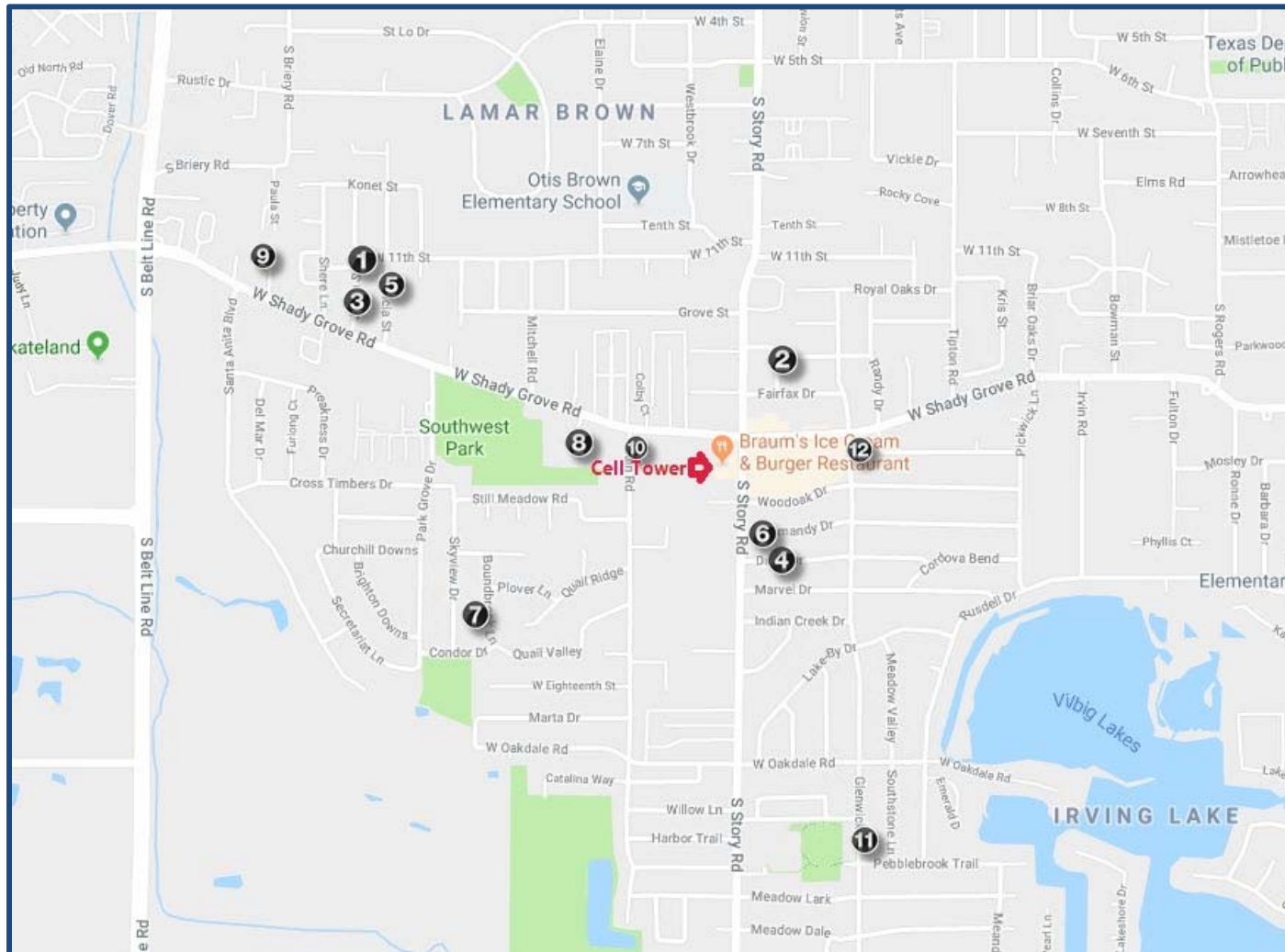
The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by small-medium suburban single-family residential homes primarily built in the 1950-1960's, with pockets of 1980's homes and even newer smaller subdivisions built in the 2000's. The older homes range in size from 900-1,500 square feet and the newer homes ranging from 2,000-2,500 square feet. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).

MAP OF PAIRED SALE LOCATIONS



Paired Data Analysis - Sub-Area D										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 1014 Joslin St	0.5 to 1.0 miles	No	1,286	0.165	1963	6/7/16	\$118,500	\$92.15	\$96.75	
2 1210 Belclaire Ln	0.20 mile	Yes	1,153	0.169	1962	7/1/15	\$120,000	\$104.08	\$104.08	7.6%
3 1026 Joslin St	0.5 to 1.0 miles	No	1,266	0.174	1963	6/21/13	\$109,000	\$86.10	\$81.79	
4 2306 Druid Dr	0.20 mile	No	1,354	0.159	1962	3/6/12	\$110,250	\$81.43	\$81.43	-0.4%
5 1018 Patricia St	0.5 to 1.0 miles	No	1,628	0.169	1962	3/21/14	\$133,000	\$81.70	\$89.86	
6 2322 Normandy Dr	0.10 mile	***	1,661	0.162	1962	11/21/14	\$145,000	\$87.30	\$87.30	-2.9%
7 1629 Boundbrook Ln	0.5 to 1.0 miles	No	1,933	0.199	1977	8/15/13	\$149,900	\$77.55	\$81.43	
8 1315 Quannah St	0.20 mile	No	1,939	0.250	1976	2/22/13	\$155,000	\$79.94	\$79.94	-1.8%
9 1115 Carrington Ct	0.5 to 1.0 miles	No	1,755	0.093	1984	1/30/18	\$191,100	\$108.89	\$108.89	
10 1301 Etain Rd	0.20 mile	**	1,721	0.197	1984	2/28/17	\$187,000	\$108.66	\$108.66	-0.2%
11 1922 Glenwick Ln	0.5 to 1.0 miles	No	1,650	0.207	1968	11/24/14	\$132,000	\$80.00	\$72.00	
12 1309 Glenwick Ln	0.20 mile	No	1,751	0.172	1967	8/21/14	\$130,000	\$74.24	\$74.24	3.1%
								MIN		-2.9%
								MAX		7.6%
								MEDIAN		-0.3%
								MEAN		0.9%

** Maybe from backyard
 ***Maybe in the fall/winter

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 1014 Joslin St	11	Cash	133	7	1	No	2 spaces	\$92.15	500 sf add on SF	5.00%
2 1210 Belclaire Ln		Conv		4		New Master	2 spaces	\$104.08	RO Water, Mult Off	
3 1026 Joslin St	16	FHA	(88)	6	1	Floor/Paint	2 spaces	\$86.10		-5.00%
4 2306 Druid Dr		FHA		95		Yes	2 spaces	\$81.43		
5 1018 Patricia St	(8)	VA	(33)	154	0	Kitchen/Bths	None	\$81.70	Cov Patio/Vyl Side	10.00%
6 2322 Normandy Dr		FHA		13		Yes (all)	2 spaces	\$87.30	Game Room Addt	
7 1629 Boundbrook Ln	6	Conv	(6)	32	1	Yes	None	\$77.55	Storage Bldg	5.00%
8 1315 Quannah St		FHA		157		No/minimal	2 spaces	\$79.94	Cul-de-Sac; roof 12'	
9 1115 Carrington Ct	11	Conv	34	19	0	No	2 spaces	\$108.89	Mult Off; 2-1/2 sty	0.00%
10 1301 Etain Rd		FHA		48		Yes	2 spaces	\$108.66	Cor Lot; 2-sty	
11 1922 Glenwick Ln	3	FHA	(101)	29	1	Almost New	None	\$80.00	Enclosed Garage	-10.00%
12 1309 Glenwick Ln		Conv		44		No	2 spaces	\$74.24		

Paired Sale Adjustment Discussion

Sale 1 to 2

Sale 1 and Sale 2 occurred 11 months within of each other and although the DFW housing market has shown gains in value overall, this particular sub-market, only saw minimal gains. Sale 1 was a cash transaction while Sale 2 was conventional. Sale 1 had not had updates while Sale 2 had renovated bathrooms warranting an upward adjustment. Sale 1 had a 500 sf addition that was not included in the square footage; however, Sale 2 had a water purification system as well as multiple offers, which offset each other. We have applied a positive 5% adjustment to Sale 1. Sale 2 does have site view to the cell tower in question.

Sale 3 to 4

Sale 3 occurred 16 months post the date of sale for Sale 4 indicating a negative adjustment to Sale 3 for time. Sale 4 had been on the market for 95 days as opposed to only six days for Sale 3, thus another downward adjustment is considered. Sale 3 had new flooring and paint; however, Sale 4 had been fully renovated warranting upward adjustment. All other factors are considered similar. Overall, we consider a slight downward adjustment warranted for Sale 3.

Sale 5 to 6

Sale 5 and sale 6 occurred within eight months of each other. Sale 5 had been on the market for 154 days while Sale 6 had a "days of market" of only 13 indicating a potential upward adjustment. All other factors are similar; however, Sale 5 had no garage and an upward adjustment has to be

applied. Sale 6 included a game room added on that was not included in the square footage used to calculate sales price per square foot. Overall, an upward adjustment was applied to Sale 5.

Sale 7 to 8

Sale 7 and Sale 8 occurred within six months of each other. Sale 8 was on the market for 157 days while Sale 7 was only at 32 days indicating potential downward adjustment for Sale 7. Sale 7 had been updated prior to date of sale while Sale 8 had not, but had been kept up. All other factors are similar with the exception that Sale 7 had no garage warranting an upward adjustment. Sale 8 did have additional superior appeal due to being located on a cul-de-sac and had a new roof installed in 2012 (one year old at date of sale). Therefore, we have applied an upward adjustment to Sale 7.

Sale 9 to 10

Sale 9 occurred 11 months post the date of sale for Sale 10 indicating some consideration for an upward adjustment. Sale 10 had been updated prior to sale and Sale 9 had not, thus an upward adjustment is necessary for Sale 9. All other factors were similar or either offset differences in negative and positive adjustments. Therefore, no adjustment was applied to Sale 9.

Sale 11 to 12

Sale 11 and Sale 12 occurred within three months of each other. The biggest issue between these two properties is that Sale 11 had a fire two years prior to sale date and had been totally updated with garage having been converted to living space but not on the tax roll and thus the square footage used to calculate its sales price per square foot. A downward adjustment is warranted for this difference. Since Sale 11 has no garage parking, an upward adjustment must be applied to Sale 11. We have applied a downward adjustment to Sale 11.

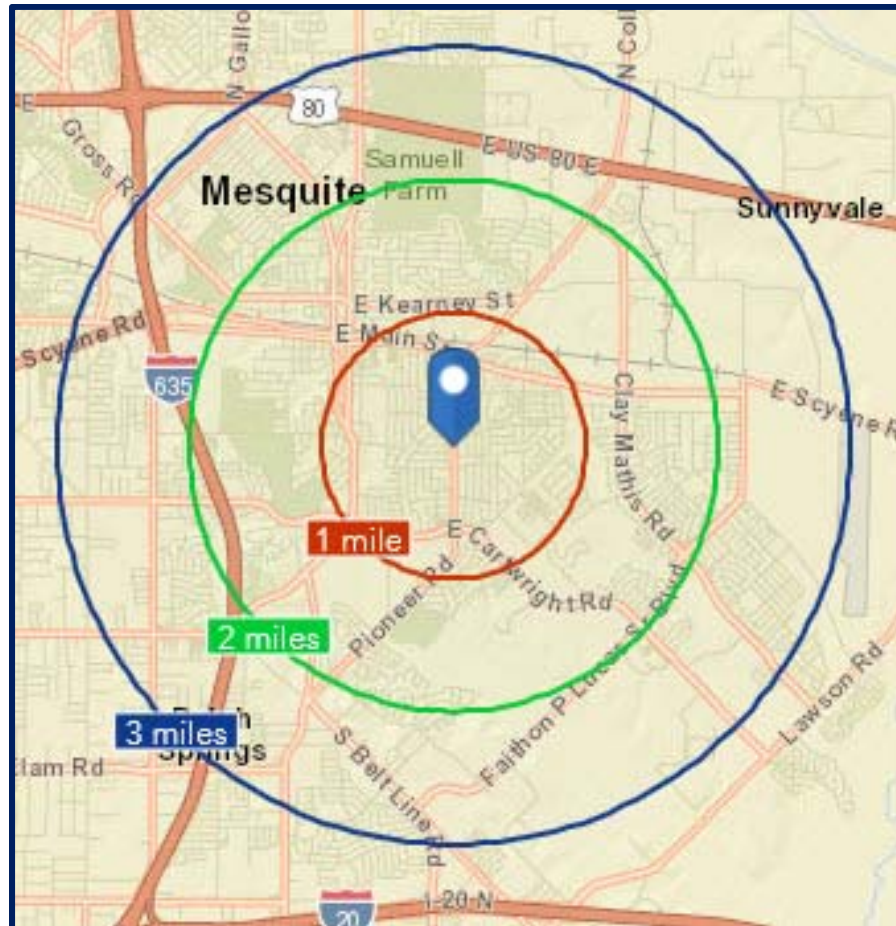
Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25 mile radius). Four pairings indicated a lower value for the sales within this area and ranged from negative 0.2% to negative 2.9%; while two pairings indicated higher values ranging from 3.1% to 7.6%. This was after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area D			
	Realtor One	Realtor Two	Realtor Three
1 Do home buyers ask about cell service or check their phones for service signal?	No	No	No

Sub-Area E Description

SUB-AREA E MAP



Sub-Area Location and Boundaries

Sub-area E is located east/southeast of Dallas proper within the City of Mesquite and in east Dallas County. The area is suburban in nature. The cell tower site identified for this area is located along the east side of Pioneer Road just south of Chapman Dr. and north of Narcissus Lane to the rear of retail development fronting Pioneer Road.

The primary one-mile radius is bounded roughly by N Mesquite Creek on the east, E Cartwright Road on the south, S. Belt Line Rd. on the west, and E Main Street to the north. The City of Mesquite is a large suburban city made up of single-family residential subdivisions but also includes retail and industrial development. Mesquite boasts a population exceeding 150,000 and is positioned at the crossroads of four major highways begin IH-30, IH-635, IH-20, and US Hwy 80. It is also home of the Mesquite Championship Rodeo.

This is a mature neighborhood with development starting in the 1950's thru the early 1980's. Many infill locations were developed in the 1980's and it is considered suburban in nature. The median age for the one-mile radius is 34.8 years and the average home value in a one-mile radius is \$116,621.

Demographics

The following table depicts the area demographics for this sub-area within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area E Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	14,872	37,713	68,024
2010 Population	14,622	43,269	78,875
2017 Population	15,347	45,835	84,865
2022 Population Estimate	16,029	48,127	89,890
Annual % Change (2017 - 2022)	0.9%	1.0%	1.2%
Housing Unit Summary			
2000 Housing Units	4,977	12,708	23,476
% Owner Occupied	82.5%	80.6%	70.3%
% Renter Occupied	14.7%	15.8%	25.1%
2010 Housing Units	5,076	14,884	27,279
% Owner Occupied	75.9%	74.1%	65.2%
% Renter Occupied	19.0%	21.0%	28.8%
2017 Housing Units	5,231	15,463	28,735
% Owner Occupied	74.9%	73.1%	63.4%
% Renter Occupied	21.0%	23.1%	31.6%
2022 Housing Units	5,440	16,121	30,204
% Owner Occupied	74.5%	73.0%	63.1%
% Renter Occupied	21.3%	23.4%	32.2%
Annual % Change (2017 - 2022)	0.8%	0.8%	1.0%
Income Summary			
2017 Median Household Income	\$56,436	\$63,914	\$55,821
2022 Median Household Income Estimate	\$59,833	\$69,825	\$59,951
Annual % Change	1.2%	1.8%	1.4%
2017 Per Capita Income	\$22,725	\$26,561	\$23,394
2022 Per Capita Income Estimate	\$25,090	\$29,558	\$26,027
Annual % Change	2.0%	2.2%	2.2%

Source: Site-to-Do-Business (STDB Online)

Sub-Area E Tower Description

This wireless telecommunication site has a 62-foot tall cell tower located behind a commercial building fronting the east line of Pioneer Road just south of Chapman. The tower is visible from the immediate adjacent street; however, the maturity of trees in the area block views from areas just a block or two away from the tower.



View of the cell tower looking west from east of tower behind commercial development that fronts east side of Pioneer Road.



View of Cell Tower from Pioneer Road

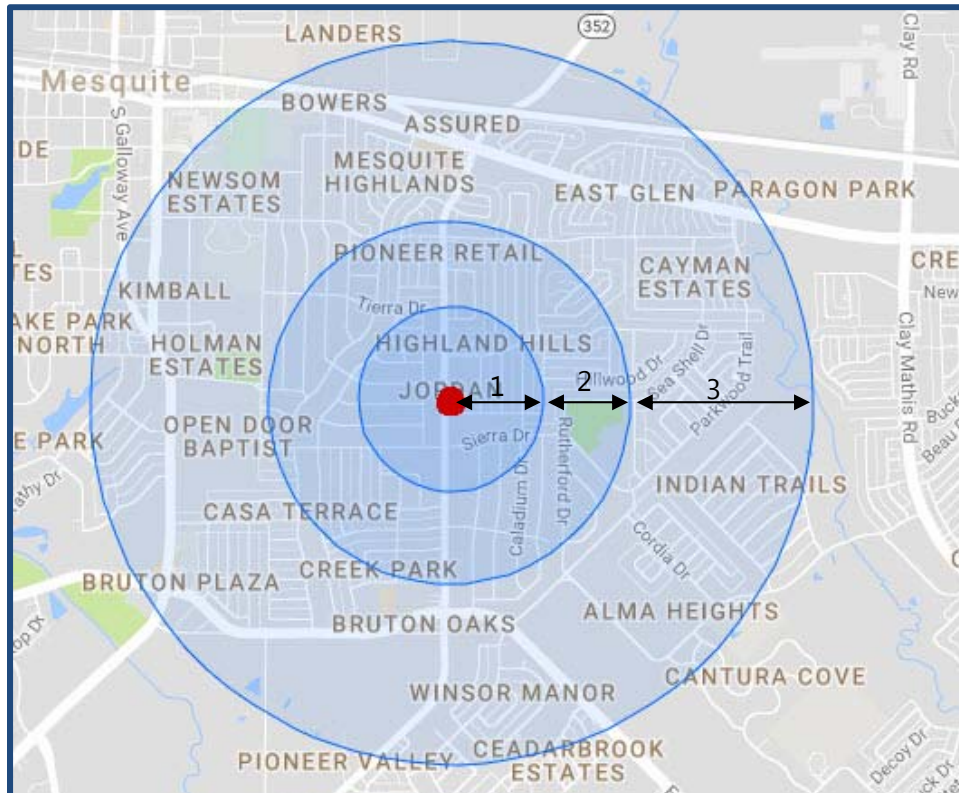
Sample Photos of Typical Sub-Area E Homes





Sub-Area E Analysis

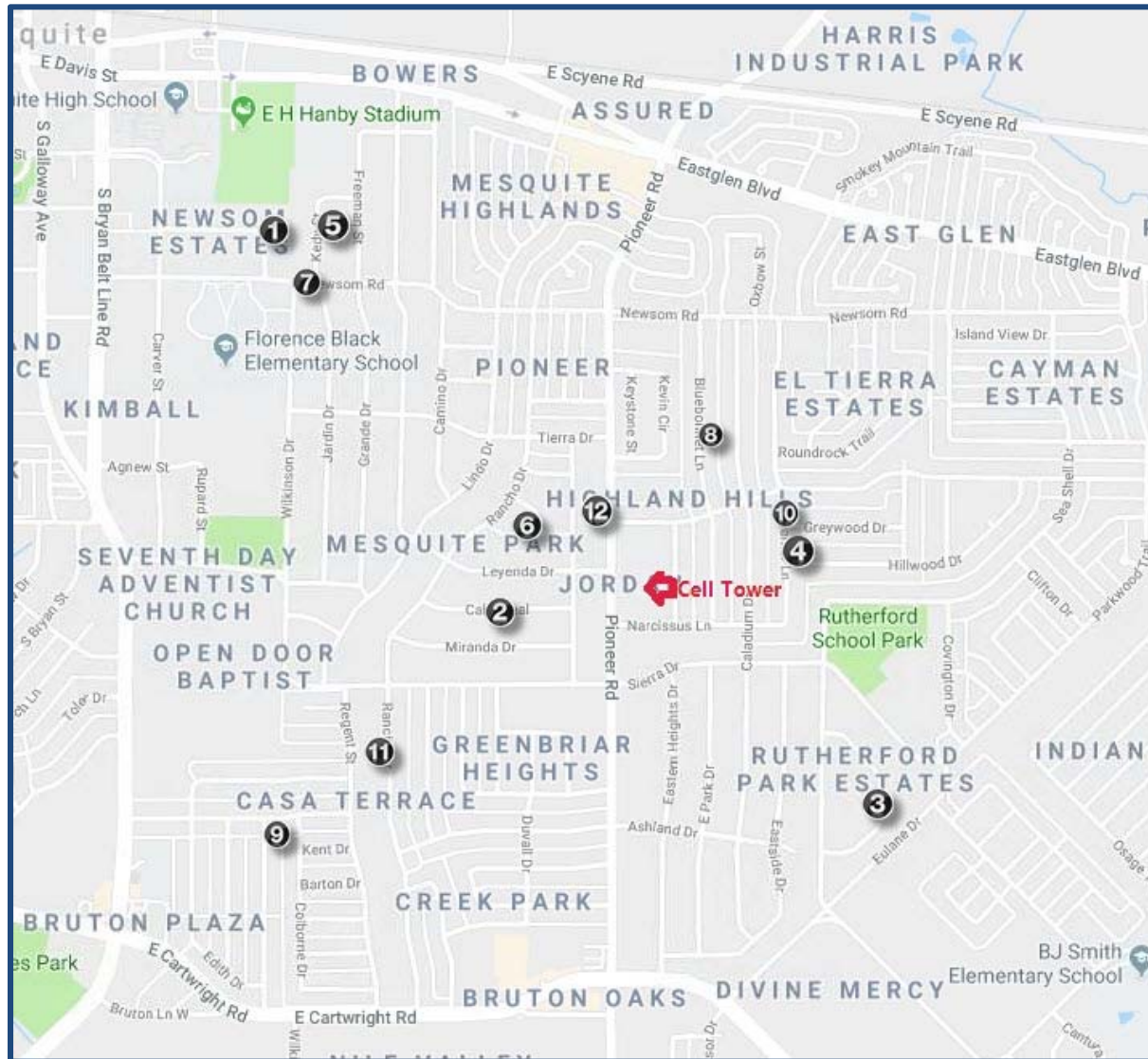
The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by small-medium urban residential homes primarily built from the early 1950's and 1960's with infill occurring in the 1980's. The majority of homes range from 900 to 1,500 square feet. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence)..

MAP OF PAIRED SALE LOCATIONS



Paired Data Analysis - Sub-Area E										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 504 E Holley St	0.5 to 1.0 miles	No	1,255	0.172	1952	4/16/15	\$60,000	\$47.81	\$50.20	
2 1009 Miranda	0.20 mile	No	1,219	0.165	1960	12/1/15	\$56,000	\$45.94	\$45.94	-8.5%
3 1417 Virgie Joe Dr	0.5 to 1.0 miles	No	1,290	0.165	1972	10/17/13	\$72,000	\$55.81	\$55.81	
4 1507 Hillwood Dr	0.20 mile	No	1,259	0.174	1973	10/6/14	\$72,000	\$57.19	\$57.19	2.5%
5 520 Kedy St	0.5 to 1.0 miles	No	1,004	0.231	1953	10/21/16	\$95,000	\$94.62	\$94.62	
6 1022 Casa Dr	0.20 mile	No	1,118	0.165	1958	1/9/18	\$102,500	\$91.68	\$91.68	-3.1%
7 600 Wilkinson Dr	0.5 to 1.0 miles	No	1,234	0.210	1954	6/27/16	\$113,000	\$91.57	\$96.15	
8 804 Bluebonnet Ln	0.20 mile	No	1,256	0.179	1960	2/17/17	\$122,000	\$97.13	\$97.13	1.0%
9 1408 Valley Trail	0.5 to 1.0 miles	No	1,428	0.165	1976	8/26/15	\$120,000	\$84.03	\$84.03	
10 1502 Greywood Dr	0.20 mile	No	1,454	0.210	1978	7/10/14	\$122,500	\$84.25	\$84.25	0.3%
11 1315 Rancho Dr	0.5 to 1.0 miles	No	1,118	0.165	1971	10/27/17	\$146,500	\$131.04	\$124.49	
12 925 Pioneer Rd	0.10 mile	Yes	999	0.165	1971	10/10/17	\$125,000	\$125.13	\$125.13	0.5%
MIN										-8.5%
MAX										2.5%
MEDIAN										0.4%
MEAN										-1.2%

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 504 E Holley St	(8)	Cash	36	38	(8)	No	2 spaces	\$47.81	Tenant in Place	5.00%
2 1009 Miranda		Cash		17		No	None	\$45.94		
3 1417 Virgie Joe Dr	(12)	Cash	31	21	(1)	No	2 spaces	\$55.81		0.00%
4 1507 Hillwood Dr		Cash		177		No	2 spaces	\$57.19		
5 520 Kedy St	(15)	FHA	(114)	44	(5)	No	None	\$94.62	better location	0.00%
6 1022 Casa Dr		Conv		38		Partial	None	\$91.68	Gar Addt; New Tile	
7 600 Wilkinson Dr	(8)	Owner Fin	(22)	109	(6)	Yes	None	\$91.57		5.00%
8 804 Bluebonnet Ln		Owner Fin		1		Yes	None	\$97.13		
9 1408 Valley Trail	14	Conv	(26)	4	(2)	No	2 spaces	\$84.03	Well maintained	0.00%
10 1502 Greywood Dr		FHA		12		Yes	2 spaces	\$84.25	Add-ons	
11 1315 Rancho Dr	1	FHA	119	1	0	Yes	2 spaces	\$131.04	Add-ons	-5.00%
12 925 Pioneer Rd		FHA		54		Minimal	1 space	\$125.13		

Paired Sale Adjustment Discussion

Sale 1 to 2

Sale 1 and Sale 2 occurred within eight months of each other. Sale 1 fronts Pioneer Road, which is a major thoroughfare in the area, but is primarily improved with residential homes. Sale 1 was built in 1952 while Sale 2 is slightly newer having been built in 1960. Sale 1 has a 2-car garage while Sale 2 does not as garage was renovated as living area but Sale 2 does have a carport. Both are investment properties with tenants in place at time of sale. Sale 1 was adjusted upward slightly. Sale 1 is the only sale in this sub-area that had a view of the cell tower.

Sale 3 to 4

Sale 3 occurred 12 months prior to Sale 4, indicating a slight upward adjustment for time, although home values have not increased at the same rate in this area as the overall DFW market. Sale 4 had been on the market for 177 days indicating it was either over priced or had some negative issues. All other factors were considered similar and overall we conclude that any differences are offsetting and no adjustment is necessary to the paired sales.

Sale 5 to 6

Sale 5 occurred 15 months prior to Sale 6, indicating a slight upward adjustment for time, although home values have not increased at the same rate in this area as the overall DFW market. All other factors are similar with the exception that Sale 5 is located in a slightly better location. Therefore,

any differences are considered to offset each other and no adjustment was necessary for these paired sales.

Sale 7 to 8

Sale 7 and Sale 8 occurred within eight months of each other. Both had seller financing. Sale 7 had been on the market for 109 days indicating it was either over priced or had some negative issues thus indicating a possible upward adjustment. Sale 7 was built in 1954 while Sale 8 is slightly newer having been built in 1960. All other factors are similar. We have applied a slight upward adjustment to Sale 7.

Sale 9 to 10

Sale 9 occurred 14 months post the date of sale for Sale 10 indicated potential negative adjustment for time, although it would be minimal. Sale 9 was a well maintained home while Sale 10 had been updated. Sale 10 also had a few extra add-ons considered an upgrade. All other factors were similar. We consider the differences to be offsetting and did not apply any adjustment to Sale 9.

Sale 11 to 12

Sale 11 and Sale 12 occurred the same month. Both Sales had been updated, but Sale 12 was only minimal updating indicating a downward adjustment to Sale 11. Sale 11 had a 2-car garage while Sale 12 had a 1-car garage indicating another slightly downward adjustment. Sale 11 had also had a few add-ons done considered upgrades for the neighborhood. Overall, a slight downward adjustment was warranted for Sale 11.

Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25 mile radius). Two pairings indicated a lower value for the sales within this area and ranged from negative 3.1% to negative 8.5%; while four pairings indicated higher values ranging from 0.3% to 2.5%. This was after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area E			
	Realtor One	Realtor Two	Realtor Three
1 Do home buyers ask about cell service or check their phones for service signal?	No	No	No

Market Study Conclusions

Summary Table of Conclusions

MARKET STUDY CONCLUSIONS						
Sub-Areas	Market Statistics			Median	Mean	Conclusion for Sales within 0.25 mile radius**
	Range*			Change*	Change*	
A	-4.76%	to	13.87%	3.60%	4.25%	No measurable difference
B	-4.71%	to	4.17%	0.79%	-0.12%	No measurable difference
C	-2.36%	to	11.66%	3.12%	4.12%	No measurable difference
D	-2.86%	to	7.57%	-0.33%	0.89%	No measurable difference
E	-8.49%	to	2.46%	0.39%	-1.22%	No measurable difference

* The conclusions range, median, and mean represent value differences for sale locations within the sphere of influence (inside 0.25 miles) as compared to sale locations in the 0.50 to 1.0 mile radius or outside the sphere of influence.

** No measurable difference has been defined as a less than 1% difference. Nominal differences have been defined as 1-3% differences. Measurable differences have been defined as 3-5% differences. Positive outcomes are considered to have no measurable difference.

OVERALL DALLAS MARKET CONCLUSION

There is primarily no measurable difference in the values of those homes located within the cell tower sphere of influence (within 0.25 miles of cell tower site) and those in the 0.50 - to 1.0-mile radius. Out of 33 paired sales in five sub-areas, 20 pairings indicated higher values for those sales within the 0.25 mile sphere of influence, while 12 pairings indicated lower values and one indicated no difference.

The data indicates that there is no impact on the value for properties within the 0.25-mile sphere of influence.

Realtor Questionnaire Conclusions

		Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
1	Do home buyers ask about cell service or check their phones for service signal?	2 of 3 no	2 of 3 no	2 of 3 no	3 of 3 no	3 of 3 no

Each sub-area interviewed 2 to 3 realtors as to the questions and the conclusion reflects the answers from these realtors

General Assumptions and Limiting Conditions

This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The market study does not constitute a survey of any property. All existing liens and encumbrances have been disregarded and the property is assumed free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the market study will assume the property as though free of contamination. Valbridge Property Advisors will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the properties involved.
6. The analyst is not required to give testimony or attendance in court by reason of this market study, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this market study does not include the attendance or giving of testimony by preparer at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate such partner or employee for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the employee's/partner's then current hourly rate plus reimbursement of expenses.
8. The data in the report for land and/or improvements, are constituent parts of the conclusions reported and neither is (or are) to be used in making a summation report of a combination of conclusions created by another prepared market study. Either is invalidated if so used.
9. The effective dates of conclusions to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market

conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.

10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The analyst has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the analyst.
12. Third party possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including any conclusions, the identity of the preparer's, professional designations, reference to any professional organization or the firm with which the preparer's are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate consultants. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This market study has been prepared for purpose of evaluating the market effect of a cell tower site, and it is not an appraisal or valuation of a specific property. This market study should not be used or relied on by any party in decision-making, consideration or investigation with regard to a specific property or transaction, such as a purchase, sale or loan.
15. This market study shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors.
16. Unless otherwise noted in the body of this report, this market study assumes that the properties within do not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the properties used herein. Because the analyst is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
17. The flood maps are not site specific. We are not qualified to confirm the location of the properties used herein in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
18. It is assumed that there are no hidden or unapparent conditions of the properties subsoil or structures, which would render them more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

19. Our inspection included an observation of the land and improvements in which the various telecommunication towers were located as well as the properties used in the analysis. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the tower sites and buildings from the exterior streets or adjacent sites. Thus, only 3rd party reported damage (if any) by termites, dry rot, wet rot, or other infestations was given as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment was considered to be operational unless reported otherwise. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
20. This market study does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the conclusions contained in this report are based unless specifically stated to the contrary.
21. We have relied upon building sizes provided by the local MLS systems and/or county assessor offices. We follow typical industry methods for analyzing this data; however, we recognize that some factors may limit our ability to obtain accurate sizes and conditions including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
22. We have attempted to reconcile sources of data discovered or provided, including multiple listing sale data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. We reserve the right to use an alternative source of building size and amend the analysis, narrative and conclusions (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
23. In the absence of being provided with a detailed sale surveys, we have used assessment department data (typically used on MLS records) to ascertain the physical acreage of the properties analyzed. Should a survey prove this information to be inaccurate, we reserve the right to amend this market study (at additional cost) if substantial differences are discovered.
24. Unless otherwise stated in this report, the conclusions are predicated on the assumption that the properties are free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the analyst and the analyst has no knowledge of the existence of such materials on or in the properties utilized herein. The analyst, however, is not qualified to detect such substances. The presence

of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the properties used herein. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

25. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the properties to determine if they are in conformity with the various requirements of the ADA. It is possible that a compliance survey of the properties, together with an analysis of the requirements of the ADA, could reveal that the properties are not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the conclusions. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing our conclusions.
26. This market study applies to the land and building improvements only for each comparable used. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this market study unless specifically stated to the contrary.
27. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
28. Data contained in the report is jointly owned by the client and the appraiser. File data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the appraiser. The appraiser will not violate the confidential nature of the consultant-client relationship by improperly disclosing any confidential information furnished to the consultant. Notwithstanding the foregoing, the consultant is authorized by the client to disclose all or any portion of the market study and related market study data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the consultant to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
29. In the event that any party other than the named client of Valbridge Property Advisors for this report, makes a claim for damages against Valbridge Property Advisors or any of its employees, members, officers, directors, parents or affiliates in connection with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount received by Valbridge Property Advisors as payment for this assignment.
30. Valbridge Property Advisors shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the report or in the engagement letter is not entitled to rely upon the contents of the report without the express written consent of Valbridge Property Advisors. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in

any way involving these consulting services, client will hold Valbridge Property Advisors harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors in such action, regardless of its outcome.

31. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
32. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
33. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
34. The Valbridge Property Advisors offices responsible for the preparation of the reports are independently owned and operated. Valbridge Property Advisors has been engaged to provide the reports through the independently owned and operated franchises.

Certification – Michael Divin, MAI

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My 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 value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Michael Divin has personally inspected the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



Mike Divin, MAI
Senior Managing Director
Texas License #TX-1320831-G
mdivin@valbridge.com

Addenda

MLS Sheets for Sales used in Paired Sales Analysis

Sub-Area A

Sub-Area B

Sub-Area C

Sub-Area D

Sub-Area E

Glossary

Qualifications

- Michael Divin, MAI - Senior Managing Director

Information on Valbridge Property Advisors

Office Locations

MLS Sheets for Paired Sale Analysis – Sub-Area A

Matrix

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 Michael Divin
 Valbridge Property Advisors
 sstrenten@valbridge.com
 Ph: (214) 381-9225

Agent Full Report

MLS#: 13396127	Sold	1634 Lansford Avenue	Dallas	75224-1112	LP:	\$169,500
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$169,500
Area:	14/8	Also for Lease:	N	Lst \$ / SqFt:	\$182.26
Subdv:	Elmwood 02	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000314599000000	Plan Dvlpmnt:			
Lot:	10	Legal:	ELMWOOD NO 2 BLK 3/4291 LT 10 INT2013		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$2,415

Bedrooms:	2	Tot Baths:	1.0	Liv Areas:	1	Stories:	1
Fireplaces:	0	Full Baths:	1	Dining Areas:	1	Pool:	No
Sec Sys:	Yes	Half Baths:	0				

SqFt:	930 / Tax	Appraiser Name:		Hdcp Am:	No
# Car Spaces:	1	Cvrd Park:	1		
# Carprt Spcs:	0	Garage Size:	10 x 12	Yr Built:	1947 / Preowned
Acres:	0.154	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Henderson	Middle School:	Holmes	High School:	Kimball

Master Bedroom:	13 x 12 / 1	Bedroom:	13 x 10 / 1
Living Room:	15 x 13 / 1	Kitchen:	10 x 9 / 1
Dining Room:	12 x 9 / 1		

Housing Type:	Single Detached	Fireplace Type:	
Style of House:	Traditional	Kitchen Equipment:	Dishwasher, Disposal, Drop in Range/Oven - Gas, Plumbed For Gas in Kitchen, Water Line to Refrigerator

Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Burglar
Lot Description:	Interior Lot, Landscaped, Lrg. Backyard Grass, Some Trees	Flooring:	Ceramic Tile, Laminate, Wood
Exterior Features:	Covered Porch(es), Gutters	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:		Energy Efficiency:	Ceiling Fans, Low E Windows
Construction:	Brick, Siding	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	
Parking/Garage:	Attached, Front	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Appointment Service, Centralized Showing Service
Interior Features:	Cable TV Available, High Speed Internet Available	Easements:	
Restrictions:			

Property Description: Tucked away on a charming, quiet street in Oak Cliff's hip Elmwood neighborhood, this cottage cozy at its best. Refinished hardwoods, newer windows (2015), fresh paint inside & out, privacy fence, restored screened porch, and restored garage. Enjoy the charm of Elmwood, the proximity to Bishop Arts, Hotel Belmont, Trinity Groves & downtown. Large bedrooms, a generous living space, dining room with a view of the porch & backyard.

Public Driving Directions: South on Hampton, East on Wright Street, South on Edgefield, Right at Lansford. Property is on the left.

Private Remarks: Survey in media. List of updates in media. There is a fireplace that could be decorative or buyer could have one of those vintage gas heaters installed.

Loan Type:	Treat As Clear	Bal:		Equity:	\$169,500	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 4	DOM: 4	LD: 07/21/2016	XD:
LO:	DPMA04 Dave Perry Miller Real Estate (214) 522-3838			Fax:	(214) 522-8644	Off Website:	
LO Addr:	6025 Luther Lane Dallas, TX 75225			Office Email:		Off Supervisor:	Lee Thomas
LA:	0613379 Jeremy Whiteker (214) 729-1293			Fax:		Brk Lic#:	0257740
LA Cell:				LA Other:			
LA Email:	jeremywhiteker@daveperrymiller.com			LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:	Capital Title-Rossi			Location:	7001 Preston Rd Ste 100		214-751-6391

Call:	CSS	Appt:	817-858-0055	Owner Name:		See agent
Keybox #:	000	Keybox Type:	Blue iBox	Seller Type:		Individual(s)
Show Instr:	Call CSS for an appointment. Go and show.			Occupancy:		Vacant

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Matrix

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Contract Date: 07/25/2016	Opt Exp Date: 08/02/2016	Sold Date: 08/15/2016	Sir Paid: \$0	Sld\$/Acre: \$1,038,961	Sld\$/SqFt: \$160,000
SO: DPMA03 Dave Perry Miller Real Estate (214) 303-1133					
SA: 0638183 Tommy Hill (214) 250-3533			SA Email: tommy@daveperrymiller.com		
Closing Title Co: Capital Title			Mortgage Co:		
Third Party AP: No					
1st Fin: Cash	Years:	Loan 1 Amount:		Int Rt:	
2nd Fin:	Years:	Loan 2 Amount:		2nd Int Rt:	

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:18

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Street Number Searchable is 1634
Street Name is 'Lansford'
Selected 1 of 1 result.

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Matrix

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 Michael Divin
 Valbridge Property Advisors
 mdivin@valbridge.com
 Ph: (214) 381-9725

Agent Full Report

MLS#: 13597155	Sold	1224 Hollywood Avenue	Dallas	75208-7723	LP:	\$179,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$179,900
Area:	14/8	Also for Lease:	N	Lst \$ / SqFt:	\$180.62
Subdv:	Hampton Terrace	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000297031000000	Plan Dvpmnt:			
Lot:	6	Legal:	HAMPTON TERRACE BLK E/3919 LOT 6 INT2		
Multi Prcd:	No	MUD Dst:	No	Unexempt Taxes:	\$3,082

Bedrooms:	2	Tot Baths:	1.1	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	1	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	1				

SqFt:	996 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	1	Cvrd Park:	1		
# Carprt Spcs:	0	Garage Size:	18 x 11	Yr Built:	1945 / Preowned
Acres:	0.167	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD	Middle School:	Stockard	High School:	Sunset
Elementary School:	Moreno	Intermediate School:		Junior High School:	
Primary School:	Rosemont				

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:	Craftsman	Kitchen Equipment:	Cooktop - Gas
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:		Flooring:	Wood
Exterior Features:	Covered Porch(es)	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	
Construction:	Brick	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	Common Garage	Possession:	Closing/Funding
Street/Utilities:	Alley, City Sewer, City Water	Showing:	Contact Agent
Interior Features:	Cable TV Available		
Restrictions:		Easements:	

Property Description:	
Public Driving:	Google Maps
Directions:	
Private Remarks:	

Loan Type:	Treat As Clear	Bal:		Equity:	\$179,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 0	DOM: 0	LD: 05/10/2017	XD:
LO: RAMI01 Ramirez and Associates (469) 855-0884				Fax:		Off Website:	
LO Addr: 443 W. Davis St. Dallas, TX 75208				Office Email: joe@ramirezdw.com		Off Supervisor:	
LA: 0682854 Marcos Hernandez (972) 437-8868				Fax:		Brk Lic#: 0443104	
LA Cell:				LA Other:			
LA Email: marcos@DallasCityPro.com				LA Website: CityProRealEstate.com			
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:		Appt:		Owner Name:	Abel Hernandez
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:				Occupancy:	Vacant

Contract Date:	05/10/2017	Opt Exp Date:		Sold Date:	05/10/2017	Slr Paid:	\$0	Sld\$/Acre:	\$1,077,246	SP:	\$179,900
SO:	RAMI01 Ramirez and Associates (469) 855-0884							Sld\$/SqFt:	\$180.62		
SA:	0443104 Joe Ramirez (469) 855-0884			SA Email:	joe@gp443.com						
Closing Title Co:				Mortgage Co:							
Third Party AP:	No										
1st Fin:	Conventional	Years:		Loan 1 Amount:		Int Rt:					
2nd Fin:		Years:		Loan 2 Amount:		2nd Int Rt:					

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Matrix

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Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:20

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Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Street Number Searchable is 1224
Street Name is 'Hollywood'
Selected 1 of 1 result.

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Matrix

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Michael Divin
 Valbridge Property Advisors
 www.valbridge.com
 Ph: (281) 381-9225

Agent Full Report

MLS#: 13590697		Sold		2541 Rolinda Drive		Dallas		75211-9127		LP:	\$186,700
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$186,700
Area:	14/7	Also for Lease:	N	Lst \$ / SqFt:	\$138.91
Subdv:	Roland Dale	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000466744000000	Plan Dvlpmt:			
Lot:	29	Legal:	ROLAND DALE BLK 11/5968 LOT 29 VOL790		
Multi Prc:	No	MUD Dst:	No	Unexempt Taxes:	\$2,386

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	0	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,344 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0	Cvrd Park:	0	Yr Buil:	1951 /
# Carprt Spcs:	0	Garage Size:	0 x 0	Will Subdiv:	No
Acres:	0.165	Lot Dimen:			
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Cowart	Middle School:	Stockard	High School:	Molina

Master Bedroom:	11 x 17 / 1	Separate Vanities	Bedroom:	11 x 13 / 1	Split Bedrooms, Walk-in Closets
Bedroom:	11 x 11 / 1	Split Bedrooms	Kitchen:	11 x 11 / 1	Eat-in Kitchen, Natural Stone/Granite Type, Tile Countertops
Dining Room:	9 x 11 / 1		Living Room:	13 x 15 / 1	
Utility Room:	5 x 11 / 1	Dryer Hookup- Gas, Full Size W/D Area, Separate Utility Room, Washer Hookup			

Housing Type:	Single Detached	Fireplace Type:	
Style of House:	Traditional	Kitchen Equipment:	Dishwasher, Disposal, Plumbed For Gas in Kitchen, Range/Oven-Gas, Vent Mechanism, Water Line to Refrigerator

Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Interior Lot, Landscaped, Lrg. Backyard Grass, Subdivision	Flooring:	Carpet, Ceramic Tile, Wood
Exterior Features:	Covered Deck, Covered Porch(es), Gazebo/Pergola, Patio Covered, Storage Building	Heating/Cooling:	Central Air-Elec, Central Heat-Gas

Soil:		Energy Efficiency:	Ceiling Fans, Low E Windows, Programmable Thermostat
Construction:	Siding	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Parking/Garage:	Front, Garage Conversion	Possession:	Closing/Funding
Street/Utilities:	Alley, City Sewer, City Water, Concrete, Curbs, Sidewalk	Showing:	Centralized Showing Service
Interior Features:	Cable TV Available, Decorative Lighting, High Speed Internet Available		

Restrictions:		Easements:	
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Property Description: **Home Enjoys New Roof-2016, New AC Condenser 2017, New Hardwood Flooring, Decorative Tile & Carpet in Bedrooms, Kitchen Features 42 inch Cabinets, Decorative Tile Back Splash, Granite Counter Tops & New Stainless Steel Appliances. Bathrooms have Designer Fixtures, Custom Tile Floors & Showers. Big Backyard and To Boast, Slate Front Porch and Back Patio with large Covered Deck and Bonus Storage Building. Close to Dart Rail, Bishop Arts District and Down Town Dallas.**

Excludes: **Staging Furniture and Drapes**

Directions: **From I-30, exit and go South onto S Hampton Road, Right on to Wright Avenue, Right to South Franklin Street, Immediate left onto Rolinda, Home is on Right.**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$186,700	Int Rate:		Pmt Type:		Payment:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:					

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 46	DOM: 46	LD: 05/01/2017	XD:
LO: SEGARS01C Segars Realty Group (214) 475-4711				Fax:		Off Website:	www.segarsrealtygroup.com
LO Addr: 8301 Lakeview Pkwy #111-107 Rowlett, TX 75088				Office Email:	qsegars@gmail.com	Off Supervisor:	Quinn Segars
LA: 0590872 Quinn Segars (214) 475-4711				Fax:		Brk Lic#:	9004869
LA Cell: (214) 475-4711				LA Other:			
LA Email: Quinn@SegarsRealtyGroup.com				LA Website:	http://www.segarsrealtygroup.com		
LA 2:				LA 2 Contact:			

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Matrix

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Pref Title Co:		Location:			
Call:	CSS	Appt:	817-858-0055	Owner Name:	Decisive Solutions, LLC
Keybox #:	00000000	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call CSS			Occupancy:	
Contract Date: 06/16/2017		Opt Exp Date: 06/23/2017		Sold Date: 07/21/2017	
SO: KEWS01 Keller Williams Realty (972) 240-4416		SA Paid: \$0		Sld\$/Acre: \$1,121,212 SP: \$185,000	
SA: 0662330 James Britt (214) 957-7378		SA Email: jbritt@kw.com		Sld\$/SqFt: \$137.65	
Closing Title Co: Fair Texas Title		Mortgage Co:			
Third Party AP: No		Loan 1 Amount:		Int Rt:	
1st Fin: Cash		Loan 2 Amount:		2nd Int Rt:	
2nd Fin:		Years:			

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:21

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Search Criteria

Property Type is 'Residential'
 Status is 'Sold'
 Status Contractual Search Date is 03/26/2018 to 08/03/2016
 Street Number Searchable is 2541
 Street Name is 'Rolinda'
 Selected 1 of 1 result.

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Matrix

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 Michael Divin
 Valbridge Property Advisors
 sstratton@valbridge.com
 Ph: (281) 381-9225

Agent Full Report

MLS#: 13501952	Sold	1225 Hollywood Avenue	Dallas	75208-7724	LP:	\$209,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$235,000
Area:	14/8	Also for Lease:	N	Lst \$ / SqFt:	\$160.28
Subdv:	Hampton Terrace Rev	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000292606000000	Plan Dvlpmnt:			
Lot:	14	Legal:	HAMPTON TERRACE REV BLK D/3040 LT 14		
Multi Pct:	No	MUD Dst:	No	Unexempt Taxes:	\$4,438

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,304 / Appraiser	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	1	Cvrd Park:	2		
# Carprt Spcs:	1	Garage Size:	20 x 15	Yr Built:	1950 / Preowned
Acres:	0.201	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co. Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Salazar	Middle School:	Stockard	High School:	Molina

Housing Type:	Single Detached	Fireplace Type:	Brick
Style of House:	Colonial, Early American, Traditional	Kitchen Equipment:	Built-in Microwave, Dishwasher, Disposal, Range/Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Lrg. Backyard Grass	Flooring:	Ceramic Tile, Laminate
Exterior Features:	Patio Covered	Heating/Cooling:	Central Air-Gas, Central Heat-Gas
Soil:	Clay	Energy Efficiency:	
Construction:	Brick	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Metal, Wood	Proposed Financing:	
Parking/Garage:	Covered, Detached, Garage, Individual Carport	Possession:	Closing/Funding
Street/Utilities:	Alley, City Sewer, City Water, Concrete, Individual Gas Meter, Individual Water Meter, Sidewalk	Showing:	Centralized Showing Service
Interior Features:	High Speed Internet Available, Window Coverings		
Restrictions:		Easements:	

Property Description: **Fully Renovated 3bed 2ba home located in desirable neighborhood of Hampton Hills. New stainless steel appliances, Granite kitchen and bathroom countertops, new laminate wood floors, extra large backyard, new bathroom tile, new interior and exterior paint throughout, updated lighting, new hardware, Pier and beam Foundation repaired with lifetime transferable warranty. Cozy covered front porch. Gated driveway with single detached garage for extra storage or car. Conveniently located near bishop arts district, golf course, shopping restaurants and more.**

Public Driving Directions: **South on Hampton. Left on Emmet, Right on Hollywood. House is on the right hand side**

Private Remarks: **Please provide pre qualification letter or proof of funds with all offers. Buyer to verify square footage and room sizes. Listing agent has interest in selling entity.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$209,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 89	DOM: 89	LD: 11/30/2016	XD:
LO: VIPRO1 VIP Realty (214) 295-4888				Fax: (214) 276-7878		Off Website: http://www.VIPrealtyin	
LO Addr: 3010 Lbj Fwy, Ste 1200 Dallas, TX 75234				Office Email: info@viprealtyinfo.com		Off Supervisor:	
LA: 0619571 Sean Chien (626) 818-1319				Fax:		Brk Lic#: 0501488	
LA Cell:				LA Other:			
LA Email: s_chien@hotmail.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:	CSS	Appt:	8178580055	Owner Name:	Alpha 8 Inc.
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:	Turn off lights, lock all doors, do not adjust thermostat. Call CSS for showing			Occupancy:	

Contract Date:	08/14/2017	Opt Exp Date:	08/21/2017	Sold Date:	09/06/2017	Sir Paid:	\$2,100	Sld\$/Acre:	\$1,009,950	SP:	\$203,000
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SO: SR01C Sovereign Realty (972) 816-8001	SA Email: joe@SovRealty.com	Sld\$/SqFt: \$155.67
SA: 0665892 Joe Newton (469) 964-2274	Mortgage Co:	
Closing Title Co:		
Third Party AP: No	Loan 1 Amount:	Int Rt:
1st Fin: FHA	Loan 2 Amount:	2nd Int Rt:
2nd Fin:		

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 15:22

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Street Number Searchable is 1225
Street Name is 'Hollywood'
Selected 1 of 1 result.

http://matrix.ntreis.net/Matrix/Printing/PrintOptions.aspx?c=AAEAAAD*****AQAAAAAAAAAARAQ... 3/26/2018

Matrix

Page 1 of 2

 Michael Divin
 Valbridge Property Advisors
 sdtr@valbridge.com
 Ph: (214) 381-9225

Agent Full Report

MLS#: 13730114	Sold	2402 W 10th Street	Dallas	75211-2650	LP:	\$189,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$189,900
Area:	14/3	Also for Lease:	N	Lst \$ / SqFt:	\$152.41
Subdv:	Cain	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000329371000000	Plan Dvlpmnt:			
Lot:	10	Legal:	CAIN LOT 10 10TH AND HAMPTON VOL8811		
Block:	74560	MUD Dst:	No	Unexempt Taxes:	
Multi Prcl:	No				

Bedrooms:	2	Tot Baths:	1.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	1	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,246 / Appraiser	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	1 x 1	Yr Built:	1942 / Preowned
Acres:	0.201	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co. Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Kahn	Middle School:	Quintenill	High School:	Sunset

Housing Type:	Single Detached	Fireplace Type:	Gas Logs
Style of House:	Traditional	Kitchen Equipment:	None, Other
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Corner	Flooring:	Ceramic Tile, Other, Wood
Exterior Features:		Heating/Cooling:	No Air, No Heat
Construction:	Rock/Stone	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:		Proposed Financing:	Cash, Other
Parking/Garage:	Attached, Rear	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Centralized Showing Service
Interior Features:	Other		
Restrictions:		Easements:	

Property Description: **Handyman Special! Needs Repairs. Home is within minutes of Bishop Arts! Seller will make NO repairs. CASH or HARD MONEY LENDING ONLY. All information contained herein deemed reliable but not guaranteed. Buyer(s) to verify all information including schools and dimensions. From Downtown Dallas, Take I30 East, Exit Hampton Rd South, Turn right on W 10th, House will be on left on corner.**

Public Driving Directions: **From Downtown Dallas, Take I30 East, Exit Hampton Rd South, Turn right on W 10th, House will be on left on corner.**

Private Remarks: **Donna Bosse, a Principal in Donna Savariego Homes, Inc., is a licensed Real Estate Broker and Residential Loan Originator in the State of Texas. Cooperative commissions subject to submission of Buyers Agent Broker's W9 prior to closing.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$189,900	Int Rate:		Pmt Type:		Payment:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 24	DOM: 24	LD: 11/14/2017	XD:
LO:	SAVA01 Donna Savariego Homes, Inc. (214) 946-1105			Fax: (214) 946-6502		Off Website:	
LO Addr:	Po Box 4738 Dallas, TX 75208			Office Email:		Off Supervisor:	Donna Bosse
LA:	0342474 Donna Bosse (214) 946-1105			Fax: (214) 946-6502		Brk Lic#:	9000469
LA Cell:	(214) 707-4299			LA Other:	(214) 707-4299		
LA Email:	dbcasas@aol.com			LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:	Federal Title			Location:	400 S Zang Blvd, Dallas		

Call:	CSS	Appt:	8178580055	Owner Name:	Donna Savariego
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Homes, Inc
Show Instr:	Please contact CSS.			Occupancy:	Individual(s)
					Vacant

Contract Date:	11/27/2017	Opt Exp Date:		Sold Date:	12/08/2017	Slr Paid:	\$0	Sld\$/Acre:	\$944,776	SP:	\$189,900
SO:	REOL01 Real Estate Reformation (888) 499-7944			SA Email:	alvaradod32@gmail.com			Sld\$/SqFt:	\$152.41		
SA:	0678455 Daniel Alvarado (214) 585-6372			Mortgage Co:							
Closing Title Co:											
Third Party AP:	No										

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Matrix

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1st Fin: 	Years:	Loan 1 Amount:	Int Rt:
2nd Fin:	Years:	Loan 2 Amount:	2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:27

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
Street Name is '10th'
Selected 1 of 13 results.

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Matrix

Page 1 of 2

 Michael Dlin
 Valbridge Property Advisors
 sdlin@valbridge.com
 Ph: (281) 381-9225

Agent Full Report

MLS#: 13706616	Sold	918 Epenard Street	Dallas	75211-5332	LP:	\$215,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$225,000
Area:	14/3	Also for Lease:	N	Lst \$ / SqFt:	\$176.23
Subdv:	Hampton Square	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	0000032066500000	Plan Dvlpmt:			
Lot:	37	Legal:	HAMPTON SQUARE BLK A/4386 LT 37 CO-DC		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$2,595

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	0	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,220 / Appraiser	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0	Cvrd Park:	0		
# Carprt Spcs:	0	Garage Size:		Yr Bult:	1947 / Preowned
Acres:	0.166	Lot Dimen:		Wml Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Salazar	Middle School:	Stockard	High School:	Molina

Living Room:	12 x 15 / 1	Dining Room:	9 x 7 / 1
Kitchen:	9 x 14 / 1	Master Bedroom:	12 x 11 / 1
Full Bath:	7 x 7 / 1	Bedroom:	11 x 11 / 1
Bedroom:	12 x 11 / 1		

Housing Type:	Single Detached	Fireplace Type:	
Style of House:		Kitchen Equipment:	Built-in Microwave, Dishwasher, Disposal, Range/Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:		Flooring:	Ceramic Tile, Laminate
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Construction:	Fiber Cement	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:		Proposed Financing:	Cash, Conventional, FHA Closing/Funding
Parking/Garage:	Front	Possession:	Centralized Showing Service
Street/Utilities:	Alley, City Sewer, City Water, Curbs	Showing:	
Interior Features:	Cable TV Available	Easements:	
Restrictions:			

Property Description: **Beautifully renovated property minutes from Bishop Arts with open floor plan. Granite countertops, new HVAC, new windows, new fence. Large backyard with enclosed porch and patio great for entertaining. Shed in back great for storage. Outside HVAC unit to be installed on closing.**

Excludes: **Decoration items will be removed at closing.**

Public Driving: **South on Hampton to Burlington, west on Burlington 1 block, south on Epenard.**

Directions:

Private Remarks: **Schedule all showings via CSS. Submit all offers to Offers@ListingSpark.com. Include seller's disclosure. For quickest response to all inquiries, please email Admin@ListingSpark.com. \$1000 bonus to buyers agent paid at closing, if closed by December 8th.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$215,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 47	DOM: 47	LD: 10/05/2017	XD:
LO: LSPK01 Listing Spark (512) 827-2252				Fax: (512) 532-6066		Off Website: www.listingspark.com	
LO Addr: 3415 Greystone Drive #310 Austin, TX 78731				Office Email: admin@listingspark.com		Off Supervisor:	
LA: 0548216 Aaron Jistel (214) 390-4172				Fax: (512) 532-6066		Brk Lic#: 9000603	
LA Cell:				LA Other:			
LA Email: admin@listingspark.com				LA Website: www.listingspark.com			
LA 2:				LA 2 Contact:			
Pref Title Co: Tiago Title				Location:		972-473-0330	

Call:	CSS	Appt:	817-858-0055	Owner Name:	Shelby Liske
Keybox #:	0000000	Keybox Type:	Blue IBox	Seller Type:	Individual(s)
Show Instr:	Schedule all showings via CSS.			Occupancy:	Vacant

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Matrix

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Contract Date: 11/21/2017	Opt Exp Date: 11/29/2017	<u>Sold Date: 12/22/2017</u>	Sir Paid: \$0	Sld\$/Acre: \$1,283,133	SP: \$213,000
SO: BWMN01EU Century 21 Mike Bowman, Inc. (817) 354-7653			Sld\$/SqFt: \$174.59		
SA: 0653608 Heidi Poirier (817) 500-3278			SA Email: heidi.poirier@att.net		
Closing Title Co: No			Mortgage Co:		
Third Party AP:			Loan 1 Amount:	Int Rt:	
1st Fin: FHA			Loan 2 Amount:	2nd Int Rt:	
2nd Fin:					

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:28

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

Search Criteria

Property Type is 'Residential'
 Status is 'Sold'
 Status Contractual Search Date is 03/26/2018 to 08/03/2016
 Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
 Street Number Searchable is 918
 Street Name is 'Epenard'
 Selected 1 of 1 result.

http://matrix.ntreis.net/Matrix/Printing/PrintOptions.aspx?c=AAEAAAD*****AQAAAAAAAAAARAQ... 3/26/2018

Matrix

Page 1 of 2

 Michael Divin
 Valbridge Property Advisors
 mdivin@valbridge.com
 Ph: (214) 381-9225

Agent Full Report

MLS#: 13676737	Sold	318 S Montreal Avenue	Dallas	75208	LP:	\$239,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$239,000
Area:	14/4	Also for Lease:	N	Lst \$ / SqFt:	\$111.06
Subdv:	Sunset Hill	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000272614000000	Plan Dvlpmnt:			
Lot:	8	Legal:			
Block:	16345	MUD Dst:	Yes		
Multi Prol:	No			Unexempt Taxes:	

Bedrooms:	5	Tot Baths:	3.1	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	3	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	1				

SqFt:	2,152 / Owner	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0	Cvrd Park:	1		
# Carprt Spcs:	1	Garage Size:		Yr Built:	1940 / Preowned
Acres:	0.170	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Hoove	Middle School:	Greiner	High School:	Sunset

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:		Kitchen Equipment:	Cooktop - Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:		Flooring:	Carpet, Ceramic Tile, Wood
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Construction:	Siding	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Parking/Garage:	Circle Drive	Possession:	Subject to Lease
Street/Utilities:	City Sewer, City Water	Showing:	Agent Or Owner Present
Interior Features:	High Speed Internet Available		
Restrictions:		Easements:	

Property Description: **INVESTORS!! Bring this house back to it's former glory in an up and coming part of town. Houses on this street and in this area have sold over \$208 per sf.**

Excludes: **Tenant's property**

Public Driving: **From 30, go south on Hampton Rd. Turn left onto Wentworth and right onto Montreal. House is on the left.**

Directions:

Private Remarks: **Proof of funds or hard money approval will be required to view the home. 24 hour notice. Please send PDF to Ryan.kasmiersky@gmail.com**

Loan Type:	Treat As Clear	Bal:		Equity:	\$239,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0.0%	BAC: 2.5%	Vart: No	List Type: Exclusive Right to Sell/Lease	CDOM: 4	POM: 4	LD: 08/19/2017	XD:
LO: CAPM01DA Arnold Elite (469) 453-2400	Fax:					Off Website:	www.arnoldelite.com
LO Addr: 3699 McKinney Ave. Ste 222 Dallas, TX 75204	Office Email:	info@arnoldelite.com				Off Supervisor:	
LA: 0643747 Ryan Kasmiersky (214) 707-3852	Fax:					Brk Lic#:	0532945
LA Cell: (214) 707-3852	LA Other:	(214) 707-3852					
LA Email: ryan@breakaway-sports.com	LA Website:						
LA 2:	LA 2 Contact:						
Pref Title Co:	Location:						

Call:	Agent	Appt:	214-707-3852	Owner Name:		See Tax
Keybox #:	1234	Keybox Type:	Combo	Seller Type:		Individual(s)
Show Instr:	Please view all of the pictures. Showings will require proof of funds or hard money approval as not to disturb tenants. 24 hour notice.	Occupancy:				Tenant

Contract Date:	08/23/2017	Opt Exp Date:	08/28/2017	Sold Date:	10/18/2017	Slr Paid:	\$0	Sld\$/Acre:	\$1,382,353	SP:	\$235,000
SO:	TITR01 Titanium Realty, LLC (817) 917-5969							Sld\$/SqFt:	\$109.20		
SA:	0676837 Cassandra DeHaas (817) 917-5969					SA Email:	cd@titaniumprops.com				
Closing Title Co:						Mortgage Co:					
Third Party AP:	No					Loan 1 Amount:				Int Rt:	
1st Fin:	Cash	Years:									

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2nd Fin:

Years:

Loan 2 Amount:

2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:29

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

Search Criteria

Property Type is 'Residential'

Status is 'Sold'

Status Contractual Search Date is 03/26/2018 to 08/03/2016

Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA

Street Number Searchable is 318

Street Name is 'Montreal'

Selected 1 of 1 result.

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Matrix

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 Michael Divin
 Valbridge Property Advisors
 mdivin@valbridge.com
 Ph: (281) 381-9225

Agent Full Report

MLS#: 13544324	Sold	1229 S Montreal Avenue	Dallas	75208-7736	LP:	\$260,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$285,000
Area:	14/8	Also for Lease:	N	Lst \$ / SqFt:	\$109.2
Subdv:	Hampton Terrace	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000297067000000	Plan Dvlpmnt:			
Lot:	18	Legal:	HAMPTON TERRACE BLK E/3919 548FT LT 1		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,894

Bedrooms:	3	Tot Baths:	3.0	Liv Areas:	2	Stories:	1
Fireplaces:	0	Full Baths:	3	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	2,381 / Appraiser	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	24 x 28	Yr Built:	1955 / Preowned
Acres:	0.152	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:	Yes	Accessory Unit Type:	Guest Quarters		

School Dist:	Dallas ISD				
Elementary School:	Salazar	Middle School:	Stockard	High School:	Molina

Housing Type:	Single Detached	Fireplace Type:	
Style of House:	Ranch	Kitchen Equipment:	Cooktop - Gas, Plumbed For Gas in Kitchen
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Subdivision:	Subdivision	Flooring:	Vinyl, Wood
Exterior Features:	Covered Porch(es), Guest Quarters	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	
Construction:	Brick	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Backyard Pool Feat:		Special Notes:	Survey Available
Type of Fence:		Proposed Financing:	Cash, Conventional
Parking/Garage:	Attached, Rear	Possession:	Negotiable
Street/Utilities:	City Sewer, City Water	Showing:	Centralized Showing Service
Interior Features:	Cable TV Available	Easements:	
Restrictions:			

Property Description: **Well maintained home in the most coveted area of Dallas. Walking distance to shopping, public transportation, and only a few minutes to downtown by car. Main house has large rooms, original hardwood floors and some updates to kitchen. Full apartment over garage with separate entrance has a full bath and has a kitchenette that is plumbed for gas. Oak Cliff values are on the rise, so get in while you can. And with a rentable apartment, this one is a no-brainer.**

Public Driving Directions: **East of Hampton between Wright and Clarendon.**

Private Remarks: **Seller can install upper cabinets in kitchen upon buyer's request.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$260,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3.00%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 93	DDM: 93	LD: 02/24/2017	XD:
LO: EBBY34 Ebby Halliday, REALTORS (214) 826-0316				Fax: (214) 572-0641		Off Website: www.lakewood-ebby.cc	
LO Addr: 6441 E. Mockingbird Lane Dallas, TX 75214				Office Email:		Off Supervisor: Rene Barrera	
LA: 0503395 Chris Gonzales (214) 520-4105				Fax: (214) 520-4105		Brk Lic#: 0257740	
LA Cell: (214) 520-4105				LA Other: (214) 520-4105			
LA Email: chrisgonzales@ebby.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co: Republic				Location: 6348 Gaston Avenue		(214)823-7100	

Call:	CSS	Appt:	(817) 858-0055	Owner Name:		Ask Agent
Keybox #:	0	Keybox Type:	Blue iBox	Seller Type:		Individual(s)
Show Instr:				Occupancy:		Owner

Contract Date:	05/28/2017	Opt Exp Date:	06/22/2017	Sold Date:	06/30/2017	Sir Paid:	\$0	Sld\$/Acre:	\$1,710,526	SP:	\$260,000
SO:	JOSP01 Joe Payton (214) 290-8085							Sld\$/SqFt:	\$109.20		
SA:	0583730 Joseph Payton (214) 290-8085			SA Email:	joe@joe-payton.com						
Closing Title Co:				Mortgage Co:							

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Matrix

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Third Party AP: **No**
1st Fin: **Conventional**
2nd Fin:

Years:
Years:

Loan 1 Amount:
Loan 2 Amount:

Int Rt:
2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:30

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
Street Number Searchable is 1229
Street Name is 'Montreal'
Selected 1 of 1 result.

http://matrix.ntreis.net/Matrix/Printing/PrintOptions.aspx?c=AAEAAAD*****AQAAAAAAAAAARAQ... 3/26/2018

Matrix

Page 1 of 2

 Michael Divin
 Valbridge Property Advisors
 mdivin@valbridge.com
 Ph: (214) 381-9225

Agent Full Report

MLS#: 13596958	Sold	2745 Ivandell Avenue	Dallas	75211-5225	LP:	\$265,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$274,900
Area:	14/3	Also for Lease:	N	Lst \$ / SqFt:	\$167.72
Subdv:	Sunset View Rev	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000294403000000	Plan Dvlpmnt:			
Lot:	19	Legal:	SUNSET VIEW REV BLK 3/3880 LT 19 INT20		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,413

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	2
Fireplaces:	0	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,580 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2	Yr Built:	1935 /
# Carprt Spcs:	0	Garage Size:	10 x 12	Will Subdiv:	Preowned
Acres:	0.144	Lot Dimen:	50X125		
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Salazar	Middle School:	Stockard	High School:	Molina

Bedroom:	13 x 12 / 1	Bedroom:	12 x 12 / 1
Master Bedroom:	19 x 12 / 2	Dining Room:	14 x 10 / 1
Living Room:	16 x 11 / 1	Kitchen:	10 x 10 / 1
Utility Room:	4 x 3 / 1		

Dryer Hookup- Electric, Separate Utility Room, Washer Hookup

Housing Type:	Single Detached	Fireplace Type:	
Style of House:	Tudor	Kitchen Equipment:	Disposal, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Burglar, Smoke Detector
Lot Description:		Flooring:	Ceramic Tile, Wood
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Construction:	Brick	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Parking/Garage:	Detached, Rear	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Centralized Showing Service
Interior Features:	Decorative Lighting		
Restrictions:		Easements:	

Property Description: **Beautiful Tudor with great architectural details in the North Cliff conservation district of Oak Cliff. Perfect blend of old charm with modern amenities including energy efficient windows. Great outdoor space for entertaining includes a built in grill and outdoor fireplace. Third bedroom makes the perfect office space.**

Public Driving: **South on Hampton to 12th street, west 3 blocks on 12th street to Superior, South on Superior to Ivandell, then west on Ivandell.**

Directions:

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$265,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Agency	CDOM: 88	DOM: 88	LD: 05/17/2017	XD:
LO: DPMA03 Dave Perry Miller Real Estate (214) 303-1133				Fax: (214) 303-1144		Off Website:	
LO Addr: 2828 Routh Street, Ste 100 Dallas, TX 75201				Office Email:		Off Supervisor:	Becky Connatser
LA: 0638183 Tommy Hill (214) 250-3533				Fax:		Brk Lic#:	0257740
LA Cell:				LA Other:			
LA Email: tommy@daveperrymiller.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:	Republic Title			Location:	3131 Turtle Creek #101		214-528-8916

Call:	CSS	Appt:		Owner Name:		see tax info
Keybox #:	1111	Keybox Type:	(817)858-0055	Seller Type:		Individual(s)
Show Instr:			Blue IBox	Occupancy:		Owner

Contract Date:	08/13/2017	Opt Exp Date:	08/20/2017	Sold Date:	09/15/2017	Slr Paid:	\$0	Sld\$/Acre:	\$1,840,278	SP:	\$265,000
SO:	MIGR01DA The Michael Group (214) 692-6400							Sld\$/SqFt:	\$167.72		

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Matrix

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SA: **0481345 Barbara Stone (214) 228-5465**
Closing Title Co:
Third Party Ad: **No**
1st Fin: **Conventional**
2nd Fin:

Years:
Years:

SA Email: bstonevp@msn.com
Mortgage Co:

Loan 1 Amount:
Loan 2 Amount:

Int Rt:
2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:31

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
Street Number Searchable is 2745
Street Name is 'Ivondell'
Selected 1 of 1 result.

http://matrix.ntreis.net/Matrix/Printing/PrintOptions.aspx?c=AAEAAAD*****AQAAAAAAAAAARAQ... 3/26/2018

Matrix

Page 1 of 2

 Michael Dvin
 Valbridge Property Advisors
 555.970.0111 valbridge.com
 Ph: (214) 381-9225

Agent Full Report

MLS#: 13600180	Sold	1302 Hollywood Avenue	Dallas	75208-7725	LP:	\$279,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$300,000
Area:	14/8	Also for Lease:	N	Lst \$ / SqFt:	\$207.33
Subdv:	Hampton Hills	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000296353000000	Plan Dvlpmt:			
Lot:	16	Legal:	HAMPTON HILLS BLK D/3916 LOT 16 HOLLY		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,445

Bedrooms:	2	Tot Baths:	1.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	1	Dining Areas:	2	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,350 / Appraiser	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0	Cvrd Park:	0		
# Carprt Spcs:	0	Garage Size:		Yr Built:	1930 /
Acres:	0.198	Lot Dimen:	60 x 150	Will Subdiv:	Preowned
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Salazar	Middle School:	Stockard	High School:	Molina

Housing Type:	Single Detached	Fireplace Type:	Decorative
Style of House:	Tudor	Kitchen Equipment:	Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Drop in Range/Oven - Gas, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Corner	Flooring:	Ceramic Tile, Wood
Exterior Features:	Covered Porch(es), Deck	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	
Construction:	Brick, Siding	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Backyard Pool Feat:		Special Notes:	Historical, Res. Service Contract, Survey Available
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	Side, Uncovered	Possession:	Closing/Funding
Street/Utilities:	Alley, City Sewer, City Water, Individual Gas Meter, Individual Water Meter	Showing:	Centralized Showing Service
Interior Features:	Decorative Lighting, High Speed Internet Available	Easements:	
Restrictions:			

Property Description: **LIVE IN THE HAMPTONS! LIKE NEW Tudor in North Oak Cliff's desirable Hampton Hills minutes away from Bishop Arts District, Downtown, 3 blocks from DART Rail Station. Fully renovated in 2017 ALL THESE ARE NEW: Kitchen, bathroom, bedrooms, deck, windows, doors. New roof and HVAC, New Samsung SS appliances. Details include porcelain tile, wood floors, quartz countertops. Bronze hardware and bronze lighting and plumbing fixtures. Living area with restored fireplace. Formal dining and breakfast area with breakfast bar. Large corner Lot, great curve appeal, with majestic trees. Bedrooms with WIC. Bathroom with double vanity, tub and shower with frameless door. New deck to entertain and enjoy shaded oversized patio.**

Public Driving Directions: **Hampton south past Clarendon, left on Brandon, right on Hollywood, home on corner to your right**

Private Remarks: **See attachments with full list of renovations. Inspection from 5.27 available upon request. Foundation repaired on two corners with warranty from Foundation Dynamics. Owner is a Licensed Texas Sales Agent. Don't change Title Company.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$279,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 114	DOM: 114	LD: 05/14/2017	XD:
LO: WDR01 WILLIAM DAVIS REALTY (972) 732-6002				Fax: (214) 393-4733		Off Website: www.mywdr.com	
LO Addr: 17732 Preston Road Ste 100 Dallas, TX 75252				Office Email: billjordan@mywdr.com		Off Supervisor:	
LA: 0655869 VICENTE Garcia (214) 926-0032				Fax:		Brk Lic#: 0557577	
LA Cell: (214) 926-0032				LA Other: (972) 732-6002			
LA Email: vicente@vicentegarciahomes.com				LA Website: http://vicentegarciahomes.com			
LA 2:				LA 2 Contact:			
Pref Title Co: Chicago Title-Frisco				Location: 8715 Lebanon Rd, Frisco		469-287-0660	

Call:	CSS	Appt:	8178580055	Owner Name:	Agent
Keybox #:	1234	Keybox Type:	Blue iBox	Seller Type:	Individual(s)

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Show Instr: Call CSS Lock all doors and turn off lights.		Occupancy: Vacant	
Contract Date: 09/19/2017	Opt Exp Date: 09/22/2017	Sold Date: 10/18/2017	Slr Paid: \$2,000
SO: JARL01 Joe Atkins Realty (214) 749-5667		Sld\$/Acre: \$1,414,141	Sld\$/Sq Ft: \$280,000
SA: 0659931 Tyler Schwab (913) 624-4010		SA Email: t.schwab89@gmail.com	Sld\$/Sq Ft: \$207.41
Closing Title Co:		Mortgage Co:	
Third Party App:	No	Loan 1 Amount:	Int Rt:
1st Fin: VA	Years:	Loan 2 Amount:	2nd Int Rt:
2nd Fin:	Years:		

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:33

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Search Criteria

Property Type is 'Residential'
 Status is 'Sold'
 Status Contractual Search Date is 03/26/2018 to 08/03/2016
 Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
 Street Number Searchable is 1302
 Street Name is 'Hollywood'
 Selected 1 of 2 results.

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Matrix

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 Michael Divin
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 Ph: (281) 381-9225

Agent Full Report

 MLS#: **13491007** Sold **715 S Barnett Avenue** **Dallas** **75211-5181** LP: **\$245,000**


Category:	Residential	Type:	RES-Single Family	Orig LP:	\$245,000
Area:	14/3	Also for Lease:	N	Lst \$ / SqFt:	\$120.81
Subdv:	Bronx Park	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000327211000000	Plan Dvlpmnt:			
Lot:	5	Legal:	BRONX PARK BLK G/4520 LT 5 PROB04-683		
Multi Prc:	No	MUD Dst:	No	Unexempt Taxes:	\$3,403
Bedrooms:	4	Tot Baths:	3.1	Liv Areas:	1
Fireplaces:	1	Full Baths:	3	Dining Areas:	1
Sec Sys:	No	Half Baths:	1	Stories:	2
				Pool:	No
SqFt:	2,028 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2	Yr Built:	1914 /
# Carprt Spcs:	0	Garage Size:	0 x 0	Will Subdiv:	Preowned
Acres:	0.307	Lot Dimen:			No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD	Middle School:	Greiner	High School:	Sunset
Elementary School:		Intermediate School:		Junior High School:	
Primary School:	Rosemont				

Housing Type:	Single Detached	Fireplace Type:	Gas Starter
Style of House:	A-Frame	Kitchen Equipment:	Built-in Microwave, Cooktop - Gas, Dishwasher, Double Oven
Lot Size/Acreage:	.5 Acre to .99 Acre	Alarm/Security:	
Lot Description:	Acreage	Flooring:	Ceramic Tile, Laminate
Exterior Features:	Guest Quarters	Heating/Cooling:	Central Heat-Elec, Central Heat-Gas
Construction:	Wood	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:		Proposed Financing:	Cash
Parking/Garage:	Circle Drive, Common Lot, Detached, Uncovered	Possession:	Closing / Funding
Street/Utilities:	City Sewer, City Water	Showing:	Agent Or Owner Present
Interior Features:	Loft	Easements:	
Restrictions:			

Property Description: **Calling all builders and investors!! 100 year old house with guest quarters and an extra lot (719 S. Barnett) is included in this sales price!! 719 S Barnett can be platted into 2 lots!! This wont last long!! Come get one of the last remaining pieces of land in North Oak Cliff!! The guest quarters is 600 sq.ft in addition to the 2028 sq.ft listed on the tax roll.**

Public Driving: **From 30 go south on westmoreland and take a left on Brooklyndell. House is on corner of Brooklyndell and Barnett.**

Directions:

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$245,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 3%	BAC: 3%	Var: Yes	List Type:	Exclusive Right to Sell/Lease	CDOM: 137	DOM: 137	LD: 11/05/2016	XD:
LO:	RRVA01 Urbanite Realty (214) 846-7459				Fax:		Off Website:	
LO Addr:	400 N Ervay Suite 150 Dallas, TX 75201				Office Email:	rudya@urbanitere.com	Off Supervisor:	
LA:	0526799 Rudy Vasquez (214) 846-7459				Fax:		Brk Lic#:	9002291
LA Cell:					LA Other:			
LA Email:	rudya@urbanitere.com				LA Website:			
LA 2:					LA 2 Contact:			
Pref Title Co:					Location:			

Call:		Appt:		Owner Name:	see agent
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:	Please text 214.846.7459 for showing instructions... DO NOT CALL!			Occupancy:	

Contract Date:	03/22/2017	Opt Exp Date:		Sold Date:	04/26/2017	Slr Paid:	\$4,500	Sld\$/Acre:	\$732,899	SP:	\$225,000
SO:	RRVA01 Urbanite Realty (214) 846-7459							Sld\$/SqFt:	\$110.95		
SA:	0526799 Rudy Vasquez (214) 846-7459										
Closing Title Co:				SA Email:	rudya@househercules.com						
Third Party AP:	No			Mortgage Co:							

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1st Fin:	Conventional	Years:	Loan 1 Amount:	Int Rt:
2nd Fin:		Years:	Loan 2 Amount:	2nd Int Rt:

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Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
Street Number Searchable is 715
Street Name is 'Barnett'
Selected 1 of 1 result.

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Matrix

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 Michael Divin
 Valbridge Property Advisors
 mdivin@valbridge.com
 Ph: (214) 381-9225

Agent Full Report

MLS#: 13629154	Sold	2518 Kingston Street	Dallas	75211-5429	LP:	\$299,900
-----------------------	------	-----------------------------	---------------	-------------------	-----	------------------



Category:	Residential	Type:	RES-Single Family	Orig LP:	\$299,900
Area:	14/7	Also for Lease:	N	Lst \$ / SqFt:	\$153.24
Subdv:	Sunset	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000289015000000	Plan Dvlpmnt:			
Lot:	5	Legal:	SUNSET BLK 7/3772 LOT 5 INT2014000870		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$2,464

Bedrooms:	3	Tot Baths:	2.1	Liv Areas:	2	Stories:	2
Fireplaces:	0	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	1				

SqFt:	1,957 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	3	Yr Built:	1924 / Preowned
# Carprt Spcs:	1	Garage Size:	20 x 20	Will Subdiv:	No
Acres:	0.159	Lot Dimen:	TBV		
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Salazar	Middle School:	Stockard	High School:	Molina

Housing Type:	Single Detached	Fireplace Type:	
Style of House:		Kitchen Equipment:	Built-in Microwave, Dishwasher, Disposal, Range/Oven-Gas, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Interior Lot	Flooring:	Carpet, Ceramic Tile
Exterior Features:	Covered Porch(es)	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Construction:	Vinyl Siding	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Metal, Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	Attached, Covered, Detached, Garage, Garage Door Opener, Individual Carport, Other, Swing Drive	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Appointment Service
Interior Features:	Cable TV Available, Decorative Lighting, Other	Easements:	
Restrictions:			

Property Description: **BEAUTIFULLY UPDATED 1924 CRAFTSMAN GEM! Close to downtown and near Bishop Arts dining and shopping at a great price! Gorgeous kitchen with exquisite granite, huge stainless sink, stylish vent-a-hood, backsplash, wine fridge. Great open floorplan for functional living with beautiful wood-like floors that have excellent durable waterproof core. Hidden Murphy door bookcase in entry sitting room. Character filled arches maintained in renovation. Large master downstairs with barn doors to walk-in closet. Two bedrooms with bath upstairs. Convenient direct access to garage from master or could be closed off. Backyard potential for entertaining with covered high carport area that could be outdoor living+grilling area.**

Public Driving Directions: **From Bishop Arts area take Davis West to Hampton. Turn left on Hampton. Right on Clarendon. Left on Franklin. Right on Kingston.**

Private Remarks: **Seller holds Texas Real Estate license. Buyer and buyer agent to verify square footage and schools. No showings until July 26th.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$299,900	Int Rate:		Pmt Type:		Payment:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 15	DOM: 13	LD: 07/11/2017	XD:
LO: EBBY23 Ebby Halliday, REALTORS-Frisco (972) 335-6564	Fax: (972) 335-6567	Off Website:	http://www.ebby.com/				
LO Addr: 1415 Legacy Drive Ste 100 Frisco, TX 75034	Office Email: kristidavis@ebby.com	Off Supervisor:	Kristi Davis				
LA: 0631709 Jill Fugger (214) 535-6820	Fax:	Brk Lic#:	0257740				
LA Cell: (214) 535-6820	LA Other:						
LA Email: jillfugger@ebby.com	LA Website: http://www.jillfugger.com						
LA 2:	LA 2 Contact:						
Pref Title Co: Texas Premier Title	Location:	1415 Legacy Drive, Frisco	972-668-5900				

Call:	CSS	Appt:	817-858-0055	Owner Name:	see agent
Keybox #:	33323074	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Turn off all lights lock all doors.	Occupancy:			Vacant

Contract Date:	08/07/2017	Opt Exp Date:	08/14/2017	Sold Date:	09/15/2017	Sr Paid:	\$0	Sld\$/Acre:	\$1,823,899	SP:	\$290,000
SO:	VIPR01 VIP Realty (214) 295-4888							Sld\$/SqFt:	\$148.19		

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SA: **0679891 Jessica Alesii (512) 318-7086**
Closing Title Co:
Third Party App: **No**
1st Fin: **Conventional**
2nd Fin:

SA Email: Jessica.alesii@gmail.com
Mortgage Co:

Years:
Years:

Loan 1 Amount:
Loan 2 Amount:

Int Rt:
2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:36

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Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
Street Number Searchable is 2518
Street Name is 'Kingston'
Selected 1 of 2 results.

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Matrix

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 Michael Divin
 Valbridge Property Advisors
 stramon@valbridge.com
 Ph: (214) 381-9225

Agent Full Report

 MLS#: **13563522** Sold **119 N Hampton Road** **Dallas** **75208-5602** LP: **\$235,000**


Category:	Residential	Type:	RES-Single Family	Orig LP:	\$235,000
Area:	14/3	Also for Lease:	N	Lst \$ / SqFt:	\$181.61
Subdv:	Kessler Plaza Add 02	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000329308000000	Plan Dvlpmt:			
Lot:	9	Block:	64559	Legal:	KESSLER PLAZA BLK 6/4559 LOT 9 INT2013
Multi Prd:	No	MUD Dst:	No	Unexempt Taxes:	\$3,014
Bedrooms:	2	Tot Baths:	1.0	Liv Areas:	2
Fireplaces:	1	Full Baths:	1	Dining Areas:	1
Sec Sys:	Yes	Half Baths:	0	Stories:	1
				Pool:	No
SqFt:	1,294 / Appraiser	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2	Yr Built:	1939 /
# Carprt Spcs:	0	Garage Size:	0 x 0	Preowned:	No
Acres:	0.243	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

 School Dist: **Dallas ISD**
 Elementary School: **Kahn** Middle School: **Quintenill** High School: **Sunset**

Living Room:	18 x 14 / 1	Dining Room:	10 x 10 / 1
Kitchen:	16 x 7 / 1	Solarium/Sunroom:	14 x 10 / 1
Master Bedroom:	16 x 13 / 1	Bedroom:	14 x 12 / 1
Utility Room:	0 x 0 / 1	Full Bath:	/ 1

Built-in Cabinets, Natural Stone/Granite Type
Dryer Hookup- Electric, Full Size W/D Area, Washer Hookup
Built-in Cabinets, Dual Sinks, Natural Stone/Granite Type

Housing Type:	Single Detached	Fireplace Type:	Brick, Gas Logs, Gas Starter
Style of House:		Kitchen Equipment:	Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Drop in Range/Oven - Gas, Oven-Gas, Range/Oven-Gas, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Fire/Smoke
Lot Description:	Corner, Lrg. Backyard Grass	Flooring:	Ceramic Tile, Wood
Exterior Features:	Covered Porch(es)	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:		Energy Efficiency:	Gas Water Heater, Programmable Thermostat
Construction:	Brick, Rock/Stone	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Chain Link	Proposed Financing:	Cash, Conventional, FHA, VA
Parking/Garage:	Detached, Garage, Garage Door Opener, Opener, Side Alley, City Sewer, City Water, Curbs, Individual Gas Meter, Individual Water Meter, Sidewalk	Possession:	Negotiable
Street/Utilities:	Cable TV Available, Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Window Coverings	Showing:	Centralized Showing Service
Interior Features:			
Restrictions:		Easements:	

 Property Description: **Beautiful 1930's stone cottage, just minutes from Bishop Arts District. This home has all of the character of the period, but has been tastefully updated in all the right places. This perfect blend of historic and contemporary style includes recessed lights, granite, updated bath, stainless steel appliances, hardwoods, stained glass, and ornate cupola. Huge yard on corner lot. Versatile sun room can be used in so many ways. Hampton address, but driveway, garage, & parking on Marvin.**
 Public Driving: **Located on the corner of Hampton and Marvin. Driveway and plenty of parking space available on Marvin.**
 Directions:
 Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$235,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short-Sale:				
SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 28	DOM: 28	LD: 03/24/2017	XD:			
LO: KEWS03 Keller Williams Urban Dallas (214) 234-8000				Fax: (214) 234-8099		Off Website:	http://www.kwurbanda			
LO Addr: 3500 Maple Ave., #440 Dallas, TX 75219				Office Email:		Off Supervisor:				
LA: 0645385 Riann Emch (214) 995-6373				Fax:		Brk Lic#:	9004655			
LA Cell: (214) 995-6373				LA Other: (214) 995-6373						
LA Email: riann@kw.com				LA Website:						
LA 2:				LA 2 Contact:						

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Pref Title Co:		Location:			
Call:		Appt:		Owner Name:	of record
Keybox #:	111111	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Text listing agent, Riann Emch 214-995-6373. One hour minimum notice required.			Occupancy:	
Contract Date: 04/21/2017		Opt Exp Date: 04/28/2017	Sold Date: 05/31/2017	Sir Paid: \$300	Sld\$/Acre: \$946,502 SP: \$230,000
SO: BHGW05 Better Homes & Gardens, Winans (972) 774-9888					Sld\$/SqFt: \$177.74
SA: 0488944 Gary Lewis (972) 697-6626		SA Email: gary.lewis@winansbhg.com			
Closing Title Co: No		Mortgage Co:			
Third Party AP:		Loan 1 Amount:		Int Rt:	
1st Fin: Conventional		Loan 2 Amount:		2nd Int Rt:	
2nd Fin:					

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:36

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

Search Criteria

Property Type is 'Residential'
 Status is 'Sold'
 Status Contractual Search Date is 03/26/2018 to 08/03/2016
 Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
 Street Number Searchable is 119
 Street Name is 'Hampton'
 Selected 1 of 1 result.

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Matrix

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 Michael Divin
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 Ph: (281) 381-9225

Agent Full Report

 MLS#: **13556089** Sold **1415 Hollywood Avenue** Dallas **75208-7728** LP: **\$295,000**


Category:	Residential	Type:	RES-Single Family	Orig LP:	\$295,000
Area:	14/8	Also for Lease:	N	Lst \$ / SqFt:	\$219.99
Subdv:	Hampton Hills	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	00000296290000000	Plan Dvlpmt:			
Lot:	28	Legal:	HAMPTON HILLS BLK A/3915 LT 28 VOL960		
Block:	A3915	MUD Dst:	No	Unexempt Taxes:	
Multi Prcl:	No				

Bedrooms:	2	Tot Baths:	1.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	1	Dining Areas:	2	Pool:	No
Sec Sys:	Yes	Half Baths:	0				

SqFt:	1,341 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2	Yr Built:	1930 /
# Carprt Spcs:	0	Garage Size:	25 x 20	Will Subdiv:	Preowned
Acres:	0.200	Lot Dimen:	50 x 172		
HOA:	None	HOA Dues:			
HOA Co:		HOA Co. Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Salazar	Middle School:	Stockard	High School:	Molina

Living Room:	18 x 13 / 1	Built-in Cabinets	Master Bedroom:	17 x 12 / 1	Sitting Area in Master, Walk-in Closets
Kitchen:	13 x 10 / 1	Eat-in Kitchen, Natural Stone/Granite Type	Bedroom:	14 x 13 / 1	Walk-in Closets
Utility Room:	7 x 4 / 1		Breakfast Room:	8 x 8 / 1	Built-in Cabinets

Housing Type:	Single Detached	Fireplace Type:	Gas Logs
Style of House:	Tudor	Kitchen Equipment:	Built-in Microwave, Cooktop - Gas, Dishwasher, Oven-Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Burglar
Lot Description:	Heavily Treed, Landscaped, Lrg. Backyard Grass	Flooring:	Ceramic Tile, Wood Under Carpet
Exterior Features:	Covered Porch(es), Deck, Gardens, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:		Energy Efficiency:	12 inch+ Attic Insulation, 16+ SEER AC, Ceiling Fans
Construction:	Brick	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	Detached, Garage Door Opener, Oversized	Possession:	Negotiable
Street/Utilities:	City Sewer, City Water	Showing:	Centralized Showing Service
Interior Features:	Decorative Lighting, Sound System Wiring, Window Coverings		
Restrictions:		Easements:	

Property Description: Wow! Picture perfect Tudor in North Oak Cliff's desirable Hampton Hills. Framed by majestic trees & amazing gardens both front and back, this home exudes quality, character and attention to detail. Enjoy classic archways, covered front porch, and gracious living room with gleaming hardwoods, gorgeous restored wood mantle & glass-front cabinets. Enjoy an updated kitchen with granite counters, gas cooktop, glass-front cabinets & charming breakfast room for intimate meals. Both BRs large with WICs & nice views. Completely remodeled bath with granite, tile & seamless glass shower. Outdoors features a 2015 oversized garage, entertaining deck, privacy fence and lush gardens for serene escapes. 2015 roof & 2017 HVAC.

Public Driving Directions: Hampton south past Clarendon, left on Brandon, right on Hollywood, home on your right.

Private Remarks: Additional: wired for sound inside & out, exterior lighting, board-on-board fencing, radiant roof on the garage, updated electric panel box. Plantings include dogwoods, camellia, hydrangeas, azaleas, crape myrtles, pecans, Japanese maple and more!

Loan Type:	Treat As Clear	Bal:		Equity:	\$295,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			
SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 2	DOM: 2	LD: 03/14/2017	XD:			
LO: DPMA03 Dave Perry Miller Real Estate (214) 303-1133				Fax: (214) 303-1144		Off Website:				
LO Addr: 2828 Routh Street, Ste 100 Dallas, TX 75201				Office Email:		Off Supervisor:	Becky Connatser			
LA: 0385752 Kathy Hewitt (214) 752-7070				Fax:		Brk Lic#:	0257740			
LA Cell: (214) 684-1233				LA Other:						
LA Email: Kathy@HewittHagood.com				LA Website:						
LA 2: 0467422 Steve Hagood (214) 684-1234				LA 2 Contact: steve@hewittHagood.com						
Pref Title Co: Republic Title				Location: 3131 Turtle Creek #101						214-528-8916

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Matrix

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Call:	CSS	Appt:	817-858-0055	Owner Name:	See Agent
Keybox #:	1111	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call CSS. Seller works from home. One-hour advance notice, one-hour showing window.	Occupancy:		Occupancy:	Owner

Contract Date:	03/16/2017	Opt Exp Date:	03/23/2017	Sold Date:	04/28/2017	Sir Paid:	\$0	Sld\$/Acre:	\$1,475,000	SP:	\$295,000
SO:	YHF92010 Your Home Free LLC (972) 317-5900										
SA:	0505348 William Nelson										
Closing Title Co:		SA Email:	info@teaminelson.com								
Third Party AP:	No	Mortgage Co:									
1st Fin:	Conventional	Years:		Loan 1 Amount:		Int Rt:					
2nd Fin:		Years:		Loan 2 Amount:		2nd Int Rt:					

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:37

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Search Criteria

Property Type is 'Residential'
 Status is 'Sold'
 Status Contractual Search Date is 03/26/2018 to 08/03/2016
 Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
 Street Number Searchable is 1415
 Street Name is 'Hollywood'
 Selected 1 of 1 result.

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Matrix

Page 1 of 2

 Michael Divin
 Valbridge Property Advisors
 mdivin@valbridge.com
 Ph: (214) 381-9225

Agent Full Report

 MLS#: **13650583** Sold **422 S Marlborough Avenue** **Dallas** **75208-5707** LP: **\$249,900**


Category:	Residential	Type:	RES-Single Family	Orig LP:	\$249,900
Area:	14/4	Also for Lease:	N	Lst \$ / SqFt:	\$146.31
Subdv:	Sunset Hill	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	344702600100200344702	Plan Dvlpmt:			
Lot:	1	Legal:			
Multi Prol:	No	MUD Dst:	No	Unexempt Taxes:	
Bedrooms:	3	Tot Baths:	1.0	Liv Areas:	2
Fireplaces:	1	Full Baths:	1	Dining Areas:	1
Sec Sys:	No	Half Baths:	0	Stories:	1
				Pool:	No
SqFt:	1,708 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	1	Cvrd Park:	1	Yr Built:	1916 /
# Carprt Spcs:	0	Garage Size:	19 x 12	Preowned:	No
Acres:	0.210	Lot Dimen:	62x150	Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co. Phone:			
Accessory Unit:		Accessory Unit Type:			

 School Dist: **Dallas ISD**
 Elementary School: **Hooe** Middle School: **Greiner** High School: **Sunset**

Living Room:	17 x 13 / 1	Built-in Cabinets	Dining Room:	19 x 13 / 1
Office:	17 x 9 / 1		Study/Den:	9 x 7 / 1
Kitchen:	13 x 13 / 1	Built-in Cabinets, Eat-in Kitchen	Master Bedroom:	15 x 13 / 1
Bedroom:	13 x 11 / 1		Bedroom:	13 x 13 / 1

Housing Type:	Single Detached	Fireplace Type:	Gas Logs
Style of House:	Craftsman	Kitchen Equipment:	Dishwasher, Range/Oven-Gas, Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Corner	Flooring:	Vinyl, Wood
Exterior Features:	Gardens, Workshop	Heating/Cooling:	Central Air-Elec, Central Heat-Gas, Window Unit
Soil:	Unknown	Energy Efficiency:	
Construction:	Wood	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	
Parking/Garage:	Detached, Garage	Possession:	Negotiable
Street/Utilities:	City Sewer, City Water	Showing:	Appointment Service, Centralized Showing Service
Interior Features:	Paneling	Easements:	
Restrictions:			

Property Description: **Beautiful 1916 Craftsman located near Bishop Arts District, Kessler Theatre, Stevens Park Golf Course, major freeways and Downtown Dallas. Original Craftsman features include spacious front porch complete with swing, original hardwood floors, 9' beamed ceilings, window and door encasements, spacious kitchen, gas log fireplace with built-in cabinets on either side, vintage pedestal tub and attic fan. Home of local artist features a cottage-style front garden with outdoor colors inspired by the blue city of Morocco. Roof replaced in 2014.**

Excludes: **Living Room chandelier, Middle bedroom light fixture, all draperies**

Public Driving: **From I-35 Exit Beckley & 12th, stay on 12th and turn right on Marlborough. From I-30 Exit Sylvan Ave - S, Continue onto N. Polk St., turn right on W 12th St., turn right on Marlborough. Alt from I-30 Exit Hampton - S; continue onto N Hampton Rd, turn left on W 12th St., turn right on Marlborough.**

Directions: **From I-35 Exit Beckley & 12th, stay on 12th and turn right on Marlborough. From I-30 Exit Sylvan Ave - S, Continue onto N. Polk St., turn right on W 12th St., turn right on Marlborough. Alt from I-30 Exit Hampton - S; continue onto N Hampton Rd, turn left on W 12th St., turn right on Marlborough.**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$249,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 4	DOM: 4	LD: 07/19/2017	XD:
LO: DPMA04 Dave Perry Miller Real Estate	(214) 522-3838			Fax: (214) 522-8644		Off Website:	
LO Addr: 6025 Luther Lane Dallas, TX 75225				Office Email:		Off Supervisor:	Lee Thomas
LA: 0687198 Tana Parsons	(214) 533-9557			Fax:		Brk Lic#:	0257740
LA Cell:				LA Other:	(214) 533-9557		
LA Email: tana@daveperrymiller.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:	CSS	Appt:	817-858-0055	Owner Name:	See Agent
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Matrix

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Keybox #:	0	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call CSS.			Occupancy:	Owner

Contract Date:	07/23/2017	Opt Exp Date:	07/31/2017	Sold Date:	08/21/2017	Sir Paid:	\$0	Sld\$/Acre:	\$1,195,238 SP	\$251,000
SO:	GILC01 Gilchrist & Company (214) 691-4663									Sld\$/SqFt: \$146.96
SA:	0546627 Audra Smolinski (214) 536-5206			SA Email:	audra@audrasmolinski.com					
Closing Title Co:	Fair Texas Title			Mortgage Co:						
Third Party AP:	No									
1st Fin:	Conventional			Years:		Loan 1 Amount:		Int Rt:		
2nd Fin:				Years:		Loan 2 Amount:		2nd Int Rt:		

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:38

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Search Criteria

Property Type is 'Residential'
 Status is 'Sold'
 Status Contractual Search Date is 03/26/2018 to 08/03/2016
 Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
 Street Number Searchable is 422
 Street Name is 'Marlborough'
 Selected 1 of 1 result.

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Matrix

Page 1 of 2

 Michael Divin
 Valbridge Property Advisors
 sdration@valbridge.com
 Ph: (281) 381-9225

Agent Full Report

MLS#: 13547062	Sold	1123 Hollywood Avenue	Dallas	75208-7722	LP:	\$299,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$325,000
Area:	14/8	Also for Lease:	N	Lst \$ / SqFt:	\$166.61
Subdv:	Hampton Terrace	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	0000029255800000	Plan Dvlpmt:			
Lot:	22	Legal:	HAMPTON TERRACE BLK A/3847 LOT 22 & S		
Multi Prc:	Yes	MUD Dst:	No	Unexempt Taxes:	\$3,681

Bedrooms:	3	Tot Baths:	3.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	3	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,800 / Appraiser	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0	Cvrd Park:	0		
# Carprt Spcs:	0	Garage Size:		Yr Built:	1926 / Preowned
Acres:	0.208	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Dallas ISD				
Elementary School:	Salazar	Middle School:	Stockard	High School:	Molina

Housing Type:	Single Detached	Fireplace Type:	Insert
Style of House:	Craftsman	Kitchen Equipment:	Convection Oven, Cooktop - Gas, Dishwasher, Disposal, Oven - Electric, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Interior Lot, Lrg. Backyard Grass	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	12 inch+ Attic Insulation, 13-15 SEER AC, Foam Insulation, Programmable Thermostat, Tankless Water Heater
Construction:	Brick	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	None	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water, Individual Gas Meter, Overhead Utilities	Showing:	Contact Agent
Interior Features:	Decorative Lighting	Easements:	Utilities
Restrictions:			

Property Description: **Tudor Rehab with Charm. This home near Bishop Arts and the Hampton DART Rail station has 3 bedrooms and 3 full bathrooms, large closets, open floor plan living spaces. This charming home was taken down to the studs and re plumbed, re wired and re worked to modern living. All new kitchen with laundry closet, tank less gas water heater, spray foam insulation and 16 plus inches of insulation in attic, French doors from master to back yard. The huge back yard is a gardener's dream, ready for you to dig and make it your own. You will not be disappointed.**

Public Driving Directions: **South on Hampton Rd; Left on Emmett; left on Hollywood Ave; house on the Left**

Private Remarks: **PRICE Reduced \$5,000.00! Seller has a bid to build a two car garage.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$299,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 86	DOM: 86	LD: 02/28/2017	XD:
LO: DCCR01 Dallas City Center Realtors (214) 515-9888	Fax: (214) 515-9085	Office Email:		Off Website:	http://www.dallascitycr.com	Off Supervisor:	
LO Addr: 3100 Monticello Avenue Ste 200 Dallas, TX 75205	Fax:			Brk Lic#:	0549359		
LA: 0637071 Randall Elms (214) 649-2987	LA Other:						
LA Cell: randallelms@yahoo.com	LA Website:						
LA 2:	LA 2 Contact:						
Pref Title Co: North American Title	Location:	6301 Gaston Ave, 829		214-845-4090			

Call:	CSS	Appt:	817-858-0055	Owner Name:	Ask Agent
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:				Occupancy:	Vacant

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Matrix

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Contract Date: 05/25/2017	Opt Exp Date: 06/06/2017	Sold Date: 07/10/2017	Sir Paid: \$0	Sid\$/Acre: \$1,446,154	SP: \$300,800
SO: ROGE01 Rogers Healy and Associates (214) 368-4663		SA Email: lrockwell@rogershealy.com			
SA: 0677077 Lauren Greenwood (214) 717-1636		Mortgage Co: Rockwell			
Closing Title Co: No					
Third Party AP: No					
1st Fin: Conventional	Years:	Loan 1 Amount:		Int Rt:	
2nd Fin:	Years:	Loan 2 Amount:		2nd Int Rt:	

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-03-26 16:40

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Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 03/26/2018 to 08/03/2016
Latitude, Longitude is within 1.00 mi of 1147 S Hampton Rd, Dallas, TX 75208, USA
Street Number Searchable is 1123
Street Name is 'Hollywood'
Selected 1 of 1 result.

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MLS Sheets for Paired Sale Analysis – Sub-Area B

Matrix

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MLS#: 12012383	Sold	1502 Guildford Street	Garland	75044-7664	LP:	\$134,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$134,000
Area:	24/1	Also for Lease:	N	Lst \$ / SqFt:	\$88.1
Subdv:	North Star West Estates Sec 07	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	25415700070310000	Plan Dvlpmnt:			
Lot:	31	Legal:	NORTH STAR WEST ESTATES 7TH SE		
Multi Pct:	No	MUD Dst:	No	Unexempt Taxes:	\$2,763

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,521	Tax:		Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2			Cvrd Park:	2		
# Carprt Spcs:	0			Garage Size:	20 x 18	Yr Built:	1982
Acres:	0.182			Lot Dimen:		Will Subdiv:	No
HOA:	None			HOA Dues:			
HOA Co:				HOA Co.Phone:			
Accessory Unit:				Accessory Unit Type:			

School Dist:	Garland ISD				
Elementary School:	Choice Of School	Middle School:	Choice Of School	High School:	Choice Of School

Bedroom:	10 x 13 / 1	Bedroom:	10 x 10 / 1		
Dining Room:	10 x 10 / 1	Full Bath:	/ 1		
Full Bath:	/ 1	Kitchen:	10 x 10 / 1		Breakfast Bar, Eat-in Kitchen, Granite/Granite Type Countertop
Living Room:	18 x 20 / 1	Master Bedroom:	19 x 11 / 1		Built-in Cabinets, Linen Closet, Medicine Cabinet, Sitting Area in Master, Split Bedrooms, Walk-in Closets
Utility Room:	8 x 3 / 1				Built-in Cabinets, Dryer Hookup- Electric, Separate Utility Room

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Built-in Microwave, Dishwasher, Disposal, Plumbed For Gas in Kitchen, Range/Oven-Gas, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Interior Lot, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Gutters, Patio Open, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	Ceiling Fans, Programmable Thermostat, Storm Door(s)
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional, FHA, VA
Parking/Garage:	Attached, Opener, Rear, Workbench	Possession:	Closing/Funding
Street/Utilities:	Alley, City Sewer, City Water, Sidewalk	Showing:	Appointment (Appt Svc only), Centralized Showing Service
Interior Features:	Cable TV Available, High Speed Internet Available, Paneling, Vaulted Ceilings, Wet Bar, Window Coverings		
Restrictions:		Easements:	

Property Description: **Absolutely move-in ready. Wonderful flow in the living, dining and kitchen areas. Kitchen has been updated with granite c-tops, artistic backsplash, stainless appliances, hardware. Family room is spacious and has a fireplace with raised hearth. Master bedroom has sitting area, Pergo floors, and granite in bath. Recent roof, HVAC, radiant barrier and much more make this a real stand out home. Dont miss it!**

Public Driving Directions: **See Map**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$134,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 7	DOI: 7	LD: 08/20/2013	XD:
LO: RMDF01 RE/MAX DFW Associates (972) 462-8181				Fax: (972) 393-2155		Off Website: www.rmdfw.com	
LO Addr: 500 S. Denton Tap - Suite 110 Coppell, TX 75019				Office Email: comanager@rmdfw.com		Off Supervisor: Robert DeLeon	
LA: 0437849 Vicki Crow (972) 393-9614				Fax: (972) 692-7550		Brk Lic#: 0335419	
LA Cell: (214) 906-1802				LA Other: (214) 906-1802			
LA Email: vickicrow@aol.com				LA Website: http://www.vickicrow.com			
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:	CSS	Appt:	(817) 858-0055	Owner Name:	Beverly Perrin
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Matrix

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Keybox #:	1234	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	CALL CSS FOR APPOINTMENT. 1 HOUR NOTICE, 2 HOUR WINDOW. NEED APPOINTMENT SO SELLER CAN REMOVE DOG.			Occupancy:	Owner

Contract Date:	08/27/2013	Opt Exp Date:	09/03/2013	Sold Date:	09/16/2013	Sir Paid:	\$0	Sld\$/Acre:	\$741,758	SP:	\$135,000
SO:	RMT001 RE/MAX Town & Country (972) 390-0000									Sld\$/SqFt:	\$88.76
SA:	0610828 Berenice Reivitt (972) 978-0694			SA Email:	HomeWebSearch@gmail.com						
Closing Title Co:				Mortgage Co:							
Third Party AP:	No	Years:		Loan 1 Amount:			Int Rt:				
1st Fin:	Conventional	Years:		Loan 2 Amount:			2nd Int Rt:				
2nd Fin:											

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-09 12:36

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2

A IN Sphere

MLS#: 11361106	Sold	2317 Matterhorn	Garland	75044	LP:	\$124,900
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Category: Residential Area: 24/1 Subdv: Holiday Park North 11 County: Dallas Parcel ID: 26273900030430000 Lot: 41 Block: 3 Multi Pcd: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Legal: MUD Dst: No	Orig LP: \$124,900 Lst \$ / SqFt: \$82.39
Bedrooms: 3 Tot Baths: 2.0 Liv Areas: 1 Stories: 1 Fireplaces: 1 Full Baths: 2 Dining Areas: 1 Pool: No Sec Sys: Yes Half Baths: 0		
SqFt: 1,516 Tax # Gar Spaces: 2 # Carprt Spcs: 0 Acres: None HOA: None HOA Co: Accessory Unit: 		
Appraiser Name: Hdcp Am: No Cvrd Park: 2 Garage Size: Yr Built: 1985 Lot Dimen: 61x120 Will Subdiv: No HOA Dues: HOA Co.Phone: Accessory Unit Type: 		

School Dist: Garland ISD	Middle School: Gisd	High School: Gisd
Elementary School: Gisd		

Bedroom: 10 x 9 / 1	Bedroom: 9 x 9 / 1	
Breakfast Room: 10 x 10 / 1	Full Bath: / 1	
Full Bath: / 1	Kitchen: 13 x 10 / 1	Breakfast Bar
Living Room: 21 x 13 / 1	Master Bedroom: 13 x 11 / 1	Separate Vanities
Utility Room: 5 x 3 / 1	Full Size W/D Area, Separate Utility Room	

Housing Type: **Single Detached**

Style of House: **Traditional**

Lot Size/Acreage: **Less Than .5 Acre (not Zero)**

Lot Description: **Interior Lot, Landscaped, Some Trees**

Exterior Features: **Covered Porch(es), Patio Open, Sprinkler System**

Soil:

Construction: **Brick**

Foundation: **Slab**

Roof: **Composition**

Type of Fence: **Wood**

Parking/Garage: **Attached, Opener, Rear**

Street/Utilities: **Alley, City Sewer, City Water, Curbs, Sidewalk**

Interior Features: **Window Coverings**

Restrictions:

Fireplace Type: **Wood Burning**

Kitchen Equipment: **Dishwasher, Disposal**

Alarm/Security: **Burglar**

Flooring: **Carpet, Ceramic Tile**

Heating/Cooling: **Central Air-Elec, Central Heat-Elec**

Energy Efficiency: **Double Pane Windows**

Green Features:

Green Certification:

Handicap Amenities:

Proposed Financing: **Cash, Conventional, FHA**

Possession: **Negotiable**

Showing: **Appointment Service, Call-Key Box, Courtesy Call (Appt Svc Only)**

Easements:

Property Description: **Absolutely gorgeous! Perfect for the first time home buyer wanting to take advantage of tax credit, but they will need to hurry! Fresh paint inside and out, newish carpet and tile, wood blinds throughout, great kitchen has lots of cabinet-counter space, great countertops. Good size back yard has mature trees and privacy fence. Rear garage with door opener. Close to 190 tollway, Firewheel Mall, schools and churches.**

Public Driving Directions: **East of Shiloh, North of Belt Line-go north on Key West to Matterhorn, turn right, on on the immediate left**

Private Remarks: **Seller cannot pay closing costs unless added to sales price..please email contracts to listing agent, do not fax to main office, that will delay presentation, great house, well maintained.**

Loan Type: Treat As Clear	Bal: 	Equity: \$124,900	Int Rate: 6.00	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 0% DAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 8 DOM: 8 LD: 03/07/2010 XD: LO: ebby18 Ebby Halliday, REALTORS (972) 783-0000 Fax: (972) 271-1579 LO Addr: 3621 Shire Blvd, Suite 100 190 @ Jupiter Office Richardson, TX 75082 Office Email: LA: 0165969 Donna Nichols (469) 330-1049 Fax: LA Cell: LA Other: (469) 330-1049 LA Email: Donna@TheNicholsNetwork.com LA Website: www.donnanichols.ebby.com LA 2: LA 2 Contact: Pref Title Co: Reunion Title Location: Richardson (972)699-1212
--

Call: CSS Keybox #: 123456 Show Instr: Call CSS	Appt: (817) 858-0055 Keybox Type: 	Owner Name: Knighten, Ronald and Charlie Seller Type: Individual(s) Occupancy: Owner
--	---	---

Contract Date: 03/15/2010 Opt Exp Date: SO: EBBY18 Ebby Halliday, REALTORS (972) 783-0000 SA: 0391826 Carolyn Jenkins (214) 538-0779 Closing Title Co: Republic Title	Sold Date: 04/15/2010 Slr Paid: \$0 Sld\$/Acre: SA Email: carolynjenkins@ebby.com Mortgage Co: Wells Fargo	EP: \$124,900 Sld\$/SqFt: \$82.39
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Third Party AP:	No	Years:	30	Loan 1 Amount:	99,920	Int Rt:	6.00
1st Fin:	Conventional	Years:		Loan 2 Amount:		2nd Int Rt:	
2nd Fin:							

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-09 11:27

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MLS#: 13669092	Sold	2927 Antares Circle	Garland	75044-6225	LP:	\$145,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$145,000
Area:	24/1	Also for Lease:	N	Lst \$ / SqFt:	\$91.77
Subdv:	Two Worlds Apollo 01	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	26613500040150000	Plan Dvlpmnt:			
Lot:	15R	Legal:	TWO WORLDS APOLLO 1 BLK 4 LOT 15R VOL		
Multi Pct:	No	MUD Dst:	No	Unexempt Taxes:	\$3,760

Bedrooms:	3	Tot Baths:	2.1	Liv Areas:	1	Stories:	2
Fireplaces:	2	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	Yes	Half Baths:	1				

SqFt:	1,580 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0	Cvrd Park:		Yr Built:	1976 / Preowned
# Carprt Spcs:	0	Garage Size:	20 x 20	Will Subdiv:	No

Acres:	0.056	Lot Dimen:			
HOA:	Mandatory	HOA Dues:	\$75 / Monthly		
HOA Co:	Brentwood Village	HOA Co. Phone:	2145221943		
Accessory Unit:		Accessory Unit Type:			

School Dist:	Garland ISD				
Elementary School:	Choice Of School	Middle School:	Choice Of School	High School:	Choice Of School

Living Room:	17 x 14 / 1	Kitchen:	9 x 7 / 1	Breakfast Bar
Master Bedroom:	17 x 12 / 2	Bedroom:	10 x 11 / 2	
Bedroom:	10 x 11 / 2	Dining Room:	10 x 11 / 1	
Utility Room:	5 x 3 / 1			

Housing Type:	Garden/Zero Lot Line	Fireplace Type:	Brick, Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Dishwasher, Disposal, Range/Oven-Electric
Lot Size/Acreage:	Zero Lot	Alarm/Security:	Burglar, Smoke Detector
Lot Description:	Corner, Landscaped, Subdivision	Flooring:	Carpet, Vinyl
Exterior Features:	Patio Open	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:	Unknown	Energy Efficiency:	Ceiling Fans, Electric Water Heater
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Metal	Proposed Financing:	Cash, Conventional, FHA
Parking/Garage:	Front, Garage, Garage Door Opener	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water, Concrete, Curbs, Sidewalk	Showing:	Centralized Showing Service
Common Features:	Community Pool, Playground	Complex Apprvd For:	
HOA Includes:	Front Yard Maintenance, Maintenance of Common Areas, Management Fees	Proposed Use:	
Interior Features:	Cable TV Available, Window Coverings		
Restrictions:		Easements:	

Property Description: This 3 Bedroom, 2.5 Bath, 2 Car Garage Garden Home has a lot of potential. On the first level you will find the living with a fireplace, dining, kitchen, utility room and a half bath. You will find three bedrooms and two full baths on the second level. The large master has a fireplace with a 10 x 10 sitting area. HOA dues include community pool, front yard maintenance, walking trail and park. Conveniently located to Hwy 190, Firewheel Town Center and many restaurants and shops. Washer, Dryer and Refrigerator included. Home to be Sold As Is. Price reflects needed flooring, paint and condition.

Public Driving Directions: From Belt Line turn North on Galaxie, Right on Antares Circle

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$145,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 3%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 6	DOM: 6	LD: 08/08/2017	XD:
LO:	CBAP01 Coldwell Banker Apex, REALTORS (972) 840-1400			Fax:	(972) 864-0346	Off Website:	
LO Addr:	Suite #210 650 Bee Balm Lane Garland, TX 75040			Office Email:		Off Supervisor:	Grace Riley
LA:	0501268 Diane Martin (214) 212-8964			Fax:		Brk Lic#:	0590914
LA Cell:				LA Other:	(972) 496-6305		
LA Email:	demartin@coldwellbanker.com			LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:	Old Republic Title			Location:			972-455-6700

Call:		Appt:		Owner Name:		See Tax Record
Keybox #:	0000000	Keybox Type:	Blue iBox	Seller Type:		Individual(s)
Show Instr:				Occupancy:		Owner

Contract Date:	08/14/2017	Opt Exp Date:	08/24/2017	Sold Date:	08/30/2017	Sr Paid:	\$0	Sld\$/Acres:	\$2,437,500	SP:	\$136,500
SO:	CBAP01 Coldwell Banker Apex, REALTORS (972) 840-1400							Sld\$/SqFt:	\$86.39		
SA:	0658543 Lori Erickson (972) 741-5000			SA Email:	lmerickson62@gmail.com						

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Closing Title Co:		Mortgage Co:	
Third Party App:	No	Loan 1 Amount:	
1st Fin: Cash		Loan 2 Amount:	
2nd Fin:		Int Rt:	
	Years:	2nd Int Rt:	
	Years:		

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MLS#: 11996195	Sold	2218 Village Crest Drive	Garland	75044-7140	LP: \$129,900
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Category: Residential Area: 24/1 Subdv: Village Meadows Sec 03 County: Dallas Parcel ID: 26624600050010000 Lot: 1 Multi Prcl: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmt: Legal: VILLAGE MEADOWS 3RD SEC BLK E MUD Dst: No Unexempt Taxes: \$2,222
---	--

Bedrooms: 3 Fireplaces: 1 Sec Sys: No	Tot Baths: 2.0 Full Baths: 2 Half Baths: 0	Liv Areas: 1 Dining Areas: 1	Stories: 1 Pool: No
--	---	---	--------------------------------------

SqFt: 1,499 / Tax # Gar Spaces: 2 # Carprt Spcs: 0 Acres: 0.164 HOA: None HOA Co: Accessory Unit: 	Appraiser Name: Cvrdr Park: 2 Garage Size: 20 x 21 Lot Dimen: HOA Dues: HOA Co.Phone: Accessory Unit Type: 	Hdcp Am: No Yr Built: 1974 Will Subdiv: No
--	--	---

School Dist: Garland ISD	Elementary School: Choice Of School	Middle School: Choice Of School	High School: Choice Of School
---------------------------------	--	--	--------------------------------------

Bedroom: 10 x 11 / 1 Breakfast Room: 10 x 11 / 1 Living Room: 14 x 25 / 1 Utility Room: 	Bedroom: 10 x 12 / 1 Kitchen: 8 x 12 / 1 Master Bedroom: 14 x 15 / 1 Walk-in Closets
---	---

Dryer Hookup- Electric, Full Size W/D Area, Utility In Kitchen, Washer Hookup

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Corner, Interior Lot, Lrg. Backyard Grass, Some Trees, Subdivision Exterior Features: Patio Open, Storage Building Soil: Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Circle Drive, Rear Street/Utilities: Alley, City Sewer, City Water, Concrete, Curbs, Sidewalk Interior Features: Decorative Lighting, Window Coverings Restrictions: 	Fireplace Type: Brick, Wood Burning Kitchen Equipment: Dishwasher, Water Line to Refrigerator Alarm/Security: Flooring: Carpet, Ceramic Tile Heating/Cooling: Central Air-Elec, Central Heat-Elec Energy Efficiency: Ceiling Fans, Storm Door(s) Green Features: Green Certification: Handicap Amenities: Proposed Financing: Cash, Conventional, FHA, Owner Carry First, VA Possession: Closing/Funding Showing: Centralized Showing Service, Go (Appt Svc Only) Easements:
---	--

Property Description: **Upgrades galore with new landscaping, new carpet or tile in every room, fresh paint throughout the home, updated countertops and backsplash, updated fixtures, and more! Come fall in love with this corner lot home with big bedrooms, a circular drive, third parking space for boat behind garage, and a beautiful interior! Move-in ready. Home is being sold as is since owner has already put so much into upgrades and repairs. Make this house your home!**

Public Driving Directions: **From 75 take Beltline exit. Go east on Beltline and turn right on Sam Houston. Then right on Village Crest.**

Private Remarks: **Buyer and Buyers agent to verify measurements, and all other information contained herein.**

Loan Type: Treat As Clear	Bal: 	Equity: \$129,900	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: No		

SUB: **0%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **56** DOM: **56**
 LO: **KEWID3 Keller Williams Realty Allen (972) 747-5100**
 LO Addr: **1002 Raintree Circle Ste 100 Allen, TX 75013**
 LA: **0625414 Carol Smith (214) 395-0020**
 LA Cell: **(214) 395-0020**
 LA Email: **carolsmithsells@kw.com**
 LA 2:
 Pref Title Co: **Hexter-Fair Allen**

Fax: **(972) 747-9592**
 Office Email: **klrw246@kw.com**
 Fax:
 LA Other:
 LA Website: **http://carolsmith.yourkwagent.com**
 LA 2 Contact:
 Location: **1002 Raintree Cr, Suite 100** **(972) 396-1549**

Call: CSS	Appt: (817) 858-0055	Owner Name: 	Owner of Record: Individual(s)
Keybox #: 000	Keybox Type: Blue iBox	Seller Type: 	Occupancy: Vacant
Show Instr: Call CSS and go and show. Blue I-Box on the front door. Please turn off all lights and lock all doors when you leave.			

Contract Date: 09/16/2013	Opt Exp Date: 09/27/2013	Sold Date: 09/27/2013	Slr Paid: \$0
SO: RMD06 RE/MAX DEW Associates (214) 387-8990	SA: 0599122 Cynthia Fowler (214) 803-3452	SA Email: cynfifowler@gmail.com	Mortgage Co:
Closing Title Co: Lawyer's Title - Frisco	Third Party AP: No	1st Fin: Owner Carry First	Years:
Sld\$/Acre: \$792,683		SP: \$130,000	
Sld\$/Sft: \$86.72		Int Rt: 	

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2nd Fin:

Years:

Loan 2 Amount:

2nd Int Rt:

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MLS#: 13334276	Sold	2908 Nova Drive	Garland	75044-6234	LP:	\$150,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$150,000
Area:	24/1	Also for Lease:	N	Lst \$ / SqFt:	\$95
Subdv:	Two Worlds Apollo 01	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	26613500040110000	Plan Dvlpmt:			
Lot:	11R	Legal:	TWO WORLDS APOLLO 1 BLK 4 LOT 11R VOL		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,011

Bedrooms:	3	Tot Baths:	2.1	Liv Areas:	2	Stories:	2
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	1				

SqFt:	1,579 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	20 x 20	Yr Built:	1976 / Preowned
Acres:	0.056	Lot Dimen:		Will Subdiv:	No
HOA:	Mandatory	HOA Dues:	\$73 / Monthly		
HOA Co:	Worth Ross	HOA Co,Phone:	214-522-9100		
Accessory Unit:		Accessory Unit Type:			

School Dist:	Garland ISD				
Elementary School:	Choice Of School	Middle School:	Choice Of School	High School:	Choice Of School

Master Bedroom:	15 x 12 / 2	Walk-in Closets	Bedroom:	11 x 10 / 2	Walk-in Closets
Bedroom:	11 x 10 / 2	Walk-in Closets	Living Room:	17 x 13 / 1	
Kitchen:	11 x 8 / 1	Breakfast Bar, Built-in Cabinets, Galley Kitchen	Dining Room:	12 x 11 / 1	
Office:	10 x 10 / 2		Full Bath:	/ 2	
Full Bath:	/ 2		Half Bath:	/ 1	
Utility Room:	4 x 8 / 1	Dryer Hookup- Gas, Full Size W/D Area, Utility Closet			

Housing Type:	Single Detached	Fireplace Type:	Metal Box, Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Range/Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage:	Zero Lot	Alarm/Security:	Unknown
Lot Description:	No Backyard Grass	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Deck, Gutters, Patio Open, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Elec, Heat Pump
Soil:	Clay	Energy Efficiency:	
Construction:	Brick, Frame/Brick Trim, Siding	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	Front, Garage, Garage Door Opener	Possession:	Closing/Funding
Street/Utilities:	All Weather Road, City Sewer, City Water, Concrete, Curbs, Individual Water Meter, Sidewalk	Showing:	Centralized Showing Service
Common Features:	Community Pool, Greenbelt, Playground	Complex Apprd For:	
HOA Includes:	Front Yard Maintenance, Full Use of Facilities, Maintenance of Common Areas, Management Fees	Proposed Use:	
Interior Features:	Decorative Lighting, Window Coverings		
Restrictions:		Easements:	

Property Description: **Largest floor plan in Two Worlds Apollo neighborhood! Master has study or office adjacent. Freshly painted. Engineered wood flooring downstairs. New stainless steel electric range and microwave. All electric. 2 car front entry garage. Great neighborhood with community pool and park. HOA maintains the front landscape. HOA paints the exterior every 6 years. HOA dues are \$72.50 per month. Buyer will need to purchase new survey. West on Belt Line from Jupiter to Galaxie. North on Galaxie to Nova. Right on Nova to 2908.**

Public Driving Directions: **West on Belt Line from Jupiter to Galaxie. North on Galaxie to Nova. Right on Nova to 2908.**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$150,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 2	DOM: 2	LD: 03/07/2016	XD:
LO: GOOD01 Goodloe Realty Services, Inc (214) 413-2250	Fax: (214) 413-2200	Office Email: info@goodloerealty.com	Off Website:			Off Supervisor:	
LO Addr: Suite 201 2840 Keller Springs Rd. Carrollton, TX 75006	Fax:		Brk Lic#:	0318104			
LA: 0318104 Tom Sowell (972) 742-4476	LA Other: (972) 742-4476	LA Website: http://www.goodloerealty.com					
LA Cell: (972) 742-4476	LA 2 Contact:						
LA Email: TSowell@GoodloeRealty.com	Location: Carrollton						
LA 2:							
Pref Title Co: Stewart Title							972-416-4180

Call:	CSS	Appt:	817-858-5500	Owner Name:	See Agent
Keybox #:	51990181	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Vacant and ready for occupancy. Please contact CSS to schedule your showing.			Occupancy:	Tenant

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Contract Date: 03/09/2016	Opt Exp Date: 03/16/2016	Sold Date: 04/12/2016	Sir Paid: \$0	Sld\$/Acre: \$2,642,857	SP: \$148,000
SO: EBBY34 Ebbv Halliday, REALTORS (214) 826-0316				Sld\$/Sqft: \$93.73	
SA: 0486955 Bob Huskerson (214) 701-6716		SA Email: bobhuskerson@ebby.com			
Closing Title Co: Stewart Title		Mortgage Co: Town Square Financial			
Third Party AP: No	Years: 30	Loan 1 Amount: 140,600		Int Rt:	
1st Fin: Conventional	Years:	Loan 2 Amount:		2nd Int Rt:	
2nd Fin:					

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-09 12:36

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MLS#: 13219321	Sold	2417 Village Green Drive	Garland	75044-7160	LP:	\$159,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$159,000
Area:	24/1	Also for Lease:	N	Lst \$ / SqFt:	\$104.19
Subdv:	Village Meadows Sec 02	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	26624500090790000	Plan Dvlpmnt:			
Lot:	79	Legal:	VILLAGE MEADOWS 2ND SEC BLK I LT 79 IN		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$2,598

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,526	Tax:		Appraiser Name:		Hdcp Am:	No
# Gar Spacs:	2			Cvrd Park:	2	Yr Built:	1974
# Carprt Spcs:	0			Garage Size:	18 x 19	Will Subdiv:	Preowned
Acres:	0.164			Lot Dimen:			
HOA:	None			HOA Dues:			
HOA Co:				HOA Co.Phone:			
Accessory Unit:				Accessory Unit Type:			

School Dist:	Garland ISD				
Elementary School:	Choice Of School	Middle School:	Choice Of School	High School:	Choice Of School

Living Room:	17 x 16 / 1	Dining Room:	14 x 9 / 1
Kitchen:	14 x 9 / 1	Master Bedroom:	15 x 16 / 1
Bedroom:	13 x 10 / 1	Bedroom:	10 x 10 / 1
Utility Room:	8 x 6 / 1		

Built-in Cabinets, Island, Solid Surface/Non-Natural Type
Built-in Cabinets, Walk-in Closets
Dryer Hookup- Electric, Full Size W/D Area, Washer Hookup
Linen Closet, Walk-in Closets

Housing Type:	Single Detached	Fireplace Type:	Masonry Box, Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Vent Mechanism, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:		Flooring:	Carpet, Laminate
Exterior Features:	Patio Covered	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:	Unknown	Energy Efficiency:	
Construction:	Brick, Siding	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	
Parking/Garage:	Attached, Garage, Opener, Rear	Possession:	Negotiable
Street/Utilities:	City Sewer, City Water, Sidewalk	Showing:	Centralized Showing Service
Interior Features:	Cable TV Available, Vaulted Ceilings, Wet Bar, Window Coverings		
Restrictions:		Easements:	Utilities

Property Description: **Open floor plan with vaulted ceiling. Recent exterior paint. Ready for immediate move-in. Lots of built-ins with bookshelves in one of the bedrooms. Kitchen has wet bar and island. Enclosed patio is great for entertaining. Home is conveniently located to shopping centers, schools, parks and highways.**

Public Driving Directions: **From Beltline Rd. and Shiloh, go North on Shiloh, East on Village Green.**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$159,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 31	DOM: 31	LD: 08/15/2015	XD:
LO: STAN02AR Stanfield REALTORS (972) 641-0447				Fax: (972) 641-6049		Off Website: http://www.stanfieldre.com	
LO Addr: 2110-A Meadow Lane Grand Prairie, TX 75050				Office Email: don@stanfieldrealtors.com		Off Supervisor:	
LA: 0456303 Morgan Tran (817) 798-3842				Fax: (817) 886-8608		Brk Lic#: 0297037	
LA Cell:				LA Other:			
LA Email: morgantran@hotmail.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:		Appt:		Owner Name:	Tien Nguyen
Keybox #:	52531464	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call CSS - 30 minutes notice			Occupancy:	Owner

Contract Date:	09/15/2015	Opt Exp Date:	09/22/2015	Sold Date:	10/28/2015	Sir Paid:	\$1,500	Sld\$/Acre:	\$951,220	SP:	\$156,000
SO:	DOE101 Double Eight Properties (469) 371-0888							Sld\$/SqFt:	\$102.23		
SA:	0491209 Jacqueline Nguyen (469) 371-0888					SA Email:	jnnguyen@jeez.org				
Closing Title Co:	No					Mortgage Co:					
Third Party AP:											

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1st Fin: **FHA**
2nd Fin:Years: **30**
Years:Loan 1 Amount:
Loan 2 Amount:Int Rt:
2nd Int Rt:

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MLS#: 13053254	Sold	3105 Big Oaks Drive	Garland	75044-6925	LP:	\$139,900
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Category: Residential Area: 24/1 Subdv: Oakridge 02 County: Dallas Parcel ID: 26421590030100000 Lot: 10 Multi Prcl: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: OAKRIDGE 2 BLK 3 LOT 10 INT201 Legal: Unexempt Taxes: MUD Dst: No	Orig LP: \$139,900 Lst \$ / SqFt: \$98.94
---	---	--

Bedrooms: 3 Fireplaces: 1 Sec Sys: No	Tot Baths: 2.0 Full Baths: 2 Half Baths: 0	Liv Areas: 1 Dining Areas: 2 Stories: 1 Pool: No
--	---	---

SqFt: 1,414 / Tax # Gar Spaces: 3 # Carprt Spcs: 0 Acres: 0.172 HOA: None HOA Co: Accessory Unit: 	Appraiser Name: Cvrdr Park: 2 Garage Size: 20 x 20 Lot Dimen: HOA Dues: HOA Co.Phone: Accessory Unit Type: 	Hdcpr Am: No Yr Built: 1983 / Preowned Will Subdiv: No
--	--	---

School Dist: Garland ISD	Middle School: Choice Of School	High School: Choice Of School
Elementary School: Choice Of School		

Bedroom: 11 x 12 / 1 Kitchen: 8 x 10 / 1 Master Bedroom: 13 x 14 / 1	Breakfast Bar, Eat-in Kitchen Dual Sinks, Separate Vanities, Walk-in Closets	Bedroom: 9 x 10 / 1 Living Room: 12 x 16 / 1 Utility Room: 2 x 5 / 1
---	---	---

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Cul De Sac, Some Trees, Subdivision Exterior Features: Gutters, Patio Open Soil: Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Front, Opener Street/Utilities: City Sewer, City Water, Curbs Common Features: Greenbelt Interior Features: Cable TV Available, High Speed Internet Available, Skylights, Vaulted Ceilings	Fireplace Type: Gas Logs Kitchen Equipment: Built-in Microwave, Dishwasher, Disposal, Range/Oven-Electric, Water Line to Refrigerator Alarm/Security: Smoke Detector Flooring: Carpet, Ceramic Tile, Wood Heating/Cooling: Central Air-Elec, Central Heat-Gas Energy Efficiency: Ceiling Fans Green Features: Green Certification: Handicap Amenities: Proposed Financing: Lease Outstanding Possession: Centralized Showing Service Showing: Complex Apprvd For:
--	---

Restrictions: Easements:

Property Description: **IDEAL INVESTOR OPPORTUNITY. TENANT THRU JUNE 2016. Walking distance to Duck Creek Golf Course. Updated flooring. Master bath has garden tub, dbl sinks, mirrored closet doors & skylite. Spacious kitchen with microwave, bar & sunny nook. Dramatic step-down living room with fireplace. Dual purpose 3rd bdrm or study. C-fans in all rooms. Backyard storage shed. New wood privacy fence 2012. Backs to Duck Creek Greenbelt. Frig, washer & dryer avail. East of Beltline, South on Laurel Oaks (@traffic light) called East Park going North (just East of Jupiter), West on Big Oaks**

Public Driving Directions:

Private Remarks: **Tenant is music teacher and does some teaching at home. Please be courteous if student is present.**

Loan Type: Treat As Clear	Bal: 	Equity: \$139,900	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 0% RAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 7 DOM: 7 LD: 11/14/2014 XD: 	LO: KELW02 Keller Williams Realty (972) 874-1905 LO Addr: 2611 Cross Timbers Ste. 100 Flower Mound, TX 75028 LA: 0581003 Shirley Johnson (940) 765-8550 LA Cell: (940) 262-0091 LA Email: shirley@3gproperties.biz LA 2: 	Fax: (972) 874-2107 Office Email: staceybuettner@kw.com Fax: (972) 691-7073 LA Other: LA Website: www.shirleyjohnson.yourKWagent.com LA 2 Contact: Location: Flower Mound, TX
Pref Title Co: Lawyers Title	Off Website: www.kwmetronorth.com Off Supervisor: Brk Lic#: 9005113	972-221-3521

Call: CSS Keybox #: 51842251 Show Instr: 	Appt: 817.858.0055 Keybox Type: Blue 180x	Owner Name: Seller Type: Occupancy:
		See Agent Individual(s) Tenant:

Contract Date: 11/21/2014 Opt Exp Date: SO: RMAD01 RE/MAX Associates of Dallas (972) 907-0000 SA: 0492433 Duong Nguyen (469) 556-3042 Closing Title Co: No Third Party AR: 1st Fin: Cash	Sold Date: 12/08/2014 Sir Paid: \$0 Sld\$/Acre: \$813,372 SP: \$139,900 SA Email: don_remaxabrams@yahoo.com Sld\$/SqFt: \$98.94 Mortgage Co: Loan 1 Amount: 	Int Rr:
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2nd Fin:

Years:

Loan 2 Amount:

2nd Int Rt:

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MLS#: 12160589	Sold	3205 Key West Drive	Garland	75044	LP: \$124,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$124,900
Area:	24/1	Also for Lease:	N	Lst \$ / SqFt:	\$84.11
Subdv:	Holiday Park North	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	26273900040090000	Plan Dvlpmnt:			
Lot:	9	Legal:			
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$2,687

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	Yes	Half Baths:	0				

SqFt:	1,485	Tax:		Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2			Cvrd Park:	2		
# Carprt Spcs:	0			Garage Size:	21 x 21	Yr Built:	1984 / Preowned
Acres:	0.161			Lot Dimen:	115x61	Will Subdiv:	No
HOA:	None			HOA Dues:			
HOA Co:				HOA Co.Phone:			
Accessory Unit:				Accessory Unit Type:			

School Dist:	Garland ISD				
Elementary School:	Gisd	Middle School:	Gisd	High School:	Gisd

Bedroom:	11 x 11 / 1	Bedroom:	11 x 11 / 1
Breakfast Room:	9 x 9 / 1	Dining Room:	9 x 9 / 1
Full Bath:	/ 1	Full Bath:	/ 1
Kitchen:	9 x 9 / 1	Living Room:	22 x 15 / 1
Master Bedroom:	16 x 12 / 1	Utility Room:	

Breakfast Bar, Eat-in Kitchen
 Built-in Cabinets, Garden Tub, Linen Closet, Medicine Cabinet, Separate Shower, Sitting Area in Master
 Full Size W/D Area, Utility Closet, Washer Hookup

Housing Type:	Single Detached	Fireplace Type:	Brick, Metal Box, Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Burglar, Exterior Security Light(s), Smoke Detector
Lot Description:	Interior Lot, Landscaped, Some Trees, Subdivision	Flooring:	Carpet, Vinyl
Exterior Features:	Covered Porch(es), Gutters, Patio Covered, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Elec, Direct Vent, Heat Pump
Soil:	Unknown	Energy Efficiency:	Double Pane Windows, Insulated Doors, Programmable Thermostat, Turbines
Construction:	Brick, Frame/Brick Trim, Wood	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	
Parking/Garage:	Attached, Opener, Rear, Workbench	Possession:	Closing/Funding
Street/Utilities:	Asphalt, City Sewer, City Water, Concrete, Curbs, Sidewalk, Underground Utilities	Showing:	Centralized Showing Service
Interior Features:	Bay Windows, Cable TV Available, High Speed Internet		
Restrictions:	Available, Vaulted Ceilings, Window Coverings	Easements:	

Property Description: Relax in this beautifully landscaped back yard under your private covered lg patio area. This squeaky clean home offers a comfortable floor plan with the Master Br with window seat and handsomely remodeled bathroom on one side of home, auxiliary BRs on other. Kitchen has open view to grand living area, room enough for a dining area too. With sprinkler system outside, yard can continued to be easily maintained for green and colorful beauty!

Public Driving Directions: Near Belt Line and Shiloh. Just past Shiloh on Belt Line, turn north onto Key West dr, ahead on left.

Private Remarks: Please contact LA about possible Seller Temp Leaseback when submitting an offer. Refrigerator stays with home.

Loan Type:	Treat As Clear	Bal:		Equity:	\$124,900	Int Rate:	4.38	Pmt Type:		Payment:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 2	DOM: 2	LD: 06/13/2014	XD:
LO: EBBY190 Ebby Hallday, REALTORS (972) 783-0000				Fax: (972) 271-1579		Off Website:	
LO Addr: 3621 Shire Blvd, Suite 100 Richardson, TX 75082				Office Email:		Off Supervisor:	
LA: 0611404 Tracy Frassetto (214) 883-6894				Fax:		Brk Lic#:	0257740
LA Cell: (214) 883-6894				LA Other: (214) 883-6894			
LA Email: tracyfrassetto@ebby.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:	Texas Premier Title			Location:	3621 Shire Blvd		(469)330-1067

Call:	CSS	Appt:	(817) 858-0055	Owner Name:	SEE AGENT
Keybox #:	3	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call CSS - CSS will call owner for an appt since dog. Owner will turn off security. No re-set needed	Occupancy:		Owner:	Owner

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Contract Date: 06/15/2014	Opt Exp Date: 06/18/2014	Sold Date: 07/03/2014	Sir Paid: \$500	Sld\$/Acre: \$782,609	SP: \$126,000
SO: EBBY190 Ebbby Halliday, REALTORS (972) 783-0000					Sld\$/SqFt: \$84.85
SA: 0611404 Tracy Frassetto (214) 883-6894			SA Email: tracyfrassetto@ebby.com		
Closing Title Co: Texas Premier Title			Mortgage Co: Prime Lending		
Third Party AP: No					
1st Fin: Conventional	Years: 15	Loan 1 Amount: 94,400	Int Rt: 4.38		
2nd Fin:	Years:	Loan 2 Amount:	2nd Int Rt:		

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-09 11:27

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MLS#: 13138721	Sold	1805 Kingsbridge Drive	Garland	75044-7663	LP: \$147,900
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Category: Residential Area: 24/1 Subdv: North Star West Estates County: Dallas Parcel ID: 26414500120110000 Lot: 11 Multi Pcd: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmt: Legal: NORTH STAR WEST ESTATES 5TH SEC BLK 1 MUD Dst: No	Orig LP: \$147,900 Lst \$ / SqFt: \$92.55 Unexempt Taxes: \$2,720
--	--	--

Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 1
Fireplaces: 1	Full Baths: 2	Dining Areas: 1
Sec Sys: Yes	Half Baths: 0	Stories: 1
		Pool: No

SqFt: 1,598 / Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 2	
# Carprt Spcs: 0	Garage Size: 20 x 20	Yr Built: 1975
Acres: 0.174	Lot Dimen: 	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Garland ISD	Middle School: Choice Of School	High School: Choice Of School
Elementary School: Choice Of School		

Living Room: 21 x 15 / 1	Kitchen: 11 x 10 / 1	Breakfast Bar, Built-in Cabinets
Dining Room: 11 x 10 / 1	Master Bedroom: 19 x 12 / 1	Sitting Area in Master, Walk-in Closets
Bedroom: 11 x 11 / 1	Bedroom: 11 x 11 / 1	Walk-in Closets

Housing Type: Single Detached Style of House: Traditional	Fireplace Type: Brick, Wood Burning Kitchen Equipment: Built-in Microwave, Plumbed For Gas in Kitchen, Range/Oven-Electric, Refrigerator, Water Line to Refrigerator
Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Landscaped, Lrg. Backyard Grass, Some Trees Exterior Features: Covered Porch(es), Lighting System, Patio Open Soil: Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Covered Street/Utilities: City Sewer, City Water Interior Features: Cable TV Available, Decorative Lighting, High Speed Internet Available	Alarm/Security: Flooring: Carpet, Ceramic Tile Heating/Cooling: Central Air-Elec, Central Heat-Gas Energy Efficiency: Ceiling Fans Green Features: Green Certification: Handicap Amenities: Proposed Financing: Cash, Conventional, FHA, VA Closing/Funding Possession: Contact Agent Showing:
Restrictions: 	Easements:

Property Description: **Absolutely Divine! You've been waiting for this one! Nicely updated home with Spacious Living Area & Cute Updated Kitchen with French doors leading into Private Fenced Large back yard! Pretty kitchen has Upgraded appliances and views of nice yard. Grand Master has sitting area & walk in closet. Big back yard is great for entertaining with Updated 8 ft board on board fence, aggregate patio and separate gated area for pets. Here today...Gone Tmrw!**

Public Driving Directions: **Garland Road to Kingsbridge.**

Private Remarks: **Send Updated proof of funds statement or preapproval with offers. Email Agent for showing instructions. Submit offers to Demetrice.pearson@carringtonres.com. Seller has a survey. Buyer or buyers agent to verify all info and details.**

Loan Type: Treat As Clear	Bal: 	Equity: \$147,900	Int Rate: 	Pmt Type: No	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short-Sale: No		

SUB: 0% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease LO: ATPFO1 Carrington Real Estate Service (877) 280-2773 LO Addr: 6200 Tennyson Pkwy Suite 110 Plano, TX 75024 LA: 0506840 Demetrice Pearson (214) 908-0454 LA Cell: (214) 908-0454 LA Email: demetrice.pearson@carringtonres.com LA 2: Pref Title Co: Fidelity Title	CDOM: 1 DOM: 1 Fax: (949) 517-6802 Office Email: Fax: (972) 530-1873 LA Other: (214) 908-0454 LA Website: www.dwhomesgroup.com LA 2 Contact: Location: Garland	LD: 04/27/2015 XD: Off Website: www.carringtonrealest Off Supervisor: Brk Lic#: 0416259
---	--	---

Call: Other Keybox #: 00 Show Instr: Email Agent for Showing Instructions. Do Not Open Private Gate in Back yard or pet dog.	Appt: 214-908-0454 Keybox Type: Blue iBox Occupancy: 	Owner Name: Seller Type: Owner of Record Individual(s) Owner
---	--	---

Contract Date: 04/28/2015	Opt Exp Date: 05/06/2015	Sold Date: 06/01/2015
SA: TLR01C Tina Leigh Realty (972) 824-0631	SA Email: johinegbo@gmail.com	
SA: 0610737 Jay Obinegbo (214) 497-2729	Mortgage Co: 	
Closing Title Co: Yes		
Third Party AP: 		

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1st Fin: **FHA**
2nd Fin:Years:
Years:Loan 1 Amount:
Loan 2 Amount:Int Rt:
2nd Int Rt:

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MLS#: 13360821	Sold	2901 Village Crest Circle	Garland	75044-7136	LP:	\$159,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$159,900
Area:	24/1	Also for Lease:	N	Lst \$ / SqFt:	\$100.57
Subdv:	Village Meadows Sec 03	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	26624600090940000	Plan Dvlpmt:			
Lot:	94	Legal:	VILLAGE MEADOWS 3RD SEC BLK 1 LT 94 CO		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,013

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,590 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2	Yr Built:	1975 /
# Carprt Spcs:	0	Garage Size:	20 x 16	Will Subdiv:	Pragned
Acres:	0.166	Lot Dimen:			
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Garland ISD				
Elementary School:	Choice Of School	Middle School:	Choice Of School	High School:	Choice Of School

Living Room:	17 x 16 / 1	Kitchen:	11 x 8 / 1	Built-in Cabinets
Dining Room:	12 x 11 / 1	Breakfast Room:	10 x 8 / 1	
Master Bedroom:	17 x 14 / 1	Bedroom:	14 x 10 / 1	Walk-in Closets
Bedroom:	11 x 10 / 1	Utility Room:	8 x 5 / 1	Built-in Cabinets

Housing Type:	Single Detached	Fireplace Type:	Brick, Masonry Box
Style of House:	Traditional	Kitchen Equipment:	Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Range/Oven-Electric, Vent Mechanism, Water Line to Refrigerator

Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Cul De Sac, Landscaped, Some Trees	Flooring:	Carpet, Ceramic Tile
Exterior Features:	Covered Porch(es), Gutters, Patio Open, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:	Black	Energy Efficiency:	12 Inch+ Attic Insulation, Ceiling Fans, Electric Water Heater, Turbines

Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional, FHA, VA
Parking/Garage:	Attached, Garage, Garage Door Opener, Opener, Rear Alley, City Sewer, City Water, Concrete, Curbs, Individual Water Meter, Sidewalk	Possession:	Negotiable
Street/Utilities:		Showing:	Appointment (Appt Svc only), Centralized Showing Service

Interior Features:	Cable TV Available, Decorative Lighting, High Speed Internet Available, Paneling, Vaulted Ceilings, Wainscoting	Easements:	
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Property Description: **MULTIPLE OFFERS! Highest-best by 4pm, 4-26. VERY NICE HOME with numerous updates. Located close to DART, shopping, dining, schools & George Bush Tollway. Ceramic tiled entry. Range, built-in microwave, dishwasher, stainless steel sink & garbage disposer, new in 2015. Dining rm is open to the large living rm with vaulted & beamed ceiling, built-in bookcase & wood burning fireplace. New water heater in 2015. Front & rear automatic lawn sprinklers. See Attachment to Sellers Disclosure**

Excludes: **see map**

Directions: **see map**

Private Remarks: ****THERE IS A \$100 TRANSFER FEE FOR THE FOUNDATION WARRANTY WITH DU-WEST***PRE-APPROVAL LETTER REQUIRED WITH OFFER****

Loan Type:	Treat As Clear	Bal:		Equity:	\$159,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 5	DOM: 5	LD: 04/22/2016	XD:
LO: KELR02 Keller Williams Realty Plano (972) 599-7000				Fax: (972) 599-7001		Off Website:	
LO Addr: 3600 Preston Rd.Ste 100 Plano, TX 75093				Office Email: bobbakera@kw.com		Off Supervisor:	
LA: 0202244 Roxanne DeBerry (214) 676-8040				Fax: (972) 805-2288		Brk Lic#:	0492040
LA Cell: (214) 676-8040				LA Other:			
LA Email: Roxanne@thedeberlyteam.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:	Capital-Vicky P			Location:	5025 W Park, Plano		972-985-1898

Call:	CSS	Appt:	817-858-0055	Owner Name:		See Agent
Keybox #:	28268465	Keybox Type:	Blue iBox	Seller Type:		Individual(s)
Show Instr:	Call CSS. Appointment only.			Occupancy:		Owner

Contract Date:	04/27/2016	Opt Exp Date:	05/03/2016	Sold Date:	05/23/2016	Sir Paid:	\$0	Sld/Acre:	\$1,023,494	SP:	\$169,900
SO:	RMDf08 RE/MAX DFW Associates (214) 523-3300							Sld/SqFt:	\$106.66		

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SA: **0183215** Nancy White (214) 906-3991
Closing Title Co:
Third Party AP: **No**
1st Fin: **Conventional**
2nd Fin:

Years:
Years:

SA Email: nancy@thenancywhiteteam.com
Mortgage Co:

Loan 1 Amount:
Loan 2 Amount:

Int Rt:
2nd Int Rt:

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MLS#: 11939049	Sold	2122 Homestead Place	Garland	75044-7514	LP:	\$145,000
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Category: Residential Area: 24/1 Subdv: Richland Meadows County: Dallas Parcel ID: 26482500020360000 Lot: 36 Multi Prcl: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmt: Legal: RICHLAND MEADOWS BLK B LT 36 I MUD Dst: No	Orig LP: \$145,000 Lst \$ / SqFt: \$78.8 Unexempt Taxes: \$3,238
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Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 2
Fireplaces: 1	Full Baths: 2	Dining Areas: 2
Sec Sys: No	Half Baths: 0	Stories: 1
		Pool: No

SqFt: 1,840 / Tax	Appraiser Name: 2	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 2	Yr Built: 1976
# Carprt Spcs: 0	Garage Size: 20 x 20	Will Subdiv: No
Acres: 0.178	Lot Dimen: 	
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co. Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Garland ISD	Middle School: Choice Of School	High School: Choice Of School
Elementary School: Choice Of School		

Bedroom: 10 x 13 / 1 Breakfast Room: 8 x 11 / 1 Kitchen: 11 x 12 / 1 Living Room: 16 x 19 / 1 Utility Room: 6 x 9 / 1	Galley Kitchen, Granite/Granite Type Countertop Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room	Bedroom: 10 x 10 / 1 Dining Room: 11 x 12 / 1 Living Room: 9 x 14 / 1 Master Bedroom: 14 x 15 / 1 Linen Closet, Medicine Cabinet, Separate Shower, Walk-in Closets
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Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Interior Lot, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision Exterior Features: Patio Covered, Patio Open Soil: Unknown Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Opener, Rear Street/Utilities: Alley, City Sewer, City Water, Curbs, Sidewalk	Fireplace Type: Wood Burning Kitchen Equipment: Dishwasher, Disposal, Range/Oven-Electric Alarm/Security: Burglar, Monitored, Smoke Detector Flooring: Carpet, Ceramic Tile, Laminat Heating/Cooling: Central Air-Elec, Central Heat-Elec Energy Efficiency: Green Features: Green Certification: Handicap Amenities: Proposed Financing: Cash, Conventional, FHA, VA Possession: Closing/Funding Showing: Centralized Showing Service, Courtesy Call (Appt Svc Only)
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Interior Features: **Bay Windows, Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Window Coverings**

Restrictions:

Property Description: **Beautiful updated home near schools and park. This home has a completely updated kitchen with new cabinets, granite, tumbled marble stainless appliances and new tile floors. Updates continue throughout the home with new carpet in both living areas, new tile in hall bath and much more. New Laminate floors in formal dining and designer paint colors. New AC and heat in 2009. New roof in 2009 and many new windows on the west side of home.**

Public Driving: **Reom George Bush Freeway take the exit at Shiloh Road Turn south and turn east on Homestead Place at Holford Park and home is 4th house on right.**

Private Remarks: **This home experienced a fire in the garage area in 2009 and was completely redone prior to this owner buying the home. Buyer and Buyers agent should verify room sizes and schools**

Loan Type: Treat As Clear	Bal: 	Equity: \$145,000	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 3 DOM: 3 LO: KEW103 Keller Williams Realty Allen (972) 747-5100 LO Addr: 1002 Raintree Circle Ste 100 Allen, TX 75013 LA: 0524661 Bonnie Galvin (469) 556-8894 LA Cell: (469) 556-8894 LA Email: bsgalvin@sbcglobal.net LA 2: Pref Title Co: Lawyers Title	Fax: (972) 747-9592 Office Email: klrw246@kw.com Fax: LA Other: LA Website: LA 2 Contact: Location: Watters Dr Allen, TX	LD: 04/21/2013 XD: Off Website: http://kwallen.yourkw.com Off Supervisor: Brk Lic#: 0490032
--	---	---

Call: CSS Keybox #: 100000 Show Instr: 	Appt: Keybox Type: (817) 858-0055 Blue iBox	Owner Name: Tucker Christopher M Seller Type: Individual(s) Occupancy: Owner
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Contract Date: **04/24/2013** Opt Exp Date: **05/03/2013** Sold Date: **07/01/2013** Sir Paid: **\$3,000** Sld\$/Acre: **\$764,045** SP: **\$136,000**
SO: **MKMG01 Mike Mazyck Realty (214) 396-4445** Sld\$/SqFt: **\$73.91**
SA: **0430406 Damon Davenport (214) 293-1237** SA Email: damon.realtor@att.net
Closing Title Co: Mortgage Co:
Third Party AP: **No**
1st Fin: **FHA** Years: Loan 1 Amount: Int Rt:
2nd Fin: Years: Loan 2 Amount: 2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-09 12:36

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MLS#: 11346486	Sold	2402 Saharah Drive	Garland	75044-7134	LP:	\$135,000
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Category: Residential Area: 24/1 Subdv: Huntington Park County: Dallas Parcel ID: 26276600010070000 Lot: 7 Multi Pcd: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Huntington Park Blk 1 Lt 7 Int Legal: Unexempt Taxes: \$3,163 MUD Dst: No	Orig LP: \$135,000 Lst \$ / SqFt: \$84.69
---	---	--

Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 1
Fireplaces: 1	Full Baths: 2	Dining Areas: 1
Sec Sys: Yes	Half Baths: 0	Stories: 1
Pool: No		

SqFt: 1,594 / Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 2	
# Carprt Spcs: 0	Garage Size: 22 x 20	Yr Built: 1979 / Presowned
Acre: 0.171	Lot Dimen: 62X120	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Garland ISD	Middle School: Choice Of School	High School: Choice Of School
Elementary School: Choice Of School		

Bedroom: 11 x 11 / 1	Bedroom: 11 x 11 / 1	
Breakfast Room: 12 x 11 / 1	Kitchen: 11 x 6 / 1	Eat-in Kitchen
Living Room: 20 x 15 / 1	Master Bedroom: 15 x 13 / 1	Linen Closet, Medicine Cabinet, Walk-in Closets
Utility Room: 7 x 5 / 1	Dryer Hookup- Electric, Full Size W/D Area, Utility Closet, Washer Hookup	

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Interior Lot, Landscaped, Some Trees Exterior Features: Covered Porch(es), Gutters, Patio Covered, Satellite Dish Soil: Unknown Construction: Brick Foundation: Slab Roof: Composition Backyard Pool Feat: Wood Type of Fence: Attached, Covered, Rear, Workbench Parking/Garage: Alley, City Sewer, City Water, Curbs, Sidewalk Street/Utilities: Interior Features: Vaulted Ceilings, Window Coverings Restrictions: 	Fireplace Type: Brick, Gas Logs Kitchen Equipment: Dishwasher, Plumbed For Gas in Kitchen, Water Line to Refrigerator Alarm/Security: Burglar, Carbon Monoxide Detector, Exterior Security Light(s), Monitored, Smoke Detector Flooring: Carpet, Ceramic Tile, Vinyl Heating/Cooling: Central Air-Elec, Central Heat-Gas Energy Efficiency: Ceiling Fans, Double Pane Windows, Gas Water Heater, Programmable Thermostat, Thermo Windows, Turbines Green Features: Green Certification: Handicap Amenities: Special Notes: Survey Available Proposed Financing: Cash, Conventional, FHA Possession: Closing/Funding Showing: Centralized Showing Service, Courtesy Call (Appt Svc Only) Easements:
---	---

Property Description: **Perfect move-in ready home! Welcoming ceramic tile entry invites you into a spacious 11 ft vaulted ceiling living area. Gas log fireplace. Crown molding. New double paned windows. New wood fence in '08. Master has attached vanity & sink, full bath, walk in closet. Wonderful layout w extra large separate bath for 2nd & 3rd bedrooms. Full size laundry space. Large eat-in kitchen. Plenty of storage throughout. Workspace in garage. Great backyard & covered patio. From Beltline turn south on Shiloh. First left onto Saharah. Home is on the right.**

Public Driving Directions: **Buyer to verify measurements. For all questions and negotiations please contact Leslie Price of the Pick a Perch team at 214.769.8794 or leslie@pickaperch.com. Thanks!**

Loan Type: Treat As Clear	Bal: 	Equity: \$135,000	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 0%	BAC: 3%	Var: No
LO: NATHGRA03 Nathan Grace Real Estate (214) 765-0600	CDOM: 77	LD: 02/11/2010
LO Addr: Suite 300 5757 West Lovers Lane Dallas, TX 75209	Fax: 	XD:
LA: 0511435 Amy Timmerman (214) 395-4062	Office Email: 	Off Website: www.nathangracereale
LA Cell: (214) 395-4062	Fax: (214) 361-0583	Off Supervisor:
LA Email: atimmerman@nathan-grace.com	LA Other: (972) 934-9866	Brk Lic#: 0593670
LA 2: 	LA Website: http://www.localresidentialrealty.com	
Pref Title Co: Republic Title	LA 2 Contact: 	
	Location: 6348 Gaston Ave. Dallas 75214	(214) 823-7100

Call: CSS	Appt: (817) 858-0055	Owner Name: Kimberly Hodges
Keybox #: 123456	Keybox Type: 	Seller Type: Individual(s)
Show Instr: 	For all questions and negotiations please contact Leslie Price of the Pick a Perch team at 214.769.8794 or leslie@pickaperch.com. Thanks!	

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Contract Date: 04/29/2010	Opt Exp Date: 05/09/2010	Sold Date: 05/27/2010	Sir Paid: \$3,000	Sld\$/Acre: \$789,474	SP: \$135,000
SO: MR01C Mercedes Realtors (972) 800-4111			Sld\$/SqFt: \$84.69		
SA: 0479673 Kevin Le (972) 800-4111			SA Email: mercedes.realtors@yahoo.com		
Closing Title Co: No			Mortgage Co:		
Thrd Party AP:			Loan 1 Amount:		
1st Fin: FHA			Loan 2 Amount:		
2nd Fin:			Int Rt:		
			2nd Int Rt:		

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-09 11:27

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MI S#:	13080166	Sold	2425 Emerson Drive	Garland	75044-7549	LP:	\$172,900
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Category: Area: Subdv: County: Parcel ID: Lot: Multi Pct:	Residential 24/1 Park North Estates Dallas 26445500050040000 Block: E No	Type: Also for Lease: Lease MLS#: Lake Name: Plan Dv/pmt: Legal: MUD Dst:	RES-Single Family N PARK NORTH ESTATES BLK E LOT 4 VOL200! Unexempt Taxes:
Bedrooms: Fireplaces: Sec Sys:	3 1 No	Tot Baths: Full Baths: Half Baths:	2.0 2 0
SqFt: # Gar Spaces: # Carprt Spcs:	1,654 / Tax 2 0	Appraiser Name: Cvrdr Park: Garage Size:	1 1 0 x 0
Acres: HOA: HOA Co: Accessory Unit:	0.165 None 	Lot Dimen: HOA Dues: HOA Co.Phone: Accessory Unit Type:	1 No

School Dist:	Garland ISD	Middle School:	Choice Of School	High School:	Choice Of School
Elementary School:	Choice Of School				

Kitchen: 10 x 8 / 1	Breakfast Bar, Eat-in Kitchen	Breakfast Room: 12 x 10 / 1
Living Room: 23 x 14 / 1		Dining Room: 12 x 9 / 1
Master Bedroom: 16 x 12 / 1	Dual Sinks, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closets	Bedroom: 13 x 10 / 1
Bedroom: 11 x 10 / 1		

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Heavily Treed, Interior Lot, Lrg. Backyard Grass, Some Trees, Subdivision Exterior Features: Lighting System, Patio Covered, Storage Building Soil: Black Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Opener, Rear, Workbench Street/Utilities: Alley, City Sewer, City Water, Curbs, Sidewalk Interior Features: Cable TV Available, High Speed Internet Available, Skylights, Vaulted Ceilings	Fireplace Type: Gas Starter, Masonry Box, Wood Burning Kitchen Equipment: Cooktop - Electric, Dishwasher, Disposal, Double Oven, Plumbed For Gas in Kitchen, Range/Oven-Electric, Water Line to Refrigerator Alarm/Security: Ceramic Tile, Laminate Flooring: Ceramic Tile, Laminate Heating/Cooling: Central Air-Elec, Central Heat-Gas Energy Efficiency: Ceiling Fans, Gas Water Heater, Thermo Windows, Tinted Windows Green Features: Cash, Conventional Green Certification: Closing/Funding Handicap Amenities: Centralized Showing Service Proposed Financing: Cash, Conventional Possession: Closing/Funding Showing: Centralized Showing Service
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Restrictions: **Easements:**

Property Description: **Vacant and Ready to Move-In. Recent update include: Interior-Exterior Paint, Ceramic Tile, Laminate Wood Floor, Granite Counter-Top.**

Public Driving: **From Buckingham right onto Shiloh. Right onto Emerson.**

Directions: **Seller is a Texas licensed real estate agent and the Listing agent of the subject property.**

Private Remarks: **Seller is a Texas licensed real estate agent and the Listing agent of the subject property.**

Loan Type: Treat As Clear	Bal: \$172,900	Equity: No	Int Rate: 17	Pmt Type: No	Payment:
Lender:	Orig Date:	2nd Mortg: No	Possible Short Sale: No		

SUB: 0% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease LO: AS01C All Seasons Real Estate Compan (972) 816-0363 LO Addr: 100 N. Central Expwy #803 Richardson, TX 75080 LA: 0416861 Duc Nguyen LA Cell: (214) 755-9948 LA Email: duc4peace@yahoo.com LA 2: Pref Title Co: Reliant Title Co.	CDOM: 17 DOM: 17 LD: 01/16/2015 XD: Fax: (888) 968-8878 Office Email: catherine4peace@yahoo.com Off Supervisor: Fax: (888) 968-8878 Brk Lic#: 9003783 LA Other: LA Website: http://www.ducnguyenteam.com LA 2 Contact: Location: 15851 N. D Pkwy #180 Addison 214-720-4440	
---	---	--

Call: CSS Keybox #: 0000 Show Instr:	Appt: 817-858-0055 Keybox Type: Combo	Owner Name: Seller Type: Occupancy:	See Agent Individual(s) Vacant
--	--	---	--------------------------------------

Contract Date: 02/02/2015 Opt Exp Date: 02/09/2015 SO: JP03C JP & Associates, REALTORS Lega (972) 836-9295 SA: 0626159 Tasha Starks (972) 897-1744 Closing Title Co: Maverick Title of Texas	Sold Date: 02/17/2015 Slr Paid: \$0 Sld\$/Acre: \$969,697 SP: \$160,000 SA Email: tashastarks@gmail.com Sld\$/SqFt: \$96.74 Mortgage Co:	
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Third Party AP:	No	Years:	Loan 1 Amount:	Int Rt:
1st Fin: Cash		Years:	Loan 2 Amount:	2nd Int Rt:
2nd Fin:				

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-09 12:36

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MLS#: 13158321	Sold	2318 Village Green Drive	Garland	75044-7161	LP:	\$158,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$158,000
Area:	24/1	Also for Lease:	N	Lst \$ / SqFt:	\$96.28
Subdv:	Village Meadows Sec 02	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	2662450001010000	Plan Dvlpmnt:			
Lot:	10	Legal:	VILLAGE MEADOWS 2ND SEC BLK A LOT 10		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$2,783

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,641	Tax		Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2			Cvrd Park:	2		
# Carprt Spcs:	2			Garage Size:	20 x 20	Yr Built:	1974
Acres:	0.164			Lot Dimen:	63 x 115	Will Subdiv:	No
HOA:	None			HOA Dues:			
HOA Co:				HOA Co. Phone:			
Accessory Unit:				Accessory Unit Type:			

School Dist:	Garland ISD				
Elementary School:	Choice Of School	Middle School:	Choice Of School	High School:	Choice Of School

Master Bedroom:	13 x 15 / 1	Custom Closet System, Walk-in Closets	Bedroom:	14 x 10 / 1	
Bedroom:	10 x 10 / 1		Study/Den:	10 x 10 / 1	
Full Bath:	/ 1		Full Bath:	/ 1	Linen Closet
Kitchen:	13 x 9 / 1	Built-in Cabinets	Utility Room:	7 x 6 / 1	Separate Utility Room
Living Room:	15 x 16 / 1		Dining Room:	12 x 16 / 1	
Breakfast Room:	8 x 9 / 1				

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Dishwasher, Disposal, Double Oven, Range/Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not zero)	Alarm/Security:	Exterior Security Light(s), Smoke Detector
Lot Description:	Interior Lot, Landscaped, Lrg. Backyard Grass, Subdivision	Flooring:	Ceramic Tile, Laminate
Exterior Features:	Gutters, Patio Open	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:		Energy Efficiency:	Ceiling Fans, Programmable Thermostat, Storm Window(s)
Construction:	Brick, Wood	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Backyard Pool Feat:		Special Notes:	Res. Service Contract, Survey Available
Type of Fence:	Wood	Proposed Financing:	
Parking/Garage:	Attached, Garage, Rear	Possession:	Negotiable
Street/Utilities:	City Sewer, City Water, Curbs, Individual Water Meter, Sidewalk	Showing:	Courtesy Call (Appt Svc Only)
Interior Features:	Cable TV Available, High Speed Internet Available, Vaulted Ceilings, Window Coverings		
Restrictions:		Easements:	

Property Description: **Adorable, updated home with mostly tile flooring throughout. Kitchen with SS stove (double oven, smooth cook top), lots of cabinets & counter space opens to the combination living-dining area. Pretty bricked FP & hearth. French doors open to large fenced backyard & patio. Master suite also boast French doors to back & offers a connecting study or perfect nursery. Both baths nicely updated. See owner's list of improvements. Really nice house!**

Public Driving Directions: **South on Shiloh from Beltline. 2nd left is Village Green.**

Private Remarks: **The wall in the garage could be removed to restore 2 car parking. Garage door still in place.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$158,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 4	DOM: 4	LD: 05/25/2015	XD:
LO: CBR856 Coldwell Banker Res Plano (972) 596-9100	Fax: (972) 596-9561	Off Website:					
LO Addr: 4701 Parker Rd., Ste. 650 Plano, TX 75093	Office Email: john.digiovanni@coldwellbanker.com	Brk Lic#:	0420132				
LA: 0390021 Janis Smith (972) 758-2063	Fax:						
LA Cell: (214) 808-6119	LA Other: (972) 596-9100						
LA Email: janissmith@coldwellbanker.com	LA Website: www.janis-smith.com						
LA 2:	LA 2 Contact:						
Pref Title Co: Capital Title-Vicky	Location: 5025 W. Park Blvd #100 Plano					972-985-1898	

Call:	CSS	Appt:	817-858-0055	Owner Name:	
Keybox #:	52499881	Keybox Type:	Blue iBox	Seller Type:	See Agent
Show Instr:				Occupancy:	Individual(s) Owner

Contract Date:	05/29/2015	Opt Exp Date:	06/03/2015	Sold Date:	06/16/2015	Sr Paid:	\$0	Sld\$/Acre:	\$1,024,390	SP:	\$168,000
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SO: **SRAL01 Southwest Realty Advisors, LLC (512) 410-4014**
SA: **0527344 Lara Shankle (214) 336-4474**
Closing Title Co: **No**
Third Party AP: **Conventional**
1st Fin: **Conventional**
2nd Fin:

Years:
Years:

SA Email: larashankle@yahoo.com
Mortgage Co:

Sld/S: **\$102.38**

Loan 1 Amount:
Loan 2 Amount:

Int Rt:
2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-09 11:27

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MLS Sheets for Paired Sale Analysis – Sub-Area C

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 Michael Divin
 Valbridge Property Advisors
 mdivin@valbridge.com
 Ph: (214) 361-9225

Agent Full Report

 MLS#: **13071052** Sold **1417 Vanderbilt Drive** Plano **75023-6714** LP: **\$159,900**


Category:	Residential	Type:	RES-Single Family	Orig LP:	\$159,900
Area:	20/8	Also for Lease:	N	Lst \$ / SqFt:	\$103.56
Subdv:	Park Forest 03	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R055200903001	Plan Dvlpmnt:			
Lot:	30	Legal:	Park Forest #03, Block 9, Lot		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	Yes	Half Baths:	0				

SqFt:	1,544 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	20 x 20	Yr Built:	1974 /
Acres:	0.182	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD	Middle School:	Carpenter	High School:	Clark
Elementary School:	Christie				
Senior High School:	Planoeast				

Bedroom:	13 x 11 / 1	Bedroom:	11 x 11 / 1
Dining Room:	13 x 10 / 1	Full Bath:	/ 1
Full Bath:	/ 1	Kitchen:	11 x 8 / 1
Living Room:	22 x 16 / 1	Master Bedroom:	13 x 11 / 1
Utility Room:	8 x 5 / 1		

Dryer Hookup- Electric, Washer Hookup

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Dishwasher, Disposal, Range/Oven-Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Fire/Smoke, Smoke Detector
Lot Description:	Interior Lot	Flooring:	Ceramic Tile, Laminate
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	
Parking/Garage:	Garage, Garage Door Opener	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Centralized Showing Service
Common Features:	Park, Playground	Complex Apprvd For:	
Interior Features:	Wet Bar, Window Coverings		
Restrictions:	No Smoking, No Sublease	Easements:	

 Property Description: **Renovated 2011 single story house in convenient location near Cross Bend and Rainier in Plano. Walking distance to elementary and middle school. Wood floor cover wall to wall, except c-tile in wet areas (kitchen, bath rooms). New lighting fixtures. Buyer and buyer's agent to verify the school, measurement and content of the MLS.**

 Excludes: **Tenant's appliance and furniture.**
 Public Driving: **From Alma, West on Cross Bend, Right on Vanderbilt**

 Directions:
 Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$159,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 29	DOM: 29	LD: 01/01/2015	XD:
LO: TRE001 TREO Group (972) 203-9033				Fax: (972) 591-4557		Off Website:	
LO Addr: Suite 112A 346 Oaks Trail Garland, TX 75043				Office Email:		Off Supervisor:	
LA: 0425177 Jane Lee (214) 727-9888				Fax: (972) 886-8208		Brk Lic#:	0486547
LA Cell: (214) 727-9888				LA Other: (214) 727-9888			
LA Email: janeylee@yahoo.com				LA Website:			
LA 2:				LA 2 Contact:			
Pre Title Co:	Republic Title, Plano			Location:	3608 Preston @ Charles Pls		972.769.8355LS

Call:	CSS	Appt:	817-858-0055	Owner Name:	See agent
Keybox #:	8888	Keybox Type:	Blue iBox	Seller Type:	Individual(s)

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Show Instr: One hour notice. Do not change thermostat. turn off lights. lock all doors.		Occupancy:	
Contract Date: 01/30/2015	Opt Exp Date: 01/31/2015	Sold Date: 02/24/2015	Sir Paid: \$14
SO: KEWI02 Keller Williams Frisco Stars (972) 712-9898		Sld\$/Acre: \$873,626	SP: \$159,000
SA: 0538098 Linda Atlason (972) 839-0090		Sld\$/SqFt: \$102.98	
Closing Title Co:		SA Email: latlason@kw.com	
Third Party AP: Yes		Mortgage Co:	
1st Fin: Conventional	Years:	Loan 1 Amount:	Int Rt:
2nd Fin:	Years:	Loan 2 Amount:	2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-10 11:15

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MLS#: 13123281	Sold	3301 Garner Lane	Plano	75023-7324	LP:	\$159,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$159,900
Area:	20/8	Also for Lease:	N	Lst \$ / SqFt:	\$99.88
Subdv:	Park Forest #1	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R055000103401	Plan Dvlpmnt:	No		
Lot:	34	Legal:	PARK FOREST #1 (CPL), BLK 1, LOT 34		
Multi Prol:	No	MUD Dst:	No	Unexempt Taxes:	\$2,630

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	2	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,601 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	24 x 20	Yr Built:	1972 / Preowned
Acres:	0.200	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD				
Elementary School:	Christie	Middle School:	Carpenter	High School:	Clark

Living Room:	17 x 16 / 1	Living Room:	13 x 12 / 1
Dining Room:	11 x 10 / 1	Kitchen:	12 x 10 / 1
Breakfast Room:	8 x 6 / 1	Utility Room:	6 x 3 / 1
Master Bedroom:	13 x 12 / 1	Bedroom:	11 x 10 / 1
Bedroom:	11 x 10 / 1		

Housing Type:	Single Detached	Fireplace Type:	Brick, Wood Burning
Style of House:	Ranch	Kitchen Equipment:	Dishwasher, Disposal, Range/Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:		Flooring:	Carpet, Vinyl
Exterior Features:	Patio Covered	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Construction:	Frame/Brick Trim	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional, FHA
Parking/Garage:	Rear	Possession:	30-60 Days
Street/Utilities:	City Sewer, City Water, Concrete, Curbs, Sidewalk	Showing:	Call-Key Box
Interior Features:	Vaulted Ceilings, Window Coverings		
Restrictions:		Easements:	

Property Description: **Vacant & ready! 3 beds, 2 baths with two living areas, dining room & nook, larger kitchen. Fireplace in larger family room. 2 car garage, BOB fencing, large covered patio, views of the back yard. Ready for your personal updates! West of Alma off Parker Road at corner of Garner Lane & Parker Road.**

Public Driving Directions:

Private Remarks: ***** SHOW FOR BACK-UP*** ALL OFFERS TO HAVE BUYER PRE-QUAL OR PRE-APPROVAL LETTER FROM LENDER. CASH OFFERS TO HAVE VERIFICATION OF FUNDS. Buyer statement (letter) regarding any other offers currently out on other houses options. SEE clear foundation report and seller's disclosure notice on line.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$159,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0.00%	BAC: 3.00%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 8	DOM: 8	LD: 04/04/2015	XD:
LO: ERNP01C North Point Realty (214) 212-6770				Fax: (214) 919-4914		Off Website: www.come2dallas.com	
LO Addr: 1333 W McDermott Ste 150 Allen, TX 75013				Office Email: norma@come2dallas.com		Off Supervisor: Norma Wall	
LA: 0441431 Dave Neighorn (501) 984-1990				Fax: (214) 212-6770		Brk Lic#: 0425568	
LA Cell: (501) 984-1990				LA Other: (214) 212-6770			
LA Email: dr.neighorn@gmail.com				LA Website: dr.neighorn@gmail.com			
LA 2: 0441431 Dave Neighorn (501) 984-1990				LA 2 Contact: 17950 Preston Rd, Dallas			
Pref Title Co: Rebublic-Lea				Location: 17950 Preston Rd, Dallas		972-248-0971	

Call:		Appt:		Owner Name:		See agent
Keybox #:	30243241	Keybox Type:	Blue iBox	Seller Type:		Individual(s)
Show Instr:	Call Agent for appointment 501-984-1990			Occupancy:		Vacant

Contract Date:	04/12/2015	Opt Exp Date:	04/15/2015	Sold Date:	05/01/2015	Slr Paid:	\$0	Sld\$/Acre:	\$800,000	SP:	\$160,000
SO:	JFKX01 Knox & Associates Real Estate (972) 342-0000							Sld\$/SqFt:	\$99.94		
SA:	0617523 Larry Olsen (469) 688-2862			SA Email:	larrymscl@yahoo.com						
Closing Title Co:	No			Mortgage Co:							
Third Party AP:	No			Loan 1 Amount:				Int Rt:			
1st Fin:	FHA	Years:		Loan 2 Amount:				2nd Int Rt:			
2nd Fin:		Years:									

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MLS#: 12171792	Sold	948 Middle Cove Drive	Plano	75023-4919	LP: \$163,900
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Category: Residential	Type: RES-Single Family	Orig LP: \$159,900
Area: 20/4	Also for Lease: N	Lst \$ / SqFt: \$92.76
Subdv: Park Forest #4	Lease MLS#: 	
County: Collin	Lake Name: 	
Parcel ID: R055302500301	Plan Dvlpmnt: 	
Lot: 3	Legal: PARK FOREST #4 (CPL), BLK 25,	
Multi Prc: No	MUD Dst: No	Unexempt Taxes: \$2,724

Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 2	Stories: 1
Fireplaces: 1	Full Baths: 2	Dining Areas: 1	Pool: No
Sec Sys: No	Half Baths: 0		

SqFt: 1,767 / Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 0	
# Carprt Spcs: 0	Garage Size: 20 x 20	Yr Built: 1975 /
Acres: 0.180	Lot Dimen: 	Preowned
HOA: None	HOA Dues: 	Will Subdiv: No
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Plano ISD	Middle School: Carpenter	High School: Clark
Elementary School: Christie		
Senior High School: Plano Senior		

Bedroom: 11 x 10 / 1	Bedroom: 12 x 10 / 1
Breakfast Room: 6 x 6 / 1	Kitchen: 14 x 14 / 1
Living Room: 18 x 14 / 1	Living Room: 12 x 12 / 1
Master Bedroom: 17 x 14 / 1	Utility Room:

Dryer Hookup- Electric, Washer Hookup

Housing Type: Single Detached	Fireplace Type: Brick
Style of House: Traditional	Kitchen Equipment: Built-in Microwave, Dishwasher, Disposal, Range/Oven-Electric
Lot Size/Acreage: Less Than .5 Acre (not Zero)	Alarm/Security:
Lot Description: Interior Lot, Some Trees, Subdivision	Flooring: Carpet, Ceramic Tile, Laminata
Exterior Features: Patio Covered	Heating/Cooling: Central Air-Elec, Central Heat-Elec
Soil: Unknown	Energy Efficiency:
Construction: Brick	Green Features:
Foundation: Slab	Green Certification:
Roof: Composition	Handicap Amenities:
Type of Fence: Wood	Proposed Financing: Cash, Conventional, FHA, VA
Parking/Garage: Attached	Possession: Closing/Funding
Street/Utilities: Alley, City Sewer, City Water	Showing: Go Show-No Appt. Necessary
Interior Features: Cable TV Available	
Restrictions: 	Easements:

Property Description: **Recently renovated property. New kitchen counter tops and new stainless steel appliances. All flooring is new and interior and exterior have just been painted.**

Public Driving: **From Spring Creek and Alma, go south. Turn right on Middle Cove.**

Directions:

Private Remarks: **Buyers and buyers agent to verify schools and square footage.**

Loan Type: Treat As Clear	Bal: \$163,900	Equity: 2nd Mortg: No	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 		Possible Short Sale: 		

SUB: 3%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 10	DOM: 10	LD: 07/01/2014	XD:
LO: WDR02 WILLIAM DAVIS REALTY FRISCO (214) 705-1000	Fax: (214) 705-1501	Off Website: www.mywdr.com					
LO Addr: 8856 Coleman Blvd Frisco, TX 75034	Office Email: billjordan@mywdr.com	Off Supervisor: 					
LA: 0632823 Donald Miller (214) 868-4721	Fax: 	Brk Lic#: 0335727					
LA Cell: (214) 868-4721	LA Other: (214) 868-4721						
LA Email: donrmillerjr@gmail.com	LA Website: www.mtphomes.com						
LA 2: 	LA 2 Contact: 						
Pref Title Co: Texas Title	Location: 6851 Virginia Pkwy, McKinney					(972) 540-1983	

Call: CSS	Appt: (817) 858-0055	Owner Name: D Miller Mortgage Services LLC
Keybox #: 111111	Keybox Type: Combo	Seller Type: Individual(s)
Show Instr: Call CSS		Occupancy:

Contract Date: 07/11/2014	Opt Exp Date: 07/17/2014	Sold Date: 08/12/2014	Slr Paid: \$0	Sld\$/Acre: \$911,111	SP: \$164,000
SA: KEW103 Keller Williams Realty Allen (972) 747-5100	SA Email: chrisgriffin@kw.com			Sld\$/SqFt: \$92.81	
Closing Title Co: 	Mortgage Co: 				
Third Party AP: No					
1st Fin: FHA	Years: 	Loan 1 Amount: 		Int Rt: 	
2nd Fin: 	Years: 	Loan 2 Amount: 		2nd Int Rt: 	

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MLS#: 13148716	Sold	944 Lombardy Drive	Plano	75023-7106	LP:	\$160,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$160,000
Area:	20/4	Also for Lease:	N	Lst \$ / SqFt:	\$90.45
Subdv:	Park Forest #6	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R057000900401	Plan Dvlpmt:			
Lot:	4	Legal:	PARK FOREST #6 (CPL), BLK I, LOT 4		
Multi Prct:	No	MUD Dst:	No		
			Unexempt Taxes: \$3,160		

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,769 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	19 x 19	Yr Built:	1981 / Preowned
Acres:	0.160	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD	Middle School:	Carpenter	High School:	Clark
Elementary School:	Christie				
Senior High School:	Plano East				

Master Bedroom:	16 x 13 / 1	Linen Closet, Medicine Cabinet, Sitting Area in Master	Bedroom:	15 x 11 / 1	Split Bedrooms
Bedroom:	10 x 12 / 1	Split Bedrooms	Full Bath:	/ 1	
Full Bath:	/ 1		Dining Room:	15 x 10 / 1	
Living Room:	22 x 14 / 1		Kitchen:	15 x 12 / 1	Eat-in Kitchen, Island
Utility Room:	0 x 0 / 1	Dryer Hookup- Electric, Full Size W/D Area, Utility Closet, Washer Hookup			

Housing Type:	Single Detached	Fireplace Type:	Brick, Wood Burning
Style of House:	Less Than .5 Acre (not Zero)	Kitchen Equipment:	Dishwasher, Range/Oven-Electric, Vent Mechanism
Lot Size/Acreage:	Interior Lot, Landscaped, Some Trees, Subdivision	Alarm/Security:	Smoke Detector
Lot Description:	Lighting System, Patio Covered, Satellite Dish, Storage Building	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:		Energy Efficiency:	Ceiling Fans
Construction:	Brick, Wood	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	
Parking/Garage:	Attached, Garage Door Opener	Possession:	Closing/Funding
Street/Utilities:	Alley, City Sewer, City Water, Concrete, Curbs, Sidewalk	Showing:	Appointment (Appt Svc only)
Interior Features:	Cable TV Available, High Speed Internet Available, Vaulted Ceilings, Wet Bar		
Restrictions:		Easements:	

Property Description: **Good Location, Good School district 3beds-2baths. The house has laminate wood flooring, family room with fire place, formal dining room, large kitchen with breakfast area, hug master bedroom with walkin closet. Property in good condition, neutral colors, vaulted ceilings, wet bar and built ins in living room, island kitchen, large backyard with huge covered patio. Roof will replace. Foundation is already repaired.**

Public Driving Directions: **North on Central. Exit Parker Rd., turn left, right on Alma, left on Lombardy**

Private Remarks: **You need to lock the doors and put key back to lock box. Please let other agents wait until their turn. The sellers will request the showing agents pay for the damage, if they are not following showing instruction. Inspection report, survey, seller disclosure are online**

Loan Type:	Treat As Clear	Bal:		Equity:	\$160,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDQM: 222	DOM: 39	LD: 05/11/2015	XD:
LO: PRUD05 Berkshire Hathaway HS PenFed TX (972) 312-8900				Fax: (972) 499-4545			Off Website: www.BHHSpenFedTX.cs
LA: 1941 Preston Rd., Suite 1008 Plano, TX 75093				Office Email: rick.vvllie@BHHSpenFedTX.cs			Supervisor:
LA: 0553023 Melissa Bui (972) 251-0297				Fax:			Brk Lic#: 0606481
LA Cell: (972) 251-0297				LA Other:			
LA Email: melissaluan@melissaluan.com				LA Website: http://www.DallasTopRealEstate.com			
LA 2:				LA 2 Contact:			
Pref Title Co: Hexter-Fair				Location:			972-267-3111

Call:	CSS	Appl:	817.858.0055	Owner Name:	
Keybox #:	99999	Keybox Type:	Blue iBox	Seller Type:	Call Agent Individual(s)
Show Instr:				Occupancy:	Tenant

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Contract Date: 08/31/2015	Opt Exp Date: 07/26/2015	Sold Date: 09/01/2015	Sir Paid: \$0	Sld\$/Acre: \$1,031,250	SP: \$165,000
SO: PRUD05 Berkshire Hathaway HS PenFed TX (972) 312-8900			Sld\$/SqFt: \$93.27		
SA: 0553023 Melissa Bui (972) 251-0297			SA Email: melissaluan@melissaluan.com		
Closing Title Co:			Mortgage Co:		
Third Party AP: No					
1st Fin: Cash	Years:	Loan 1 Amount:	Int Rt:		
2nd Fin:	Years:	Loan 2 Amount:	2nd Int Rt:		

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MLS#: 13076798	Sold	804 Cross Bend Road	Plano	75023-7118	LP:	\$189,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$189,900
Area:	20/4	Also for Lease:	N	Lst \$ / SqFt:	\$89.87
Subdv:	Park Forest #6	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R057000200201	Plan Dvlpmnt:			
Lot:	2	Legal:	PARK FOREST #6 (CPL), BLK 6, LOT 2		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	

Bedrooms:	4	Tot Baths:	2.0	Liv Areas:	2	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	2,113 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	20 x 20	Yr Built:	1979 /
Acres:	0.160	Lot Dimen:		Will Subdiv:	Preowned
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD				
Elementary School:	Christie	Middle School:	Carpenter	High School:	Clark
Senior High School:	Plano East				

Master Bedroom:	14 x 12 / 1	Bedroom:	12 x 12 / 1
Bedroom:	12 x 10 / 1	Bedroom:	12 x 10 / 1
Living Room:	18 x 14 / 1	Living Room:	18 x 15 / 1
Kitchen:	15 x 9 / 1	Breakfast Room:	11 x 9 / 1
Dining Room:	15 x 11 / 1		

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Dishwasher, Disposal, Range/Oven-Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Unknown
Lot Description:	Interior Lot	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Covered Porch(es), Patio Covered	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Clay	Energy Efficiency:	
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Conventional, FHA, FMHA, VA
Parking/Garage:	Garage Door Opener, Rear	Possession:	Closing/Funding
Street/Utilities:	Alley, City Sewer, City Water	Showing:	Go (Appt Svc Only)
Interior Features:	Wet Bar	Easements:	Telephone, Utilities
Restrictions:	Other		

Property Description: **Just updated big 4 BR home! Fresh paint thru out, updated tile and laminate floors, new DW and range, it is ready to go! Very popular 4 B R plan with two living areas, two dining areas, wet bar and butlers' pantry. Granite counter tops in the kitchen. large covered patio in back, shaded in the afternoons, just right for outdoor entertaining. This is a much improved home, ready for move-in, bring your buyers!**

Public Driving: **Alma to E on Cross Bend**

Directions:

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$189,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 38	DOM: 38	LD: 01/12/2015	XD:
LO: PPMI01C Posey Property Management, Inc (972) 867-8400				Fax: (972) 985-7164		Off Website:	
LO Addr: 2701 West 15Th Plano, TX 75075				Office Email: jc@jcposey.com		Off Supervisor:	
LA: 0164906 J. C. Posey (972) 596-5100				Fax:		Brk Lic#:	0568307
LA Cell:				LA Other: (972) 867-8400			
LA Email: jc@jcposey.com				LA Website: www.realtor.com/jcposey			
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:	CSS	Appt:	8178580055	Owner Name:	John Cave, Debra Cave
Keybox #:	11	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:	Call CSS, then go			Occupancy:	Vacant

Contract Date:	02/19/2015	Opt Exp Date:		Sold Date:	02/24/2015	Slr Paid:	\$0	Sld\$/Acres:	\$1,143,750	SP:	\$183,000
SO:	UREN01 United Real Estate (972) 372-0590							Sld\$/SqFt:	\$86.61		
SA:	0641865 Suneetha Neerukonda (214) 755-8563			SA Email:	realtor.suneetha@gmail.com						
Closing Title Co:				Mortgage Co:							
Third Party AP:	No										

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1st Fin: **Conventional**
2nd Fin:Years:
Years:Loan 1 Amount:
Loan 2 Amount:Int Rt:
2nd Int Rt:

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(b)

MLS#: 13336011	Sold	1212 Lombardy Drive	Plano	75023-7327	LP:	\$174,800
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$174,800
Area:	20/8	Also for Lease:	N	Lst \$ / SqFt:	\$82.73
Subdv:	Park Forest #7	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R057102301201	Plan Dvlpmnt:			
Lot:	12	Legal:	PARK FOREST #7 (CPL), BLK W, LOT 12		
Multi Pct:	No	MUD Dst:	No	Unexempt Taxes:	\$3,555

Bedrooms:	4	Tot Baths:	2.0	Liv Areas:	2	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	2,113 / Tax	Appraiser Name:	n/a	Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	20 x 20	Yr Built:	1980 / Preowned
Acres:	0.210	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:	No	Accessory Unit Type:			

School Dist:	Plano ISD	Middle School:	Carpenter	High School:	Clark
Elementary School:	Christie				
Senior High School:	Plano Senior				

Master Bedroom:	0 x 0 / 1	Living Room:	0 x 0 / 1
Living Room:	0 x 0 / 1	Dining Room:	0 x 0 / 1
Kitchen:	0 x 0 / 1	Breakfast Room:	0 x 0 / 1
Bedroom:	0 x 0 / 1	Bedroom:	0 x 0 / 1
Bedroom:	0 x 0 / 1		

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Range/Oven-Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Unknown
Lot Description:	Interior Lot, Lrg. Backyard Grass, Some Trees, Subdivision	Flooring:	Carpet, Vinyl
Exterior Features:	Patio Covered	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	
Construction:	Frame/Brick Trim	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Backyard Pool Feat:		Special Notes:	Survey Available
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	Attached, Rear	Possession:	Closing/Funding
Street/Utilities:	Alley, City Sewer, City Water	Showing:	Centralized Showing Service, Combo Lock Box
Interior Features:	Cable TV Available, High Speed Internet Available		
Restrictions:		Easements:	

Property Description: **INVESTOR SPECIAL. Great opportunity to buy at great price in Plano! Nice floor plan with 4 bedrooms, living, dining, family room, wet bar and 2 covered patios. Needs updating throughout, priced accordingly. Being sold as-is, seller will make NO repairs. Buyer-buyer's agent to verify all information. Submit highest and best offer. No option periods accepted. Complete all due diligence before submitting offer**

Public Driving Directions: **GPS**

Private Remarks: **MULTIPLE OFFERS RECEIVED, DEADLINE TO SUBMIT HAS PASSED. Seller name = ONE CLEAR KEY PROPERTY SOLUTIONS, LLC. A Managing Member of LLC is licensed Texas real estate agent. Escrow Officer is Rusty Reid at Chicago Title, 2700 N. Denton Tap Rd, #120, Coppell, TX, 972-462-1800. No option periods.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$174,800	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 3	DOM: 3	LD: 03/09/2016	XD:
LO: IVR01C Investable Realty (972) 525-5883				Fax: (469) 306-1070		Off Website:	www.investablerealty.com
LO Addr: 8330 Lbj Freeway Suite B855 Dallas, TX 75243				Office Email: richard@investablerealty.com		Off Supervisor:	Jessica Klein
LA: 0488415 Jere Becker (469) 248-5289				Fax: (469) 242-2274		Brk Lic#:	9004458
LA Cell: (214) 442-3985				LA Other:			
LA Email: jere@investablerealty.com				LA Website: http://investablerealty.com/jere			
LA 2:				LA 2 Contact:			
Pref Title Co:	Chicago Title			Location:	270 N Denton Tap #120, Coppell		972-462-1800

Call:	CSS	Appt:	817-858-0055	Owner Name:	see pvt remarks (not tax)
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:	Contact CSS for combo. Make sure to turn off all lights and lock all doors before leaving.	Occupancy:			Vacant

Contract Date:	03/12/2016	Opt Exp Date:		Sold Date:	03/22/2016	Sir Paid:	\$0	Sld\$/Acre:	\$895,238	SP:	\$188,000
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SO: KEWI02 Keller Williams Frisco Stars (972) 712-9898	Sls/SqFt: \$88.97
SA: 0606935 Pedro Larrea (972) 998-4038	SA Email: pacholarrea2003@yahoo.com
Closing Title Co: Chicago Title-Coppell	Mortgage Co:
Third Party AP: No	
1st Fin: Cash	Loan 1 Amount:
2nd Fin:	Loan 2 Amount:
Years:	Int Rt:
Years:	2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-10 11:15

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MLS#: 13532245	Sold	1417 Vanderbilt Drive	Plano	75023-6714	LP:	\$195,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$195,000
Area:	20/8	Also for Lease:	N	Lst \$ / SqFt:	\$126.3
Subdv:	Park Forest #3	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R055200903001	Plan Dvlpmt:			
Lot:	30	Legal:	PARK FOREST #3 (CPL), BLK 9, LOT 30		
Multi Prcd:	No	MUD Dst:	No	Unexempt Taxes:	\$3,681

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	Yes	Half Baths:	0				

SqFt:	1,544 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	1		
# Carprt Spcs:	0	Garage Size:	20 x 20	Yr Built:	1974 / Preowned
Acres:	0.180	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co. Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD				
Elementary School:	Christie	Middle School:	Carpenter	High School:	Clark

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:		Kitchen Equipment:	Built-in Microwave, Cooktop - Electric, Dishwasher, Oven-Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:		Flooring:	Ceramic Tile, Laminate, Wood
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Construction:	Brick, Concrete, Glass, Siding, Wood	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional, FHA
Parking/Garage:	Attached, Garage	Possession:	Subject to Lease
Street/Utilities:	City Sewer, City Water	Showing:	Courtesy Call (Appt Svc Only)
Interior Features:	Cable TV Available, Dry Bar, High Speed Internet Available, Vaulted Ceilings, Wet Bar		
Restrictions:		Easements:	

Property Description: ***MULTIPLE OFFERS RECEIVED* Please submit highest and best by 1pm 2-5-17. This charming home is waiting for you in the heart of Plano! Nicely appointed laminate wood floors throughout the home. Large, spacious living room with wood-burning fireplace. Roof and fence only 6 months old! Enjoy the large backyard and open pergola with family and friends! Carpenter Middle School and Big Lake Park are within walking distance and you are minutes away from 75 for commuting. This home has everything that you could want! Come see it before it's gone!**

Excludes: **Refrigerator, Washer and Dryer**

Public Driving: **Going north on I-75. Exit Parker. Turn left on Parker. Right on Alma. Left on Crossbend. Right on Vanderbilt. Home on the right.**

Directions: ***MULTIPLE OFFERS RECEIVED* Please submit highest and best by 1pm 2-5-17. Agents to verify all information with their clients. Please schedule showings within CSS. There will be a friendly dog named Roxy that will be crated in the guest bedroom or garage.**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$195,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 3%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 4	DOM: 4	LD: 02/02/2017	XD:
LO: XPTY01 eXp Realty LLC (888) 519-7431				Fax: (512) 838-6511		Off Website: exprealty.com	
LO Addr: 15305 Dallas Pkwy, Ste 300 Addison, TX 75001				Office Email: ron.dunagan@exprealty.com		Off Supervisor:	
LA: 0641751 Jason Bell (940) 206-8680				Fax:		Brk Lic#: 0603392	
LA Cell:				LA Other:			
LA Email: thebellteam@exprealty.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co: Capital- Grapevine				Location: 4101 William D Tate Ave #210,		817-329-7300	

Call:		Appt:		Owner Name:	Nance
Keybox #:	0000	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Please ensure all lights are off and doors are locked.			Occupancy:	

Contract Date:	02/06/2017	Opt Exp Date:	02/11/2017	Sold Date:	03/07/2017	Sr Paid:	\$0	Sld\$/Acres:	\$1,116,667	SP:	\$201,000
SO:	MIGR01DA The Michael Group (214) 692-6400							Sld\$/SqFt:	\$130.18		
SA:	0641381 Van Tran (469) 258-6807			SA Email:	vanrealtor01@gmail.com						
Closing Title Co:				Mortgage Co:							
Third Party AP:	No			Loan 1 Amount:				Int Rt:			
1st Fin:	Conventional	Years:		Loan 2 Amount:				2nd Int Rt:			
2nd Fin:		Years:									

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-10 11:15

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MLS#: 13639514	Sold	3305 Garner Lane	Plano	75023-7324	LP: \$199,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$199,900
Area:	20/8	Also for Lease:	N	Lst \$ / SqFt:	\$130.14
Subdv:	Park Forest #1	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R055000103301	Plan Dvlpmnt:			
Lot:	33	Legal:	PARK FOREST #1 (CPL), BLK A, LOT 33		
Multi Prcd:	No	MUD Dst:	No	Unexempt Taxes:	\$3,520

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	No
Sec Sys:	Yes	Half Baths:	0				

Sqft:	1,536 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	20 x 18	Yr Built:	1972 / Preowned
Acres:	0.170	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD	Middle School:	Carpenter	High School:	Clark
Elementary School:	Christie				
Senior High School:	Plano Senior				

Living Room:	17 x 16 / 1	Dining Room:	15 x 10 / 1
Kitchen:	15 x 11 / 1	Utility Room:	6 x 6 / 1
Master Bedroom:	15 x 13 / 1	Bedroom:	10 x 10 / 1
Bedroom:	10 x 10 / 1		

Housing Type:	Single Detached	Fireplace Type:	Gas Starter, Insert, Metal Box, Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Cooktop - Gas, Dishwasher, Disposal, Oven-Gas, Range/Oven-Gas, Refrigerator, Vent Mechanism, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Burglar, Owned, Smoke Detector
Lot Description:	Interior Lot, Landscaped, Some Trees, Subdivision	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Covered Porch(es), Gutters, Patio Covered, RV / Boat Parking, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Black	Energy Efficiency:	Ceiling Fans, Double Pane Windows, Gas Water Heater, Thermo Windows
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Chain Link	Proposed Financing:	Cash, Conventional, FHA, VA
Parking/Garage:	Attached, Garage, Garage Door Opener, Rear Alley, City Sewer, City Water, Concrete, Curbs, Individual Gas Meter, Individual Water Meter, Sidewalk	Possession:	Closing/Funding
Street/Utilities:	Cable TV Available, Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Window Coverings	Showing:	Centralized Showing Service, Combo Lock Box, Go (Appt Svc Only)
Interior Features:		Easements:	
Restrictions:			

Property Description: **Deadline is 12 noon on Monday. we do have multi offers! UPDATED & READY FOR MOVE-IN. Freshly painted, new tile in master bath & utility 2017. New carpet in secondary bedrooms 2017. Refinished bathtub in half bath & re-tiled shower in master. Kitchen has had refinished cabinets, updated lights & pull-out drawers in pantry. Wood-look floors in entry & master bedroom. Master bath has updated sink, mirror & built-in shelf. Family room has built-ins & wood-burning fireplace with gas starter. Eight ft chain-link fence & covered patio. Low-maintenance vinyl eaves & storm windows.**

Excludes: **See Attachment to Seller's Disclosure**

Public Driving: **See map**

Directions: **See map**

Private Remarks: ****PRE-APPROVAL LETTER REQUIRED WITH OFFER****

Loan Type:	Treat As Clear	Bal:		Equity:	\$199,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDQM: 4	DOM: 4	LD: 07/21/2017	XD:
LO: KELR02 Keller Williams Realty Plano (972) 599-7000				Fax: (972) 599-7001		Off Website:	
LO Addr: 3600 Preston Rd.Ste 100 Plano, TX 75093				Office Email: hnbaker@kw.com		Off Supervisor:	
LA: 0202244 Roxanne DeBerry (214) 676-8040				Fax: (972) 805-2288		Brk Lic#:	0492040
LA Cell: (214) 676-8040				LA Other:			
LA Email: Roxanne@thedeberryteam.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co: Capital-Vicky P				Location: 5025 W Park, Plano			972-985-1898

Call:	CSS	Appt:	817-858-0055	Owner Name:	
Keybox #:	0	Keybox Type:	Combo	Seller Type:	See Agent Individual(s)
Show Instr:	Call CSS. Go & show.			Occupancy:	Vacant

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Contract Date: 07/25/2017	Opt Exp Date: 08/01/2017	Sold Date: 08/21/2017	Slr Paid: \$0	Sld\$/Acre: \$1,205,882	SP: \$205,000
SO: CBAP08 Coldwell Banker Apex, REALTORS (972) 208-8797			Sld\$/SqFt: \$133.46		
SA: 0514129 Liz Crisostomo (972) 896-0291			SA Email: liz@ljdfrhomes.com		
Closing Title Co:			Mortgage Co:		
Third Party AP:	No	Years:	Loan 1 Amount:	Int Rt:	
1st Fin: FHA		Years:	Loan 2 Amount:	2nd Int Rt:	
2nd Fin:					

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-10 11:15

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MLS#: 13316515	Sold	817 Harvest Glen Drive	Plano	75023-6825	LP:	\$189,900
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$189,900
Area:	20/4	Also for Lease:	N	Lst \$ / SqFt:	\$108.76
Subdv:	Westgate #2	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R058601100501	Plan Dvlpmnt:			
Lot:	5	Legal:	WESTGATE #2 (CPL), BLK 11, LOT 5	Unexempt Taxes:	\$3,398
Multi Prcl:	No	MUD Dst:	No		

Bedrooms:	4	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	Yes
Sec Sys:	No	Half Baths:	0				

SqFt:	1,746 / Appraiser	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2	Yr Built:	1981 / Preowned
# Carprt Spcs:	0	Garage Size:	20 x 20	Will Subdiv:	No
Acres:	0.180	Lot Dimen:			
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD	Middle School:	Carpenter	High School:	Clark
Elementary School:	Christie				
Senior High School:	Plano East				

Master Bedroom:	15 x 12 / 1	Bedroom:	10 x 11 / 1
Bedroom:	11 x 12 / 1	Bedroom:	11 x 12 / 1
Living Room:	17 x 16 / 1	Dining Room:	12 x 13 / 1
Breakfast Room:	9 x 9 / 1	Kitchen:	12 x 9 / 1

Breakfast Bar, Eat-in Kitchen

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Dishwasher, Disposal, Range/Oven-Electric, Vent Mechanism, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Interior Lot	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Gutters, Lighting System, Patio Covered	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Backyard Pool Feat:	Diving	Special Notes:	Survey Available
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional, FHA, VA
Parking/Garage:	Attached, Garage, Garage Door Opener, Rear	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Centralized Showing Service
Interior Features:	Bay Windows, Cable TV Available, Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Wet Bar, Window Coverings		

Restrictions:

Easements:

Property Description: **MULTIPLE OFFERS highest and best Saturday Feb 13 before 5pm. Beautifully updated home w gorgeous curb appeal nestled in a very desirable neighborhood, walking distance to park-playground & school. LR perfect for entertaining, bright open floor plan, vaulted ceilings, WB fireplace & separate wet bar, granite countertops, stone backsplash, Eng. wood floors, 4 bed, 2 baths, too many upgrades to mention all. Sparkling pool & covered patio**

Public Driving Directions: **Between Parker and Spring Creek. From Alma go east on Harvest Glen**

Private Remarks: **MULTIPLE OFFERS, email ecastro@cbzhomes.com highest and best Saturday Feb 13 before 5pm. NO MORE SHOWINGS. No open House Saturday Feb 13, CANCEL. Buyers to verify schools, easements and any info related to this property.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$189,900	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 3%	BAC: 3%	Var: Yes	List Type: Exclusive Right to Sell/Lease	CDOM: 6	DOM: 6	LD: 02/08/2016	XD:
LO: CBB56 Coldwell Banker Res.Plano (972) 596-9100				Fax: (972) 596-9561	Off Website:		
LO Addr: 4701 Parker Rd., Ste. 650 Plano, TX 75093				Office Email: john.digiovanni@cbdfw.com	Off Supervisor:		
LA: 0480239 Elizabeth Castro (972) 743-2918				Fax:	Brk Lic#: 0420132		
LA Cell: (972) 743-2918				LA Other: (972) 596-9100			
LA Email: elizabethtravolo1@verizon.net				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:	Allegiance Title			Location:	4017 Preston Road, Suite 524	972.758.9200	

Call:	CSS	Appt:	817-858-0055	Owner Name:		See agent
Keybox #:	1111111	Keybox Type:	Blue iBox	Seller Type:		Individual(s)
Show Instr:	NO MORE SHOWINGS NO OPEN HOUSE SATURDAY, CANCEL			Occupancy:		Owner

Contract Date:	02/14/2016	Opt Exp Date:	02/24/2016	Sold Date:	03/14/2016	Slr Paid:	\$0	Sld\$/Acre:	\$1,194,444	SP:	\$215,000
SO:	DPMA01 Dave Perry Miller Real Estate (214) 369-6000							Sld\$/SqFt:	\$123.14		
SA:	0638793 David Lee (214) 755-7870			SA Email:	david@undikeough.com						
Closing Title Co:				Mortgage Co:							

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Third Party AP: **No**
1st Fin: **Conventional**
2nd Fin:

Years: **30**
Years:

Loan 1 Amount:
Loan 2 Amount:

Int Rt:
2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-10 11:15

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MLS#: 13388645		Sold		1120 Joshua Tree Drive		Plano		75023-7345		LP: \$215,900	
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$215,900
Area:	20/4	Also for Lease:	N	Lst \$ / SqFt:	\$127.45
Subdv:	Park Forest #7	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R057102200801	Plan Dvlpmnt:			
Lot:	8	Legal:	PARK FOREST #7 (CPL), BLK V, LOT 8		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,246

Bedrooms:	4	Tot Baths:	2.0	Liv Areas:	2	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	Yes
Sec Sys:	Yes	Half Baths:	0				

SqFt:	1,694 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	20 x 20	Yr Built:	1979 / Preowned
Acres:	0.200	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD	Middle School:	Carpenter	High School:	Clark
Elementary School:	Christie				
Senior High School:	Plano East				

Living Room:	18 x 15 / 1	Dining Room:	11 x 7 / 1
Living Room:	13 x 13 / 1	Breakfast Room:	9 x 8 / 1
Kitchen:	13 x 8 / 1	Master Bedroom:	16 x 12 / 1
Bedroom:	10 x 10 / 1	Bedroom:	10 x 10 / 1
Bedroom:	10 x 10 / 1		

Housing Type:	Single Detached	Fireplace Type:	Brick, Wood Burning
Style of House:		Kitchen Equipment:	Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Interior Lot:		Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Gutters, Patio Open	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Construction:	Brick, Wood	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Parking/Garage:	Detached, Garage	Possession:	Negotiable
Street/Utilities:	Alley, City Sewer, City Water	Showing:	Appointment (Appt Svc only)
Interior Features:	Cable TV Available, High Speed Internet Available	Easements:	
Restrictions:			

Property Description: **Great updated home with a pool in sought after Plano! Move in Ready! 4 bedrooms 2 bath 2 Living areas with wood burning fire place. This One of a Kind Beautiful Move in Ready Home! Great Location!!!**

Public Driving Directions: **North on 75 take Parker Road Exit West. Turn right on Alma and left on Joshua Tree. House is on the left.**

Private Remarks: **Buyers-agents to verify all info.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$215,900	Int Rate:		Pmt Type:		Payment:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:					

SUB: 3%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 3	DOM: 3	LD: 05/30/2016	XD:
LO: MESA01 Mersal Realty (214) 731-3163				Fax: (214) 731-3160		Off Website: www.mersalrealty.com	
LO Addr: 555 Republic Dr, Suite 200 Plano, TX 75074				Office Email: info@mersalrealty.com		Off Supervisor:	
LA: 0521798 Odett Pugliese (214) 923-7629				Fax: (972) 303-0579		Brk Lic#: 0345678	
LA Cell: (214) 923-7629				LA Other: (214) 923-7629			
LA Email: odett21@gmail.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:		Appt:		Owner Name:	Giardina
Keybox #:	1	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call CSS Please give 30 minute notice			Occupancy:	

Contract Date:	06/02/2016	Opt Exp Date:	06/12/2016	Sold Date:	06/30/2016	Slr Paid:	\$2,000	Sld\$/Acre:	\$1,079,500	SP:	\$215,900
SO:	FATH01 Fathom Realty (888) 455-6040							Sld\$/SqFt:	\$127.45		
SA:	0604162 Linda McCullough (214) 676-0331			SA Email:	lindamcculloughrealtor@gmail.com						
Closing Title Co:				Mortgage Co:							
Third Party AP:	No			Loan 1 Amount:				Int Rt:			
1st Fin:	Conventional	Years:		Loan 2 Amount:				2nd Int Rt:			
2nd Fin:		Years:									

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-10 11:15

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MLS#: 13584673	Sold	940 Goodwin Drive	Plano	75023-4905	LP:	\$250,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$250,000
Area:	20/4	Also for Lease:	N	Lst \$ / SqFt:	\$110.52
Subdv:	Park Forest #5	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R055402300601	Plan Dvlpmnt:			
Lot:	6	Legal:	PARK FOREST #5 (CPL), BLK 23, LOT 6		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$4,050

Bedrooms:	4	Tot Baths:	2.0	Liv Areas:	2	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	2,262 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	20 x 20	Yr Built:	1975 / Preowned
Acres:	0.160	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD	Middle School:	Carpenter	High School:	Clark
Elementary School:	Christie				
Senior High School:	Plano Senior				

Living Room:	14 x 16 / 1	Living Room:	16 x 13 / 1
Master Bedroom:	19 x 13 / 1	Bedroom:	11 x 9 / 1
Bedroom:	11 x 10 / 1	Bedroom:	10 x 10 / 1
Dining Room:	16 x 14 / 1	Breakfast Room:	10 x 8 / 1
Kitchen:	16 x 8 / 1	Utility Room:	12 x 8 / 1

Walk-in Closets

Built-in Cabinets, Tile Countertops

Dryer Hookup- Electric, Dryer Hookup-Gas, Full Size W/D Area, Linen Closet, Room for Freezer, Separate Utility Room

Housing Type:	Single Detached	Fireplace Type:	Gas Starter
Style of House:	Traditional	Kitchen Equipment:	Cooktop - Gas, Dishwasher, Disposal, Oven-Gas, Plumbed For Gas in Kitchen, Range/Oven-Gas
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Interior Lot, Landscaped, Some Trees, Subdivision	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Gutters, Lighting System, Patio Open, Sprinkler System, Storage Building	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:		Energy Efficiency:	16+ SEER AC, Ceiling Fans, Double Pane Windows, Gas Water Heater, Turbines
Construction:	Brick, Vinyl Siding	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:		Proposed Financing:	Cash, Conventional, FHA, VA
Parking/Garage:	Attached, Garage Door Opener, Rear, Workbench	Possession:	Negotiable
Street/Utilities:	Alley, City Sewer, City Water, Curbs, Sidewalk	Showing:	Centralized Showing Service
Interior Features:	Cable TV Available, High Speed Internet Available, Vaulted Ceilings, Window Coverings		
Restrictions:		Easements:	

Property Description: **4 Bedroom, 2 Bath, 2 Living and 2 Dining Areas on a tree lined street. Lots of natural light, large open Living-Formal Dining. Low Utility Costs. 2nd Living with gas fireplace. The utility room includes a mudroom with room for a craft or sewing area. Some of the updates include - Roof, Gutters, Some Siding in Jan 2017, Carpet in Living areas April 2017, Gas Water Heater in Nov 2010, Gas Range in July 2016, Heating & Air in Oct 2010. The AC is 16 Seer for great energy efficiency. The main bathtub is 18 inches deep and big enough for large adults. Garage features a large workbench. You'll love the upgraded windows with a tilt-out feature for easy cleaning. Storage building in the backyard remains with the home.**

Excludes: **None.**

Public Driving: **South on Alma from Springcreek to Goodwin. Turn right on Goodwin and home will be on your left.**

Directions: **Measurements are approximate. Offer instructions, Utility Costs and Seller Disclosure are in Documents - Transaction Desk.**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$250,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 4	DOM: 4	LD: 04/27/2017	XD:
LO: KELRO2 Keller Williams Realty Plano (972) 599-7000				Fax: (972) 599-7001		Off Website:	
LO Addr: 3600 Preston Rd. Ste 100 Plano, TX 75093				Office Email: bobhaker@kw.com		Off Supervisor:	
LA: 0448936 Jeanette Edwards (972) 527-4507				Fax:		Brk Lic#:	0492040
LA Cell: (214) 455-2908				LA Other:			
LA Email: jeanette@teamedwards.com				LA Website: http://www.TeamEdwards.com			
LA 2:				LA 2 Contact:			
Pref Title Co: Chicago Title				Location: 5000 Legacy #150-Plano 75024		972-378-9990	

Call:	CSS	Appt:	817-855-0055	Owner Name:	Jeremy S. & Alexis M. Inman
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Keybox #:	33323364	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Seller needs 30 minutes notice to show. Call CSS for all showings. 817.858.0055. Occupancy: Do not pass key and key holder to other agents. They must access with their own keycard. Keep all adults and children with you at all times.			Owner	

Contract Date:	05/01/2017	Opt Exp Date:	05/08/2017	Sold Date:	05/26/2017	Slr Paid:	\$0	Sld\$/Acre:	\$1,562,500	SP:	\$250,000
SO:	BAM801 Bamboo Realty, Inc. (214) 295-7168									Sld\$/SqFt: \$110.52	
SA:	0615477 Semida Voicu (972) 984-9357									SA Email: semida@bamboorealty.com	
Closing Title Co:										Mortgage Co:	
Third Party AP:	No										
1st Fin:	FHA	Years:								Loan 1 Amount:	
2nd Fin:		Years:								Loan 2 Amount:	
										Int Rt:	
										2nd Int Rt:	

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MLS#: 13607861	Sold	3317 Crater Lane	Plano	75023-7112	LP:	\$259,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$259,000
Area:	2D/4	Also for Lease:	N	Lst \$ / SqFt:	\$116.4
Subdv:	Park Forest #8	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R057200902301	Plan Dvlpmnt:			
Lot:	23	Legal:	PARK FOREST #8 (CPL), BLK I, LOT 23		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$4,408

Bedrooms:	4	Tot Baths:	2.0	Liv Areas:	2	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	2	Pool:	Yes
Sec Sys:	No	Half Baths:	0				

SqFt:	2,225 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	20 x 20	Yr Built:	1979 / Preowned
Acres:	0.210	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Plano ISD	Middle School:	Carpenter	High School:	Clark
Elementary School:	Christie				
Senior High School:	Plano Senior				

Master Bedroom:	14 x 12 / 1	Medicine Cabinet, Separate Shower	Living Room:	19 x 15 / 1
Living Room:	19 x 15 / 1		Dining Room:	15 x 10 / 1
Kitchen:	14 x 9 / 1		Bedroom:	11 x 11 / 1
Bedroom:	12 x 11 / 1		Bedroom:	11 x 11 / 1
Breakfast Room:	9 x 8 / 1		Utility Room:	6 x 6 / 1
				Full Size W/D Area

Housing Type:	Single Detached	Fireplace Type:	Brick, Gas Starter, Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Built-in Microwave, Dishwasher, Range/Oven-Electric, Vent Mechanism, Water Line to Refrigerator

Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Interior Lot, Landscaped, Some Trees, Subdivision	Flooring:	Carpet, Laminat
Exterior Features:	Covered Porch(es), Patio Covered	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:		Proposed Financing:	Cash, Conventional
Parking/Garage:	Attached, Garage, Garage Door Opener	Possession:	Subject to Lease
Street/Utilities:	Alley, City Sewer, City Water, Curbs, Sidewalk	Showing:	Contact Agent
Interior Features:	Cable TV Available, Dry Bar, High Speed Internet Available, Skylights		

Restrictions:

Easements:

Property Description: **INVESTORS ONLY. Tenants' lease through August 2018 (Thirteen months -these are long-term tenants)Spacious 4 bedroom, 2 bath brick home with pool located in well established community of Park Forest. Quick access to US-75, shopping, dining, Oak Point park, downtown Plano.**

Public Driving Directions: **From Parker Rd, north on Alma Dr., turn right on Lombardy, right on Grand Teton, right on Crater, house on right.**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$259,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Varr: NO	List Type: Exclusive Right to Sell/Lease	CDOM: 58	DOM: 58	LD: 05/23/2017	XD:
LO: HILL01GV BerkshireHathaway HomeServices (817) 481-2573				Fax: (817) 481-1113		Off Website: bhhshillman.com	
LO Addr: 203 E. Northwest Hwy. Grapevine, TX 76051				Office Email:		Off Supervisor:	
LA: 0625302 Crae Hillman (817) 908-5102				Fax:		Brk Lic#: 0457009	
LA Cell: (817) 908-5102				LA Other: (817) 908-5102			
LA Email: crae@bhhsh.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:	Agent	Appt:	8179085102	Owner Name:		Ask
Keybox #:	00000000	Keybox Type:	None	Seller Type:		Individual(s)
Show Instr:				Occupancy:		Tenant

Showings on FRIDAYS ONLY. MUST GET APPROVAL FROM LISTING AGENT 24 HOURS BEFORE VISITING PROPERTY. No key box on site. Tenant will be present at all showings- call agent to schedule all showings.

Contract Date:	07/25/2017	Opt Exp Date:		Sold Date:	08/08/2017	Sir Paid:	\$0	Slds/Acre:	\$1,190,476	SP:	\$250,000
SO:	WIZRS01 Silberman Realty (972) 897-5884							Sld\$/SqFt:	\$112.36		
SA:	0612064 Robert Vernon (469) 360-3463			SA Email:	robert@silbermanrealty.com						

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Closing Title Co:		Mortgage Co:	
Third Party AP:	No	Loan 1 Amount:	Int Rt:
1st Fin: Cash		Loan 2 Amount:	2nd Int Rt:
2nd Fin:			

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-10 11:15

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Search Criteria

Property Type is 'Residential'

MLS Number is '13071052', '12171792', '13076798', '13532245', '13316515', '13584673', '13123281', '13148716', '13336011', '13639514', '13388645', '13607861'

Selected 12 of 12 results.

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MLS Sheets for Paired Sale Analysis – Sub-Area D

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MLS#: 13378179	Sold	1014 Joslin Street	Irving	75060-4809	LP:	\$119,000
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Category: Residential Area: 26/5 Subdv: Western Terrace County: Dallas Parcel ID: 32581500030060000 Lot: 6 Multi Prcl: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmt: Legal: MUD Dst: No	Orig LP: \$119,000 Lst \$ / SqFt: \$92.53 WESTERN TERRACE BLK C LOT 6 1014 JOSLI Unexempt Taxes: \$2,241
---	--	---

Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 2	Stories: 1
Fireplaces: 0	Full Baths: 2	Dining Areas: 1	Pool: No
Sec Sys: No	Half Baths: 0		

SqFt: 1,286 / Tax	Appraiser Name: 2	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 20 x 19	Yr Built: 1963 / Preowned
# Carprt Spcs: 0	Garage Size: 20 x 19	Will Subdiv: No
Acres: 0.165	Lot Dimen: HOA Dues: HOA Co. Phone: Accessory Unit Type:	
HOA: None		

School Dist: Irving ISD	Middle School: Lamar	High School: Nimitz
Elementary School: Brown		

Master Bedroom: 14 x 10 / 1	Bedroom: 11 x 10 / 1
Bedroom: 10 x 10 / 1	Living Room: 17 x 11 / 1
Living Room: 21 x 15 / 1	Kitchen: 14 x 12 / 1

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Interior Lot Exterior Features: Storage Building Soil: Unknown Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Front, Garage Door Opener Street/Utilities: City Sewer, City Water, Concrete, Curbs Interior Features: Window Coverings Restrictions:	Fireplace Type: Kitchen Equipment: Dishwasher, Disposal, Drop in Range/Oven - Gas, Plumbed For Gas In Kitchen, Water Line to Refrigerator Alarm/Security: Flooring: Ceramic Tile Heating/Cooling: Central Air-Elec, Central Air-Gas Energy Efficiency: Green Features: Green Certification: Handicap Amenities: Proposed Financing: Cash, Conventional Possession: Closing/Funding Showing: Appointment Service Easements:
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Property Description: Western Terrace Fixer Upper! Nice 3 bedroom, 2 bath floor plan with nearly 500 sq. foot addition not included in sq. footage. This home has great potential with spacious kitchen, huge secondary living space, good sized backyard & in a great neighborhood. Inside HVAC unit new in 2014. Shingles were replaced in 2011.

Public Driving Directions: From S. Belt Line go east on W. Shady Grove Rd. then Left on Joslin St.

Private Remarks: Agents: Home is sold AS IS with no repairs made by sellers. Cash buyer preferred. Buyer and buyer agent to verify all information found in listing including sqft, tax, school, and noted information.

Loan Type: Treat As Clear	Bal: \$119,000	Int Rate: Possible Short Sale: No	Pmt Type: Payment:
Lender:	Equity: 2nd Mortg: Yes		

SUB: 0% BAC: 3% Var: Yes List Type: Exclusive Right to Sell/Lease LO: REMM01SL RE/MAX Trinity (817) 310-5200 LO Addr: 121 Countryside Crt Suite 120 Southlake, TX 76092 LA: 0507922 Jennifer Brown (817) 403-1752 LA Cell: (817) 403-1752 LA Email: jennifer-king@remax.net LA 2: Pref Title Co: Allegiance Title	CDOM: 7 DOM: 7 Fax: (817) 310-5210 Office Email: jackcoan@remax.net Fax: LA Other: LA Website: LA 2 Contact: Location: Copell 972.304.8000
--	---

Call: CSS	Appt: 817-858-0055	Owner Name: 2	Call Agent: Individual(s)
Keybox #: 4771219	Keybox Type: Blue iBox	Seller Type: 2	Vacant
Show Instr: Please lock doors & turn off lights		Occupancy: 2	

Contract Date: 05/18/2016	Opt Exp Date: 05/22/2016	Sold Date: 06/07/2016	Sir Paid: \$0	Sld\$/Acre: \$718,182	SP: \$118,500
SO: ADRW01 New Western Acquisitions (972) 643-9300				Sld\$/Sqft: \$92.15	
SA: 0847518 Joe Cleaver (903) 570-8059				SA Email: joseph.cleaver@newwestern.com	
Closing Title Co: No				Mortgage Co:	
Third Party AP: No				Loan 1 Amount:	Int Rt:
1st Fin: Cash	Years:			Loan 2 Amount:	2nd Int Rt:
2nd Fin:	Years:				

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MLS#: 13166345	Sold	1210 Belclaire Lane	Irving	75060-5156	LP:	\$110,000
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	Category:	Residential	Type:	RES-Single Family	Orig LP:	\$110,000
	Area:	26/5	Also for Lease:	N	Lst \$ / SqFt:	\$95.4
	Subdv:	Sandalwood	Lease MLS#:			
	County:	Dallas	Lake Name:			
Parcel ID:	32464500030020000	Plan Dvlpmt:				
Lot:	2	Block:	C	Legal:	SANDALWOOD BLK C LT 2 INT20110030523	
Multi Pct:	No	MUD Dst:	No	Unexempt Taxes:	\$2,448	

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	0	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,153	Tax:		Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2			Cvrd Park:	2		
# Carprt Spcs:	0			Garage Size:	23 x 19	Yr Built:	1962 / Preowned
Acres:	0.169			Lot Dimen:		Will Subdiv:	No
HOA:	None			HOA Dues:			
HOA Co:				HOA Co. Phone:			
Accessory Unit:				Accessory Unit Type:			

School Dist:	Irving ISD				
Elementary School:	Elliott	Middle School:	Lamar	High School:	Nimitz

Bedroom:	12 x 10 / 1	Bedroom:	12 x 10 / 1
Master Bedroom:	11 x 11 / 1	Kitchen:	13 x 8 / 1
Dining Room:	9 x 8 / 1	Living Room:	16 x 12 / 1

Housing Type:	Single Detached	Fireplace Type:	
Style of House:	Traditional	Kitchen Equipment:	Cooktop - Gas, Disposal, Oven-Gas, Plumbed For Gas in Kitchen
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Cultivated, Interior Lot, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision	Flooring:	Carpet, Ceramic Tile, Other
Exterior Features:	Covered Porch(es), Gutters, Patio Covered	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:		Proposed Financing:	Cash, Conventional, FHA, Other
Parking/Garage:	Attached, Covered, Front, Garage	Possession:	Other
Street/Utilities:	City Sewer, City Water, Concrete, Curbs, Individual Gas Meter, Sidewalk	Showing:	Centralized Showing Service
Interior Features:	Cable TV Available, High Speed Internet Available, Other, Wainscoting		
Restrictions:		Easements:	

Property Description: **Affordability meets charm. Looking for a nice, clean home without the hefty price? This is it. Cute home in a nice area of Irving with a large yard ready for its new owners. Recent bathroom remodel, nice kitchen with stainless steel gas burning stove, and stainless steel vent hood. The oversized garage has plenty of space for cars and storage. Really nice curb appeal too. Schedule your showing today because this one will be gone tomorrow!**

Excludes: **Water purification and softening system.**

Public Driving: **From Shadygrove W, turn Right on Glenwick Ln, left on Fairfax, then Right on Belclaire.**

Directions: **From Shadygrove W, turn Right on Glenwick Ln, left on Fairfax, then Right on Belclaire.**

Private Remarks: **Multiple offers. H&B due Sunday 6.7.15 at 800pm. Please send all offers, along with proof of funds or pre approval to frank@teamreallist.com Listing agent not related to seller. Disclosures in document storage.**

Loan Type:	Treat As Clear	Bal:		Equity:	\$110,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 3%	BAC: 3%	Var: Yes	List Type: Exclusive Right to Sell/Lease	CDOM: 4	DOM: 4	LD: 06/05/2015	XD:
LO: ULRE15AR Ultima Real Estate (972) 980-9393	Fax: (972) 980-9394	Off Website: http://www.ultimars.cc					
LO Addr: 5339 Alpha Rd Dallas, TX 75240	Office Email:	Off Supervisor:					
LA: 0598785 Frank Munoz (682) 334-3997	Fax:	Brk Lic#: 0377623					
LA Cell:	LA Other: (972) 980-9393						
LA Email: frank@teamreallist.com	LA Website: http://www.TeamReallist.com						
LA 2:	LA 2 Contact:						
Pref Title Co: ALAMO TITLE	Location: ARLINGTON					817.276.1990	

Call:	CSS	Appt:	817.858.0055	Owner Name:	NAZARIO MUNOZ
Keybox #:	0000	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call CSS. Two hour notice preferred.			Occupancy:	Owner

Contract Date:	06/09/2015	Opt Exp Date:	06/16/2015	Sold Date:	07/01/2015	Sir Paid:	\$0	Sld\$/Acre:	\$710,059	SP:	\$120,000
SO:	JRPP01C JR Premier Properties (972) 387-9215										
SA:	0536059 Monica Pineda (469) 348-4113										
Closing Title Co:		SA Email:	monmpineda@aol.com	Mortgage Co:							

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Third Party AP: **No**
1st Fin: **Conventional**
2nd Fin:Years:
Years:Loan 1 Amount:
Loan 2 Amount:Int Rt:
2nd Int Rt:

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 Michael Divin
 Valbridge Property Advisors
 asb@valbridge.com
 Ph: (281) 381-9225

Agent Full Report

 MLS#: **11946372** Sold **1026 Joslin Street** **Irving** **75060** LP: **\$113,000**


Category:	Residential	Type:	RES-Single Family	Orig LP:	\$113,000
Area:	26/5	Also for Lease:	N	Lst \$ / SqFt:	\$89.26
Subdv:	Western Terrace	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	32581500030030000	Plan Dvlpmnt:			
Lot:	3	Legal:			
Multi Prcd:	No	MUD Dst:	No	Unexempt Taxes:	
Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	2
Fireplaces:	0	Full Baths:	2	Dining Areas:	1
Sec Sys:	No	Half Baths:	0	Stories:	1
				Pool:	No
SqFt:	1,266	Tax:		Appraiser Name:	
# Gar Spaces:	2			Cvrd Park:	2
# Carprt Spcs:	0			Garage Size:	20 x 22
Acres:				Lot Dimen:	63x120
HOA:	None			Yr Built:	1963
HOA Co:				Will Subdiv:	No
Accessory Unit:				Accessory Unit Type:	

 School Dist: **Irving ISD**
 Elementary School: **Brown** Middle School: **Lamar** High School: **Irving**

Bedroom:	10 x 9 / 1	Bedroom:	11 x 10 / 1
Full Bath:	/ 1	Full Bath:	/ 1
Kitchen:	13 x 9 / 1	Living Room:	15 x 10 / 1
Living Room:	10 x 12 / 1	Master Bedroom:	16 x 10 / 1
Utility Room:	Utility in Garage		Medicine Cabinet

Housing Type:	Single Detached	Fireplace Type:	
Style of House:	Contemporary/Modern	Kitchen Equipment:	Dishwasher, Range/Oven-Gas, Vent Mechanism
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Lrg. Backyard Grass	Flooring:	Carpet, Laminate, Vinyl
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Backyard Pool Feat:		Special Notes:	Owner/ Agent
Type of Fence:	Chain Link	Proposed Financing:	Conventional, FHA
Parking/Garage:	Attached, Outside Entry	Possession:	Closing/Funding
Street/Utilities:	City Sewer	Showing:	Centralized Showing Service, Go (Appt Svc Only)
Interior Features:	Cable TV Available, Decorative Lighting, Window Coverings		
Restrictions:		Easements:	

 Property Description: **Recently refurbished for sale, new paint, carpet, hard surface flooring. Versatile floorplan for informal or more formal furniture arrangement. Seller has owned it as rental property for many years and is now ready to sell to someone to own and love. Large fenced yard with some landscaping. Two car garage includes utility for washer and dryer. Near Schools and Shopping in established neighborhood. Seller is licensed Realtor in State of Texas**
 Public Driving Directions: **Joslin is between Beltline and Story, North side of Shady Grove, second house on East side of street.**
 Private Remarks:

 Loan Type: **Treat As Clear** Bal: Equity: **\$113,000** Int Rate: Pmt Type: Payment:
 Lender: Orig Date: 2nd Mortg: **No** Possible Short Sale: **No**

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 6	DOM: 6	LD: 05/03/2013	XD:
LO: dpma02 Dave Perry-Miller & Associates (214) 526-6600				Fax: (214) 528-1441		Off Website:	
LO Addr: 5500 Preston Rd. Suite 290 Dallas, TX 75205				Office Email:		Off Supervisor:	
LA: 0199700 Ronda Needham (214) 801-5828				Fax:		Brk Lic#:	0257740
LA Cell: (214) 801-5828				LA Other: (214) 217-3520			
LA Email: ronda@daveperrymiller.com				LA Website:			
LA 2: 0199700 Ronda Needham (214) 801-5828				LA 2 Contact: ronda@daveperrymiller.com			
Pref Title Co: Texas Premier Title				Location: Berkshire or Las Colinas			

Call:	CSS	Appt:	(817) 858-0055	Owner Name:	SEE AGENT
Keybox #:	51513638	Keybox Type:	Blue iBox	Seller Type:	Individual(s)

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Show Instr: CSS - Call and GO		Occupancy: Vacant	
Contract Date: 05/09/2013 Opt Exp Date:		Sold Date: 06/21/2013	Sir Paid: \$3,501 Sld\$/Acre:
SO: RMAV01 RE/MAX Advantage (972) 436-5541		SP: \$109,000	
SA: 0412480 Alexandra Bilitzki (972) 436-5541		Sld\$/SqFt: \$86.10	
Closing Title Co:	SA Email: alexhhomes@yahoo.com	Mortgage Co:	
Third Party AP:	No		
1st Fin: FHA	Years:	Loan 1 Amount:	Int Rt:
2nd Fin:	Years:	Loan 2 Amount:	2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-11 15:57

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MLS#: 11681094	Sold	2306 Druid Drive	Irving	75060-5013	LP:	\$117,400
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Category: Residential Area: 26/5 Subdv: Sandalwood 02 County: Dallas Parcel ID: 32465500040060000 Lot: 6 Block: D Multi Prcd: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmt: Sandalwood 2 Blk D Lot 6 2306 Legal: MUD Dst: No	Orig LP: \$117,400 Lst \$ / SqFt: \$86.71 Unexempt Taxes: \$2,162
---	--	--

Bedrooms: 3 Fireplaces: 0 Sec Sys: No	Tot Baths: 2.0 Full Baths: 2 Half Baths: 0	Liv Areas: 1 Dining Areas: 2 Stories: 1 Pool: No
--	---	---

SqFt: 251 Tax # Gar Spaces: 0 # Carprt Spcs: 0 Acres: 0.159 HOA: None HOA Co: Accessory Unit: 	Appraiser Name: 2 Cvrld Park: 20 x 23 Garage Size: 66X105 Lot Dimen: 66X105 HOA Dues: HOA Co.Phone: Accessory Unit Type: 	Hdcp Am: No Yr Built: 1962 Will Subdiv: No
--	--	---

School Dist: Irving ISD	Middle School: Lamar	High School: Nimitz
Elementary School: Townley		

Bedroom: 10 x 10 / 1	Bedroom: 10 x 11 / 1	
Breakfast Room: 7 x 8 / 1	Dining Room: 13 x 14 / 1	
Full Bath: 1	Full Bath: 1	
Kitchen: 8 x 12 / 1	Living Room: 11 x 14 / 1	
Master Bedroom: 11 x 13 / 1	Utility Room: Utility in Garage	

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Interior Lot, Landscaped, Lrg. Backyard Grass, Some Trees Exterior Features: Covered Porch(es), Gazebo/Pergola, Gutters, Patio Covered Soil: Unknown Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Covered, Front Street/Utilities: City Sewer, City Water, Concrete, Curbs, Sidewalk Interior Features: Other Restrictions: 	Fireplace Type: Kitchen Equipment: Cooktop - Electric, Dishwasher, Disposal, Oven-Electric Alarm/Security: Flooring: Carpet, Ceramic Tile, Laminate Heating/Cooling: Central Air-Elec, Central Heat-Gas Energy Efficiency: Green Features: Green Certification: Handicap Amenities: Proposed Financing: Cash, Conventional, FHA, Texas Vet, VA Possession: Closing/Funding Showing: Centralized Showing Service Easements:
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Property Description: **Can't consider new build right now? Consider this, like new, beautifully remodeled home inside and out. Great neutral colors through out, granite countertops, updated kitchen cabinets, and bathrooms, gorgeous wood floors, new carpet. Professionally done pergola in backyard for those nice evenings - made for entertaining. Great established neighborhood! Schedule an appointment today - this home will not last long at this amazing price.**

Public Driving Directions: **From Loop 12 N, exit Shadygrove, turn left, and continue on to Glenwick, turn Left, then turn right on Druid. Property will be on left.**

Private Remarks: **Please submit all offers with proof of funds, or pre-approval, copy of earnest money check and option fee to frank.munoz.kw@live.com**

Loan Type: Treat As Clear	Bal: 	Equity: \$117,400	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: No		

SUB: 0% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 95 DOM: 95 LD: 11/03/2011 XD: 	LO: KWRA01AR Keller Williams Realty Arlingt (817) 795-2500 Fax: (817) 299-8491	Off Website: http://www.kw.com
LO Addr: 1301 S Bowen Road Arlington, TX 76013	Office Email: klrw163@kw.com	Off Supervisor:
LA: 0598785 Frank Munoz (214) 240-1758	Fax: 	Brk Lic#: 0574623
LA Cell: 	LA Other: (972) 980-9393	
LA Email: frank.munoz.kw@live.com	LA Website: http://www.TeamRealList.com	
LA 2: 	LA 2 Contact: 	
Pref Title Co: ALAMO TITLE	Location: 26 E DEBBIE LANE, MANSFIELD	(817) 299-5100

Call: CSS	Appt: (817) 858-0055	Owner Name: Rca 1 Lic
Keybox #: BLUE	Keybox Type: Blue iBox	Seller Type: Individual(s)
Show Instr: GO AND SHOW ON SUPRA - MAKE APPOINTMENT WITH CSS. PLEASE LOCK ALL DOORS AND TURN OFF ALL LIGHTS. MAKE SURE PATIO DOOR LOCKS ALL THE WAY.	Occupancy: 	

Contract Date: 02/06/2012	Opt Exp Date: 02/13/2012	Sold Date: 03/06/2012
SO: RMDF01 RE/MAX DFW Associates (972) 462-8181	Sr Paid: \$5,100	Sld\$/Acre: \$693,396
SA: 0602221 Shane Redding (214) 629-5796	Sld\$/Sqft: \$81.43	SA Email: reddingrealttygroup@gmail.com

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Closing Title Co:
Third Party AP:
1st Fin: **FHA**
2nd Fin:

No

Years:
Years:

Mortgage Co:

Loan 1 Amount:
Loan 2 Amount:Int Rt:
2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-11 15:57

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MLS#: 12020105	Sold	1018 Patricia Street	Irving	75060-4825	LP:	\$145,000
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Category: Residential Area: 25/5 Subdv: Western Terrace County: Dallas Parcel ID: 32581500050070000 Lot: 7 Multi Prc: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlprmt: Legal: WESTERN TERRACE BLK E LT 7 VOL MUD Dst: No	Orig LP: \$145,000 Lst \$ / SqFt: \$89.07 Unexempt Taxes: \$2,899
---	--	--

Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 2
Fireplaces: 1	Full Baths: 2	Dining Areas: 1
Sec Sys: No	Half Baths: 0	Stories: 1
		Pool: No

SqFt: 1,620	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 0	Cvrd Park: 0	
# Carprt Spcs: 0	Garage Size: 	Yr Built: 1962 /
Acres: 0.169	Lot Dimen: 	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Irving ISD	Middle School: Lamar	High School: Nimitz
Elementary School: John And Margie Stipes		

Bedroom: 12 x 10 / 1	Bedroom: 12 x 11 / 1	
Kitchen: 15 x 12 / 1	Living Room: 18 x 18 / 1	
Living Room: 16 x 12 / 1	Master Bedroom: 15 x 10 / 1	Built-in Cabinets
Other: 0 x 0 / 1	Utility Room: 15 x 5 / 1	Washer Hookup

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Interior Lot, Irregular Exterior Features: Patio Covered Soil: Unknown Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Front Street/Utilities: Asphalt Interior Features: Decorative Lighting Restrictions: 	Fireplace Type: Stone Kitchen Equipment: Cooktop - Electric, Cooktop - Gas, Dishwasher, Disposal Alarm/Security: Flooring: Carpet Heating/Cooling: Central Air-Gas, Central Heat-Elec, Central Heat-Gas Energy Efficiency: 12 inch+ Attic Insulation, 13-15 SEER AC, 16+ SEER AC Green Features: Green Certification: Handicap Amenities: Proposed Financing: Negotiable Possession: Showing: Centralized Showing Service Easements:
--	---

Property Description: **This is a must see house with a remodeled kitchen and bathroom. The kitchen cabinets sink faucet and counters have been replaced. It has new 16 seer York AC. The shed outback is 10x20 with a loft and elec. The back patio is covered and watertight. The family room is 18x18 and has a stone fireplace. The roof is only 1 yr old. The outside has vinyl siding and solar storm windows and storm door is solar. A Great house with it all. Fence is new. From 183 go south to Shady Grove and take a left. Then go down about 5 streets and Patricia is on the left. The house will be on the right.**

Public Driving Directions: **Your clients will love this house with all the upgrades. Also new 16 seer Ac they had 20 inches of insulation blown in a year ago. This house for the age is incredible with all the updates. I think your clients that want move in ready will really like this house.**

Private Remarks:

Loan Type: Treat As Clear	Bal: 	Equity: \$145,000	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 3%	BAC: 3%	Var: No
LO: KELR02 Keller Williams Realty (972) 599-7000	CDOM: 154	DOM: 154
LO Addr: 3600 Preston Rd.Ste 100 Plano, TX 75093	Fax: (972) 599-7001	LD: 09/04/2013
LA: 0508524 Benny Martin (972) 333-6332	Office Email: bobbakar@kw.com	Off Website:
LA Cell: (972) 333-6332	Fax: 	Off Supervisor:
LA Email: bmartin281@att.net	LA Other: (972) 599-7000	Brk Lic#: 0492040
LA 2: 	LA Website: www.kw.com	
Pref Title Co: Any	LA 2 Contact: 	
	Location: In Irving	

Call: CSS	Appt: (817) 858-0055	Owner Name:
Keybox #: 0000	Keybox Type: Combo	Seller Type:
Show Instr: Please call CSS to set up appointment		Occupancy:

Contract Date: 02/05/2014	Opt Exp Date: 02/15/2014	Sold Date: 03/21/2014
SO: RMD04 RE/MAX DFW Associates (972) 539-3550	Slr Paid: \$475	Sld\$/Acre: \$786,982
SA: 0444075 Jeff Brand (972) 539-6555	SA Email: jeff@JeffBrand.com	Sld\$/SqFt: \$81.70
Closing Title Co: 	Mortgage Co: Alliance	
Third Party AP: No		

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1st Fin	VA	Years:	30	Loan 1 Amount:	Int Rt:
2nd Fin		Years:		Loan 2 Amount:	2nd Int Rt:

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MLS#: **13033907** Sold **2322 Normandy Drive** **Irving** **75060-5032** LP: **\$139,900**

Category: Residential **Type: RES-Single Family** **Orig LP: \$139,900**
Area: 26/5 **Also for Lease: N** **Lst \$ / SqFt: \$84.23**
Subdv: Sandalwood 02 **Lease MLS#: N**
County: Dallas **Lease Name: N**
Parcel ID: 32465500030020000 **Plan Dvlpmnt: N**
Lot: 2 **Block: C** **Legal: SANDALWOOD 2 BLK C LOT 2 465500030020**
Multi Prcl: No **MUD Dst: No** **Unexempt Taxes:**

Bedrooms: 3 **Tot Baths: 2.0** **Liv Areas: 2** **Stories: 1**
Fireplaces: 1 **Full Baths: 2** **Dining Areas: 1** **Pool: No**
Sec Sys: No **Half Baths: 0**

SqFt: 1,661 **Owner** **Appraiser Name: N** **Hdcp Am: No**
Gar Spaces: 2 **Cvrd Park: 2** **Yr Built: 1962**
Carprt Spcs: 0 **Garage Size: 24 x 18** **Will Subdiv: No**
Acres: 0.162 **Lot Dimen: N**
HOA: None **HOA Dues: N**
HOA Co: N **HOA Co. Phone: N**
Accessory Unit: N **Accessory Unit Type: N**

School Dist: Irving ISD
Elementary School: Elliott **Middle School: Lamar** **High School: Nimitz**

Game Room: 19 x 18 / 1 **Living Room: 16 x 11 / 1**
Breakfast Room: 14 x 11 / 1 **Kitchen: 14 x 8 / 1** **Galley Kitchen, Granite/Granite Type Countertop**
Master Bedroom: 14 x 11 / 1 **Bedroom: 11 x 10 / 1**

Housing Type: Single Detached **Fireplace Type: Gas Logs**
Style of House: Traditional **Kitchen Equipment: Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal**
Lot Size/Acreage: Less Than .5 Acre (not Zero) **Alarm/Security: N**
Lot Description: Interior Lot, Some Trees **Flooring: Carpet, Ceramic Tile**
Exterior Features: Patio Open **Heating/Cooling: Central Air-Elec, Central Heat-Gas**
Soil: N **Energy Efficiency: Ceiling Fans, Gas Water Heater**
Construction: Brick **Green Features: N**
Foundation: Slab **Green Certification: N**
Roof: Composition **Handicap Amenities: N**
Type of Fence: Wood **Proposed Financing: Cash, Conventional, FHA, VA**
Parking/Garage: Attached, Front, Garage, Opener, Oversized **Possession: Closing/Funding**
Street/Utilities: City Sewer, City Water, Curbs **Showing: Centralized Showing Service**
Interior Features: Cable TV Available, High Speed Internet Available **Easements: N**
Restrictions: N

Property Description: Beautiful one story maintained very well. It is time for this owner to move on and your buyers opportunity. Game room added on off of the kitchen will be the hub of the house. Square footage not on tax. Large brick fireplace. Outside there is a beautiful oak tree, vinyl siding, covered porch, storm door, sprinkler system and more. Inside has new granite countertops, updated appliances, and more.

Public Driving Directions: 183, south on Story to Normandy

Private Remarks:

Loan Type: Treat As Clear **Bal: \$139,900** **Int Rate: N** **Pmt Type: No** **Payment: N**
Lender: N **Orig Date: N** **2nd Mortg: No** **Possible Short Sale: N**

SUB: 3.0% **BAC: 3.0%** **Var: No** **List Type: Exclusive Right to Sell/Lease** **CDOM: 13** **DDM: 13** **LD: 10/09/2014** **XD: N**
LO: SKRE0180 Scott Real Estate (817) 703-1165 **Fax: N** **Off Website: www.scottrealty.com**
LO Addr: 2012 Bedford Rd. Bedford, TX 76021 **Office Email: N** **Off Supervisor: N**
LA: 0484735 Scott Killian (817) 703-1165 **Fax: N** **Brk Lic #: 0484735**
LA Cell: N **LA Other: (817) 703-1165**
LA Email: Scott@SaveWithScott.com **LA Website: www.scottrealty.com**
LA 2: N **LA 2 Contact: N**
Pref Title Co: Texas Secure Title **Location: 1308 Glade #100 Colleyville TX** **(817) 519-8800**

Call: CSS **Appt: 817-858-0055** **Owner Name: Mary Houghton**
Keybox #: 9 **Keybox Type: Blue iBox** **Seller Type: Individual(s)**
Show Instr: Courtesy Call to CSS **Occupancy: Owner**

Contract Date: 10/13/2014 **Opt Exp Date: 10/20/2014** **Sold Date: 11/21/2014** **Slr Paid: \$5,500** **Sld\$/Acre: \$895,062** **SP: \$145,000**
SO: GRES01 Great Real Estate, Inc. (214) 532-4009 **SA Email: tjlerina_martha@yahoo.com** **Sld\$/SqFt: \$87.30**
SA: 0571018 Martha Tjlerina (469) 531-0410 **Mortgage Co: N**
Closing Title Co: N
Third Party AP: No **Years: N** **Loan 1 Amount: N** **Int Rt: N**
1st Fin: FHA **Years: N** **Loan 2 Amount: N** **2nd Int Rt: N**
2nd Fin: N

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MLS#: 11980929	Sold	1629 Boundbrook Lane	Irving	75060-5507	LP:	\$149,900
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Category: Residential Area: 26/5 Subdv: Quail Valley Estates County: Dallas Parcel ID: 32417000050040000 Lot: 4 Multi Prcl: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmt: Legal: QUAIL VALLEY ESTATES LOT 4, BL MUD Dst: No	Orig LP: \$154,000 Lst \$ / SqFt: \$77.55 Unexempt Taxes: \$3,395
---	---	--

Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 2
Fireplaces: 1	Full Baths: 2	Dining Areas: 1
Sec Sys: No	Half Baths: 0	Stories: 1
		Pool: No

SqFt: 1,933 Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 0	Cvrd Park: 0	
# Carprt Spcs: 0	Garage Size: 	Yr Built: 1977 /
		Will Subdiv: Preowned

Acres: 0.199	Lot Dimen: 73 X 119	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co. Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Irving ISD	Middle School: Lamar	High School: Nimitz
Elementary School: John And Margie Stipes		

Bedroom: 12 x 11 / 1 Breakfast Room: 11 x 11 / 1 Full Bath: / 1 Living Room: 19 x 15 / 1 Master Bedroom: 16 x 12 / 1 Walk-in Closets	Bedroom: 12 x 11 / 1 Full Bath: / 1 Kitchen: 11 x 12 / 1 Breakfast Bar, Farm Sink Living Room: 20 x 14 / 1 Utility Room: Full Size W/D Area
---	--

Housing Type: Single Detached Style of House: Traditional	Fireplace Type: Gas Logs Kitchen Equipment: Built-in Microwave, Dishwasher, Disposal, Plumbed For Gas in Kitchen, Range/Oven-Electric, Vent Mechanism
Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Interior Lot, Some Trees Exterior Features: Covered Porch(es), Gutters, Patio Covered, Sprinkler System, Storage Building	Alarm/Security: Flooding: Heating/Cooling: Central Air-Elec, Central Heat-Gas
Soil: Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Brick, Chain Link, Wood Parking/Garage: Garage Conversion Street/Utilities: City Sewer, City Water, Curbs, Sidewalk Interior Features: Cable TV Available, High Speed Internet Available Restrictions: 	Energy Efficiency: Green Features: Green Certification: Handicap Amenities: Proposed Financing: Cash, Conventional, FHA, VA Possession: Closing/Funding Showing: Centralized Showing Service

Property Description: **Lovely UPDATED home with Energy Star Roof installed in 2012, which has lower utility bills SIGNIFICANTLY. 2nd Living can be 4TH BEDROOM or MAN CAVE. Covered patio across back of house & shade trees block southwest sun. Nice storage building with electricity. Fireplace with gas logs. French Doors to Patio. Lots of storage & walk-in closet. Gas available to stove. From Shady Grove, take Etain South to Quail Valley. Right on Quail Valley which becomes Boundbrook. Home is on the left past Conder Dr.**

Public Driving:
 Directions:
 Private Remarks:

Loan Type: Treat As Clear	Bal: 	Equity: \$149,900	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: No		

SUB: 0% LO: HREB01 Heritage Real Estate Brokerage (972) 790-5100 LO Addr: Po Box 154005 Irving, TX 75015 LA: 0462655 Linda Stone (214) 543-3433 LA Cell: (214) 543-3433 LA Email: lindastone3@verizon.net LA 2: Pref Title Co: Hexter-Fair (Phil)	BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 32 DOM: 32 LD: 06/28/2013 Off Website: www.hrebt.com Off Supervisor: Wes Yarbrough Brk Lic#: 0542488	Fax: (972) 254-7504 Office Email: info@hrebt.com Fax: LA Other: (214) 543-3433 LA Website: LA 2 Contact: Location: 1800 Market PL Blvd. #120 (972) 556-9501
---	--	---

Call: CSS Keybox #: 51956071 Show Instr: Call CSS, APPOINTMENT REQUIRED, 1 hour notice please, baby napping. Blue Box is to the right of front door on the water faucet.	Appt: (817) 858-0055 Keybox Type: Blue iBox Occupancy: 	Owner Name: Jay & Audra Nicole Miller Seller Type: Individual(s) Occupancy: Owner
---	--	--

Contract Date: 07/30/2013 SO: HSB01C Holly Scott, Broker (214) 502-4242 SA: 0525813 Holly Zito (214) 502-4242	Opt Exp Date: 08/06/2013 Sold Date: 08/15/2013 SA Email: hsctt13@gmail.com	Sir Paid: \$4,900 Sld\$/Acre: \$753,266 Sld\$/SqFt: \$77.55
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Closing Title Co:		Mortgage Co:	
Third Party AP:		Loan 1 Amount:	
1st Fin: Conventional	Years:	Loan 2 Amount:	Int Rt:
2nd Fin:	Years:		2nd Int Rt:

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MLS#: 11824197	Sold	1315 Quannah Street		Irving	75060-4952	LP:	\$159,900
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	Category:	Residential	Type:	RES-Single Family	Orig LP:	\$169,900
	Area:	26/5	Also for Lease:	N	Lst \$ / SqFt:	\$82.47
	Subdv:	Chism Rev	Lease MLS#:			
	County:	Dallas	Lake Name:			
Parcel ID:	32069600750040000	Plan Dv/pmnt:				
Lot:	4	Block:	A75	Legal:		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,748	

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	Yes	Half Baths:	0				

SqFt:	1,939	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:		Yr Built:	1976 /
# Carprt Spcs:	0	Garage Size:	21 x 20	Will Subdiv:	No
Acres:	0.250	Lot Dimen:	75x115		
HOA:	None	HOA Dues:	\$0		
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Irving ISD	Middle School:	Lamar	High School:	Nimitz
Elementary School:	Elliot				

Bedroom:	13 x 12 / 1	Bedroom:	12 x 11 / 1
Breakfast Room:	10 x 10 / 1	Dining Room:	14 x 11 / 1
Full Bath:	1	Full Bath:	1
Kitchen:	15 x 9 / 1	Living Room:	20 x 20 / 1
Master Bedroom:	16 x 15 / 1	Utility Room:	9 x 6 / 1
	Separate Shower, Walk-in Closets		Built-in Cabinets, Dryer Hookup- Electric, Washer Hookup

Housing Type:	Single Detached	Fireplace Type:	Gas Logs, Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Dishwasher, Disposal, Range/Oven-Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Burglar, Monitored, Smoke Detector
Lot Description:	Cul De Sac, Some Trees, Subdivision	Flooring:	Carpet, Ceramic Tile, Parquet
Exterior Features:	Gutters, Patio Covered, RV/ Boat Parking, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:		Energy Efficiency:	Ceiling Fans, Insulated Doors, Thermo Windows
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Backyard Pool Feat:		Special Notes:	Res. Service Contract
Type of Fence:	Wood	Possession Financing:	Closing/Funding
Parking/Garage:	Attached, Opener, Swing Drive	Showing:	Centralized Showing Service
Street/Utilities:	City Sewer, City Water, Sidewalk		
Interior Features:	High Speed Internet Available, Vaulted Ceilings		
Restrictions:		Easements:	

Property Description: This house is located in a quiet cul-de-sac. Home features sunken living rm & large bedrms. Loads of storage thruout incl 2 walk-in closets in master bedrm. Lots of windows & natural light. Beautiful mature trees & covered porch in back for time to relax. Roof new in 8-2012 w a lifetime warranty. Refrig & micrwe will be left for buyer! Seller to provide America Home Shield. Easy access to schools & shops, major highways, restaurants & golf courses.

Public Driving: From Loop 12, go west on Shady Grove. Turn on left on Quannah. From HWY 161 (George Bush Turnpike), go east on Shady Grove, turn right on Quannah.

Directions: Seller to provide America Shield for buyer. Easy access to major highways, malls, resturants, and golf courses. Northlake College within 1 mile and this house is a must see.

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$159,900	Int Rate:	4.50	Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 157	DOM: 157	LD: 08/17/2012	XD:
LO: ebby19 Ebby Halliday, REALTORS (972) 387-0300	Fax: (972) 458-9535	Office Email:		Off Website:	www.ebby.com/offices/	Off Supervisor:	
LO Addr: 16000 Preston Road, Suite 100 Dallas, TX 75248	Fax:	LA Other:		Brk Lic#:	0257740		
LA: 0619289 Joe Wharton (972) 571-6216	LA Website:	LA 2 Contact:					
LA Cell:		Location:	16000 Preston Rd. #314				
LA Email: jowharton@ebby.com							
LA 2:							
Pref Title Co:	Texas Premier Title						

Call:	CSS	Appt:	(817) 858-0055	Owner Name:	SEE AGENT
Keybox #:	53531112	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call CSS to schedule and appointment			Occupancy:	Vacant

Contract Date:	01/21/2013	Opt Exp Date:	01/31/2013	Sold Date:	02/22/2013	Slr Paid:	\$0	Sld\$/Acre:	\$620,000	SP:	\$155,000
SO:	BRIG03 Briggs Freeman Sotheby's Int'l (214) 353-2500							Sld\$/Sqft:	\$79.94		
SA:	0562909 Natalie Hatchett (469) 733-6442	SA Email:	nhatchett@briggsfreeman.com								
Closing Title Co:	MERCANTILE TITLE	Mortgage Co:	REGIONS BANK								

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Third Party AP:	No	Years:	30	Loan 1 Amount:	152,192	Int Rt:	4.50
1st Flt:	FHA	Years:		Loan 2 Amount:		2nd Int Rt:	
2nd Flt:							

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-11 15:57

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MLS#: 13748393	Sold	1115 Carrington Court	Irving	75060-4806	LP:	\$185,000
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Category: Residential Area: 26/5 Subdv: Dynasty County: Dallas Parcel ID: 320979000A0030000 Lot: 3 Multi Prcl: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Legal: DYNASTY BLK A LOT 3 INT20070126650 DD MUD Dst: No Unexempt Taxes: \$3,676
--	---

Bedrooms: 3	Tot Baths: 2.1	Liv Areas: 1
Fireplaces: 1	Full Baths: 2	Dining Areas: 1
Sec Sys: Yes	Half Baths: 1	Stories: 2
		Pool: No

Sqt Ft: 1,755	Appraiser Name: 	Hdcp Am: Yes
# Gar Spaces: 2	Cvrd Park: 2	
# Carprt Spcs: 0	Garage Size: 20 x 21	Yr Built: 1984
Acres: 0.093	Lot Dimen: 44' x 91'	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Irving ISD	Middle School: Lamar	High School: Nimitz
Elementary School: Brown		

Kitchen: 11 x 9 / 1	Master Bedroom: 15 x 14 / 1	Built-in Cabinets
Bedroom: 13 x 11 / 2	Bedroom: 12 x 11 / 2	
Study/Den: 12 x 10 / 1	Utility Room: 3 x 6 / 1	
Full Bath: 9 x 16 / 1	Full Bath: 8 x 7 / 2	
Half Bath: 4 x 7 / 1	Breakfast Room: 8 x 8 / 1	
Living Room: 17 x 16 / 1		

Housing Type: Single Detached Style of House: 	Fireplace Type: Brick, Wood Burning Kitchen Equipment: Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Vent Mechanism, Water Line to Refrigerator
Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Cul De Sac, Some Trees Exterior Features: Patio Covered Construction: Brick, Siding Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Garage Door Opener Street/Utilities: City Sewer, City Water, Concrete, Curbs, Overhead Utilities, Sidewalk	Alarm/Security: Burglar, Fire/Smoke, Smoke Detector Flooring: Carpet, Ceramic Tile Heating/Cooling: Central Air-Elec, Central Heat-Elec Green Features: Green Certification: Handicap Amenities: Hand Rails, Wide Doorways Proposed Financing: Cash, Conventional, FHA, VA Possession: Closing/Funding Showing: Centralized Showing Service
Interior Features: Cable TV Available, High Speed Internet Available, Skylights	Easements:
Restrictions: 	

Property Description: **Beautiful 3 bedroom, 2.1 bath two-story home in a well established neighborhood! High ceilings in the living area with an inviting brick fireplace. Spacious office downstairs that could also easily double for 4th bedroom if needed. A skylight in the kitchen and master bath for extra natural light. Fenced yard with a covered pebble-stoned patio. This house offers quick easy access to highways, the DART, and schools as well as to many restaurants and the Irving Mall! THANK YOU to all who submitted offers, we were overwhelmed with offers and the sellers have chosen one. Feel free to ask your buyers if they want to submit their offers as a back up offer.**

Public Driving Directions: **Going West on West Shady Grove, turn right on Carrington (before Belt Line intersection), house is on left.**

Private Remarks: **Seller has received inspection report since filling out SDN, past inspection report in Docs. Water faucet leaks mentioned in inspection report were repaired. THANK YOU to all who submitted offers, we were overwhelmed with offers and the sellers have chosen one. Feel free to submit a back up offer**

Loan Type: Treat As Clear	Bal: 	Equity: \$185,000	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 19 DOM: 4 LO: REEV01 Rohter & Company (214) 223-7272 LO Addr: Suite 100 320 Decker Dr. Irving, TX 75062 LA: 0656820 Inez Hannegan (972) 214-8756 LA Cell: (972) 214-8756 LA Email: Inezhannegan.Realtor@gmail.com LA 2: 0570174 David Parks (214) 566-1530 Pref Title Co: Republic Title of Texas,	Fax: Office Email: info@reevrohter.com Fax: LA Other: (972) 214-8756 LA Website: LA 2 Contact: dparksrealtor@gmail.com Location: 8810 MacArthur Blvd, Irving	LD: 12/27/2017 XD: Off Website: www.reevrohter.com Off Supervisor: Reev Rohter Brk Lic#: 0472828 972-401-0222
---	--	--

Call: CSS Keybox #: 1111 Show Instr: Please turn off all lights and make sure doors are locked. If raining, please remove shoes.	Appt: Keybox Type: Blue iBox 817-858-0055	Owner Name: Luis Seller Type: Individual(s) Occupancy: Vacant
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Contract Date: 01/07/2018	Opt Exp Date: 01/12/2018	Sold Date: 01/30/2018	Sir Paid: \$1,000	Sld\$/Acre: \$2,054,839	SP \$191,100
SO: GCMAD1 Dallas Ark, REALTORS (972) 445-4101					Sld\$/SqFt \$108.89
SA: 9439253 George Moozhayil (214) 636-4671			SA Email: george@arkcrealtors.com		
Closing Title Co: no			Mortgage Co:		
Third Party AP:					
1st Fin: Conventional	Years:	Loan 1 Amount:		Int Rt:	
2nd Fin:	Years:	Loan 2 Amount:		2nd Int Rt:	

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Search Criteria

Property Type is 'Residential'

MLS Number is '13378179', '13166345', '11946372', '11681094', '12020105', '13033907', '11980929', '11824197', '13748393', '13509234', '13036195', '12153581'

Selected 12 of 12 results.

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MLS#: 13509234	Sold	1301 Etain Road	Irving	75060-4904	LP:	\$185,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$190,000
Area:	26/5	Also for Lease:	N	Lst \$ / SqFt:	\$107.5
Subdv:	Chism Randall	Lease MLS#:			
County:	Dallas	Lake Name:			
Parcel ID:	320697500A0010000	Plan Dvlpmnt:			
Lot:	1	Legal:	CHISM RANDALL BLK A LOT 1 ACS 0.194 IN1		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,749

Bedrooms:	3	Tot Baths:	2.1	Liv Areas:	1	Stories:	2
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	1				

SqFt:	1,731	Tax:		Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0			Cvrd Park:	2		
# Carprt Spcs:	0			Garage Size:	20 x 20	Yr Built:	1984 /
Acres:	0.197			Lot Dimen:		Will Subdiv:	No
HOA:	None			HOA Dues:			
HOA Co:				HOA Co.Phone:			
Accessory Unit:				Accessory Unit Type:			

School Dist:	Irving ISD				
Elementary School:	Elliott	Middle School:	Lamar	High School:	Nimitz

Kitchen:	14 x 12 / 1	Breakfast Bar, Natural Stone/Granite Type	Breakfast Room:	12 x 10 / 1	
Living Room:	18 x 18 / 1		Master Bedroom:	14 x 12 / 1	Dual Sinks, Garden Tub, Separate Shower, Separate Vanities, Walk-in Closets
Bedroom:	10 x 10 / 2		Bedroom:	10 x 10 / 2	

Housing Type:	Single Detached	Fireplace Type:	Brick, Gas Starter
Style of House:	Traditional	Kitchen Equipment:	Built-in Microwave, Dishwasher, Disposal
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Other
Lot Description:	Corner, Landscaped, Some Trees, Subdivision	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Deck, Storage Building	Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Soil:	Unknown	Energy Efficiency:	Ceiling Fans, Gas Water Heater
Construction:	Brick, Siding	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Wood	Proposed Financing:	Cash, Conventional, FHA, Texas Vet, VA
Parking/Garage:	Attached, Covered, Garage, Garage Door Opener, Rear	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Centralized Showing Service, Go (Appt Svc Only)
Interior Features:	Cable TV Available, Decorative Lighting, Wet Bar, Window Coverings		

Restrictions:

Easements:

Property Description: **MOVE IN READY! New Roof Nov '16 with warranty. New siding. FRESH PAINT Interior and Exterior. New garage door. 3 bed, 2.5 bath, 2 car garage. Corner lot, yet somewhat secluded with semi-private drive. Recent laminate wood flooring in living room. Wet bar. Cozy fireplace with gas starter. Ceramic tile in wet areas. Breakfast bar. Granite tile in kitchen. Built in microwave. Large master bedroom. Double sinks, garden tub, separate shower in mstr bath. WIC. Landscaped. Deck. Storage shed. Walking distance to park. From Beltline, go East on Shady Grove. Home is at corner of Shady Grove and Etain. There is semi-private concrete drive. You can park by street or circle around back between homes. Oven to be provided with acceptable offer.**

Public Driving

Directions:

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$185,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 48	DOM: 48	LD: 12/16/2016	XD:
LO: CEJF03GP CENTURY 21 Judge Fite Co. (972) 282-8888				Fax: (972) 262-3535		Off Website:	
LO Addr: Suite 540 4136 South Carrier Pkwy Grand Prairie, TX 75052				Office Email:		Off Supervisor:	
LA: 0540382 Michael Gerken (972) 953-5343				Fax:		Brk Lic#:	0316490
LA Cell:				LA Other:			
LA Email: michaelgerken@judgefite.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co: Providence Title				Location: 4107 S Bowen, Arlington			817-855-6400

Call:	CSS	Appl:	817-858-0055	Owner Name:	Macedonio De Los Santos
Keybox #:	9999	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:	Vacant. No pets. No security. Combo lockbox on backdoor. It is corner lot at Shady Grove and Etain. You can park on concrete pad by street or drive around to backdoor where lockbox is located and park between homes.			Occupancy:	Vacant

Contract Date:	02/02/2017	Opt Exp Date:	02/07/2017	Sold Date:	02/28/2017	Sir Paid:	\$0	Sld\$/Acre:	\$949,239	SP:	\$187,000
SO: CEJF16MA Century 21 Judge Fite Company (817) 473-7661								Sld\$/SqFt:	\$108.66		
SA: 0667528 Christie Bray (817) 372-9957				SA Email: christiebray@judgefite.com							
Closing Title Co:				Mortgage Co:							
Third Party AP:	No										

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1st Fin: 	Years:	Loan 1 Amount:	Int Rt:
2nd Fin:	Years:	Loan 2 Amount:	2nd Int Rt:

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MLS#: 13036195	Sold	1922 Glenwick Lane	Irving	75060-7217	LP:	\$134,000	
No Photo Available		Category: Residential	Type: RES-Single Family	Orig LP: \$134,000			
		Area: 26/5	Also for Lease: N	Lst \$ / SqFt: \$81.21			
		Subdv: Meadows 03 1st Inst	Lease MLS#: 				
		County: Dallas	Lake Name: 				
		Parcel ID: 32308500080140000	Plan Dvlpmt: MEADOWS 3 1ST INST BLK H LOT 14 INT201	Legal: 	Unexempt Taxes: 		
		Lot: 14	Block: H	MUD Dst: No			
		Multi Prct: No					
		Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 2	Stories: 1		
		Fireplaces: 1	Full Baths: 2	Dining Areas: 1	Pool: No		
		Sec Sys: No	Half Baths: 0				
		SqFt: 1,650 / Tax	Appraiser Name: 	Hdcp Am: No			
		# Gar Spaces: 0	Cvrd Park: 0	Yr Built: 1968 / Remodeled			
		# Carprt Spcs: 0	Garage Size: 	Will Subdiv: No			
		Acres: 0.207	Lot Dimen: 				
		HOA: None	HOA Dues: 				
		HOA Co: 	HOA Co. Phone: 				
		Accessory Unit: No	Accessory Unit Type: 				
School Dist: Irving ISD							
Elementary School: Elliott		Middle School: Travis		High School: Nimitz			
Master Bedroom: 12 x 11 / 1	Walk-in Closets	Bedroom: 11 x 10 / 1					
Bedroom: 11 x 10 / 1		Dining Room: 9 x 6 / 1					
Kitchen: 18 x 9 / 1	Built-in Cabinets, Eat-in Kitchen, Second Pantry	Living Room: 22 x 13 / 1					
Living Room: 18 x 15 / 1							
Housing Type: Single Detached	Fireplace Type: Brick, Wood Burning						
Style of House: 	Kitchen Equipment: Dishwasher, Disposal, Oven-Electric						
Lot Size/Acreage: Less Than .5 Acre (not Zero)	Alarm/Security: Fire/Smoke, Smoke Detector						
Lot Description: Corner, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision	Flooring: Carpet, Ceramic Tile, Laminate, Wood						
Exterior Features: Covered Porch(es), Gutters, Patio Covered	Heating/Cooling: Central Air-Elec, Central Heat-Elec						
Construction: Brick, Siding	Green Features: 						
Foundation: Slab	Green Certification: 						
Roof: Composition	Handicap Amenities: 						
Type of Fence: Chain Link	Proposed Financing: 						
Parking/Garage: Front, Garage Conversion, Outside Entry	Possession: Closing/Funding						
Street/Utilities: City Water	Showing: Centralized Showing Service						
Interior Features: Cable TV Available, Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Window Coverings							
Restrictions: 	Easements: 						
Property Description: THIS HOME IS AWESOME! Almost completely brand new. Fire back in 2012 left the opportunity for a complete makeover on this place! New electrical, roof, floors, walls, appliances, HVAC etc. Two storage sheds in the oversized back yard. Garage conversion into a very nice living space, but still has storage in the front part approx 18x6. SPACIOUS covered patios. Remodeled bathrooms with glass tiles. Great layout! Must see this place!							
Excludes: Seller is in the between stages of moving already. May see boxes etc around.							
Public Driving Directions: From Shady Grove, head south on Story, left on Meadowlark, left onto Glenwick.							
Private Remarks: The garage conversion is not included in the sq footage- over 250 sq feet.							
Loan Type: Treat As Clear	Bal: 	Equity: \$134,000	Int Rate: 	Pmt Type: 	Payment: 		
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: No				
SUB: 1%	BAC: 2.5%	Vart: Yes	List Type: Exclusive Right to Sell/Lease	CDOM: 29	DOM: 29	LD: 10/14/2014 XD: 	
LO: PINNOLAR RE/MAX Pinnacle Group Realtors (817) 460-3900	Fax: (817) 460-3903		Off Website: 		Off Supervisor: 		
LO Addr: 1241 W Green Oaks Blvd Arlington, TX 76013	Office Email: 		Off Supervisor: 		Brk Lic#: 0479985		
LA: 0594340 Chris Hightower (817) 946-1402	Fax: (817) 345-3567						
LA Cell: 	LA Other: 						
LA Email: hightower.c@gmail.com	LA Website: www.chrishightowerteam.com						
LA 2: 	LA 2 Contact: 						
Pref Title Co: 	Location: 						
Call: CSS	Appt: 8178580055	Owner Name: Hill					
Keybox #: 1111	Keybox Type: Blue iBox	Seller Type: Individual(s)					
Show Instr: Easy to show- courtesy call to CSS- Do not use lock box on door.. Supra on garage door	Occupancy: 	Owner: Owner					
Contract Date: 10/26/2014	Opt Exp Date: 10/29/2014	Sold Date: 11/24/2014	Slr Paid: \$2,500	Sld\$/Acre: \$637,681	Slr: \$132,000	Sld\$/Sqft: \$80.00	
SO: IRTY011R iRealty, LLC. (214) 396-4071	SA Email: lisette@irealty.us.com						
SA: 0584055 Lisette Caraballo (817) 703-9060	Mortgage Co: 						
Closing Title Co: 							
Third Party AP: No							

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 1st Flt: 2nd Flt:	Years: Years:	Loan 1 Amount: Loan 2 Amount:	Int Rt: 2nd Int Rt:
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(2)

MLS#: 12153581	Sold	1309 Glenwick Lane	Irving	75060-5016	LP:	\$130,000
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Category:	Residential	Type:	RES-Single Family	Orig LP:	\$137,000
Area:	26/5	Also for Lease:	N	Lst \$ / SqFt:	\$74.24
Subdv:	Sandalwood 02	Lease M.L.S.#:			
County:	Dallas	Lake Name:			
Parcel ID:	32465500010160000	Plan Dvlpmnt:			
Lot:	16	Legal:	SANDALWOOD 2 LOT 16, BL. A CO		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$3,228

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	2	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,751 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0	Cvrd Park:	2	Yr Built:	1967 /
# Carprt Spcs:	0	Garage Size:	22 x 22	Preowned:	No
Acres:	0.172	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co. Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	Irving ISD				
Elementary School:	Townley	Middle School:	Lamar	High School:	Nimitz

Kitchen:	10 x 4 / 1	Living Room:	15 x 12 / 1		
Master Bedroom:	14 x 14 / 1	Utility Room:		Full Size W/D Area, Separate Utility Room, Washer Hookup	

Housing Type:	Single Detached	Fireplace Type:	
Style of House:		Kitchen Equipment:	Cooktop - Electric, Oven-Electric, Plumbed For Gas in Kitchen, Range/Oven-Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:		Flooring:	Carpet, Ceramic Tile
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Parking/Garage:	Attached, Opener, Outside Entry	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water, Concrete, Sidewalk	Showing:	Agent Or Owner Present
Interior Features:	Paneling		
Restrictions:		Easements:	

Property Description: **I-30 to Beltline RD North. Turn east on Hunter Ferrell RD. North on Story RD. East on Woodoak. North on Glenwick.**

Public Driving: **I-30 to Beltline RD North. Turn east on Hunter Ferrell RD. North on Story RD. East on Woodoak. North on Glenwick.**

Directions: **I-30 to Beltline RD North. Turn east on Hunter Ferrell RD. North on Story RD. East on Woodoak. North on Glenwick.**

Private Remarks:

Loan Type:	Treat As Clear	Bal:		Equity:	\$130,000	Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:				

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 44	DOM: 44	LD: 05/31/2014	XD:
LO: NRTH00FW NORTHERN REALTY GROUP LLC (817) 920-0000	Fax:					Off Website:	www.northernrealtygroup.com
LO Addr: 1253 W. Magnolia Ave, Fort Worth, TX 76104	Office Email:	info@northernrealtygroup.com	Off Supervisor:			Brk Lic#:	9000078
LA: 0627313 Kimberly Alexander (817) 939-9438	Fax:						
LA Cell: (817) 939-9438	LA Other:	(817) 939-9438					
LA Email: KimberlyA@NorthernRealtyGroup.com	LA Website:						
LA 2:	LA 2 Contact:						
Pref Title Co: Sewell Title	Location:	Ft. Worth				(817) 738-2020	

Call:	Agent	Appt:	(817) 939-9438	Owner Name:	Turner Molly
Keybox #:	28326985	Keybox Type:	Blue iBox	Seller Type:	Individual(s)
Show Instr:	Call agent for appointment 817-939-9438	Occupancy:			

Contract Date:	07/14/2014	Opt Exp Date:		Sold Date:	08/21/2014	Sir Paid:	\$0	Sld\$/Acre:	\$755,814	SP:	\$130,000
SO:	TRET01DE REAL T TEAM (940) 243-7653							Sld\$/SqFt:	\$74.24		
SA:	0469927 ESTHELA HALL (940) 243-7653	SA Email:	esthelaahall@hotmail.com								
Closing Title Co:	No	Mortgage Co:									
Third Party AP:	Conventional	Loan 1 Amount:		Int Rt:							
1st Fin:		Loan 2 Amount:		2nd Int Rt:							
2nd Fin:											

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MLS Sheets for Paired Sale Analysis – Sub-Area E

Matrix

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MLS#: 13107642	Sold	504 E Holley Street	Mesquite	75149-4721	LP: \$62,000
-----------------------	-------------	----------------------------	-----------------	-------------------	---------------------

Category: Residential Area: 5/13 Subdv: Newsom Estates County: Dallas Parcel ID: 38134500010180000 Lot: 18 Multi Prc: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Legal: NEWSOM ESTATES 2 BLK A LT 18 INT201000 MUD Dst: No	Orig LP: \$62,000 Lst \$ / SqFt: \$49.4 Unexempt Taxes:
---	--	---

Bedrooms: 3	Tot Baths: 1.0	Liv Areas: 1
Fireplaces: 0	Full Baths: 1	Dining Areas: 1
Sec Sys: No	Half Baths: 0	Stories: 1
		Pool: No

SqFt: 1,255 / Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 0	
# Carprt Spcs: 0	Garage Size: 12 x 24	Yr Built: 1952 /
Acres: 0.172	Lot Dimen: 	Preowned: No
HOA: None	HOA Dues: 	Will Subdiv: No
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Mesquite ISD	Middle School: Agnew	High School: Mesquite
Elementary School: Black		

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Exterior Features: Construction: Wood Foundation: Pier & Beam Roof: Composition Type of Fence: Chain Link Parking/Garage: Detached, Garage, Uncovered Street/Utilities: City Sewer, City Water Interior Features: Cable TV Available Restrictions: 	Fireplace Type: Kitchen Equipment: Dishwasher, Range/Oven-Gas Alarm/Security: Flooring: Carpet, Vinyl Heating/Cooling: Central Air-Elec, Central Heat-Gas Green Features: Green Certification: Handicap Amenities: Proposed Financing: Possession: Lease Outstanding, Subject to Lease Showing: Centralized Showing Service Easements:
--	--

Property Description: **Three bedroom one bath home great for an investor. Tenant is in place on a month to month tenancy. In an established area of Mesquite.**

Public Driving: **635 exit Military Pkwy go east. Turn right on Bryan-Beltline, Turn left on Newsome, Turn left on Holley 2nd house.**

Directions:

Private Remarks:

Loan Type: Treat As Clear	Bal: 	Equity: \$62,000	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 3%	BAC: 3%	Var: No
LO: LOCH01 Lochhead Properties (972) 288-0505	List Type: Exclusive Right to Sell/Lease	CDOM: 38
LO Addr: 944 W. Kearney Mesquite, TX 75149	Fax: (972) 288-0594	DOM: 38
LA: 0493347 Sandra Robinson (972) 978-5020	Office Email: 	LD: 03/09/2015
LA Cell: 	Fax: (972) 288-0594	Off Website:
LA Email: sandrakrobinson@aol.com	LA Other: 	Off Supervisor:
LA 2: 	LA Website: www.lochheadproperties.com	Brk Lic#: 0458809
Pref Title Co: 	LA 2 Contact: 	
	Location: 	

Call: CSS	Appt: 817-858-0055	Owner Name: see agent
Keybox #: Supra	Keybox Type: Blue iBox	Seller Type: Individual(s)
Show Instr: Tenant in place, Tenant is month to month. 30 day notice has not been given.	Occupancy: 	Tenant:

Contract Date: 03/13/2015	Opt Exp Date: 	Sold Date: 04/16/2015
SO: LOCH01 Lochhead Properties (972) 288-0505	SA Email: sandrakrobinson@aol.com	Sld\$/Acre: \$348,837
SA: 0493347 Sandra Robinson (972) 978-5020	Mortgage Co: 	SP: \$60,000
Closing Title Co: No	Loan 1 Amount: 	Sld\$/SqFt: \$47.81
Third Party AP: 	Int Rt: 	
1st Fin: Cash	Loan 2 Amount: 	2nd Int Rt:
2nd Fin: 		

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-19 15:04

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 Michael Divin
 Valbridge Property Advisors
 sstratton@valbridge.com
 Ph: (281) 381-9225

Agent Full Report

MLS#: 13262672	Sold	1009 Miranda Drive	Mesquite	75149-5231	LP:	\$65,000
Category: Residential		Type: RES-Single Family	Orig LP: \$65,000			
Area: 5/13		Also for Lease: N	Lst \$ / SqFt: \$53.32			
Subdv: Mesquite Park 04		Lease MLS#: 				
County: Dallas		Lake Name: 				
Parcel ID: 38128500220310000		Plan Dvlpmnt: 				
Lot: 31		Legal: MESQUITE PARK 4 BLK 22 LT 31 VOL85140/				
Multi Pcd: No		MUD Dst: No	Unexempt Taxes: \$1,642			
Bedrooms: 3	Tot Baths: 1.0	Liv Areas: 1	Stories: 1			
Fireplaces: 0	Full Baths: 1	Dining Areas: 2	Pool: No			
Sec Sys: No	Half Baths: 0					
SqFt: 1,219 / Tax	Appraiser Name: 	Hdcp Am: No				
# Gar Spaces: 0	Cvrd Park: 1					
# Carprt Spcs: 1	Garage Size: 	Yr Built: 1960 /				
Acres: 0.165	Lot Dimen: 	Will Subdiv: No				
HOA: None	HOA Dues: 					
HOA Co: 	HOA Co.Phone: 					
Accessory Unit: 	Accessory Unit Type: 					
School Dist: Mesquite ISD	Middle School: Agnew	High School: Mesquite				
Elementary School: Black						
Housing Type: Single Detached	Fireplace Type: 	Other: 				
Style of House: Traditional	Kitchen Equipment: Other					
Lot Size/Acreage: .5 Acre to .99 Acre	Alarm/Security: 					
Lot Description: Landscaped	Flooring: Vinyl, Wood					
Exterior Features: 	Heating/Cooling: Central Heat-Gas, Other					
Soil: Unknown	Energy Efficiency: Gas Water Heater					
Construction: Brick, Siding	Green Features: 					
Foundation: Slab	Green Certification: 					
Roof: Composition	Handicap Amenities: 					
Type of Fence: 	Proposed Financing: Cash					
Parking/Garage: Attached, Garage Conversion	Possession: Closing/Funding					
Street/Utilities: City Sewer, City Water	Showing: Centralized Showing Service					
Interior Features: Other	Easements: 					
Restrictions: 						
Property Description: Handyman Special!!!!!! Brick house that will need TLC to make it nice again. Owner is managed by a licensed Real Estate Agent in the State of Texas						
Public Driving: 635 South Exit W Cartwright Road Heading East, take Left on Pioneer, Left on Sierra, Right on Pampa and Left on Miranda						
Directions: 						
Private Remarks: Owner is managed by a licensed Real Estate Agent in the State of Texas Please send ALL the OFFERS to: CrisSalinasKW@gmail.com						
Loan Type: Treat As Clear	Bal: 	Equity: \$65,000	Int Rate: 	Pmt Type: 	Payment: 	
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: No			
SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 17	DOM: 17	LD: 10/20/2015
LO: KWRA01AR Keller Williams Realty Arlingt (817) 795-2500	Fax: (817) 299-8491		Off Website: http://www.kw.com		XD: 	
LO Addr: 1301 S Bowen Road Arlington, TX 76013	Office Email: klrw163@kw.com		Off Supervisor: 		Brk Lic#: 0574623	
LA: 0610127 Tony Salinas (817) 565-2789	Fax: (817) 654-9601		LA Other: (817) 795-2500			
LA Cell: 	LA Website: www.tonysalinas.us		LA 2 Contact: 			
LA Email: tonysalinasKW@gmail.com	LA 2: 		Location: 1251 W Green Oaks Blvd Ste 130		817-276-1990	
Pref Title Co: Alamo Title						
Call: CSS	Appt: 817-858-0055	Owner Name: 	See TAD			
Keybox #: 0000	Keybox Type: Combo	Seller Type: 	Individual(s)			
Show Instr: Call CSS	Occupancy: 	Vacant				
Contract Date: 11/06/2015	Opt Exp Date: 	Sold Date: 12/01/2015	Sir Paid: \$0	Sld\$/Acre: \$339,394	SP: \$56,000	
SO: RNSD01 Net Worth Realty of Dallas/Ft. (214) 373-9000	SA Email: marcus@networthdfw.com		Sld\$/SqFt: \$45.94			
SA: 0634242 Marcus Gaylor (281) 701-6722	Mortgage Co: 					
Closing Title Co: Millennium Title						
Third Party AP: No						
1st Fin: Cash	Years: 	Loan 1 Amount: 	Int Rt: 			
2nd Fin: 	Years: 	Loan 2 Amount: 	2nd Int Rt: 			

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MLS#: **12027324** **Sold** **1417 Virgie Joe Drive** **Mesquite** **75149-6231** LP: **\$67,500**

Category: Residential **Type: RES-Single Family** **Orig LP: \$67,500**
Area: 5/13 **Also for Lease: N** **Lst \$ / SqFt: \$52.33**
Subdv: Rutherford Park Estates **Lease MLS#: 03**

County: Dallas **Lake Name:**
Parcel ID: 38167500030290000 **Plan Dvlpmnt:**
Lot: 29 **Block: 3** **Legal: RUTHERFORD PARK ESTATES 3 BLK**
Multi Prcl: No **MUD Dst: No** **Unexempt Taxes: \$2,040**

Bedrooms: 3 **Tot Baths: 2.0** **Liv Areas: 1** **Stories: 1**
Fireplaces: 0 **Full Baths: 2** **Dining Areas: 1** **Pool: No**
Sec Sys: No **Half Baths: 0**

SqFt: 1,290 / Tax **Appraiser Name:** **Hdcp Am: No**
Gar Spaces: 2 **Cvrd Park: 2**
Carprt Spcs: 0 **Garage Size: 1 x 1** **Yr Built: 1972 / Preowned**
Acres: 0.165 **Lot Dimen:** **Will Subdiv: No**
HOA: None **HOA Dues:**
HOA Co: **HOA Co.Phone:**
Accessory Unit: **Accessory Unit Type:**

School Dist: Mesquite ISD
Elementary School: Rutherford **Middle School: Agnew** **High School: Mesquite**

Bedroom: 10 x 11 / 1 **Bedroom: 10 x 11 / 1**
Breakfast Room: 8 x 7 / 1 **Kitchen: 9 x 7 / 1** **Eat-in Kitchen, Galley Kitchen**
Living Room: 19 x 16 / 1 **Master Bedroom: 12 x 15 / 1** **Medicine Cabinet, Other**
Utility Room: 7 x 3 / 1 **Dryer Hookup- Electric, Utility Closet, Washer Hookup**

Housing Type: Single Detached **Fireplace Type:**
Style of House: Traditional **Kitchen Equipment:** **Dishwasher, Disposal, Range/Oven-Electric**
Lot Size/Acreage: Less Than .5 Acre (not Zero) **Alarm/Security:**
Lot Description: Interior Lot, Some Trees, Subdivision **Flooring:** **Carpet, Other**
Exterior Features: Patio Covered **Heating/Cooling:** **Central Air-Elec, Central Heat-Gas**
Construction: Brick **Green Features:**
Foundation: Slab **Green Certification:**
Roof: Composition **Handicap Amenities:**
Type of Fence: Chain Link **Proposed Financing:** **Negotiable**
Parking/Garage: Attached, Front, Opener **Possession:** **Appointment Service, Combo Lock Box, No Sign on Lot**
Street/Utilities: City Sewer, City Water **Showing:**
HOA Includes: None **Proposed Use:**
Interior Features: Other **Easements:**
Restrictions:

Property Description: Ready for new owner, 3 bedrooms, 2 baths, 2car garage, nice shade trees so you can enjoy your fenced in back yard with a covered patio. Lots of storage, built in cabinets in hall.
Public Driving: south on Pioneer, east on sierra, south on Rutherford, east on Virgie Joe, mapsc 60.C
Directions:
Private Remarks:

Loan Type: Treat As Clear **Bal:** **Equity: \$67,500** **Int Rate:** **Pmt Type:** **Payment:**
Lender: **Orig Date:** **2nd Mortg: No** **Possible Short Sale:**

SUB: 0% **BAC: 3%** **Var: No** **List Type: Exclusive Right to Sell/Lease** **CDOM: 21** **DOM: 21** **LD: 09/17/2013** **XD:**
LO: CEJF25 CENTURY 21 Judge Fite Co. (972) 270-2100 **Fax: (972) 613-7040** **Off Website:**
LO Addr: 2095 Summer Lee #202 Rockwall, TX 75032 **Office Email: rockwall@judgefite.com** **Off Supervisor: David Cates**
LA: 0361630 Teresa Wurtz (214) 381-7824 **Fax:** **Brk Lic#: 0316490**
LA Cell: (214) 402-4465 **LA Other: (214) 402-4465**
LA Email: teri.wurtz@century21.com **LA Website:**
LA 2: **LA 2 Contact:**
Pref Title Co: **Location:**

Call: CSS **Appt: (817) 858-0055** **Owner Name: Adams Ron**
Keybox #: 1 **Keybox Type: Combo** **Seller Type: Individual(s)**
Show Instr: Call Csx, no sign in yard, combo key box. Please turn off all lights and lock up... dont forget patio door bar please **Occupancy:**

Contract Date: 10/08/2013 **Opt Exp Date: 10/11/2013** **Sold Date: 10/17/2013** **Slr Paid: \$0** **Sld\$/Acre: \$436,364** **SP: \$72,000**
SO: PPMG01 Premier Property Management (817) 328-6125 **SA Email: johng.nw@gmail.com** **Sld\$/SqFt: \$55.81**
SA: 0575776 John Gardner (214) 923-0655 **Mortgage Co:**
Closing Title Co: **No** **Loan 1 Amount:** **Int Rt:**
Third Party AP: **1st Fin: Cash** **Years:** **Loan 2 Amount:** **2nd Int Rt:**
2nd Fin: **Years:**

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MLS#: 12120172	Sold	1507 Hillwood Drive	Mesquite	75149-6120	LP:	\$72,000
		Category: Residential Area: 5/13 Subdv: El Tierra Estates County: Dallas Parcel ID: 38085500020270000 Lot: 27 Multi Prc: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Legal: EL TIERRA ESTATES 1 BLK B LOT MUD Dst: No	Orig LP: \$70,000 Lst \$ / SqFt: \$57.19 Unexempt Taxes: \$1,959		
Bedrooms: 3 Fireplaces: 0 Sec Sys: No		Tot Baths: 2.0 Full Baths: 2 Half Baths: 0	Liv Areas: 1 Dining Areas: 1	Stories: 1 Pool: No		
SqFt: 1,259 / Tax # Gar Spaces: 2 # Carprt Spcs: 0 Acres: 0.174 HOA: None HOA Co: Accessory Unit: 		Appraiser Name: Cvrdr Park: 2 Garage Size: Lot Dimen: HOA Dues: HOA Co.Phone: Accessory Unit Type: 		Hdcp Am: No Yr Built: 1973 / Prowned: No Will Subdiv: No		
School Dist: Mesquite ISD Elementary School: Rutherford		Middle School: Berry	High School: Horn			
Bedroom: 10 x 11 / 1 Kitchen: 16 x 9 / 1 Master Bedroom: 11 x 12 / 1		Bedroom: 12 x 10 / 1 Living Room: 15 x 17 / 1 Utility Room: 		Built-in Cabinets, Medicine Cabinet, Separate Shower Utility in Garage, Washer Hookup		
Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Subdivision Exterior Features: Covered Porch(es), Storage Building Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Attached, Front Street/Utilities: City Sewer, City Water HOA Includes: None Interior Features: Cable TV Available, High Speed Internet Available, Vaulted Ceilings, Window Coverings		Fireplace Type: Kitchen Equipment: Range/Oven-Electric, Vent Mechanism Alarm/Security: Flooring: Ceramic Tile Heating/Cooling: Central Air-Elec, Central Heat-Elec, Window Unit Green Features: Green Certification: Handicap Amenities: Proposed Financing: Possession: Closing/Funding Showing: Special Proposed Use: 				
Restrictions: 		Easements: 				
Property Description: Nice 3 bed 2 bath home in Mesquite. Needs some loving! Excludes: CARPOT Public Driving: See google maps Directions: Private Remarks: This is a Short Sale. Sold as is. No Repairs. Buyer to verify SQ footage and schools. Submit all offers according to Short Sale Contract Requirements in Media. Also see EXCLUDES. EMAIL ALL OFFERS AND QUESTIONS TO EARTHAF@OYEZZ.COM. Utilities may not be on 15 buyers responsibility for inspection.						
Loan Type: Treat As Clear Lender: 		Bal: Orig Date: 	Equity: \$72,000 2nd Mortg: No	Int Rate: Possible Short Sale: 	Pmt Type: 	Payment:
SUB: 0% BAC: 2.5% Var: No List Type: Exclusive Right to Sell/Lease		CDOM: 177 DOM: 177		LD: 04/08/2014 XD: 		
LO: OYRE01 Oyezz Real Estate (972) 342-0011 LO Addr: 17101 Preston Road #165 Dallas, TX 75248 LA: 0581554 Eartha Wang (972) 342-0011 LA Cell: LA Email: eartha@oyezz.com LA 2: Pref Title Co: Stewart Title		Fax: (972) 335-0390 Office Email: Fax: LA Other: (214) 695-5681 LA Website: oyezz.com LA 2 Contact: Location: 14455 Webb Chapel F8, TX. 75234		Off Website: www.oyezz.com Off Supervisor: Brk Lic#: 0581554 (972) 484-6655		
Call: Keybox #: 0000 Show Instr: Call CSS at 817-858-0055		Appt: Keybox Type: Combo	Owner Name: Seller Type: Occupancy: 	Owner on Record Individual(s): 		
Contract Date: 10/01/2014 Opt Exp Date: SO: ULTRA01 Ultra Real Estate Services (972) 239-5902 SA: 0444041 Yolanda Vioil (972) 720-1795 Closing Title Co: No Third Party AP: 1st Fin: Cash 2nd Fin: 		Sold Date: 10/06/2014 Sir Paid: \$0 SA Email: yolavioil@hotmail.com Mortgage Co: Loan 1 Amount: Loan 2 Amount: 		Sld\$/Acre: \$413,793 SP: \$72,000 Sld\$/SqFt: \$57.19 Int Rt: 2nd Int Rt: 		

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MLS#: **13430041** **Sold** **520 Kedy Street** **Mesquite** **75149-4725** LP: **\$105,000**

Category: **Residential** Type: **RES-Single Family** Orig LP: **\$105,000**
 Area: **5/13** Also for Lease: **N** Lst \$ / SqFt: **\$104.58**
 Subdv: **Paddy Heights 01** Lease MLS#:
 County: **Dallas** Lake Name:
 Parcel ID: **38148500020080000** Plan Dvlpmnt:
 Lot: **8** Block: **B** Legal: **PADDY HEIGHTS 1 BLK B LOT 8 INT2006003**
 Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$1,433**

Bedrooms: **3** Tot Baths: **1.0** Liv Areas: **1** Stories: **1**
 Fireplaces: **0** Full Baths: **1** Dining Areas: **1** Pool: **No**
 Sec Sys: **No** Half Baths: **0**

SqFt: **1,004 / Owner** Appraiser Name: Hdrp Am: **No**
 # Gar Spaces: **0** Cvrk Park: **0**
 # Carprt Spcs: **0** Garage Size: Yr Built: **1953 / Preowned**
 Acres: **0.231** Lot Dimen: **60 x 168** Will Subdiv: **No**
 HOA: **None** HOA Dues:
 HOA Co: HOA Co. Phone:
 Accessory Unit: Accessory Unit Type:

School Dist: **Mesquite ISD**
 Elementary School: **Black** Middle School: **Agnew** High School: **Northmesqu**

Housing Type: **Single Detached** Fireplace Type:
 Style of House: **Traditional** Kitchen Equipment: **Other**
 Lot Size/Acreage: **Less Than .5 Acre (not Zero)** Alarm/Security:
 Lot Description: Flooring: **Carpet, Laminate**
 Exterior Features: Heating/Cooling: **Central Air-Elec, Central Heat-Gas**
 Soil: **Unknown** Energy Efficiency:
 Construction: **Wood** Green Features:
 Foundation: **Pier & Beam** Green Certification:
 Roof: **Composition** Handicap Amenities:
 Parking/Garage: **Front** Possession: **Closing/Funding**
 Street/Utilities: **City Sewer, City Water** Showing: **Contact Agent**
 Interior Features: **Cable TV Available, High Speed Internet Available**
 Restrictions: Easements:

Property Description: **To be sold as-is. Great property with a lot of potential.**
 Excludes: **Minerals.**
 Public Driving: **From S. Bryan Belt Line Rd., drive east on Newson Rd..Drive north on Kedy St..House on right**
 Directions:
 Private Remarks: **Please see supplements for Owner Finance Requirements. If Owner Is Financing, Purchase Price must be 105,000. If Owner is financing, agent commission will be 20% of the down payment. Information within is deemed liable however agent and buyer need to do their own due diligence.**

Loan Type: **Treat As Clear** Bal: Equity: **\$105,000** Int Rate: Pmt Type: Payment:
 Lender: Orig Date: 2nd Mortg: **No** Possible Short Sale:

SUB: **0%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **44** DOM: **44** LD: **07/26/2016** XD:
 LO: **SADLO Ace Realty Partners (940) 230-2949** Fax: **(940) 230-2945** Off Website: **http://www.acearealty.com**
 LO Addr: **508 Bedford Rd Bedford, TX 76022** Office Email: **Alex@acearealty.com** Off Supervisor:
 LA: **0667571 Luke Wadley (903) 241-1855** Fax: Brk Lic#: **9001911**
 LA Cell: LA Other: **(940) 230-2949**
 LA Email: **Luke@AceRealtyPartners.com** LA Website:
 LA 2: LA 2 Contact:
 Pref Title Co: Location:

Call: Appt: Owner Name: See Tax
 Keybox #: **0000** Keybox Type: **Combo** Seller Type: **Individual(s)**
 Show Instr: **Text listing agent with your name, office info, license number and time you would like to show. Please provide feedback and lock all doors.** Occupancy:

Contract Date: **09/08/2016** Opt Exp Date: **09/15/2016** Sold Date: **10/21/2016** Sir Paid: **\$0** Sld\$/Acres: **\$411,255** SP: **\$95,000**
 SO: **RMNE01 RE/MAX New Horizon REALTORS (972) 285-4111** SA Email: **barbosavictor@gmail.com** Sld\$/SqFt: **\$94.62**
 SA: **0649158 Victor Barbosa (682) 557-7465** Mortgage Co:
 Closing Title Co: **No** Loan 1 Amount: Int Rt:
 Third Party AP: Loan 2 Amount: 2nd Int Rt:
 1st Fin: **FHA** Years:
 2nd Fin: Years:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-19 15:04

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MLS#: 13725147	Sold	1922 Casa Drive	Mesquite	75149-5224	LP:	\$110,000
		Category: Residential Area: 5/13 Subdv: Mesquite Park 04 County: Dallas Parcel ID: 38128500200100000 Lot: 10 Multi Prcl: Yes	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmt: Legal: MESQUITE PARK 4 BLK 20 LT 10 60X120 INT MUD Dst: Yes	Orig LP: \$125,000 Lst \$ / SqFt: \$98.39 Unexempt Taxes: \$2,596		
		Bedrooms: 3 Fireplaces: 0 Sec Sys: Yes	Tot Baths: 1.0 Full Baths: 1 Half Baths: 0	Liv Areas: 1 Dining Areas: 1	Stories: 1 Pool: No	
		SqFt: 1,116 / Tax # Gar Spaces: 0 # Carprt Spcs: 0 Acres: 0.165 HOA: None HOA Co: Accessory Unit: 	Appraiser Name: Cvrdr Park: 0 Garage Size: Lot Dimen: HOA Dues: HOA Co.Phone: Accessory Unit Type: 		Ildcp Am: No Yr Built: 1958 / Preowned: No Will Subdiv: No	
School Dist: Mesquite ISD		Elementary School: Black		Middle School: Agnew		High School: Mesquite
Housing Type: Single Detached		Style of House: 		Fireplace Type: 		
Lot Size/Acreage: Less Than .5 Acre (not Zero)		Lot Description: 		Kitchen Equipment: Plumbed For Gas in Kitchen, Water Line to Refrigerator		
Exterior Features: 		Construction: Vinyl Siding		Alarm/Security: 		
Foundation: Slab		Roof: Composition		Flooring: Ceramic Tile, Laminate		
Type of Fence: Wood		Parking/Garage: Garage Conversion		Heating/Cooling: Central Air-Elec, Central Heat-Elec		
Street/Utilities: Alley		Interior Features: Bay Windows, Cable TV Available		Green Features: 		
Restrictions: 		Easements: 		Green Certification: 		
Property Description: Tremendous potential in this Charming Mesquite Home in well established neighborhood. Perfect starter home or excellent opportunity for investor! Great fixer upper!! Few upgrades have been completed. New drive way added in September 2017, new tile in bathroom and new light fixtures. Garage conversion added extra long living room and made space for dinning area. Mature trees add plenty of shade and has storage shed in backyard. Refrigerator, Gas range, wd appliances		Proposed Financing: Cash, Conventional Possession: Closing/Funding Showing: Appointment (Appt Svc only)				
Excludes: Refrigerator, Gas range, wd appliances		GPS				
Directions: Information deemed reliable, but not guaranteed. Buyers and their agents should verify schools, square footage and property information.		Private Remarks: 				
Loan Type: Treat As Clear		Bal: 		Equity: \$110,000		Int Rate:
Lender: 		Orig Date: 		2nd Mortg: No		Pmt Type: Possible Short Sale
SUB: 3%		BAC: 3%		Var: No		List Type: Exclusive Right to Sell/Lease
LO: UREN01 United Real Estate (972) 372-0590		CDOM: 38		DOM: 38		LD: 11/05/2017
LO Addr: 5430 L B J Freeway, Ste 280 Dallas, TX 75240		Fax: 		Off Website: www.UnitedRealEstate.com		XD:
LA: 0511757 Gracie Vela (214) 738-5576		Fax: 		Off Supervisor: Brenda Thompson		Brk Lic#: 0588736
LA Cell: 		Fax: (214) 738-5576				
LA Email: gracie.vela@yahoo.com		LA Other: 				
LA 2: 		LA Website: 				
Pref Title Co: 		LA 2 Contact: 				
Call: 		Appt: 		Owner Name: Alvear, Odilon		Individual(s):
Keybox #: 0000		Keybox Type: Combo		Seller Type: 		
Show Instr: Need to text name, office and license # to 214-738-5576. Need at least one hour notice.		Occupancy: 				
Contract Date: 12/13/2017		Opt Exp Date: 12/19/2017		Sold Date: 01/09/2018		Sir Paid: \$0
SO: PION01 Pioneer 1 Realty (972) 286-4700		SA Email: genesis@pioneer1realty.com		Sld\$/Acre: \$621,212		SP: \$102,500
SA: 0664396 Genesis Estrada (469) 233-5740		Mortgage Co: 		Sld\$/SqFt: \$91.68		
Closing Title Co: 		Loan 1 Amount: 		Int Rt: 		
Third Party AP: No		Loan 2 Amount: 		2nd Int Rt: 		
1st Fin: Conventional		Years: 				
2nd Fin: 		Years: 				

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-19 15:04

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MLS#: 13314068	Sold	600 Wilkinson Drive	Mesquite	75149-5110	LP: \$117,900
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Category: Residential Area: 5/13 Subdv: Mesquite Park County: Dallas Parcel ID: 38125500010270000 Lot: 27 Multi Prcl: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Legal: MESQUITE PARK BLK 1 LT 27 VOL4155/003 MUD Dist: No	Orig LP: \$117,900 Lst \$ / SqFt: \$95.54 Unexempt Taxes: \$1,178
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Bedrooms: 3	Tot Baths: 1.0	Liv Areas: 2
Fireplaces: 0	Full Baths: 1	Dining Areas: 1
Sec Sys: No	Half Baths: 0	Stories: 1
		Pool: No

SqFt: 1,234 / Owner	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 0	Cvrd Park: 0	
# Carprt Spcs: 0	Garage Size: 	Yr Built: 1954 / Preowned
Acres: 0.210	Lot Dimen: 	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co. Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Mesquite ISD	Middle School: Wilkinson	High School: Mesquite
Elementary School: Florence		

Living Room: 16 x 12 / 1	Living Room: 17 x 11 / 1
Kitchen: 16 x 8 / 1	Bedroom: 11 x 10 / 1
Bedroom: 11 x 10 / 1	Bedroom: 11 x 10 / 1
Utility Room: 10 x 8 / 1	

Eat-in Kitchen
Dryer Hookup- Electric, Utility Closet

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Exterior Features: Soil: Construction: Vinyl Siding Foundation: Pier & Beam Roof: Composition Type of Fence: Chain Link Parking/Garage: Front Street/Utilities: City Sewer, City Water Interior Features: Other Restrictions: 	Fireplace Type: Kitchen Equipment: Cooktop - Gas Alarm/Security: Flooring: Carpet, Vinyl Heating/Cooling: Central Air-Elec, Central Heat-Gas Energy Efficiency: Gas Water Heater Green Features: Green Certification: Handicap Amenities: Proposed Financing: Possession: Closing/Funding Showing: Combo Lock Box Easements:
--	--

Property Description: Freshly remodeled and ready for new owners. New Carpet and paint. Home has Central heat and air (Outside condenser unit will be installed after closing). Buyer to verify measurements and schools.

Public Driving: From 635 go east on W. Cartwright Rd, north on S. Beltline rd, right on Paza dr, left on Wilkinson

Directions:

Private Remarks: Seller is a licensed real estate agent in the State of Texas

Loan Type: Treat As Clear	Bal: 	Equity: \$117,900	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 0%	BAC: 3%	Var: No
LO: CCTXR01 CC Texas Realty, LLC (713) 299-3623	CDOM: 109	DOM: 109
LO Addr: 8503 Gulf Freeway, Suite J Houston, TX 77017	Fax: (713) 643-0315	LD: 02/04/2016
LA: 0582388 Chad Cole (972) 989-3826	Office Email: 	XD:
LA Cell: 	Fax: 	Off Website:
LA Email: chadcole@yahoo.com	LA Other: 	Off Supervisor:
LA Z: 	LA Website: 	Brk Lic#: 0604428
Pref Title Co: 	LA 2 Contact: 	
	Location: 	

Call: 	Appt: 	Owner Name: CP Originations, LTD
Keybox #: 0000	Keybox Type: Combo	Seller Type: Individual(s)
Show Instr: Please text 972-989-3826 for showing		Occupancy:

Contract Date: 06/21/2016	Opt Exp Date: 	Sold Date: 06/27/2016
SA: NMLS00NM NON-MLS (999) 999-9999		Sir Paid: \$0
SA: 999999999 NON-MLS MEMBER		Sld\$/Acre: \$538,095
Closing Title Co: No		SP: \$113,000
Third Party AP: 		Sld\$/SqFt: \$91.57
1st Fin: Owner Carry First	Years: 	
2nd Fin: 	Years: 	

SA Email: 	Loan 1 Amount: 	Int Rt:
Mortgage Co: 	Loan 2 Amount: 	2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-19 15:04

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MLS#: 13541327	Sold	804 Bluebonnet Lane	Mesquite	75149-5308	LP:	\$122,000
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Category: Residential	Type: RES-Single Family	Orig LP: \$122,000
Area: 5/13	Also for Lease: N	Lst \$ / SqFt: \$97.13
Subdv: Highland Hills Add	Lease MLS#: 	
County: Dallas	Lake Name: 	
Parcel ID: 38103500050300000	Plan Dvlpmnt: 	
Lot: 30	Legal: HIGHLAND HILLS BLK E LOT 30 INT2009003	
Multi Prcl: No	MUD Dst: No	Unexempt Taxes: \$1,877

Bedrooms: 3	Tot Baths: 1.0	Liv Areas: 1	Stories: 1
Fireplaces: 0	Full Baths: 1	Dining Areas: 1	Pool: No
Sec Sys: Yes	Half Baths: 0		

SqFt: 1,256 / Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 0	Cvrd Park: 0	
# Carprt Spcs: 0	Garage Size: 0 x 0	Yr Built: 1960 / Preowned
Acres: 0.179	Lot Dimen: 65 x 120	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Mesquite ISD	Middle School: Terry	High School: Northmesqu
Elementary School: Gentry		

Living Room: 00 x 00 / 1	Master Bedroom: 00 x 00 / 1
Bedroom: 00 x 00 / 1	Bedroom: 00 x 00 / 1
Kitchen: 00 x 00 / 1	Full Bath: 00 x 00 / 1
Dining Room: 00 x 00 / 1	Utility Room: 00 x 00 / 1

Housing Type: Single Detached	Fireplace Type:
Style of House: Traditional	Kitchen Equipment: Dishwasher, Disposal, Range/Oven-Gas, Water Line to Refrigerator
Lot Size/Acreage: Less Than .5 Acre (not Zero)	Alarm/Security: Burglar
Lot Description: Interior Lot, Irregular	Flooring: Ceramic Tile, Laminat
Exterior Features: 	Heating/Cooling: Central Air-Elec, Central Heat-Gas
Soil: Black, Clay	Energy Efficiency: Ceiling Fans, Gas Water Heater, Turbines
Construction: Brick	Green Features:
Foundation: Slab	Green Certification:
Roof: Composition	Handicap Amenities:
Type of Fence: Chain Link	Proposed Financing: Cash, Conventional, FHA, Owner Carry First, Owner Carry Second
Parking/Garage: On Street	Possession: Closing/Funding
Street/Utilities: Alley, City Sewer, City Water, Concrete, Individual Gas Meter, Individual Water Meter	Showing: Contact Agent
Interior Features: Other	Easements:
Restrictions: 	

Property Description: ****wow.....this one shines & ready for imidiate occupancy**3-1-central full**seller's wife is a realtor in texas****

Public Driving: ****by chapman dr & bluebonnet****

Directions:

Private Remarks: ****seller's wife is a licensed realtor in texas****

Loan Type: Treat As Clear	Bal: \$122,000	Int Rate: 9.00	Pmt Type: No	Payment:
Lender: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 3%	BAC: 3%	Var: Yes	List Type: Exclusive Right to Sell/Lease	CDOM: 1	DOM: 1	LD: 02/01/2017	XD:
LO: PRSA01 Pro-Star Realty LLC (972) 271-1910	Fax: (972) 271-1951	Off Website: www.prostarrealtyllc.cc					
LO Addr: 3005 S. Firth St. Garland, TX 75041	Office Email: prostarrealtyllc@gmail.com	Off Supervisor: 					
LA: 0419977 Victor Richetti (214) 202-8269	Fax: (972) 619-9905	Brk Lic#: 0501907					
LA Cell: prostarrealtyllc@gmail.com	LA Other: www.prostarrealtyllc.com						
LA Email: 	LA Website: 						
LA 2: 	LA 2 Contact: 2014 skillman st dallas tx						
Pref Title Co: chicago title	Location: 214-828-2929						

Call: Agent	Appt: 214-202-8269	Owner Name: SEE TAX ROLL
Keybox #: 00	Keybox Type: Combo	Seller Type: Individual(s)
Show Instr: **vacant & easy to show**		Occupancy: Vacant

Contract Date: 02/02/2017	Opt Exp Date: 	Sold Date: 02/17/2017	Sir Paid: \$0	Sld\$/Acre: \$681,564	SP: \$122,000
SO: PRSA01 Pro-Star Realty LLC (972) 271-1910					Sld\$/SqFt: \$97.13
SA: 0419977 Victor Richetti (214) 202-8269					
Closing Title Co: chicago title	SA Email: prostarrealtyllc@gmail.com				
Third Party AP: No	Mortgage Co: 				
1st Fin: Owner Carry First	Years: 10	Loan 1 Amount: 100,000	Int Rt: 9.00		
2nd Fin: 	Years: 	Loan 2 Amount: 	2nd Int Rt: 		

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MLS#: 13186119	Sold	1408 Valley Trail	Mesquite	75149-5914	LP: \$118,000
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Category: Residential Area: 5/13 Subdv: Spring Creek County: Dallas Parcel ID: 38198500060080000 Lot: 8 Multi Prc: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Legal: SPRING CREEK BLK 6 LOT 8 VOL89149/0561 MUD Dst: No	Orig LP: \$118,000 Lst \$ / SqFt: \$82.63 Unexempt Taxes: \$2,401
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Bedrooms: 3	Tot Baths: 3.0	Liv Areas: 1
Fireplaces: 1	Full Baths: 3	Dining Areas: 0
Sec Sys: Yes	Half Baths: 0	Stories: 1
		Pool: No

SqFt: 1,428 / Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 2	
# Carprt Spcs: 0	Garage Size: 20 x 20	Yr Built: 1976 /
Acres: 0.165	Lot Dimen: 	Preowned: No
HOA: None	HOA Dues: 	Will Subdiv: No
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Mesquite ISD	Middle School: Agnew	High School: Mesquite
Elementary School: Black		

Master Bedroom: 17 x 14 / 1	Bedroom: 10 x 11 / 1	
Bedroom: 11 x 12 / 1	Living Room: 14 x 18 / 1	
Kitchen: 14 x 15 / 1		

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Exterior Features: Soil: Black Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Wood Parking/Garage: Garage Street/Utilities: City Sewer, City Water, Sidewalk Interior Features: High Speed Internet Available Restrictions: 	Fireplace Type: Wood Burning Kitchen Equipment: Range/Oven-Electric Alarm/Security: Fire/Smoke Flooring: Carpet Heating/Cooling: Central Air-Elec, Central Heat-Elec Energy Efficiency: Green Features: Green Certification: Handicap Amenities: Proposed Financing: Cash, Conventional Possession: Closing/Funding Showing: Appointment Service Easements:
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Property Description: Well kept, super clean, mesquite 3-2-2 WBFP. Shows very nice. Has sprinkler and alarm systems nice yard, front and back, good drive up.

Public Driving Directions: From 635 South Exit Bruton-Cartwright and go left. Cross over Bryan-Beltline and turn left onto Valley Trails.

Private Remarks:

Loan Type: Treat As Clear	Balt: 	Equity: \$118,000	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: No		

SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 4 DOM: 4 LO: CEHU01 Century 21 Hudson Realtors (972) 285-8855 Fax: (972) 285-2700 LO Addr: 7130 Preston Rd. #200 Plano, TX 75024 Office Email: LA: 0339370 Sarah Poston (972) 288-4920 Fax: LA Cell: (214) 801-4467 LA Other: (214) 801-4467 LA Email: sarahposton@juno.com LA Website: www.sarahposton.net LA 2: LA 2 Contact: Pref Title Co: Location: 	LD: 07/05/2015 XD: Off Website: www.c21hudsonrealtor Off Supervisor: Brk Lic#: 0346460	
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Call: CSS	Appt: 817-858-0055	Owner Name: see agent
Keybox #: 1	Keybox Type: Blue iBox	Seller Type: Individual(s)
Show Instr: 	Occupancy: 	Owner: Owner

Contract Date: 07/09/2015 Opt Exp Date: 07/16/2015	Sold Date: 08/26/2015 Sir Paid: \$4,600 Sld\$/Acre: \$727,273 SP: \$120,000	Sld\$/SqFt: \$84.03
SO: HOPA01 Home Partners (972) 407-0717	SA Email: normaalicia333@att.net	
SA: 0463687 Norma Zarina (214) 724-9396	Mortgage Co: 	
Closing Title Co: 		
Third Party AP: No		
1st Fin: Conventional	Loan 1 Amount: 	Int Rt:
2nd Fin: 	Loan 2 Amount: 	2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-19 15:04

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MLS#: 12153032	Sold	1502 Greywood Drive	Mesquite	75149-6117	LP:	\$115,000
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Category: Residential	Type: RES-Single Family	Orig LP: \$115,000
Area: 5/13	Also for Lease: N	Lst \$ / SqFt: \$79.09
Subdv: El Tierra Estates	Lease MLS#: 	
County: Dallas	Lake Name: 	
Parcel ID: 38085500020010000	Plan Dvlpmt: 	
Lot: 1	Legal: EL TIERRA ESTATES 1 BLK B LT 1	Unexempt Taxes: \$2,019
Multi Prcl: No	MUD Dst: No	

Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 1	Stories: 1
Fireplaces: 0	Full Baths: 2	Dining Areas: 1	Pool: No
Sec Sys: No	Half Baths: 0		

SqFt: 1,454 / Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 2	
# Carprt Spcs: 2	Garage Size: 20 x 20	Yr Built: 1978 / Preowned
Acros: 0.210	Lot Dimen: 	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co. Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Mesquite ISD	Middle School: Berry	High School: Horn
Elementary School: Rutherford		

Kitchen: 15 x 9 / 1	Tile Countertops, Walk-in Pantry	Living Room: 16 x 17 / 1
Master Bedroom: 16 x 11 / 1	Separate Shower	Utility Room: Dryer Hookup- Electric, Washer Hookup

Housing Type: Single Detached	Fireplace Type:
Style of House: Traditional	Kitchen Equipment: Built-in Microwave, Convection Oven, Cooktop - Electric, Dishwasher, Oven-Electric
Lot Size/Acreage: Less Than .5 Acre (not Zero)	Alarm/Security:
Lot Description: Corner	Flooring: Carpet, Ceramic Tile, Wood
Exterior Features: Gardens, Lighting System, Patio Open, RV / Boat Parking, Sprinkler System, Storage Building	Heating/Cooling: Central Air-Elec, Central Heat-Elec
Soil: Unknown	Energy Efficiency: Double Pane Windows
Construction: Siding	Green Features:
Foundation: Slab	Green Certification:
Roof: Composition	Handicap Amenities:
Type of Fence: Wood	Proposed Financing: Cash, Conventional, FHA, VA Closing/Funding
Parking/Garage: Attached	Possession: Centralized Showing Service
Street/Utilities: City Sewer, City Water, Curbs, Sidewalk	Showing:
Interior Features: Cable TV Available, Decorative Lighting	Easements:
Restrictions: 	

Property Description: **Beautifully updated family home located on corner lot. Hard wood floors throughout. For the cook, kitchen has stainless appliances, decorative lighting, and tile counter tops. Both bathrooms have been remodeled with beautiful tile and vanities. Relaxing backyard with mature trees, open patio, and iron lamp post. Also includes a space for RV or boat. Dining room is being used as an office. Ceiling fan in living room, iron fence in the front yard, swing in backyard, refrigerator. From 635 s, exit Military Pkwy and take a left, right on Pioneer Rd, left onto Chapman, right onto Darnel and left onto Greywood.**

Excludes: **Public Driving**

Directions:

Private Remarks:

Loan Type: Treat As Clear	Bal: 	Equity: \$115,000	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 12	DOM: 12	LD: 06/02/2014	XD:
LO: CSAP01 Coldwell Banker Apex (972) 840-1400	Fax: (972) 864-0346	Off Website: 				Off Supervisor: Grace Riley	
LO Addr: Suite #210.650 Bee Balm Lane Garland, TX 75040	Office Email: 	Brk Lic#: 0590914					
LA: 0634392 Shelby Rivera (972) 789-9516	Fax: 						
LA Cell: shelbyriveracba@gmail.com	LA Other: rivera.chapex.com						
LA Email: shelbyriveracba@gmail.com	LA Website: rivera.chapex.com						
LA 2: 	LA 2 Contact: 						
Pref Title Co: Old Republic Title	Location: 650 Beebalm Ln #260 Garland						

Call: CSS	Appt: (817) 858-0055	Owner Name: Anderson Julie
Keybox #: 9999	Keybox Type: None	Seller Type: Individual(s)
Show Instr: Call CSS		Occupancy: Owner

Contract Date: 06/14/2014	Opt Exp Date: 06/12/2014	Sold Date: 07/10/2014	Slr Paid: \$3,500	Sld/Acre: \$583,333	SP: \$122,500
SO: GRFF01 David Griffin & Company (214) 526-5626	SA Email: mruiz@davidgriffin.com	Sld/SqFt: \$84.25			
SA: 0564098 Mayra Ruiz (214) 505-0432	Mortgage Co: 				
Closing Title Co: No	Loan 1 Amount: 	Int Rt: 			
Third Party AP: 	Loan 2 Amount: 	2nd Int Rt: 			
1st Fin: FHA					
2nd Fin: 					

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-19 15:04

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MLS#: 13701204	Sold	<u>1315 Rancho Drive</u>	Mesquite	75149-6017	LP:	\$140,000
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Category: Residential Area: 5/13 Subdv: Casa Terrace Add 03 County: Dallas Parcel ID: 38026500120120000 Lot: 12 Block: 12 Multi Pct: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Legal: CASA TERRACE 3 BLK 12 LOT 12 VOL89070/ MUD Dst: No Unexempt Taxes: \$2,996	Orig LP: \$140,000 Lst \$ / SqFt: \$125.22
---	---	---

Bedrooms: 3	Tot Baths: 1.1	Liv Areas: 1	Stories: 1
Fireplaces: 0	Full Baths: 1	Dining Areas: 1	Pool: No
Sec Sys: No	Half Baths: 1		

SqFt: 1,118 / Tax	Appraiser Name: 	Hdcp Am: No
# Gar Spaces: 2	Cvrd Park: 2	
# Carprt Spcs: 0	Garage Size: 20 x 20	Yr Built: 1971 /
Acres: 0.165	Lot Dimen: 	Preowned: No
HOA: None	HOA Dues: 	Will Subdiv: No
HOA Co: 	HOA Co Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Mesquite ISD	Middle School: Agnew	High School: Mesquite
Elementary School: Black		

Housing Type: Single Detached Style of House: Lot Size/Acreage: Less Than .5 Acre (not Zero) Exterior Features: Covered Porch(es), Gardens, Patio Covered, Storage Building Soil: Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Chain Link Parking/Garage: Attached, Front, Garage Street/Utilities: City Sewer, City Water, Concrete, Curbs, Individual Gas Meter, Individual Water Meter Common Features: Perimeter Fencing Interior Features: Cable TV Available, High Speed Internet Available Restrictions: 	Fireplace Type: Kitchen Equipment: Cooktop - Gas, Dishwasher, Disposal, Oven-Gas, Refrigerator Alarm/Security: Flooring: Ceramic Tile, Laminate Heating/Cooling: Central Air-Elec, Central Heat-Gas Energy Efficiency: Green Features: Ceiling Fans, Gas Water Heater, Radiant Barrier Green Certification: Drought Tolerant Plants, Rain Water Catchment Handicap Amenities: Proposed Financing: Cash, Conventional, FHA, VA Possession: Closing/Funding Showing: Appointment (Appt Svc only) Complex Apprvd For: Easements:
--	--

Property Description: **Beautiful, homey house located in a friendly neighborhood. This three bedroom, one full bath, one half bath located in the Master bedroom, is the perfect place to call home. This home has been extremely well maintained and has had many updates and upgrades recently made to it. New kitchen cabinets (2015), dishwasher (2017), disposal (2017), AC upgrades (2017), thermal barrier in attic (2017), new water heater (2017). Storage shed, fenced garden, and 275 gallon rain collection tank stay with the property. This home is a MUST see, act fast!**

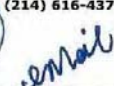
Excludes: **Washer, dryer, all tv wall mounts.**

Public Driving: **Google**

Directions:

Private Remarks: **Agent responsible for verifying all information.**

Loan Type: Treat As Clear	Bal: 	Equity: \$140,000	Int Rate: 	Pmt Type: 	Payment:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: 		

SUB: 0% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 1 DOM: 1 LD: 09/26/2017 XD: LO: KWPC01 Keller Williams - Park Cities (214) 526-4663 Fax: (214) 420-3680 Off Website: http://www.kwelita.com LO Addr: Suite 550 8401 N Central Expwy. Dallas, TX 75225 Office Email: klrwd24@kw.com Off Supervisor: LA: 0686812 Michael Barnes (214) 616-4374 Fax: Brk Lic#: 9001115 LA Cell: (214) 616-4374 LA Other: (214) 616-4374 LA Email: michaelbarnes@kw.com LA Website: LA 2: LA 2 Contact: Pref Title Co: Lawyers Title Location: 4131 N Central Expwy, Dallas, T 214-520-9999	
---	---

Call: CS5	Appt: 817-858-0055	Owner Name: Mary Mackoy
Keybox #: 0000	Keybox Type: Blue iBox	Seller Type: Individual(s)
Show Instr: All showings must be scheduled at least 2 hours prior to showing.	Occupancy: 	Owner:

Contract Date: 09/29/2017	Opt Exp Date: 10/06/2017	Sold Date: 10/27/2017	Slr Paid: \$500	Sld\$/Acre: \$887,879	SP: \$146,500
SO: KLUTS01 Hawk Realty (469) 573-4295					Sld\$/SqFt: \$131.04
SA: 0562283 Joel Rotancourt (214) 213-0820			SA Email: jbrealestategroup1@gmail.com		
Closing Title Co: 			Mortgage Co: 		
Third Party AP: Yes					
1st Fin: FHA	Years: 	Loan 1 Amount: 		Int Rt: 	
2nd Fin: 	Years: 	Loan 2 Amount: 		2nd Int Rt: 	

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MLS#: 13654322	Status: Sold	Address: 925 Pioneer Road	Neighborhood: Mesquite	Zoning: 75149-5260	LP: \$122,000
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Category: Residential Area: 5/13 Subdv: Mesquite Park 04 County: Dallas Parcel ID: 38128500190140000 Lot: 14 Multi Prcl: No	Type: RES-Single Family Also for Lease: N Lease MLS#: Lake Name: Plan Dvlpmnt: Legal: MESQUITE PARK 4 BLK 19 LT 14 60X120 VO MUD Dst: No	Orig LP: \$154,000 Lst \$ / SqFt: \$122.12 Unexempt Taxes: \$1,912
--	--	---

Bedrooms: 3	Tot Baths: 1.1	Liv Areas: 1
Fireplaces: 0	Full Baths: 1	Dining Areas: 1
Sec Sys: No	Half Baths: 1	Stories: 1
		Pool: No

SqFt: 999 / Tax	Appraiser Name: 1	Hdcp Am: No
# Gar Spaces: 1	Cvrd Park: 1	
# Carprt Spcs: 0	Garage Size: 10 x 14	Yr Built: 1971 / Preowned
Acres: 0.165	Lot Dimen: 	Will Subdiv: No
HOA: None	HOA Dues: 	
HOA Co: 	HOA Co.Phone: 	
Accessory Unit: 	Accessory Unit Type: 	

School Dist: Mesquite ISD	Middle School: Agnew	High School: Mesquite
Elementary School: Black		

Housing Type: Single Detached Style of House: Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Lrg. Backyard Grass Exterior Features: Covered Porch(es), Patio Covered Soil: Construction: Brick Foundation: Slab Roof: Composition Type of Fence: Chain Link Parking/Garage: Attached Street/Utilities: City Sewer, City Water, Curbs Interior Features: Cable TV Available Restrictions: 	Fireplace Type: Kitchen Equipment: Dishwasher, Disposal, Oven-Electric, Range/Oven-Electric, Washer Alarm/Security: Flooring: Carpet, Laminate Heating/Cooling: Central Air-Gas, Central Heat-Elec Energy Efficiency: Ceiling Fans, Programmable Thermostat Green Features: Green Certification: Handicap Amenities: Proposed Financing: Negotiable Possession: Appointment (Appt Svc only) Showing: Easements:
---	---

Property Description: Darling home is a very established neighborhood in Mesquite. Nicely updated with fresh paint inside and out, vinyl flooring, new countertops and much more. Enjoy the large backyard with mature trees and a covered patio which is perfect for entertaining. All you need is a grill!

Public Driving Directions: From I-635 South, exit Cartright (exit #3), Left on Cartright, Left on Pioneer, home on left

Private Remarks:

Loan Type: Treat As Clear	Bal: 	Equity: \$122,000	Int Rate:
Lender: 	Orig Date: 	2nd Mortg: No	Possible Short Sale: No

SUB: 0%	BAC: 3%	Var: No
LO: CBAPOS Coldwell Banker Apex, REALTORS (972) 772-9300	CDOM: 54	DOM: 54
LO Addr: 2555 Ridge Road, #144 Rockwall, TX 75087	Fax: (972) 772-3346	LD: 07/21/2017
LA: 0593741 Amy Britt (214) 729-6151	Office Email: 	Off Website:
LA Cell: amy.britt@shcglobal.net	Fax: 	Off Supervisor: Deborah Lace
LA Email: 	LA Other: 	Brk Lic#: 0590914
LA 2: 	LA Website: 	
Pref Title Co: Allegiance Title	LA 2 Contact: 	
	Location: Rockwall	972-771-3337

Call: CSS	Appt: 817-858-0055	Owner Name: See Agent
Keybox #: 9999	Keybox Type: Blue iBox	Seller Type: Individual(s)
Show Instr: 		Occupancy: Vacant

Contract Date: 09/13/2017	Opt Exp Date: 09/19/2017	Sold Date: 10/10/2017
SA: TDJ01C Gibraltar Realty LLC (469) 441-4248	SA Email: jorgeayala2@hotmail.com	Sir Paid: \$0
SA: 0479189 Jorge Ayala (214) 794-0130	Mortgage Co: 	Sld\$/Acre: \$757,576
Closing Title Co: No		SP: \$125,000
Third Party AP: FHA	Loan 1 Amount: 	Sld\$/SqFt: \$125.13
1st Fin: 	Loan 2 Amount: 	
2nd Fin: 		Int Rt:
		2nd Int Rt:

Prepared By: Michael Divin / Valbridge Property Advisors on 2018-04-19 15:04

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Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 6th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

Base Rent

The minimum rent stipulated in a lease. (Dictionary)

Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4th Ed.)

Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ($DCR = NOI/Im$), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

Depreciation

- 1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
- 2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- 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. (Dictionary)

Easement

The right to use another's land for a stated purpose. (Dictionary)

EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

Effective Date

- 1) The date on which the appraisal or review opinion applies. (SVP)
- 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

Exposure Time

- 1) The time a property remains on the market.
- 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

Gross Building Area (GBA)

- 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
- 2) Gross leasable area plus all common areas.
- 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

Highest and Best Use

- 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
- 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
- 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

Hypothetical Condition

- 1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
- 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees.) (Dictionary)

Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- 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. (Dictionary)

Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

Market Value

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

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 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.

(Dictionary)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory

Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary)

Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., $OER = 1 - NIR$ (Dictionary)

Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. ... The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report ...The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of

the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

Qualifications

Qualifications of Michael G. Divin, MAI

Senior Managing Director
Valbridge Property Advisors

Independent Valuations for a Variable World

State Certifications

State of Texas

Education

Sam Houston State
University
BBA - 1983

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Appraisal Institute & Related Courses:

Course 1A1 – Real Estate Appraisal Principles
Course 1A2 – Basic Valuation Procedures
Course 400 – General Market Analysis & Highest and Best Use
Course 420 – Business Practices & Ethics
Course 1BA/B – Capitalization Theory & Techniques Parts A & B
Course 530 – Advanced Sales Comparison & Cost Approaches
Course 540 – Report Writing and Valuation Analysis
Course 550 – Advanced Applications
Course 700 – The Appraiser as an Expert Witness: Preparation and Testimony
Course 733 – Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
USPAP Uniform Standards of Professional Appraisal Practice

Experience:**Senior Managing Director**

Valbridge Property Advisors (2013-Present)

Partner

The Gerald A. Teel Company, Inc. (8/1997- 3/2013)

Managing Director

Blosser Appraisal, A Division of The Gerald A. Teel Company, Inc. - Lubbock, Texas (2/2008-3/2013)

Appraisal/valuation and consulting assignments include: apartment buildings; retail buildings and shopping centers; general and medical office buildings; industrial buildings; religious and special purpose properties including schools, churches; hotels and motels; residential subdivisions; and vacant industrial, commercial, and residential land. Assignments have been concentrated in southwest region of the US, including Texas and New Mexico but national appraisal experience in 35 U.S. states.

You may wish to laminate the pocket identification card to preserve it.

MICHAEL GLEN DIVIN
12225 GREENVILLE AVE STE 490
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DALLAS, TX 75243

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax: (512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

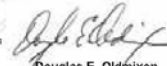
Certified General Real Estate Appraiser

Number#: **TX 1320831 G**

Issued: **04/26/2017** Expires: **05/31/2019**

Appraiser: **MICHAEL GLEN DIVIN**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1320831 G**

Issued: **04/26/2017** Expires: **05/31/2019**

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Douglas E. Oldmixon
Commissioner

Company Information on Valbridge Property Advisors

- Valbridge is the Largest, Independent, National, Commercial real estate valuation and advisory services firm in North America:
 - Total number of MAIs (200 on staff)
 - Total number of office locations (70 across the U.S.)
 - Total number of staff (675 strong)
- Valbridge covers the U.S. from coast to coast.
- Valbridge services all property types, including special-purpose properties.
- Valbridge provides independent valuation services. We are not owned by a brokerage firm or investment company.
- Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by our local office leaders.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements.





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502.585.3651

LOUISIANA

512 North Causeway Boulevard
Metairie, LA 70001
504.207.7730

MARYLAND

11100 Dovedale Court
Marriottsville, MD 21104
443.333.5522

MASSACHUSETTS

260 Bear Hill Road
Suite 106
Waltham MA 02451
781.790.5645

MICHIGAN

1420 Washington Blvd.
Suite 301
Detroit, MI 48226
313.986.3313.

2127 University Park Drive
Suite 390
Okemos, MI 48864
517.336.0001

MINNESOTA

222 South 9th Street
Suite 825
Minneapolis, MN 55402
612.253.0650

MISSOURI

10990 Quivira Road
Suite 100
Overland Park, KS 66210
913.451.1451

NEVADA

3034 S. Durango Drive
Suite 100
Las Vegas, NV 89117
702.242.9369

NEW JERSEY

2740 Route 10 West, Suite 204
Morris Plains, NJ 07950
973.970.9333

3500 Route 9 South, Suite 202
Howell, NJ 07731
732.807.3113

NEW YORK

424 West 33rd Street
Suite 630
New York, NY 10001
212.268.1113

NORTH CAROLINA

412 E. Chatham Street
Cary, NC 27511
919.859.2666

4530 Park Road, Suite 100
Charlotte, NC 28209
704.376.5400

OHIO

1655 W. Market Street
Suite 130
Akron, OH 44313
330.899.9900

8291 Beechmont Ave.,
Suite B
Cincinnati, OH 45255
513.785.0820

1422 Euclid Avenue
Suite 1070
Cleveland, OH 44115
216.367.9690

OKLAHOMA

6525 N. Meridian Avenue
Suite 309
Oklahoma City, OK 73116
405.603.1553

6666 South Sheridan Road
Suite 104
Tulsa, OK 74133
918.712.9992

PENNSYLVANIA

150 S. Warner Road
Suite 440
King of Prussia, PA 19406
215.545.1900

4701 Baptist Road
Suite 304
Pittsburgh, PA 15227
412.881.6080

SOUTH CAROLINA

610 N. Main Street
Greenville, SC 29601
864.233.6277

920 Bay Street
Suite 26
Beaufort, SC 29902
843.342.2302

1250 Fairmont Avenue
Mt. Pleasant, SC 29464
843.881.1266

TENNESSEE

112 Westwood Place
Suite 300
Brentwood, TN 37027
615.369.0670

701 Broad Street
Suite 209
Chattanooga, TN 37402
423.285.8435

213 Fox Road
Knoxville, TN 37922
865.522.2424

6750 Poplar Avenue
Suite 706
Memphis, TN 38138
901.753.6977

TEXAS

High Point Center
12225 Greenville Avenue
Suite 490
Dallas, TX 75243
214.446.1611

974 Campbell Road
Suite 204
Houston, TX 77024
713.467.5858

2731 81st Street
Lubbock, TX 79423
806.744.1188

111 Soledad
Suite 800
San Antonio, TX 78205
210.227.6229

UTAH

260 South 2500 West
Suite 301
Pleasant Grove, UT 84062
801.492.9328

1100 East 6600 South
Suite 201
Salt Lake City, UT 84121
801.262.3388

20 North Main
Suite 304
St. George, UT 84770
435.773.6300

VIRGINIA

656 Independence Parkway
Suite 220
Chesapeake, VA 23320
757.410.1222

7400 Beaufont Springs Drive
Suite 300
Richmond, VA 23225
804.672.4473

5107 Center Street
Unit 2B
Williamsburg, VA 23188
757.345.0010

WASHINGTON

18728 Bothell Way, NE
Suite B
Bothell, WA 98011
425.450.0040

2927 Colby Avenue
Suite 100
Everett, WA 98201
425.258.2611

419 Berkeley Avenue
Suite A
Fircroft, WA 98466
253.274.0099

8378 W. Grandridge Boulevard
Suite 110-D
Kennewick, WA 99336
509.221.1540

506 Second Avenue
Suite 1001
Seattle, WA 98104
206.209.3016

324 N. Mullan Road
Spokane Valley, WA 99206
509.747.0999

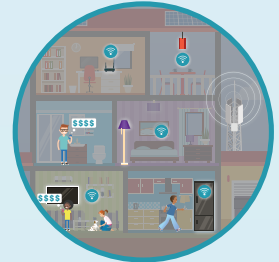
WISCONSIN

12660 W. North Avenue
Brookfield, WI 53005
262.782.7990

RELIABLE WIRELESS CONNECTIVITY, SMART HOMES AND PROPERTY VALUES

Keeping consumers connected – anytime, anywhere.

People everywhere are using connected devices for nearly everything. On average, Americans use 12 apps daily¹ and data traffic per smartphone is projected to grow 5x by 2022.² One of the fastest growing trends in wireless technology is using it to control our homes – including lights, electronic personal assistants, refrigerators, and climate controls. One third of Americans report having smart products in their homes, up 24% from 2017.³ And, 72% of millennials are willing to pay \$1500 or more to make their homes smart.⁴



Features shown to increase a home's desirability include smart home technologies that need strong wireless connectivity. In fact, having a smart home can boost a home's value up to 5%, and 91% of those with smart homes would recommend it to others. This is simultaneously benefitting and influencing the real estate market, making reliable wireless connectivity a top need for home buyers and renters.⁵ Even when relocating homes, Americans value reliable wireless service more than affordable housing, good schools, and commute times.⁶

Having dependable wireless connectivity is especially important among millennials, who now make up the largest group in the real estate market, accounting for 34% of all home buyers.⁷ Of the Americans who use smart home products, more than 40% are millennials.⁸ This generation has largely grown up with, and is comfortable with, technology. More than half of households, 53.3%, have given up their landlines and rely on exclusively mobile phones.⁹



The absence of mobile broadband can make a community a less attractive location for new investment and development. Consumers want access to wireless phone and broadband technology, especially at home.¹⁰

STAYING CONNECTED HELPS BETTER PREPARE YOUR COMMUNITY AND HOME FOR TODAY AND IN THE FUTURE

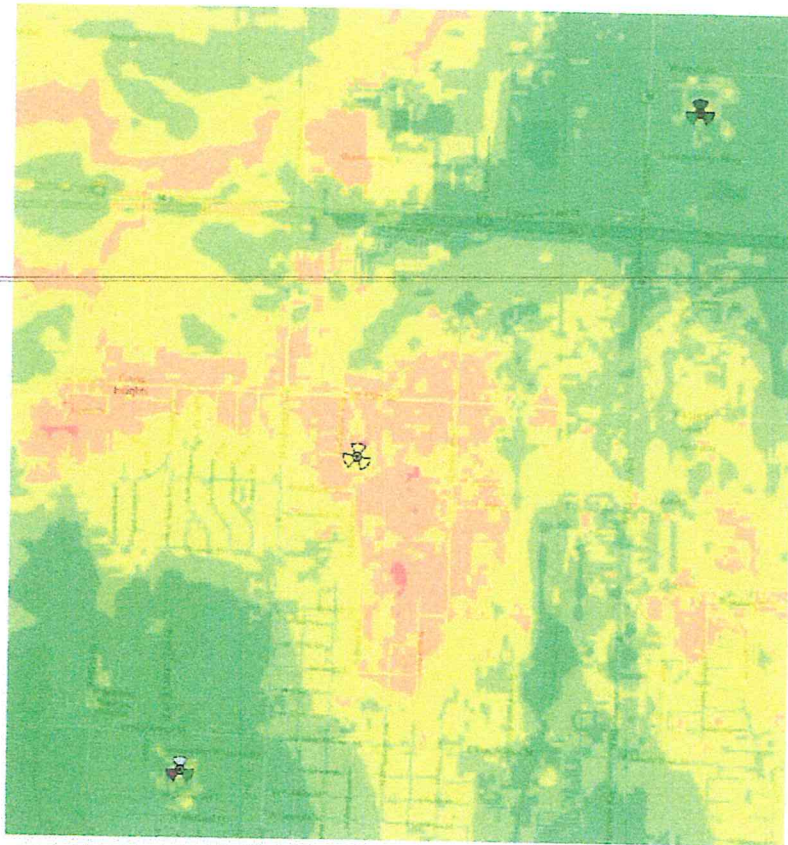


RELIABLE WIRELESS CONNECTIVITY, SMART HOMES AND PROPERTY VALUES

FOOTNOTES

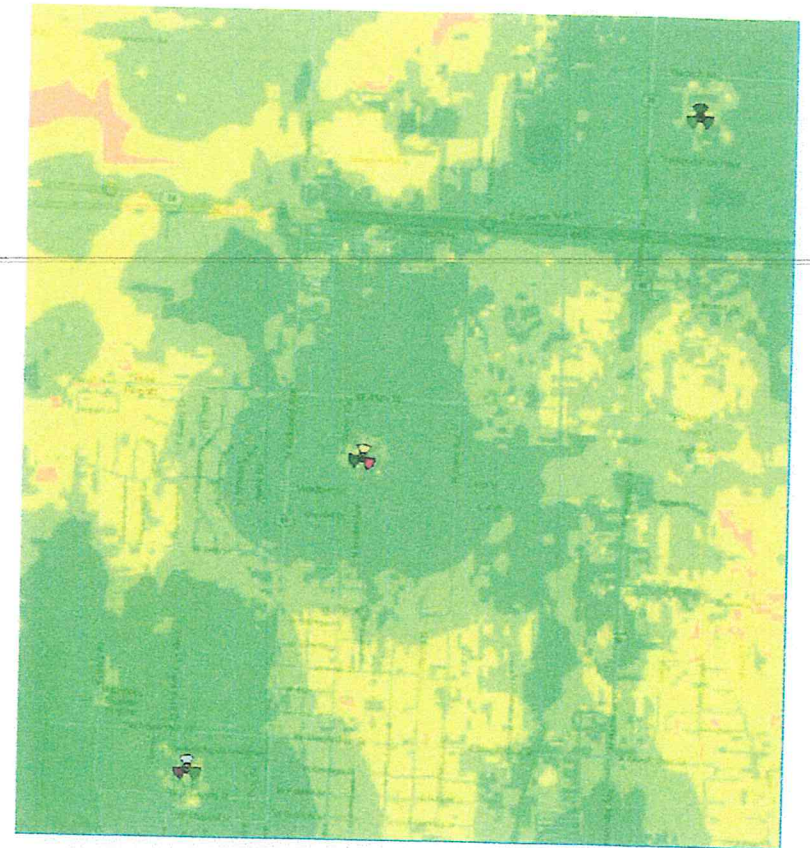
- 1 KPCB and Mary Meeker, Internet Trends 2016, June 1, 2016; available at: <http://www.kpcb.com/internet-trends>
- 2 5.1 GB per month in 2016 to 25 GB/month in 2022. Source: Ericsson, Ericsson Mobility Report: On the Pulse of the Networked Society, (November 2016), at <https://www.ericsson.com/assets/local/mobility-report/documents/2016/ericsson-mobility-report-november-2016.pdf>
- 3 <https://blog.coldwellbanker.com/blog/wp-content/uploads/2018/01/Smart-Home-Survey-Data-Sheet-January-2018.pdf>
- 4 <http://realestatetechnews.com/blog/how-smart-homes-are-disrupting-the-real-estate-industry>
- 5 Id.
- 6 <https://www.ctia.org/the-wireless-industry/infographics-library> (reliable wireless infographic)
- 7 <https://www.nar.realtor/sites/default/files/reports/2017/2017-real-estate-in-a-digital-age-03-10-2017.pdf>
- 8 <https://www.coldwellbanker.com/blog/2016-is-the-year-smart-home-technology-will-be-mainstream-2/>
- 9 Source: Wireless Substitution: Early Release of Estimates From The National Health Interview Survey, July-December 2017, available at: <https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201806.pdf>
- 10 <https://www.ctia.org/the-wireless-industry/infographics-library> (reliable wireless infographic)

RSRP – Signal Strength



RSRP (dBm) - Indoor

- RSRP Level (DL) (dBm) ≥ -31
- RSRP Level (DL) (dBm) ≥ -89
- RSRP Level (DL) (dBm) ≥ -97
- RSRP Level (DL) (dBm) ≥ -105
- RSRP Level (DL) (dBm) ≥ -113



Proximity study, Mayfair Cultural Center

Overview

The purpose of this proximity study is to analyze property values in similar areas of Oklahoma City in support of a pending application by [REDACTED] for a monopole to be located in the Mayfair Cultural Center at North Independence Avenue and NW 48th Street in OKC. The precise location can be found in the addenda of this report. According to those familiar with project, numerous sites have been analyzed.

This report analyzes the perception of the market as it relates to changes in real property value due to monopolies. Any analysis of the health effects is beyond the scope of this proximity study and beyond the expertise of the appraiser.

In developing this report, I have read numerous articles, analyzed market based studies, referenced lending regulations regarding residential property, referenced documents provided by counsel and developed studies on four separate monopole locations throughout Oklahoma City.

Study Areas

- Old Farm Road and N. Meridian Ave., Oklahoma City
- NW 43rd St. and North Classen Blvd., Oklahoma City
- 11709 Stratford Dr., Oklahoma City
- 5420 N Belle Isle Blvd., Oklahoma City

Analysis included

- Impact on market value using paired sales analysis, which is defined as sales of similar properties in use as well as other aspects of analysis
- Analysis of days on market (DOM)
- Interviews of individuals involved in the transactions, when available
- Field inspection of sites and properties involved

Scope of work

This report is intended to comply with USPAP standards 4 and 5 (consulting development and reporting) and is completed at the request of the client [REDACTED]. The intended users are the clients and the [REDACTED]. The intended use is for diminution in market value calculations, if any, related to proximity damages.

For a damage study such as this, the accepted and appropriate method of study is paired sales analysis along with interviews of market participants, surveys, research of comparable areas and research of comparable sales. The definition of value is market value as stated below.

Market Value: *The most probable price as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (The Appraisal of Real Estate, Thirteenth Edition, p.23)*

The effective date of valuation for this project is March 9, 2012. According to engineers familiar with the project, there is clear evidence of a service gap, a need for a monopole; the proposed site is suitable and alternative sites have been considered. It is my understanding that information will be presented by others qualified in those disciplines.

Physical, legal, and economic characteristics of the area were analyzed. Those three aspects of the market are adequate indicators for future demand produced by an increasing population base. Likewise, increasing household income along with a stable average household size indicates a growing economic base.

Legally, zoning restrictions are generally flexible as most towns are in need of a growing economic base. Properties are considered on a case-by-case basis. Physically, the land is buildable and adequate support services are in place.

The following two special assumptions and limiting conditions are inherent in this consulting assignment:

1. R. D. Grace, MAI, SRA, Certified General, made an exterior inspection of the existing monopole structures identified in this report.
2. Various pieces of information, such as the location, size and type of installation, were provided for this assignment. My analysis of the property is based on my physical inspection and review of the information provided. It is assumed that this information is accurate and correct.

A hypothetical condition is necessary to complete the analysis. My opinion of the market value impact after the proposed monopole is in place is based upon the hypothetical condition that the monopole is in place. The use of this hypothetical condition does affect the assignment results.

Hypothetical condition: *That which is contrary to what exists but is supposed for purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2010-2011 ed.) (The Dictionary of Real Estate Appraisal, Fifth Edition, p.97)*

No additional hypothetical conditions or extraordinary assumptions were used in this analysis.

Methodology

The appraisal methodology used is the matched paired sales analysis, which is defined as sales of similar properties in use as well as other aspects of analysis. A unit of comparison must be gleaned from the market, before any analysis begins. A unit of comparison is developed for different properties in order to facilitate analysis. The unit of comparison is used as a guide to correlate like properties. For residential properties, this analysis is developed on a price per square foot basis which is a common technique and analysis tool used by industry professionals.

Detailed statistical analysis, such as multiple regression or hedonic pricing models, require a large data set and are not applicable in areas where sales are not numerous.

Literature reviewed

My review of numerous articles published on this subject have led me to the conclusion that in order to determine impact of a cellular tower or monopole on residential property values, a proximity study must be undertaken by a qualified appraiser.

The other articles reviewed show mixed results. Some studies show an increase in market value and others a decrease in market value. Their applicability to the proposed monopole site is questionable because of the study locations.

Study area synopsis

Proposed Monopole Location

- Median price per square foot \$76.21.
- Median year built is 1950.
- Median sale price \$105,700.

The four most recent and most proximate sales are 284 feet, 391 feet, 538, and 539 feet away from the proposed monopole location. Three properties sold above the median price per square foot.

Old Farm Road & Meridian Ave Tower

- Median price per square foot \$80.41
- Median year built 1978.
- Median sale price \$140,000.
- Monopole height is similar to the proposed project.

There were six recent sales between 395 and 501 feet from the existing monopole. Several market participants were interviewed and the monopole had no impact on the market value. Also, four of the properties sold above the median price per square foot for the neighborhood.

NW 43rd St. & Classen Blvd.

- Median price per square foot \$74.85.
- Median year built 1925.
- Median sale price \$90,000.
- Monopole height is similar to the proposed project.

There were four sales between 184 and 468 feet from the existing monopole. After review of the data and interview of the market participants, no diminution is found.

11709 Stratford Dr.

- Median price per square foot \$65.19.
- Median year built 1969.
- Median sale price \$125,000.
- Monopole is 76 feet and is similar to the proposed project.

There were 3 recent sales between 622 and 788 feet of the existing monopole. Review of the data and interviews with market participants indicated no diminution is found.

5420 N Belle Isle Blvd.

- Median price per square foot \$104.25.
- Median year built 1941.
- Median sale price \$128,000.
- Monopole height is similar to the proposed project.

There were only two sales in the Brookhaven subdivision in the past three years within 600 feet of the monopole. Both properties sold in 7 days or less, and sold well above the median and average price per square foot. No diminution indicated by the pairing of the sales or in my interviews.

Conclusions

For the study area, the primary unit of comparison was the price per square foot for residential properties. Comparison in price per square foot, days on market, and total sales price, indicate no diminution in market value for sold properties located near the monopolies. In total, four market areas were studied, each area supporting the final conclusion.

I researched sales in the study areas that range from 184 feet to 788 feet from existing monopolies. The property nearest the proposed monopoly site is 284 feet. This distance falls comfortably in that range; therefore, the study areas reasonably mimic the proposed monopoly location near NW 48th St. and N Independence Ave.

In addition, market participants, realtors handling the sales, were interviewed about the specific sales that were closest to the monopolies. All of those participants indicated the monopolies had no impact on the sale price. This conclusion is consistent with my analysis of other externalities throughout the state of Oklahoma.

Addenda

Proposed Monopole Location

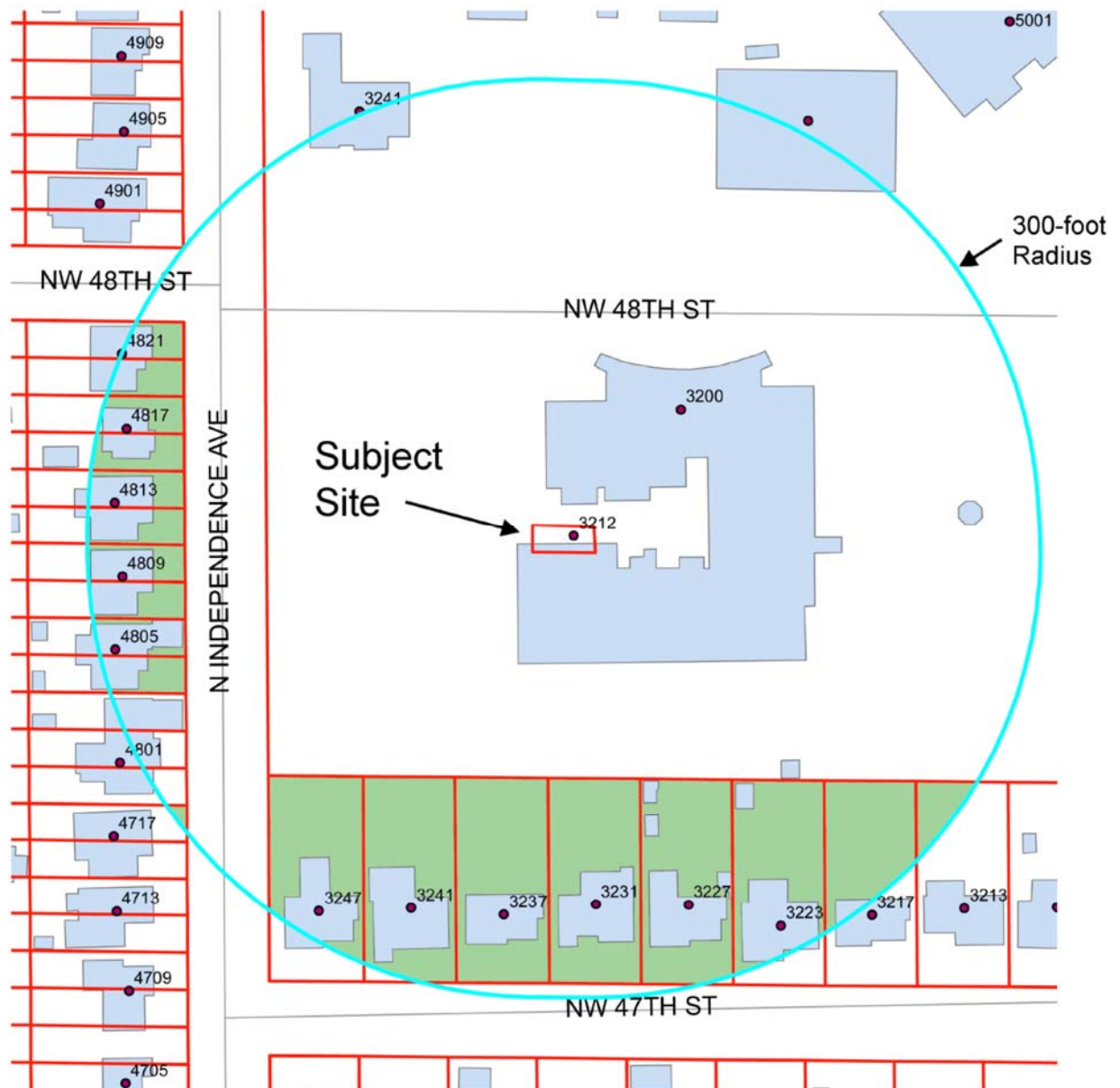




Photo taken from 4813 N Independence Ave looking towards proposed monopole site.



Photo taken from 4813 N Independence Ave looking towards proposed monopole site.

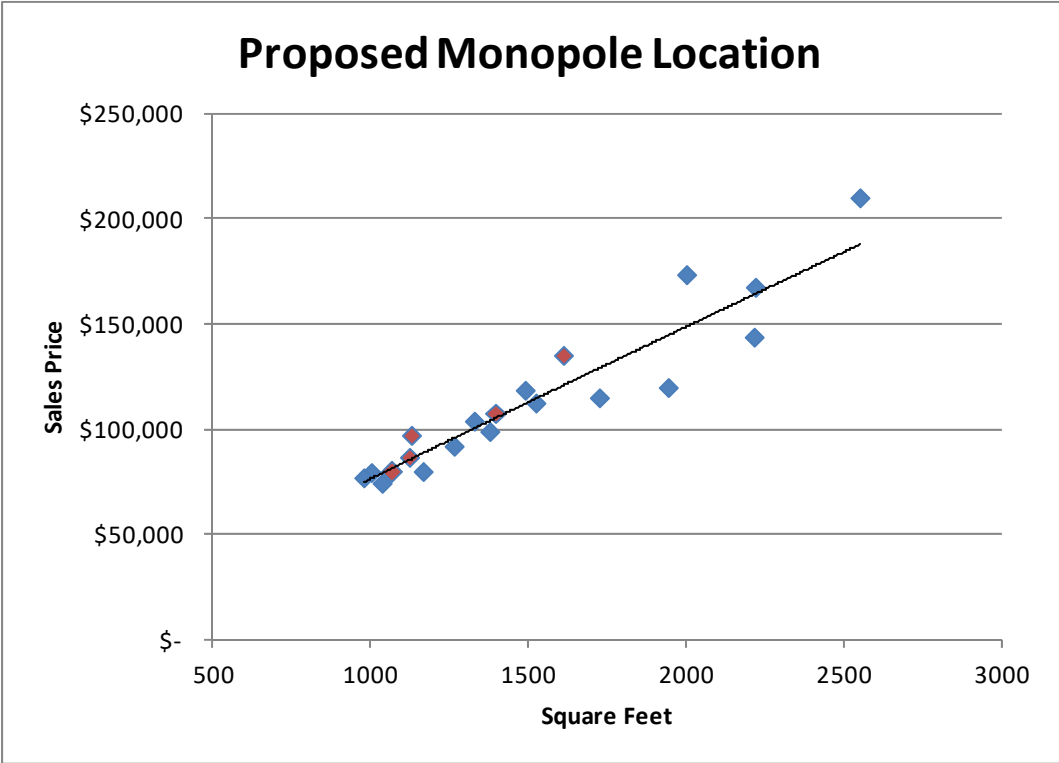
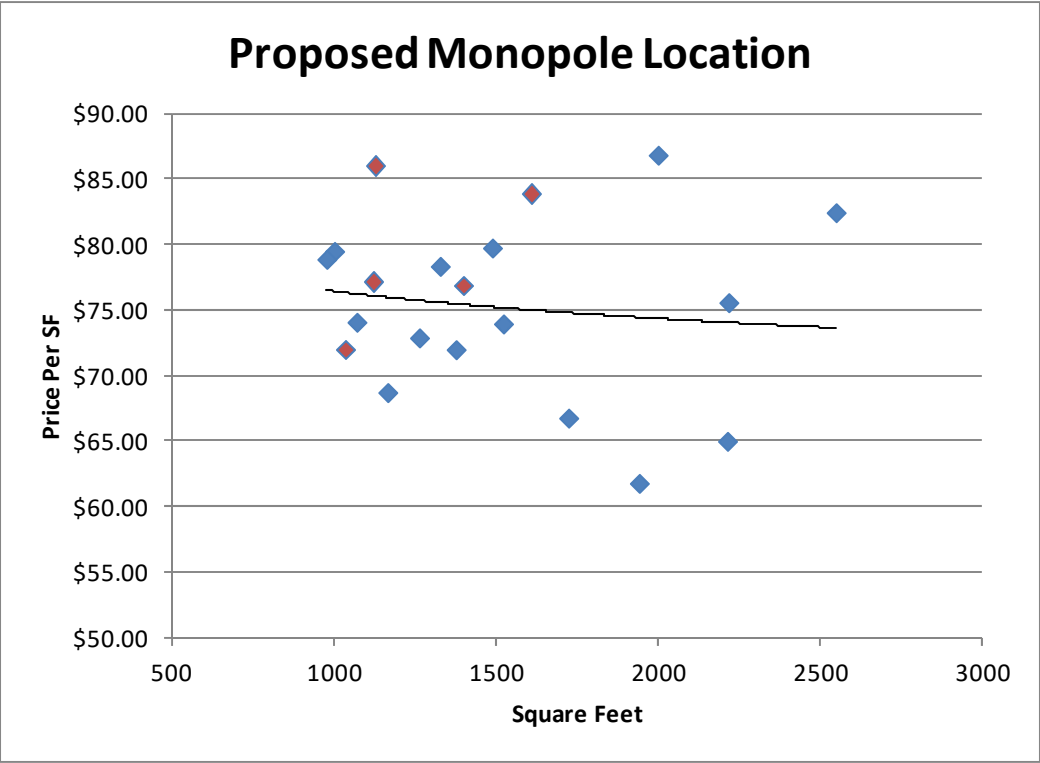


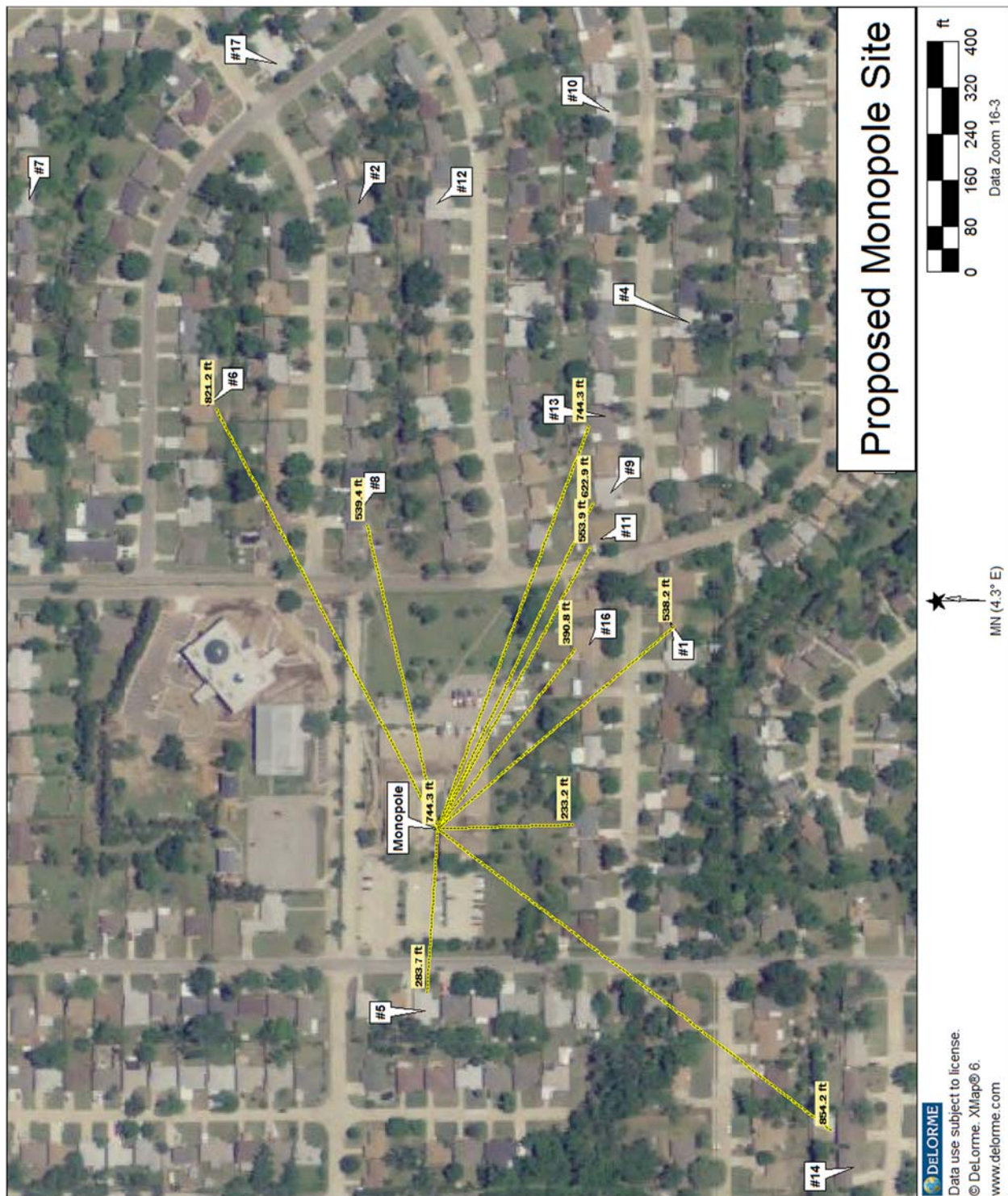
Neighborhood of N Independence Ave

Sales in the Past 2 Years Proposed Monopole Location

	MLS No.	Address	Addition	BR	Bath	SqFt	\$/SF	DOM	Yr Blt	LP	SP	Cls Dte	Dist. From Tower (ft)
1	428365	3204 Nw 47th St	Mayfair Hts B1-29	3	1	1034	\$71.95	40	1951	\$ 75,900	\$ 74,400	Aug-10	538
2	460042	3112 NW 49th St	Mayfair Hts B1-29	3	1	1000	\$79.50	5	1950	\$ 79,500	\$ 79,500	Jul-11	1,089
3	413642	4621 N Hamilton	Speece Sub	2	1	976	\$78.89	133	1947	\$ 80,000	\$ 77,000	May-10	1,057
4	436618	3133 NW 47th St	Mayfair Hts B1-29	3	1	1069	\$74.09	187	1950	\$ 84,500	\$ 79,200	Apr-11	985
5	401549	4813 N Independence	Lakeview	2	1	1121	\$77.07	216	1952	\$ 84,900	\$ 86,400	May-10	284
6	472448	3140 Nimitz Blvd	Mayfair Heights	3	1	1164	\$68.73	27	1950	\$ 97,074	\$ 80,000	Dec-11	821
7	413617	3024 NW 50th	Mayfair Hts B1-29	3	1.1	1262	\$72.90	71	1950	\$ 99,900	\$ 92,000	Apr-10	1,292
8	449211	3150 Nw 49th St	Mayfair Hts B1-29	2	1	1129	\$85.92	56	1950	\$ 99,900	\$ 97,000	May-11	539
9	450103	3149 Nw 47th St	Mayfair Hts B1-29	3	2	1375	\$72.00	129	1950	\$ 99,999	\$ 99,000	Jul-11	623
10	421781	3101 NW 47TH ST.	Mayfair Hts B1-29	3	1.1	1326	\$78.36	13	1950	\$ 104,750	\$ 103,900	May-10	1,273
11	423868	4800 N Hamilton Dr	Mayfair Hts B1-29	3	1.1	1399	\$76.84	2	1951	\$ 107,500	\$ 107,500	Jun-10	554
12	442918	3101 NW 48th St	Mayfair Hts	2	1.1	1521	\$73.96	137	1950	\$ 112,500	\$ 112,500	May-11	1,077
13	415618	3141 NW 47	Mayfair Hts B1-29	3	2	1487	\$79.76	6	1950	\$ 114,900	\$ 118,600	Mar-10	744
14	424141	3321 NW 45th Terrace	Westmoreland	3	2	1722	\$66.78	47	1958	\$ 114,995	\$ 114,995	Jul-10	854
15	467376	5209 N Hamilton Dr.	Mayfair Hills	3	2	1940	\$61.80	41	1963	\$ 119,900	\$ 119,900	Nov-11	1,324
16	430741	3207 NW 47th St	Mayfair Hts B1-29	3	2	1611	\$83.80	8	1950	\$ 135,000	\$ 135,000	Aug-10	391
17	472255	3014 NW 49th St	Mayfair Heights B1-29	3	2.1	2212	\$65.01	71	1964	\$ 149,900	\$ 143,800	Feb-12	1,351
18	467266	3125 NW 52nd St	Mayfair Hills	3	2	1998	\$86.84	12	1962	\$ 167,500	\$ 173,500	Oct-11	1,497
19	458901	3124 NW 52nd St	Mayfair Hills	3	2.1	2216	\$75.59	79	1963	\$ 170,000	\$ 167,500	Sep-11	1,367
20	460641	5305 N Hamilton Dr	Mayfair Hills	3	3.2	2547	\$82.45	4	1962	\$ 216,500	\$ 210,000	Jul-11	1,486
				Median		1387	\$76.21	44	1950	\$ 105,700			
				Avg		1505.45	\$75.61	64.2	1954	\$ 113,585			

Highlighted entries reflect sales nearest to proposed monopole location.





Old Farm Rd & Meridian



Photo taken from Old Farm Rd and N Meridian Ave



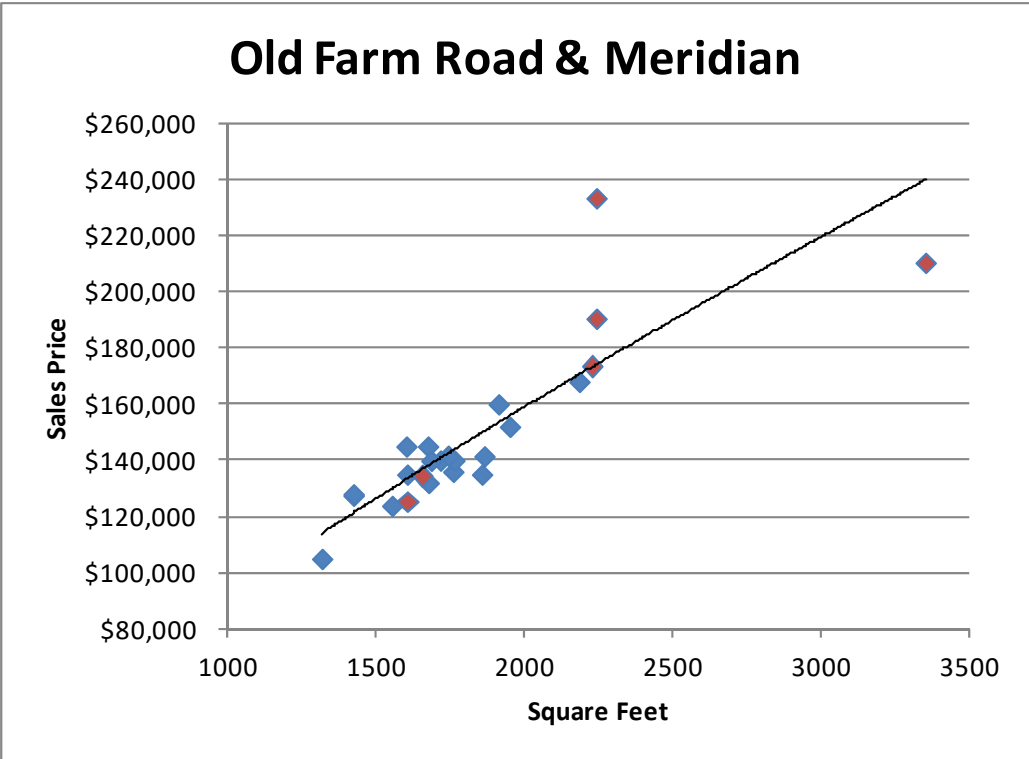
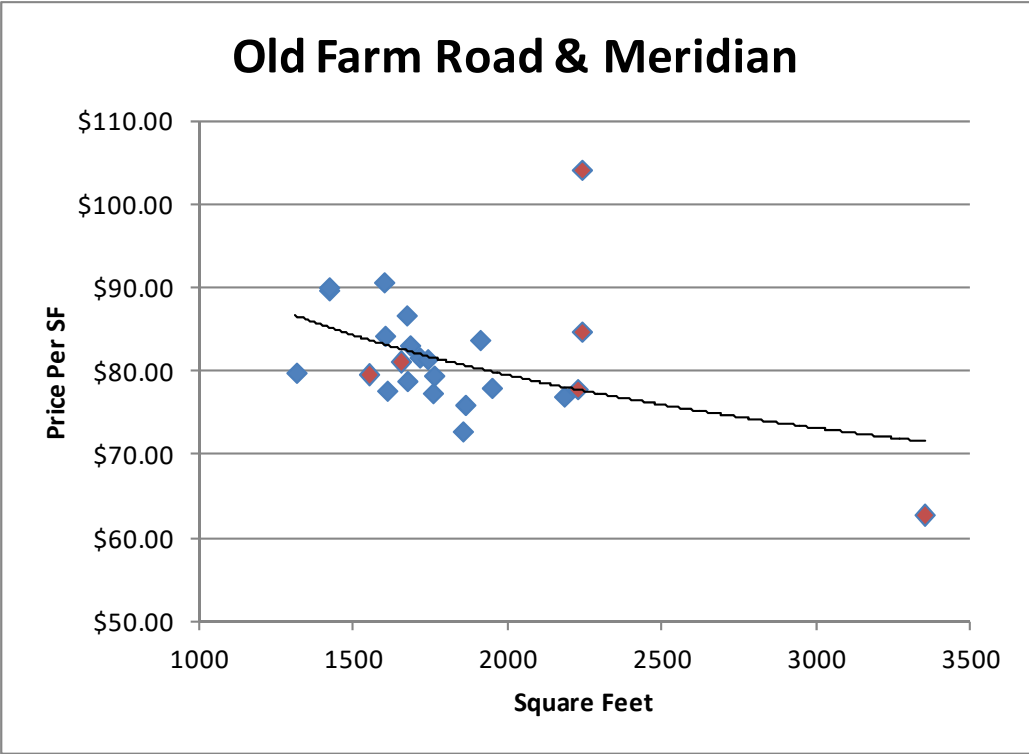
Photo from the Rosedale Gardens Addition

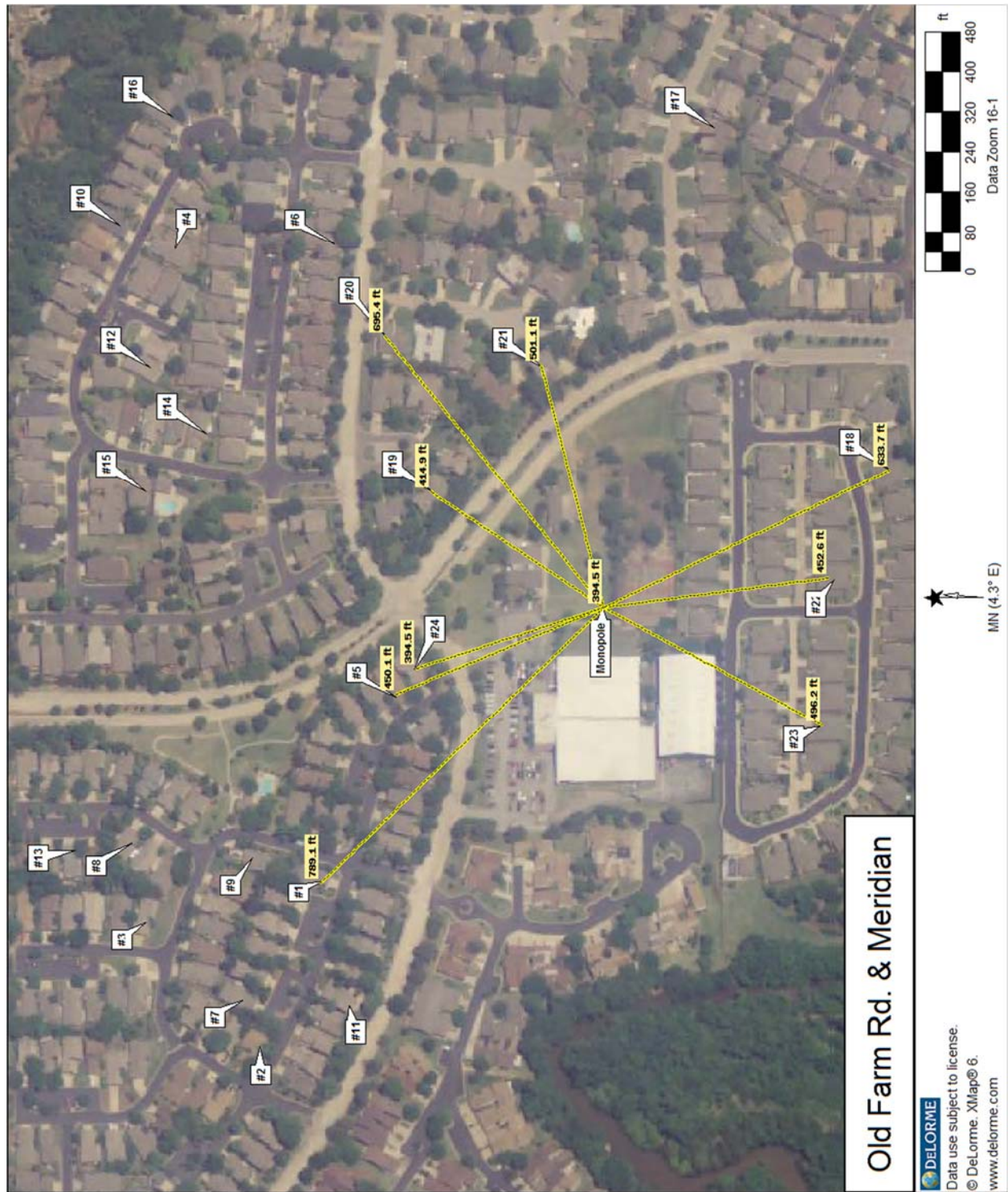
Sales Near Old Farm Rd. & Meridian Monopole

	MLS No.	Address	Addition	BR	Bath	SqFt	\$/SF	DOM	Yr Blt	LP	SP	Cls Dte	Dist. From Tower
1	447922	4601 Dove Tree Ln	Arbors The	2	2	1315	\$79.85	13	1976	\$ 114,900	\$ 105,000	Mar-11	789
2	443177	12110 Cliff Rose Dr	Th Arbors	2	2	1421	\$89.73	92	1977	\$ 129,900	\$ 127,500	Mar-11	1,115
3	424546	12200 Cork Rd	Arbors	3	2	1609	\$77.69	4	1978	\$ 130,000	\$ 125,000	May-10	1,113
4	430420	4332 Dahoon Dr	Arbors The	3	2	1674	\$78.85	243	1984	\$ 134,900	\$ 132,000	Apr-11	1,123
5	447662	4505 Dove Tree Ln	THE ARBORS	3	2	1655	\$80.97	178	1975	\$ 137,500	\$ 134,000	Sep-11	450
6	473563	4328 Foxglove Ln	Arbors The	3	2.1	1757	\$77.40	4	1983	\$ 139,000	\$ 136,000	Jan-12	901
7	470464	4621 Dove Tree Ln	The Arbors	3	2	1602	\$84.27	62	1975	\$ 139,900	\$ 135,000	Dec-11	1,066
8	457784	12213 Candy Tuft Lane	The Arbors	3	2	1761	\$79.50	15	1977	\$ 140,000	\$ 140,000	Jul-11	1,068
9	457181	4600 Cliff Rose Dr	Arbors The	3	2	1421	\$90.08	53	1976	\$ 143,800	\$ 128,000	Jul-11	880
10	442014	4333 Dahoon Dr	The Arbors	2	2	1714	\$81.68	180	1983	\$ 145,000	\$ 140,000	Jun-11	1,246
11	470411	4616 Dove Tree Lane	The Arbors	3	2	1862	\$75.99	78	1976	\$ 145,000	\$ 141,500	Feb-12	950
12	466125	4404 Dahoon Dr	The Arbors	2	2	1740	\$81.47	22	1973	\$ 147,000	\$ 141,750	Sep-11	1,030
13	463446	12221 Candy Tuft Ln	Arbors The	3	2	1672	\$86.72	19	1977	\$ 147,500	\$ 145,000	Sep-11	1,168
14	410869	12120 Dahoon	Arbors The	3	2	1599	\$90.68	130	1985	\$ 148,900	\$ 145,000	May-10	871
15	417369	12201 Dahoon Dr	Arbors The	3	2	1683	\$83.13	44	1980	\$ 149,900	\$ 139,900	Apr-10	945
16	436873	4313 Dahoon Dr	Arbors	3	3	1854	\$72.82	161	1982	\$ 149,999	\$ 135,000	Mar-11	1,304
17	445365	4428 Rankin Rd	Arbors B18a & B19-20	3	2	1948	\$78.03	7	1984	\$ 155,000	\$ 152,000	Jan-11	984
18	464747	4600 118th St	Rosedale Gardens	3	2	1910	\$83.77	53	2001	\$ 171,900	\$ 160,000	Oct-11	634
19	426199	4412 Braden Ct	Arbors The	4	2	2226	\$77.72	121	1978	\$ 173,000	\$ 173,000	Oct-10	415
20	408979	12017 Flower Wood	Arbors	3	2	2182	\$76.99	110	1978	\$ 175,000	\$ 168,000	Mar-10	695
21	375751	12001 Flower Wood	THE ARBORS	4	4.1	3352	\$62.65	235	1980	\$ 219,000	\$ 210,000	Jul-09	501
22	446612	4613 NW 118th St.	Rosedale Gardens	3	2	2243	\$84.71	244	2001	\$ 196,900	\$ 190,000	Dec-11	453
23	449471	4716 NW 119th St.	Rosedale Gardens	3	2	2240	\$104.02	45	2002	\$ 240,000	\$ 233,000	May-11	496
24	375066	4501 Dove Tree Lane	THE ARBORS	3	2	1554	\$79.47	147	1975	\$ 119,900	\$ 123,500	Apr-09	395

Median	1727	\$80.41	70	1978	\$ 140,000
Avg	1833	\$81.59	94.2	1982	\$ 148,340

Highlighted entries reflect sales nearest to monopole





NW 43rd & Classen Blvd.



Photo taken of the front of 4312 N Classen Blvd monopole



Photo of side view of base of monopole on N Classen Blvd



Photo taken from NW 43rd St



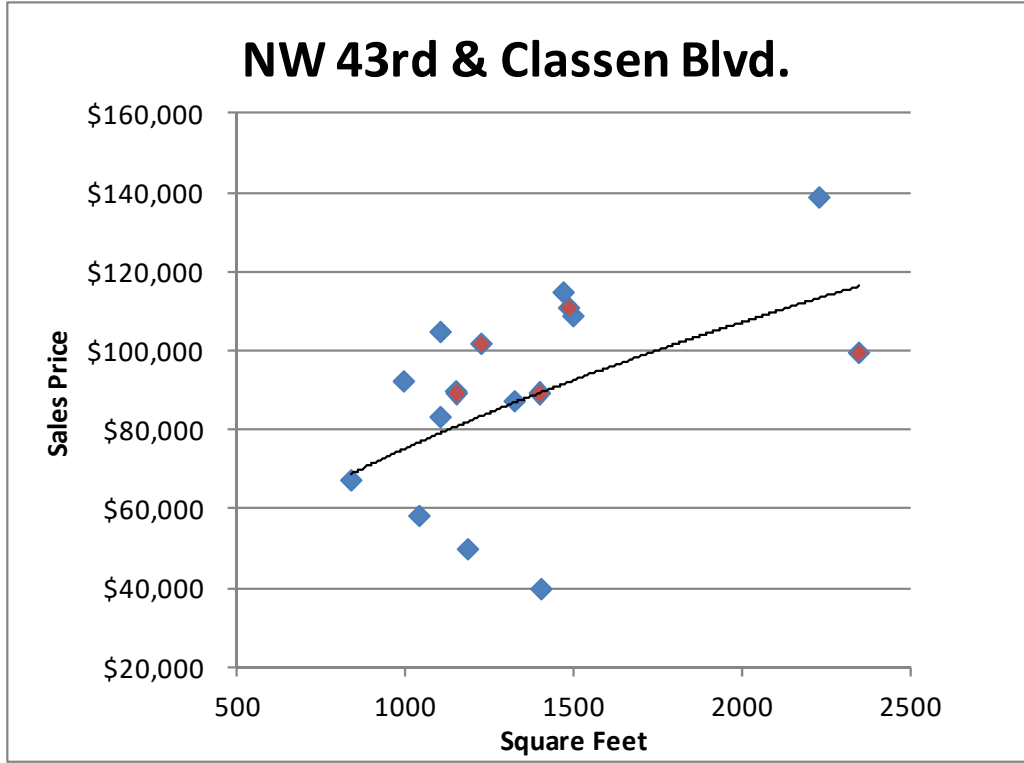
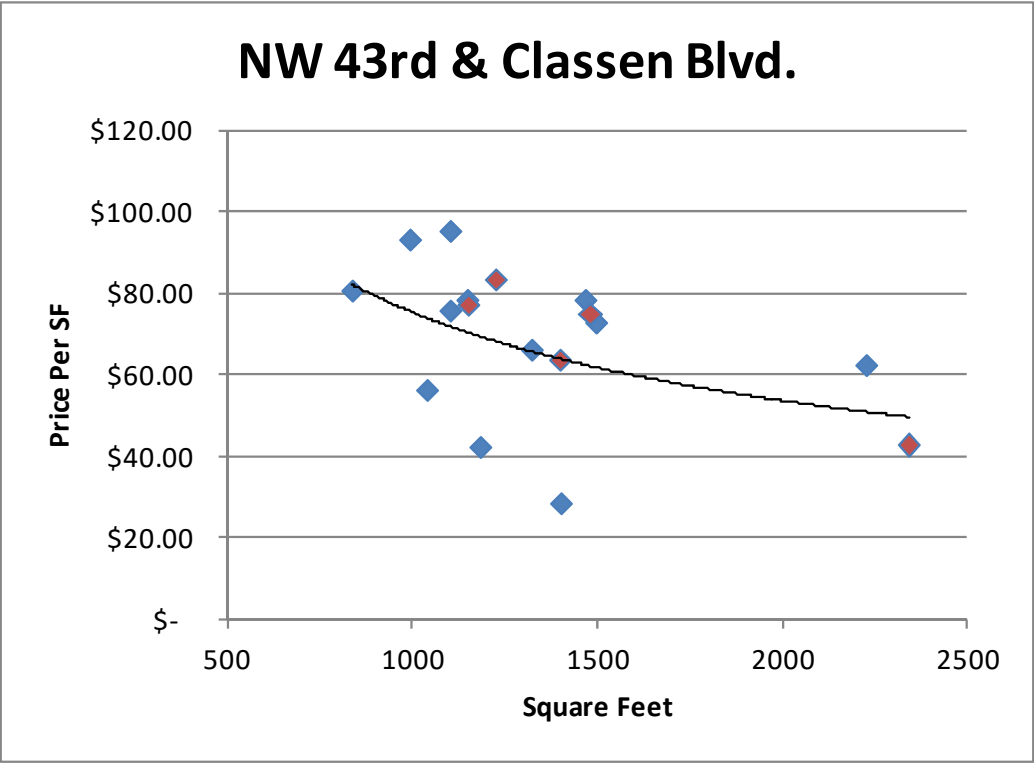
Photo taken from NW 43rd St

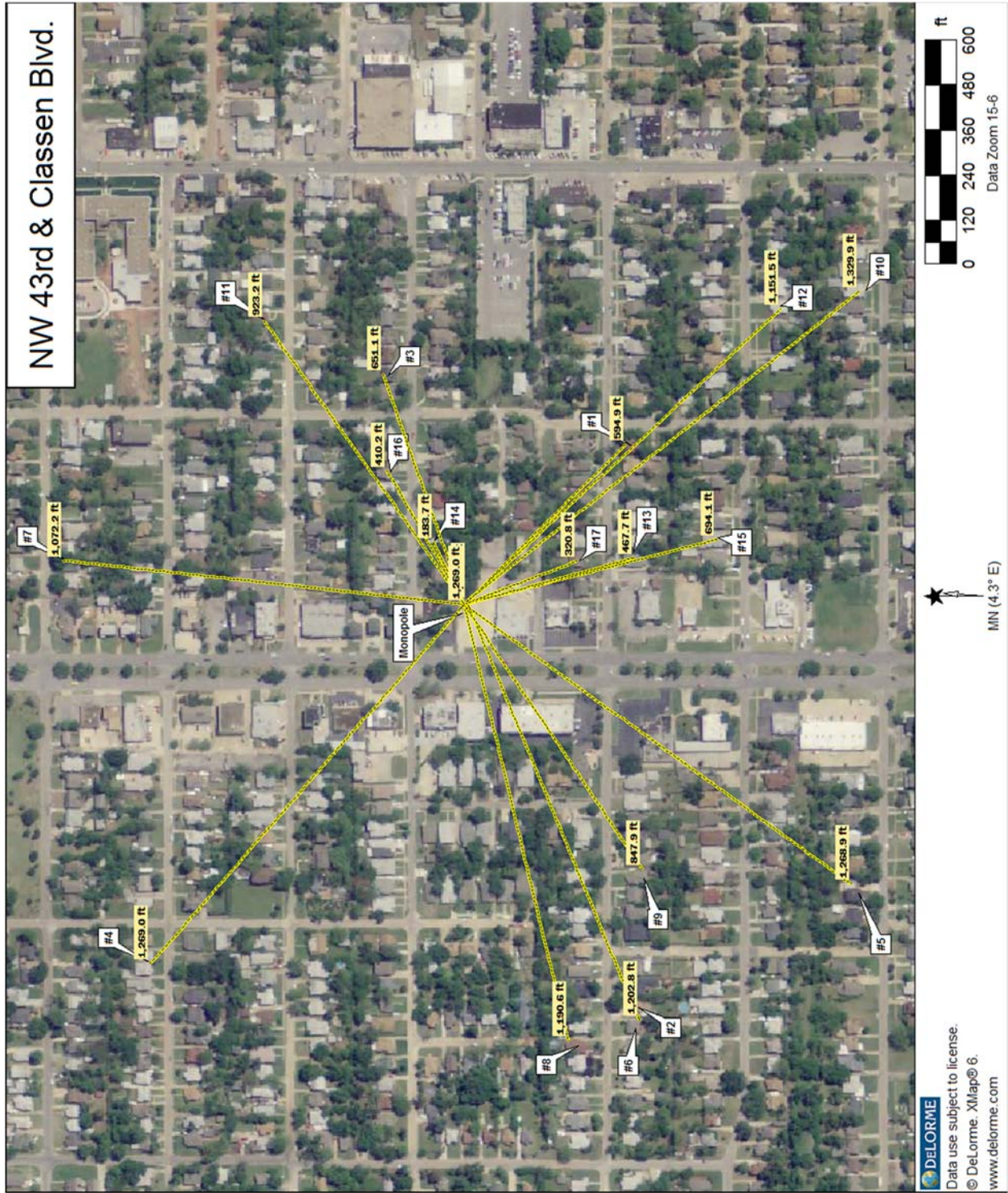
Sales Near NW 43rd & Classen Blvd. Monopole

	MLS No.	Address	Addition	BR	Bath	SqFt	\$/SF	DOM	Yr Blt	LP	SP	Cls Dte	Dist. From Tower (ft)
1	445260	1200 NW 42nd Street	Putnam Heights	2	2	1225	\$ 83.27	82	1917	\$ 98,000	\$ 102,000	Apr-11	595
2	453331	1508 Nw 42	Putnam Hts	3	1	1182	\$ 42.38	8	1930	\$ 54,000	\$ 50,088	Apr-11	1,203
3	446472	1141 Nw 43rd St	Hillcrest Sub	3	1	1038	\$ 56.36	103	1929	\$ 59,890	\$ 58,500	May-11	651
4	448776	1505 Nw 45th St	Billington Sub	2	1	1101	\$ 75.84	81	1925	\$ 84,500	\$ 83,500	Jun-11	1,269
5	451163	1437 NW 40th	Putnam Heights	3	2.1	2225	\$ 62.47	77	1903	\$ 144,900	\$ 139,000	Jul-11	1,269
6	459755	1512 42nd St	Putnam Hts	2	1	1101	\$ 95.37	8	1927	\$ 109,950	\$ 105,000	Jul-11	1,203
7	460584	1230 NW 46th Street	Chesterfield Sub	2	1	836	\$ 80.74	66	1925	\$ 72,000	\$ 67,500	Sep-11	1,072
8	465735	1523 NW 42nd St	Putnam Hts	3	2	1495	\$ 72.91	84	1925	\$ 109,000	\$ 109,000	Nov-11	1,191
9	475959	1436 42nd St	Putnam Hts	2	1	1147	\$ 78.47	0	1922	\$ 90,000	\$ 90,000	Feb-12	848
10	423338	1123 Nw 40th St	Putnam Hts	3	1	1400	\$ 28.57	12	1928	\$ 45,000	\$ 40,000	May-10	1,330
11	423417	1129 Nw 44th St	Shaw Hts B6 Sub Te	2	1.1	1321	\$ 66.24	33	1929	\$ 89,900	\$ 87,500	Jun-10	923
12	423244	1126 Nw 41st St	Putnam Hts	2	1	992	\$ 93.25	1	1925	\$ 94,900	\$ 92,500	Apr-10	1,516
13	435954	1224 Nw 42nd St	Putnam Hts	3	1.1	1398	\$ 63.66	134	1928	\$ 97,900	\$ 89,000	Feb-11	468
14	434790	1220 NW 43rd St	Shaws Hts Sub	3	1	1483	\$ 74.85	19	1928	\$ 109,000	\$ 111,000	Oct-10	184
15	438470	1221 NW 41st St	Putnam Hts	3	2	1466	\$ 78.44	14	1919	\$ 115,000	\$ 115,000	Mar-11	694
16	376442	1209 NW 43rd St.	Hillcrest Sub	5	2	2344	\$ 42.45	114	1934	\$ 119,900	\$ 99,500	Feb-09	410
17	388132	1225 NW 42nd St.	Putnam Heights	2	1	1152	\$ 77.21	44	1920	\$ 89,900	\$ 88,949	Jun-09	321

Mediar	1225	\$74.85	44	1925	\$	90,000
Avg	1347	\$68.97	52	1924	\$	89,885

Highlighted entries reflect sales nearest to the monopole





Stratford Monopole



Photo taken from Stratford Dr



Photo taken from Stratford Dr



Photo taken from NW 117th ST, facing toward the monopole



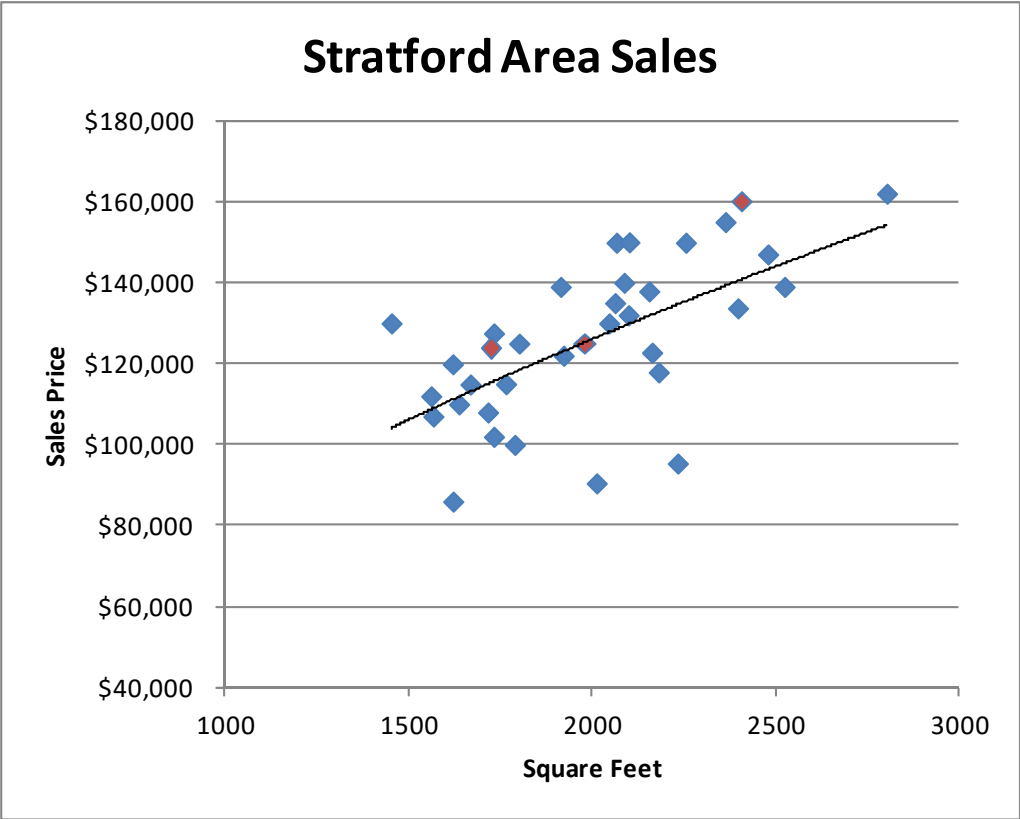
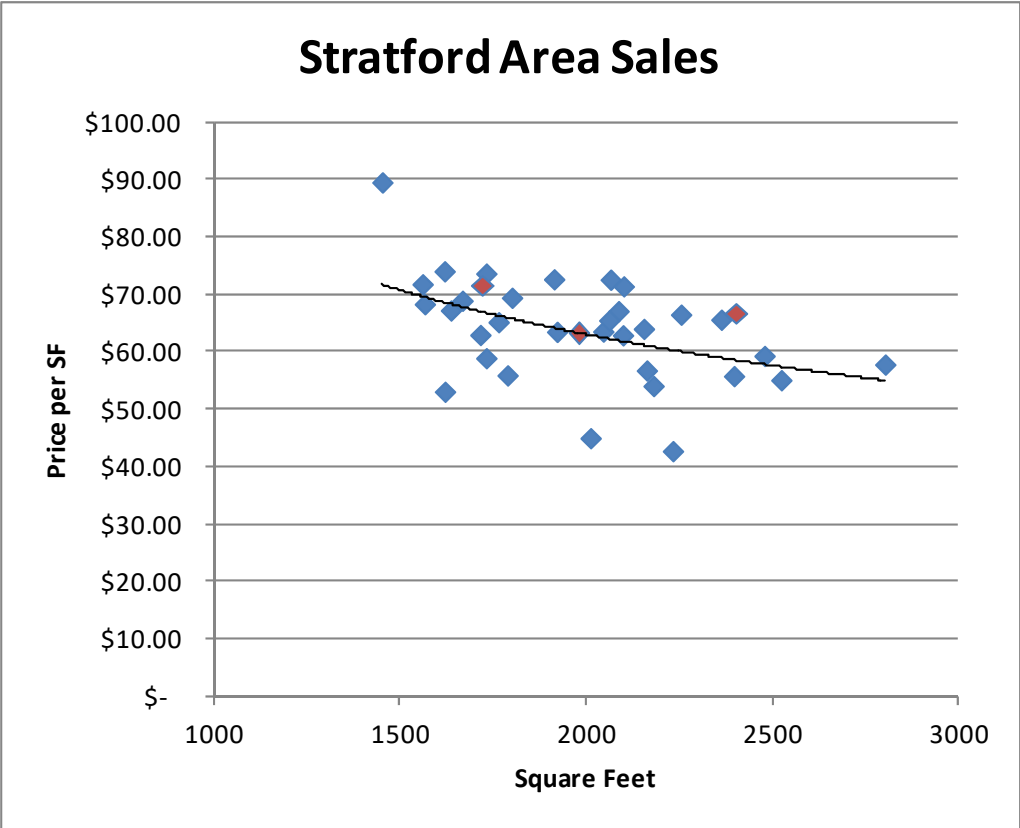
Photo of Stratford neighborhood

Sales Near Stratford Monopole Location

	MLS No.	Address	Addition	BR	Bath	SqFt	\$/SF	DOM	Yr Blt	LP	SP	Cls Dte	Dist. from Tower (ft)
1	448707	2116 Nw 114th St	Penn Park	3	2	1620	\$ 53.09	36	1967	\$ 84,900	\$ 86,000	May-11	1,586
2	459548	2700 NW 115th St	Stonegate	4	2	1731	\$ 58.93	13	1973	\$ 99,000	\$ 102,000	Aug-11	2,590
3	459326	2405 NW 111	Casady Terrace	3	2	1788	\$ 55.93	38	1966	\$ 104,900	\$ 100,000	Aug-11	2,281
4	451597	2300 NW 121ST ST	CAMELOT EST	3	2.1	2232	\$ 42.74	45	1973	\$ 105,500	\$ 95,400	Jun-11	1,901
5	455471	2324 NW 112th Ter	Grenmoor	3	2.1	1715	\$ 62.97	32	1968	\$ 110,000	\$ 108,000	Jul-11	1,852
6	454127	2520 NW 112th St	Stonegate	3	2	1566	\$ 68.33	26	1962	\$ 114,900	\$ 107,000	May-11	2,593
7	469463	2213 NW 113	Penn Park	3	2	1636	\$ 67.24	21	1974	\$ 114,900	\$ 110,000	Nov-11	1,403
8	442508	2332 Nw 112th St	Casady Terrace li	3	2	1667	\$ 68.93	110	1970	\$ 114,900	\$ 114,900	Apr-11	2,105
9	455323	11108 Greystone Ave	Suburban Hts Replat Casady	4	2	1764	\$ 65.19	148	1960	\$ 117,900	\$ 115,000	Oct-11	2,589
10	439579	2617 NW 113th St	Stonegate	4	2	1921	\$ 63.51	312	1963	\$ 118,000	\$ 122,000	Sep-11	2,536
11	469500	2500 NW 118th St	Bel Air Sec 2 Stonegate	4	2.1	2180	\$ 54.08	26	1969	\$ 119,900	\$ 117,900	Dec-11	1,402
12	466794	2505 NW 116th St	Bel Air Stonegate	3	2	1619	\$ 74.06	99	1969	\$ 119,900	\$ 119,900	Nov-11	1,319
13	450452	2229 NW 113	penn park	3	2	1560	\$ 71.79	12	1974	\$ 119,999	\$ 112,000	Apr-11	1,172
14	437589	2325 NW 115	Stonegate/Greenmoor/Camelot	4	2	1725	\$ 71.59	132	1972	\$ 125,000	\$ 123,500	Apr-11	650
15	464824	2301 NW 118	Camelot Estates	3	2.1	1983	\$ 63.04	67	1970	\$ 126,000	\$ 125,000	Oct-11	788
16	464757	2513 NW 116th St	Bel Air Stonegate	4	2.1	2162	\$ 56.78	48	1964	\$ 129,500	\$ 122,750	Oct-11	1,502
17	457341	12028 Camelot Ct	Camelot li Of Stonegate	4	2	1800	\$ 69.44	33	1966	\$ 129,500	\$ 125,000	Jul-11	2,606
18	447587	2400 NW 115	Grenmoor	4	2	1731	\$ 73.66	182	1972	\$ 131,900	\$ 127,500	Aug-11	913
19	448057	2421 Nw 115th St	Grenmoor B4-6	4	2.1	2098	\$ 62.92	36	1972	\$ 132,500	\$ 132,000	Apr-11	1,133
20	457561	12012 Camelot Ct	Camelot of Stonegate	3	2.1	2396	\$ 55.80	97	1968	\$ 135,000	\$ 133,700	Sep-11	2,510
21	458630	11404 N Barnes Ave	Penn Park	3	2	1452	\$ 89.53	15	1972	\$ 135,900	\$ 130,000	Aug-11	1,917
22	471299	2508 112th St	Stonegate	3	2.2	2154	\$ 64.02	17	1968	\$ 137,900	\$ 137,900	Jan-12	2,452
23	452245	2521 Nw 119th St	Camelot li Of Stonegate	3	2	2086	\$ 67.11	116	1967	\$ 138,900	\$ 140,000	Aug-11	1,682
24	457323	2512 NW 118th Street	Bel Air Stonegate	3	2.1	1913	\$ 72.66	8	1967	\$ 139,000	\$ 139,000	Jun-11	1,601
25	448524	2413 Nw 114	Grenmoor B4-6	3	3	2523	\$ 55.09	65	1970	\$ 139,900	\$ 139,000	May-11	1,196
26	424483	12200 Camelot Dr	Camelot III Stonegate	4	2.1	2045	\$ 63.57	346	1968	\$ 149,900	\$ 130,000	Jun-11	2,573
27	468247	11600 Heritage Square	Heritage Square	3	2	2061	\$ 65.50	29	1986	\$ 149,900	\$ 135,000	Nov-11	1,397
28	460489	2425 113th St	Grenmoor B4-6	4	2.1	2478	\$ 59.32	31	1972	\$ 149,900	\$ 147,000	Aug-11	1,631
29	456473	11904 N Penn Plaza	Camelot Estates	3	2.1	2065	\$ 72.59	31	1976	\$ 149,900	\$ 149,900	Jul-11	1,399
30	457455	2505 NW 121st St	Camelot iii Stonegate	4	2.1	2254	\$ 66.50	26	1968	\$ 149,900	\$ 149,900	Jul-11	2,281
31	464629	2533 NW 118th St	Bel Air li Stonegate	4	2.1	2100	\$ 71.43	53	1967	\$ 154,900	\$ 150,000	Nov-11	2,008
32	450677	2604 NW 118th St	Bel Air li Stonegate	4	2.1	2362	\$ 65.62	31	1967	\$ 158,000	\$ 155,000	May-11	2,133
33	454023	11704 Heritage Square Rd	Heritage Square	3	3	2802	\$ 57.82	60	1982	\$ 174,900	\$ 162,000	Jul-11	1,330
34	397006	2233 NW 118th Ter.	Camelot Est.	4	2.1	2406	\$ 66.50	65	1977	\$ 162,500	\$ 160,000	Sep-09	622
35	376786	2133 NW 115th Ter.	Penn Park	4	2	2011	\$ 45.00	172	1967	\$ 90,500	\$ 90,500	Jun-09	1,040

Median 2011 \$65.19 38 1969 \$ 125,000
Avg 1989 \$64.07 74 1970 \$ 126,136

Highlighted entries reflect sales nearest to the monopole





5420 N Belle Isle Blvd.



Photo of monopole at 5420 N Belle Isle Blvd



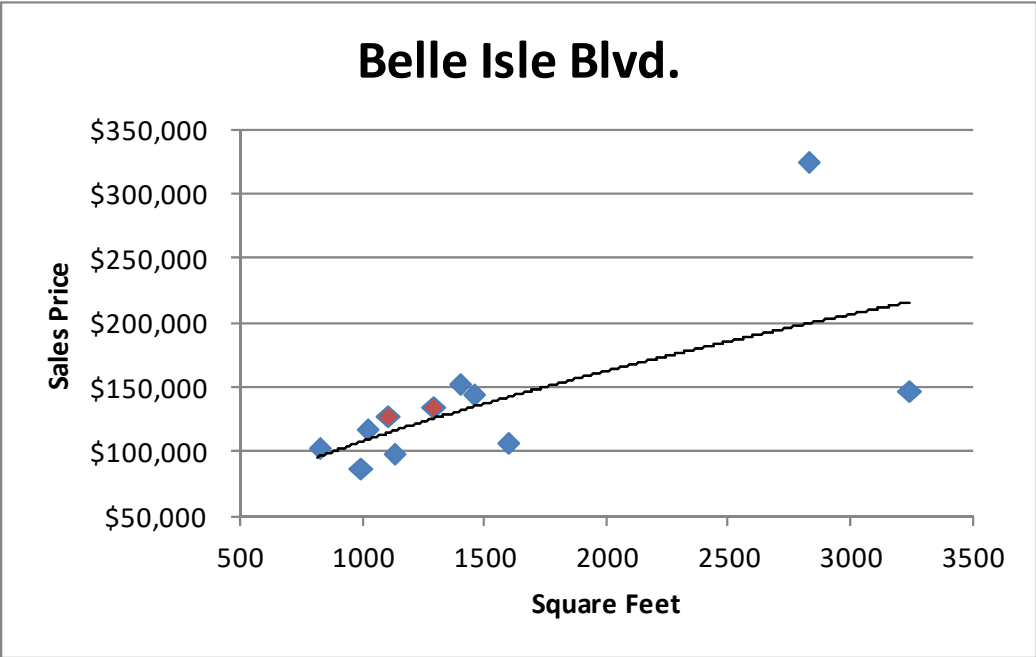
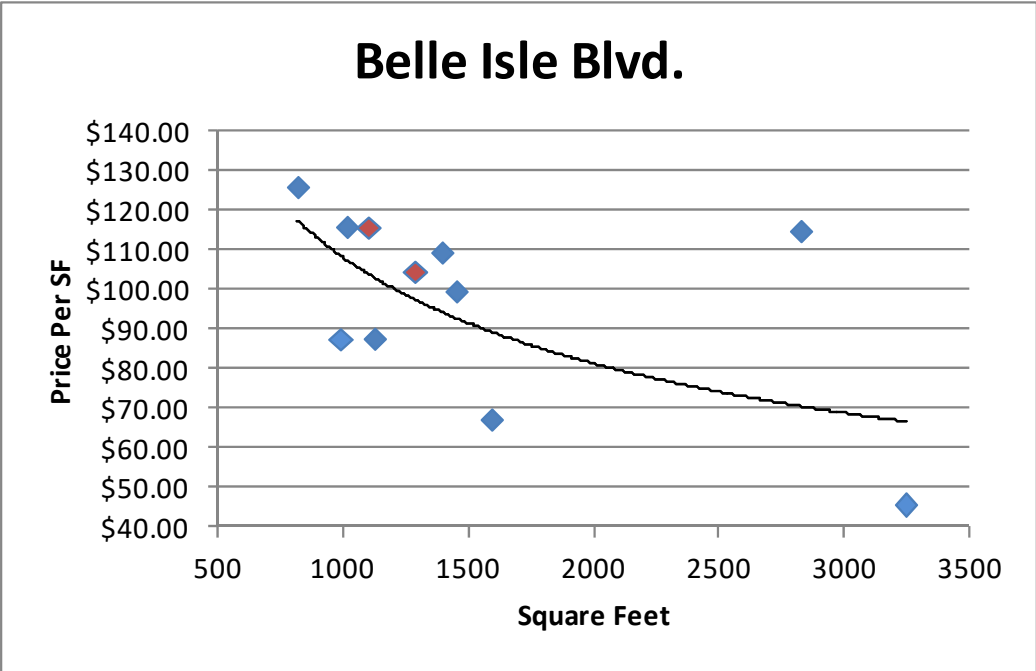
Photo taken from N Military Ave

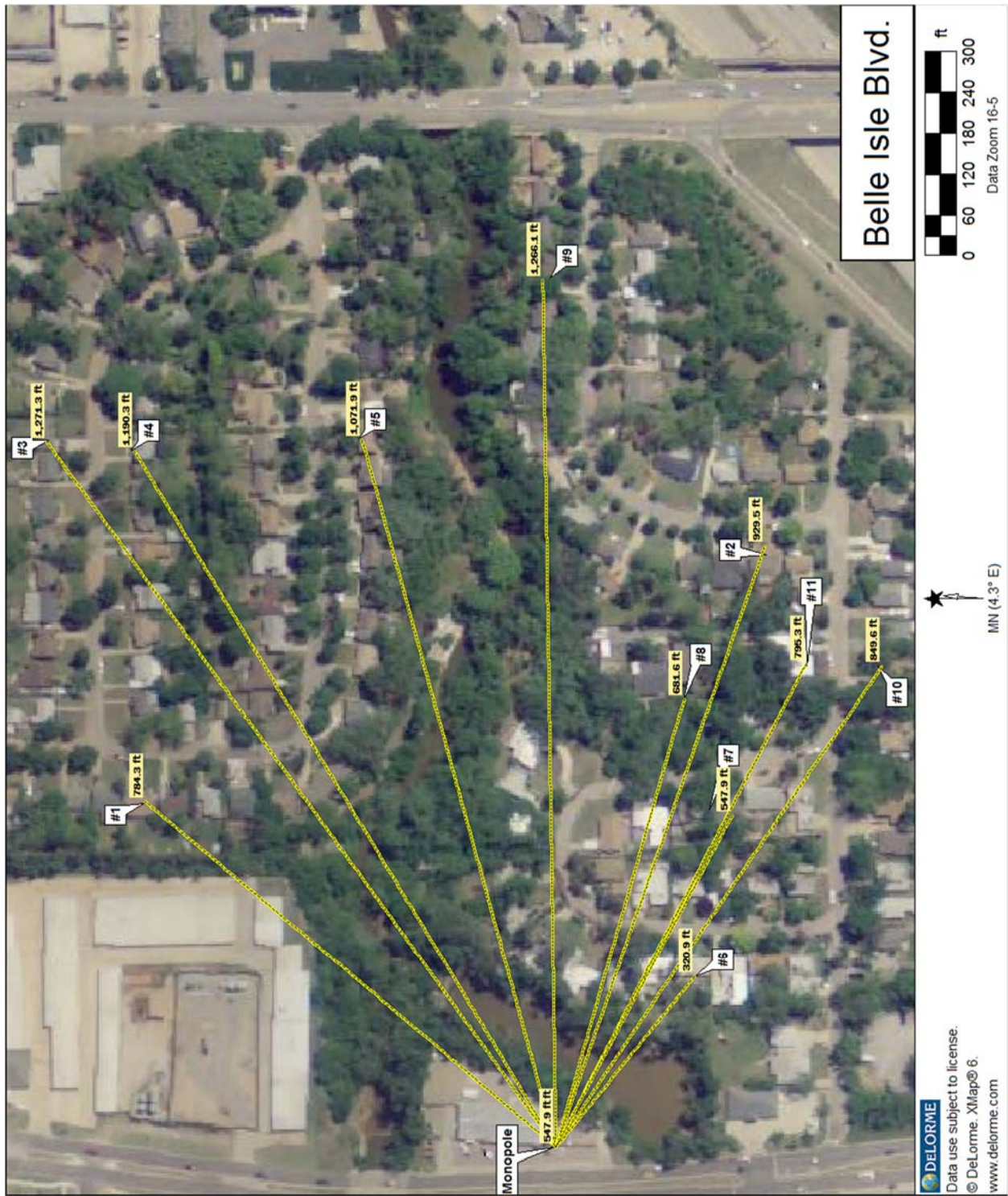
Sales Near Belle Isle Blvd

	MLS No.	Address	Addition	BR	Bath	SqFt	\$/SF	DOM	Yr Blt	LP	SP	Cls Dte	Dist. From Tower (ft)
1	408388	5611 N Military	Brookhaven	2	1	997	\$87.26	131	1940	\$ 92,000	\$ 87,000	Mar-10	800
2	450785	1133 Lombardy Rd	Brookhaven	2	1	1126	\$87.92	12	1941	\$ 99,000	\$ 99,000	Jun-11	930
3	413465	1121 Woodlawn Place	Brookhaven	2	1	820	\$126.22	33	1940	\$ 103,500	\$ 103,500	Mar-10	1,271
4	420196	1118 NW Woodlawn Pl	Brookhaven	2	1	1016	\$116.14	91	1939	\$ 117,900	\$ 118,000	Nov-10	1,990
5	460159	1110 55th St	Brookhaven	2	2	1592	\$67.53	17	1940	\$ 130,000	\$ 107,500	Feb-12	1,072
6	381815	5413 Military	Brookhaven Second	2	1	1107	\$115.63	7	1947	\$ 130,000	\$ 128,000	Feb-09	321
7	402767	5409 Brookhaven Place	Brookhaven Second	1	1	1295	\$104.25	5	1947	\$ 135,000	\$ 135,000	Sep-09	548
8	462120	5410 Brookhaven Pl	Brookhaven li	3	2	3244	\$45.36	64	1948	\$ 147,155	\$ 147,155	Dec-11	682
9	451026	1107 Lombardy Rd	Brookhaven	4	2	1452	\$99.86	72	1940	\$ 158,000	\$ 145,000	Jun-11	1,266
10	418937	1154 NW 53rd Street	Belle Isle Sub	1	1	1395	\$109.68	156	1952	\$ 162,900	\$ 153,000	Aug-10	850
11	477345	5400 Brookhaven Pl	Brookhaven li	3	3	2824	\$115.08	30	1948	\$ 345,000	\$ 325,000	Mar-12	795

Median 1295 \$104.25 33 1941 \$ 128,000
Avg 1533 \$97.72 56 1944 \$ 140,741

Highlighted entries reflect sales nearest to the monopole





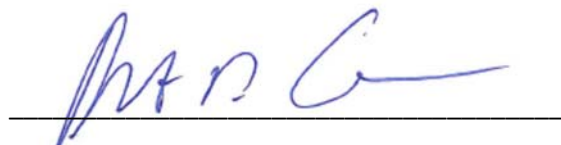
CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this study are true and correct.
2. The study analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.
3. I have no present or prospective interest in the property that is the subject of this study and I have no personal interest or bias with respect to the parties involved with this assignment.
4. My compensation 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 value opinions, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal consulting assignment.
5. My engagement in this assignment is not contingent upon developing or reporting predetermined results.
6. The analyses, opinions, and conclusions were developed and this study has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. This study is also in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board.
7. The use of this study is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
8. I have made a personal inspection of the properties that are the subject of this study.
9. No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
10. As of the date of this study, I, R. D. Grace, have completed the requirements of the continuing education program of the Appraisal Institute.
11. I have no personal interest in or bias with respect to the subject matter of the study or the participants to the litigation. The "Opinion of proximity damages" in the study is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
12. This study is not based on a requested diminution in value, an amount of diminution to the property involved, or the product of any discussion with the attorneys involved in the case.

CERTIFICATION (Continued)

13. This is a proximity study, which is intended to comply with the requirements set forth under Standards Rule 4 and 5 of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of study. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this study is specific to the needs of the client and for the intended use stated in this study. The appraiser is not responsible for unauthorized use of this study.
14. I hereby certify that I am competent based on education, training, and practical experience to develop the proximity study for the area involved.
15. I certify that I, R. D. Grace, am a licensed Real Estate Appraiser licensed by the State of Oklahoma as a Certified General Real Estate Appraiser. I am licensed to Appraise Real Estate of any study in the State of Oklahoma. My state license number is 11452CGA. This license expires unless renewed April 30, 2013.
16. This appraisal study is the property of Grace & Sons Appraisal Service until paid for in full.
17. This study is intended only for use and reliance upon its conclusions by the specifically identified intended users. Any use of this study or its conclusions by others is invalid and not intended by this appraiser.
18. Any disputes between the appraiser and any intended user or other party shall be settled by mediation. The maximum amount of damages is the return of the fee paid for this study by the original client named in the study.
19. The conditions in this certification are a part of this study and cannot be excluded. Do not use this study unless you accept all the terms and conditions in this section of the study and the Assumptions and Limiting Conditions found elsewhere in this study. The use of this study for any purpose will be considered as the acceptance of these conditions.



R. D. Grace, MAI, SRA

Oklahoma State Certified

General #11452CGA

From: [Troy Williams](#)
To: [Joseph A. Barker](#)
Subject: 120" Sectional tower
Date: Friday, March 29, 2019 3:18:56 PM

Joseph,

The proposed monopole or monopine will be a 120' sectional tower per the code. I am having the plans corrected to state sectional tower.

Thanks,

Troy Williams

Branch Communications

Site Acquisition Director

1900 NW Expressway, Suite 800

Oklahoma City, OK 73118

405-833-2040

Troy.williams@branchcomm.net



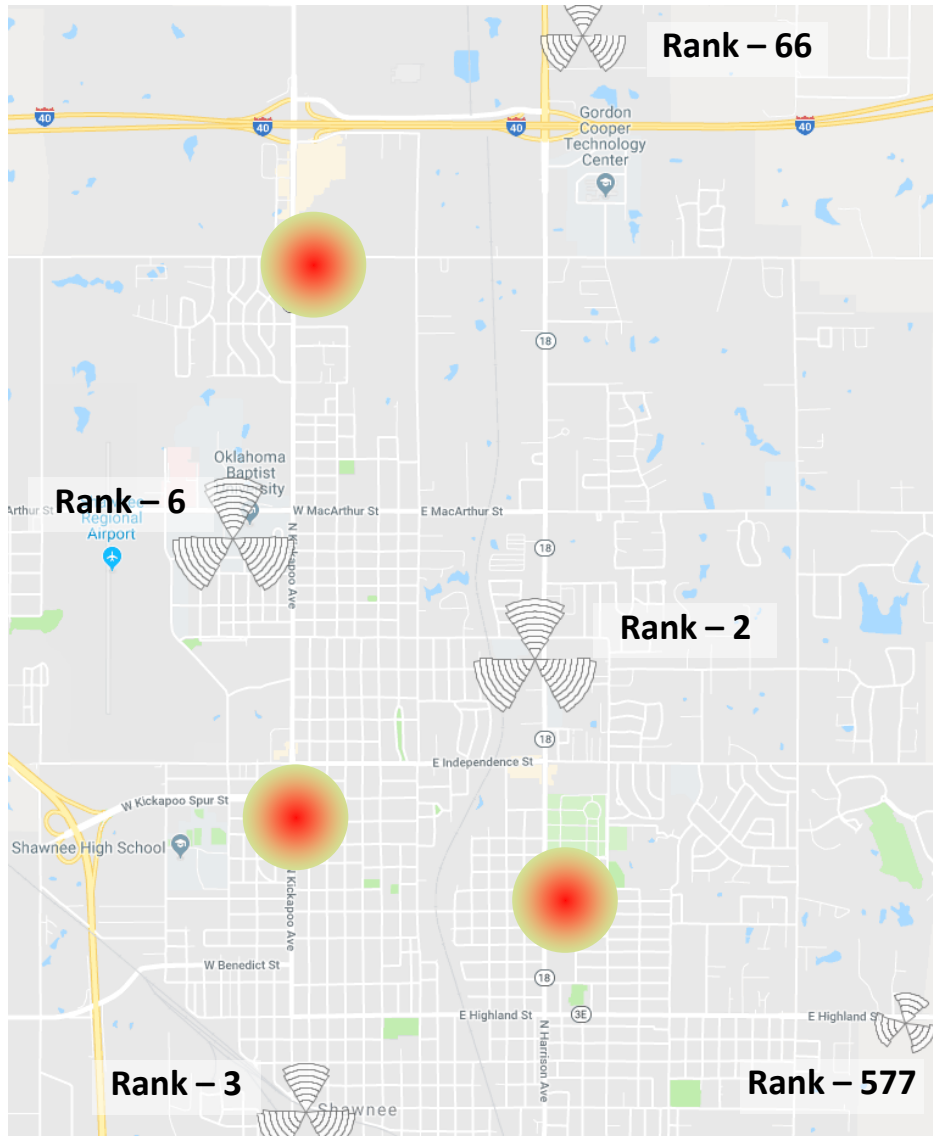




Shawnee, OK

New Site Plan

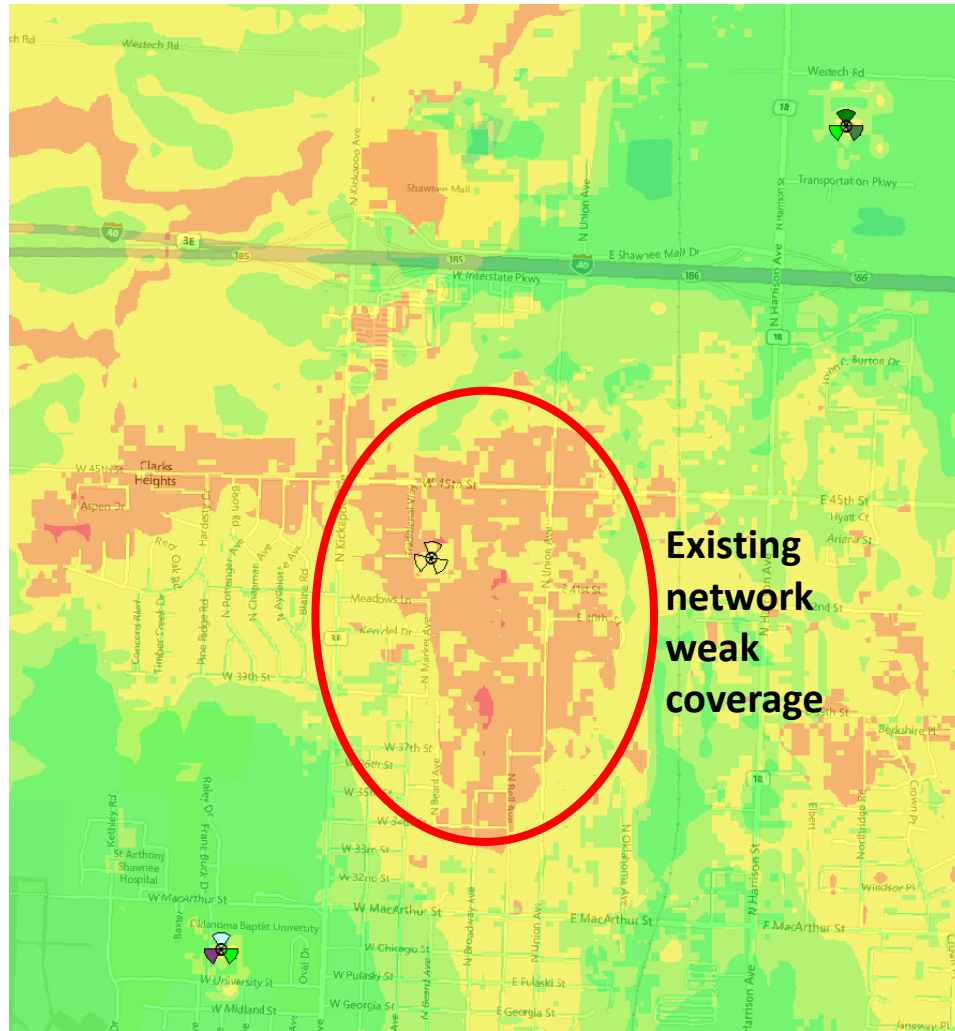
Data Usage in Shawnee compared to Oklahoma



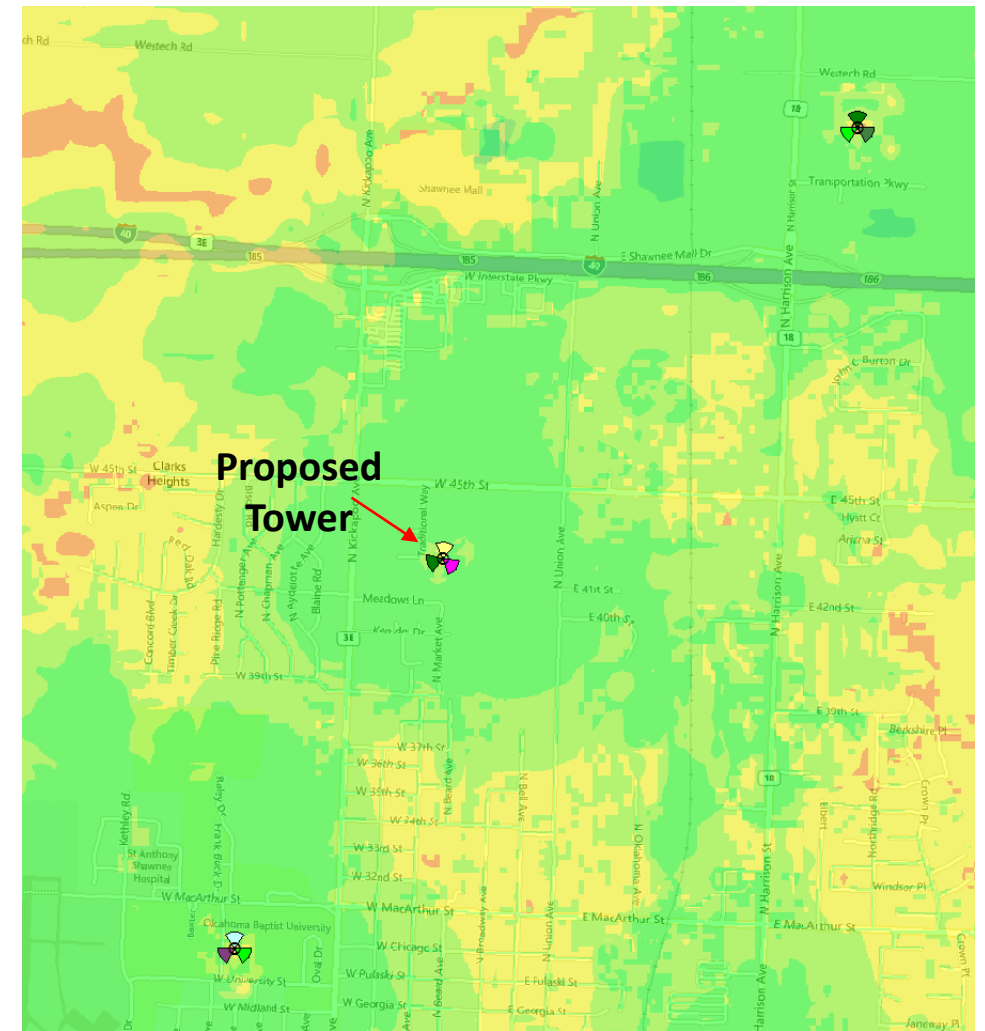
- Approximately 1,200 AT&T cell sites in OK
- Shawnee is home to:
 - Second, third, and sixth busiest data usage sites in the state based on last nine months of usage trends
 - Four sites in the top 6% of data usage in the state
 - Growth projections exceed state average
- High usage results in 'Capacity Exhaust' meaning existing sites have been upgraded to include all possible resources and unable to serve the traffic load
- Continued usage growth without capacity relief results in increased drops, failed calls, and slow data usage
- New site locations planned to provide capacity relief and improve coverage
- New sites locations are set to maximize the performance of both current and proposed locations

North Kickapoo – RSRP – Signal Strength – Existing network coverage compared to proposed fix

Existing Network



Proposed Tower Location

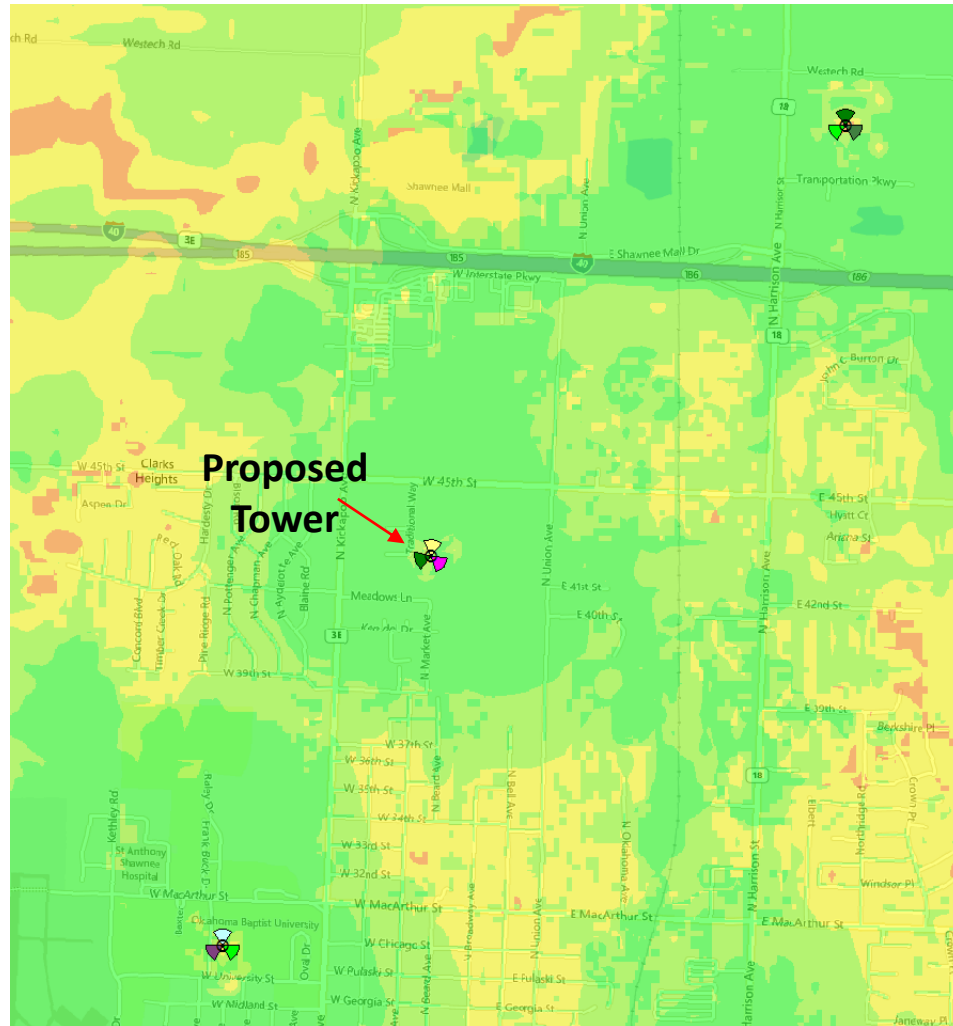


RSRP (dBm) - Indoor

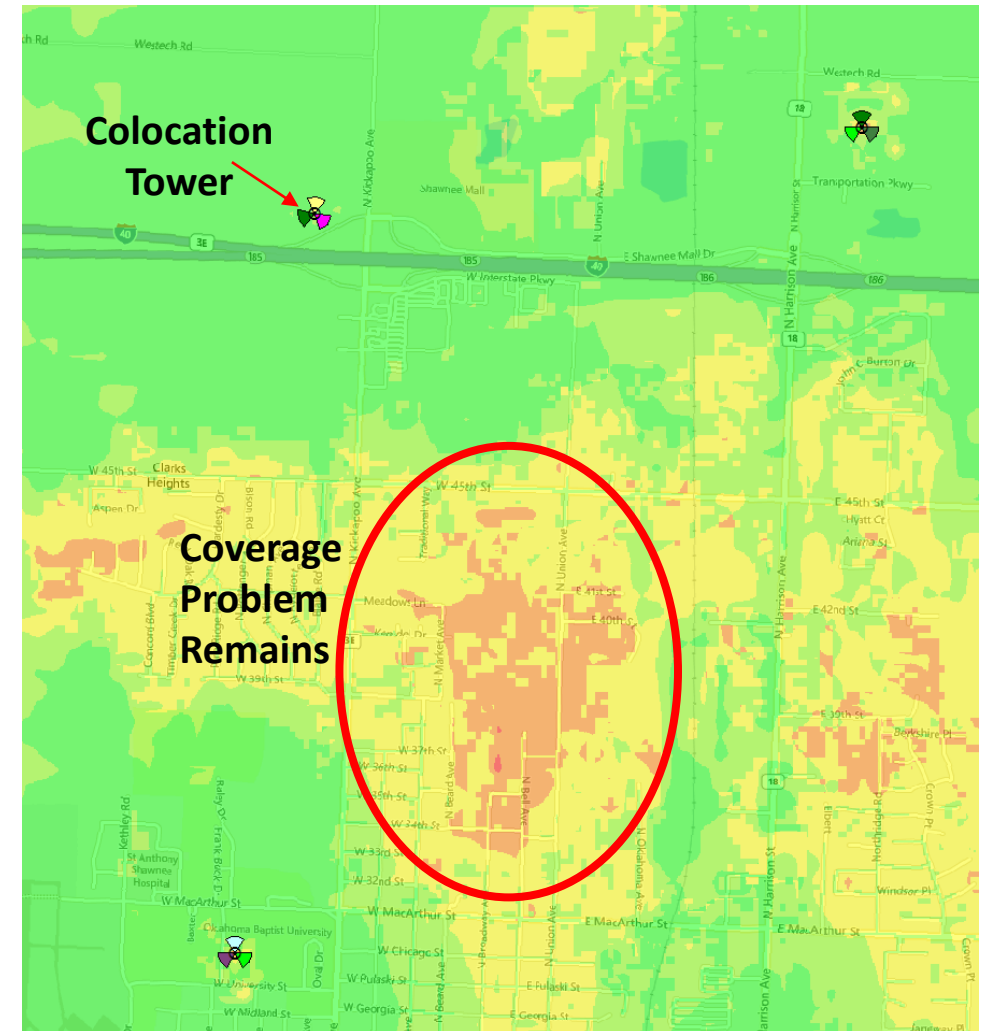
- RSRP Level (DL) (dBm) ≥ -81
- RSRP Level (DL) (dBm) ≥ -89
- RSRP Level (DL) (dBm) ≥ -97
- RSRP Level (DL) (dBm) ≥ -105
- RSRP Level (DL) (dBm) ≥ -113

North Kickapoo – RSRP – Signal Strength – Colocation Analysis

Proposed Tower Location

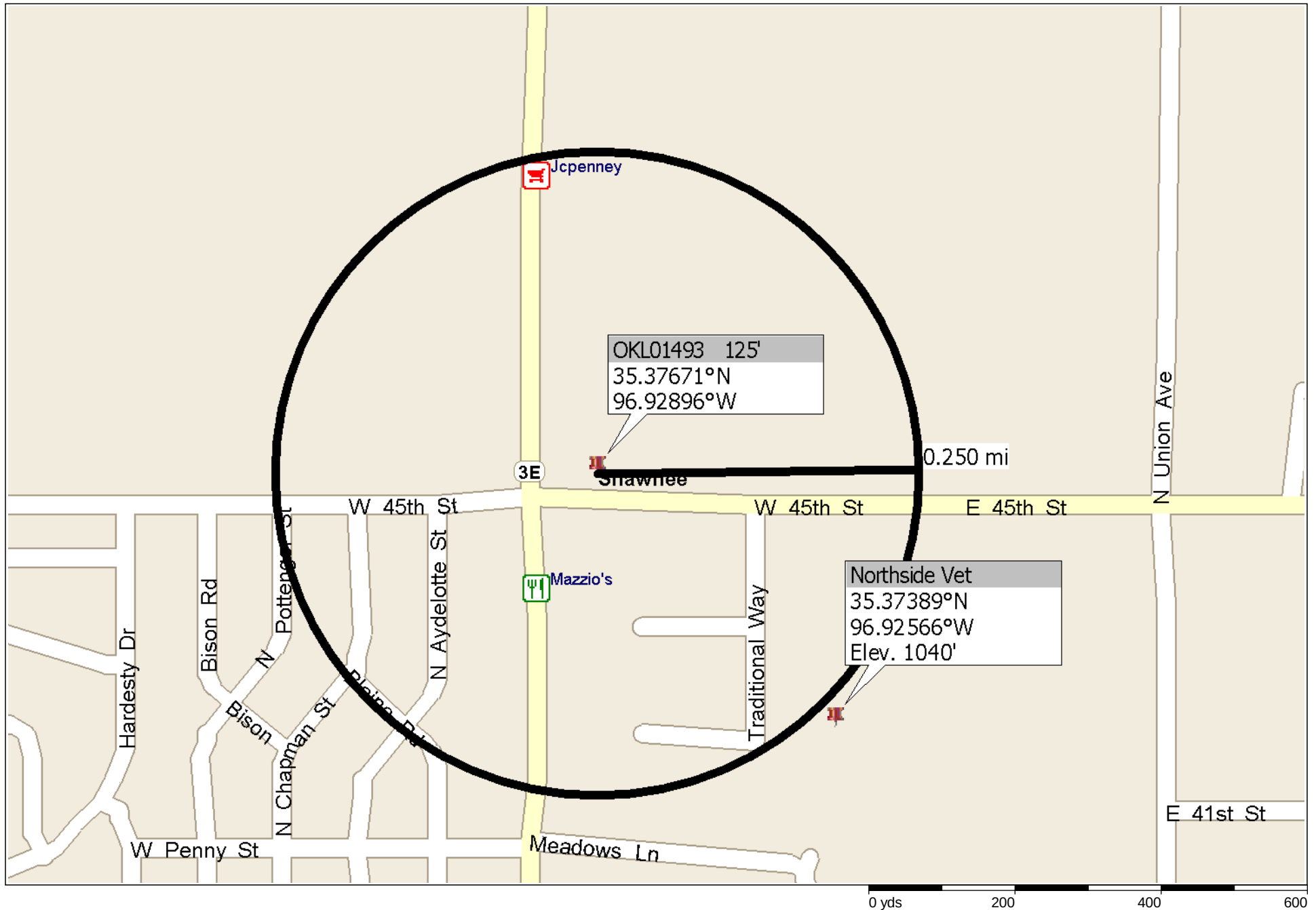


Colocation Tower Location





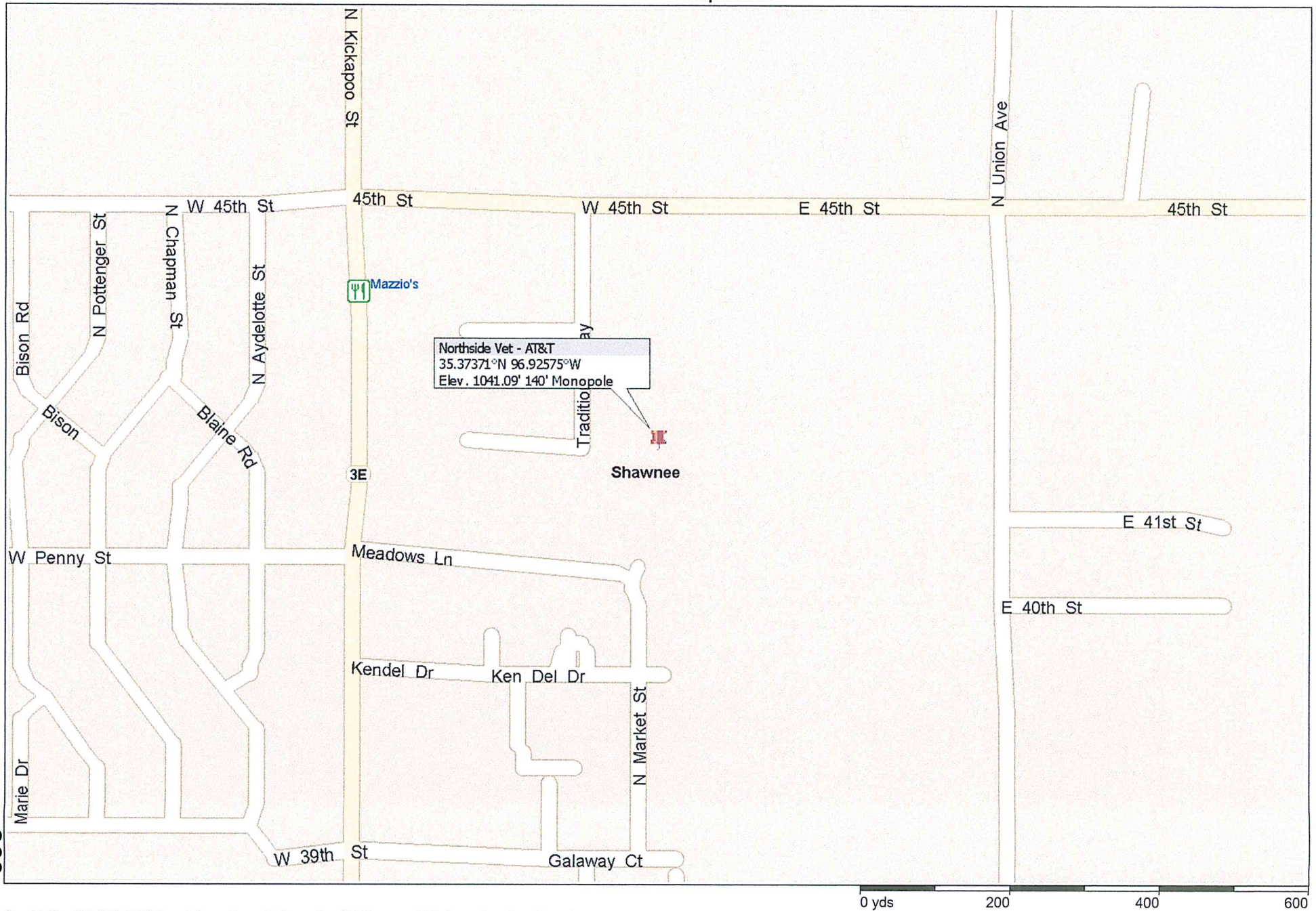
AT&T Sites Map 2017

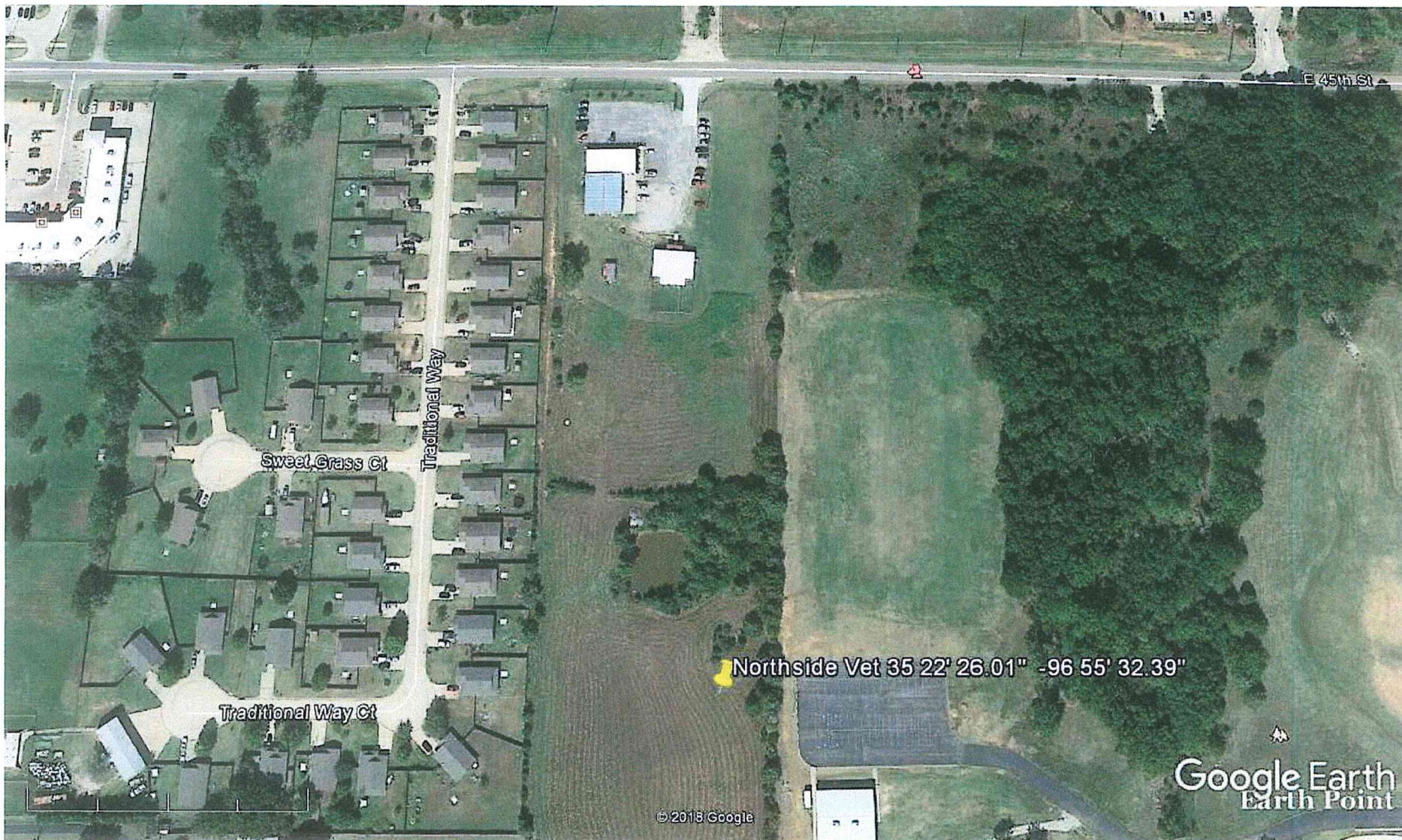


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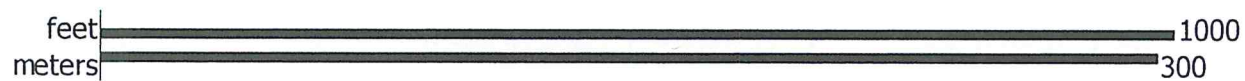
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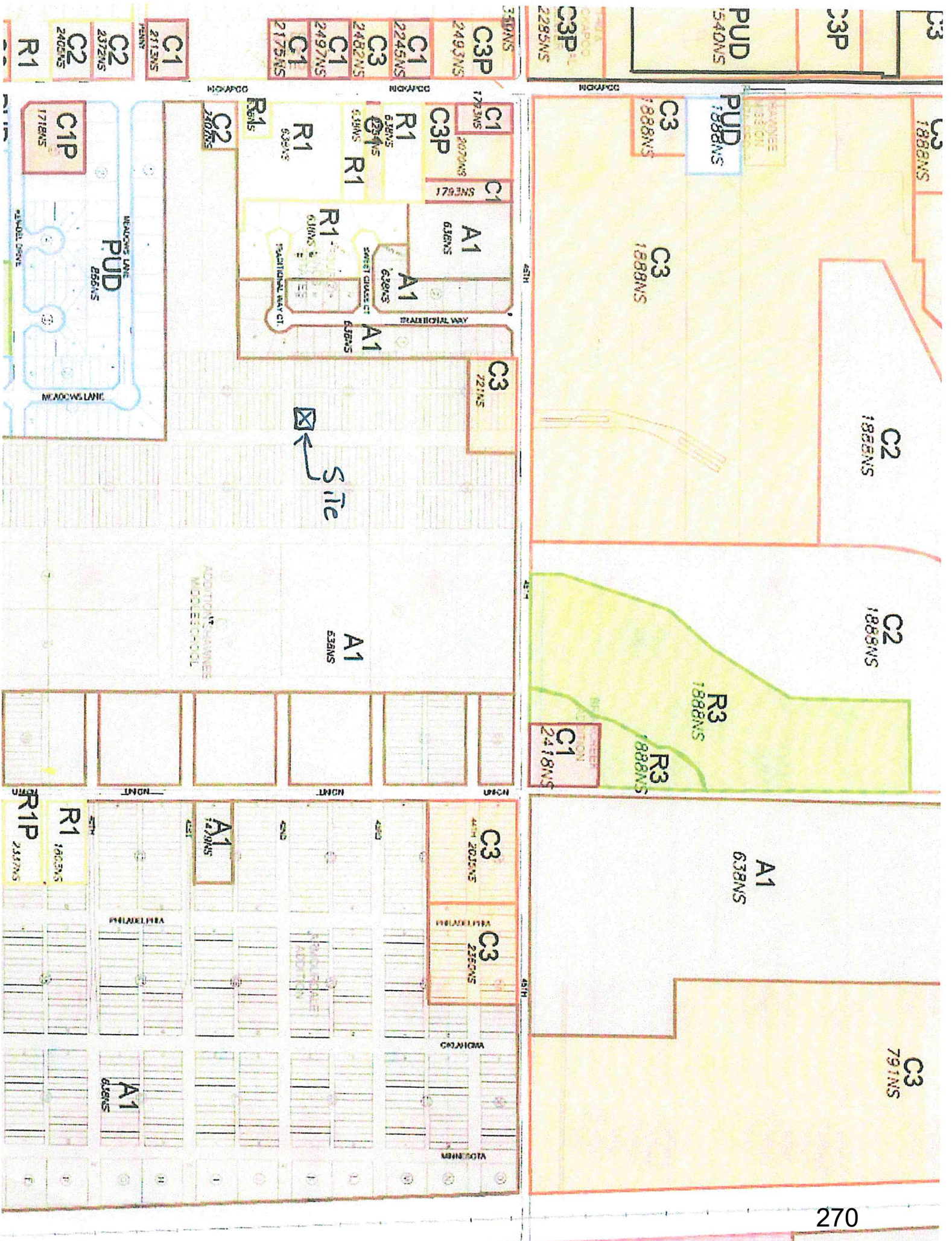
AT&T Sites Map 2017





Google Earth







TYPE SATN73 SHELTER CONFIGURATION



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(918) 949-4551

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SERVICES, PLLC.
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499**

SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER: 

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELM. ISSUE	JWM
0	10/15/18	CCNST. ISSUE	JWM
SHEET TITLE:			
TITLE SHEET			
SHEET NUMBER:		PROJECT #:	REVISION:
T1		OK1493	0
BY:		CKD BY:	
JWM		JWM	

BUILDING/DWELLING CODE: IBC 2015
STRUCTURAL CODE: IBC 2015
PLUMBING CODE: IPC 2015
MECHANICAL CODE: IMC 2016
ELECTRIC CODE: NEC 2015
FIRE/LIFE SAFETY CODE: IBC 2015, IFC 2016, NFOA 101, OSHA 1926

[illegible]

DIVISION 1 – GENERAL REQUIREMENTS

1.1 INTENT

- A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
- B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY, HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON AND NOT THE OTHER, IT SHALL BE ACCOMPLISHED AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.
- C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK STIPULATED IN THE CONTRACT.
- D. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK, NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

1.2 CONFLICTS

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
- B. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE BEEN FULLY INFORMED PRIOR TO BIDDING.
- C. NO PLA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

1.3 CONTRACTS AND WARRANTIES

- A. EACH CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR-OF-RECORD, AND PROVIDING JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION. THE CONTRACTOR SHALL BE REIMBURSED ONLY THE AMOUNT OF ANY FEE PAID AS FOLLOWS:
 1. PLAN REVIEW FEE.
 2. BUILDING PERMIT FEE.
 3. CONNECTIONS AND INSPECTIONS FEE.
- B. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

1.4 STORAGE

ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

1.5 CLEAN UP

- A. THE CONTRACTORS AT ALL TIME SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE EXTERIOR: VISUALLY INSPECTED EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER REGION MATTER.
 1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
 2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSES DOWN THE EXTERIOR OF THE STRUCTURE.
- C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.
 1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
 2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

1.6 CHANGE ORDER PROCEDURE

- A. THE CONTRACTOR CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/ OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HOURS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURE REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

1.7 RELATED DOCUMENTS AND COORDINATION

- A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE RESPONSIBILITY OF THE CONTRACTOR.

1.8 SHOP DRAWINGS

- A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL.
- B. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO BEING SUBMITTED TO THE OWNER.

1.9 PRODUCTS AND SUBSTITUTIONS

- A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
- B. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE FILMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER, SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN USE OF CUT SHEETS.

1.10 QUALITY ASSURANCE

- A. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:
 - ANSI TIA/EIA – 222 – G
 - BC 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
 - BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) IBC 2012
 - NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS 2009
 - UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - SPECIFICATIONS (AISC)
 - LIFE SAFETY CODE NFPA – 101-IBC 2012

1.11 ADMINISTRATION

- A. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- B. SUBMIT A BAR LIKE PROGRESS CHART NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.
- C. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
- D. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
- E. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WILL WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL WORK SAFETY REQUIREMENTS IN THEIR AGREEMENT. CONTRACTOR MUST PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.
- G. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- H. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.

1.12 INSURANCE AND BONDS

- A. CONTRACTOR AT THEIR OWN EXPENSE SHALL CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.
- B. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- C. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

DIVISION 2 – SITE WORK AND DRAINAGE

1.1 WORK INCLUDED:

REFER TO THE SURVEY AND SITE PLAN FOR WORK INCLUDED.

1.2 RELATED WORK

- B. INSTALLATION OF ANTENNA SUPPORT SYSTEM

1.5 SEQUENCING

- A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
- B. IF REQUIRED, GRADE, SEED, FERTILIZED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING THE SITE AND ACCESS ROAD TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
- C. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.

1.7 WARRANTY

- A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO SURROUNDING PROPERTY CAUSED BY CONSTRUCTION.
- B. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

2.1 MATERIALS

- A. SITE MATERIALS: FILL MATERIAL – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARDS SPECIFICATION.
- B. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.
- C. NON-STRUCTURAL SITE CONCRETE SHALL BE 3000 PSI BREAKING STRENGTH AT 28 DAYS, COMPLY WITH GENERAL PROVISIONS OF DIVISION 3 CONCRETE SPECIFICATIONS.

2.2 EQUIPMENT

- A. COMPACTING SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREA SHALL BE COMPACTED BY SHEEPS FOOT, VIBRATOR OR RUBBER TIRE ROLLERS WEIGHING AT LEAST FIVE TONS. WATER TREATMENT MAY BE REQUIRED TO OBTAIN COMPACTION. SMALLER AREAS SHALL BE COMPACTED BY POWER-DRIVE, HAND HELD TAMPERS.

3.1 INSPECTIONS

LOCAL BUILDING INSPECTION SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3.2 PREPARATION

- A. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES BELOW ORIGINAL GROUND LEVEL.
- B. UNLESS OTHERWISE INSTRUCTED BY THE OWNER, REMOVE TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SOFT SPOTS AND COMPACT TO 95% STANDARD PROCTOR.
- D. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE GRUBBED AREAS WITH STABILIZER MAT PRIOR TO REPLACEMENT OF FILL OR BASE MATERIAL.

VENDOR:



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NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

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ENGINEER:



NO	DATE	DESCRIPTION	BY
A	8/12/18	PRELIM ISSUE	JWM
D	10/15/18	CONST ISSUE	JWM
SHEET TITLE:			
GENERAL NOTES			
SHEET NUMBER:	PROJECT #:	REVISION:	
GN1	OK1493		
BY:	CHKD BY:		
JWM	JWM		0

3.3 INSTALLATION

- A. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF THE OWNERS LEASE PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER, IN WRITING.
- B. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND TO LEASE LINE.

3.4 FIELD QUALITY CONTROL

- A. COMPACTION SHALL BE 90% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% UNDER PLATFORM AREA. SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE.

3.5 QUALITY ASSURANCE

- A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE E ZINC, 1.8 OUNCES PER SQUARE FOOT.

3.6 APPLICABLE STANDARDS

- A. ASTM-A120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS FOR ORDINARY USES.
- B. ASTM-123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
- C. ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
- D. ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
- E. ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED CHAIN LINK FENCE FABRIC.
- F. ASTM-A575 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
- G. ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP STRUCTURAL QUALITY.
- H. ASTM-A585 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT. EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

SPECIAL CONSTRUCTION TOWER & ANTENNA INSTALLATION

1.1 WORK INCLUDED

- A. IF REQUIRED, ERECT FURNISHED TOWER.
- B. GROUND TOWER TEMPORARILY DURING ERECTION. GROUNDING SHOULD INCLUDE BASE(S) AND ANCHORS.
- C. IF REQUIRED, INSTALL THREE (3) SIDE ARMS, CONSISTING OF OWNER REPRESENTATIONS.
- D. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATION.
- E. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
- F. INSTALL FURNISHED GALVANIZED STEEL WAVE GUIDE LADDER.
- G. INSTALL WAVE GUIDE BRIDGE AS INDICATED ON DRAWING.
- H. SUPPLY AND INSTALL ONE INSULATED GROUND BAR AT EQUIPMENT CABINET.
- I. SUPPLY AND INSTALL GROUNDING KITS WITH LONG BARREL DOUBLE CRIMPED COMPRESSION LUGS. (S.W. TO ANDREW-223700TED OF APPROVED EQUAL) ATOP TOWER BASE BEFORE ENTERING THE EQUIPMENT. GROUNDING LEADS TO BE CONNECTED TO INSULATED GROUND BAR.
- A. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- B. CONCRETE PIERS FOR FOUNDATIONS SHALL BE DRILLED AND POURED ON THE SAME DAY.

2.2 RELATED WORK

2.3 REQUIREMENTS OF REGULATOR AGENCIES

- A. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
- B. INSTALL ANTENNA, ANTENNA CABLES AND GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES. SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK, THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 1. EIA - ELECTRONIC INDUSTRIES ASSOCIATION TIA-EIA-222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
 2. FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-1H, OBSTRUCTION MARKING AND LIGHTING.
 3. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
 4. AISI - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

5. NEC - NATIONAL ELECTRICAL CODE - ON TOWER LIGHTING KITS.

6. UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.

7. IN ALL CASES, PART 77 OF THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.

8. IRC 2012 LIFE SAFETY CODE NFPA - 101

3.3 INSTALLATION

- A. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION.
- B. AVOID CREATING DEPRESSIONS WHERE WATER MAY POOL.
- C. THE CONTRACT INCLUDES ALL NECESSARY GRADING, BAKING, DITCHING AND UNLESS OTHERWISE INDICATED, COVERING TWO INCHES OF SURFACE COURSE. ALL ROADS OR ROUTES UTILIZED FOR ACCESS TO THE SITE, COMMENCING AT THE POINT OF INTERSECTION WITH THE NEAREST PUBLIC THOROUGHFARE, ARE INCLUDED IN SCOPE UNLESS OTHERWISE NOTED.
- D. WHEN APPROVING A EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR SLOPE.
- E. PLACE FILL OR STONE IN 6 INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.
- F. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE (100') BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
- G. RIP RAP SHALL BE APPLIED TO THE SIDES SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS AND TO ALL OTHER SLOPES GREATER THAN 2 : 1.
- H. RIP RAP SHALL BE APPLIED TO THE SIDES OF SIDES OF DITCHES OR DRAINAGE SWALES AS INDICATED ON PLANS.
- I. RIP RAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
- J. SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS AND DITCHES, DRAINAGE, SWALES, NOT OTHERWISE RIP-RAPPED.
- K. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES OR CULVERTS BE PLACED SO THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SITE. IF OWNER DESIGNS OR ELEVATIONS CONFLICT WITH THIS GUIDANCE ADVISE THE OWNER IMMEDIATELY, IN WRITING.
- L. IF DITCH LIES WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AND RIP RAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET ABOVE THE CULVERT ENTRANCE.
- M. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- N. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- O. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDS AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

3.5 PROTECTION

- A. PROTECT SEEDS AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTION WIRE AND SECURED TO 2 1/2 INCH x 2 INCH x 4 FOOT STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.

FENCE (IF REQUIRED)

1.1 WORK INCLUDED

REFER TO SITE PLANS FOR SIZE AND LOCATION OF FENCE AND GATES TO BE INSTALLED.

1.2 RELATED WORK

- A. COORDINATE FENCE GROUNDING WITH ELECTRICAL SUBCONTRACTOR.
- B. REFER TO DIVISION 2 - CONCRETE FOR SPECIFICATION OF CONCRETE AND GROUT.

1.4 SEQUENCING

- A. IF THE SITE AREA HAS BEEN BROUGHT ON TO SURFACE COURSE ELEVATION PRIOR TO FENCE CONSTRUCTION, FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SIDE SURFACE COURSE.

1.5 SUBMITTALS

- A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
- B. CERTIFICATE OF COMPLIANCE THAT SPECIFICATIONS HAVE BEEN MET.

2.1 FENCE MATERIAL

- A. ALL FABRIC WIRE, RAILS, POLES, HARDWARE AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- B. FABRIC SHALL BE SIX FOOT HIGH (VERIFY W/PROJECT MANAGER) TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FOR THE TOP AND BOTTOM EDGES, FABRIC SHALL CONFORM TO SPECIFICATIONS OF ASTM A-392 CLASS 1.
- C. ALL POSTS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER (OO PER FENCE INDUSTRY STANDARD).

LINE	2 5/8 INCHES
CORNER	4 INCHES
GATE	4 INCHES

- D. ALL TOP AND BRACE RAILS SHALL BE 1 1/4" DIAMETER SCHEDULE - 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- E. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- F. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188 DEGREE ATTACHMENT, OR EQUAL.
- G. THE GUIDE (LATCH ASSEMBLY) SHALL BE MERCHANTS METAL MODEL 2083, OR EQUAL.
- H. LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL GATES.
- I. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
- J. DOUBLE GATE SHALL HAVE A HEIGHT PLUNGER BAR WITH DOME CAP.
- K. A NO. 9 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
- L. PLACE A SIX INCH BY 1/2 INCH DIAMETER EYE-BOLT TO HOLD TENSION WIRE AT LINE POSTS.
- M. STRETCHER BARS SHALL BE 3/16 BY 3/4 INCH OR HAVE EQUIVALENT CROSS SECTION AREA.
- N. ALL CORNER GATE AND END PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.
- O. ALL POST EXCEPT GATE POST SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- P. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO THE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- Q. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- R. BARBED WIRE SUPPORT AND SHALL BE CAST IRON WITH SET BOLT AND LOCK WIRE IN THE ARM.
- S. ALL CAPS SHALL BE CAST IRON.
- T. CONCRETE WILL BE MIXED PRIOR TO INSERTION INTO FENCE POST HOLE.

EXECUTION

3.1 EQUIPMENT

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT.

3.2 INSPECTION

EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

3.3 INSTALLATION

- A. POST FOUNDATIONS SHALL HAVE A MINIMUM SIX-INCH CONCRETE COVER UNDER POST.
- B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE INCH IN EIGHT FEET.
- C. AT CORNER POSTS, GATE POSTS AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED STRETCHER AND TENSION BAND-CLIPS AT 15 INCH INTERVALS.
- D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BANDS-CLIPS AT 15 INCH INTERVALS.
- E. ATTACH FABRIC TO BRACE RAILS, TENSION WIRE TRUSS RODS WITH THE CLIPS AT FOOT INTERVALS.
- F. A MAXIMUM GAP OF TWO INCHES WILL BE PERMITTED BETWEEN THE CHAIN LINK FABRIC AND THE FINAL GRADE.
- G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- H. CONCRETE FOR FENCE POST SHALL HAVE A MINIMUM OF 2,500 PSI BREAKING STRENGTH AT 28 DAYS.

3.4 PROTECTION

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT COLOR TO MATCH THE GALVANIZED PROCESS.

VENDOR:



PRODUCED BY:



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SITE ADDRESS:

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ENGINEER:



FF #22174 EXP 11/30/2019

NO	DATE	DESCRIPTION	BY
A	8/12/18	PRELIM ISSUE	JWM
D	10/15/18	CONSTR ISSUE	JWM
SHEET TITLE:			
GENERAL NOTES			
SHEET NUMBER:	PROJECT #:	REVISION:	
GN2	OK1493		
	BY: JWM	CHKD BY: JWM	
			0

PROJECT NOTES

1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED AT&T OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF OK.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IBC 2015.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
11. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
12. IN APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318-08, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE"
13. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
15. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
16. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH ITA-1019-A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

ABBREVIATIONS

A - AMPERE	PNL - PANEL
AFG - ABOVE FINISHED GRADE	PNLBD - PANELBOARD
ATS - AUTOMATIC TRANSFER SWITCH	PVC - SCH 40 RIGID NON-METALLIC CONDUIT
AWG - AMERICAN WIRE GAUGE	RGS - RIGID GALVANIZED STEEL CONDUIT
BCW - BARE COPPER WIRE	SW - SWITCH
BFG - BELOW FINISHED GRADE	TGB - TOWER GROUND BAR
BKR - BREAKER	UL - UNDERWRITERS LABORATORIES
C - CONDUIT	V - VOLTAGE
CKT - CIRCUIT	W - WATTS
DISC - DISCONNECT	XFMR - TRANSFORMER
EGR - EXTERNAL GROUND RING	XMTX - TRANSMITTER
EMI - ELECTRIC METALLIC TUBING	
FSC - FLEXIBLE STEEL CONDUIT	
GEN - GENERATOR	
GPS - GLOBAL POSITIONING SYSTEM	
GRD - GROUND	
IGB - ISOLATED GROUND BAR	
IGR - INTERIOR GROUND RING (HALO)	
KW - KILOWATTS	
NEC - NATIONAL ELECTRIC CODE	
PCS - PERSONAL COMMUNICATION SYSTEM	
PH - PHASE	

LEGEND

----UCP----	UNDERGROUND ELECTRICAL CONDUIT
----UGT----	UNDERGROUND TELEPHONE CONDUIT
	KILOWATT - HOUR METER
-----	UNDERGROUND BONDING AND GROUNDING CONDUCTOR
	GROUND ROD
	CADWELD
	GROUND ROD WITH INSPECTION WELL
	MECHANICAL CONNECTION

VENDOR:



CRB COMPANIES, LLC
13431 N. BROADWAY, SUITE 215
OKLAHOMA CITY, OK 73114
(405) 949-4851

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
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AND CONSULTANTS
13431 N. BROADWAY, SUITE 215
OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE, OK 74804

ENGINEER:

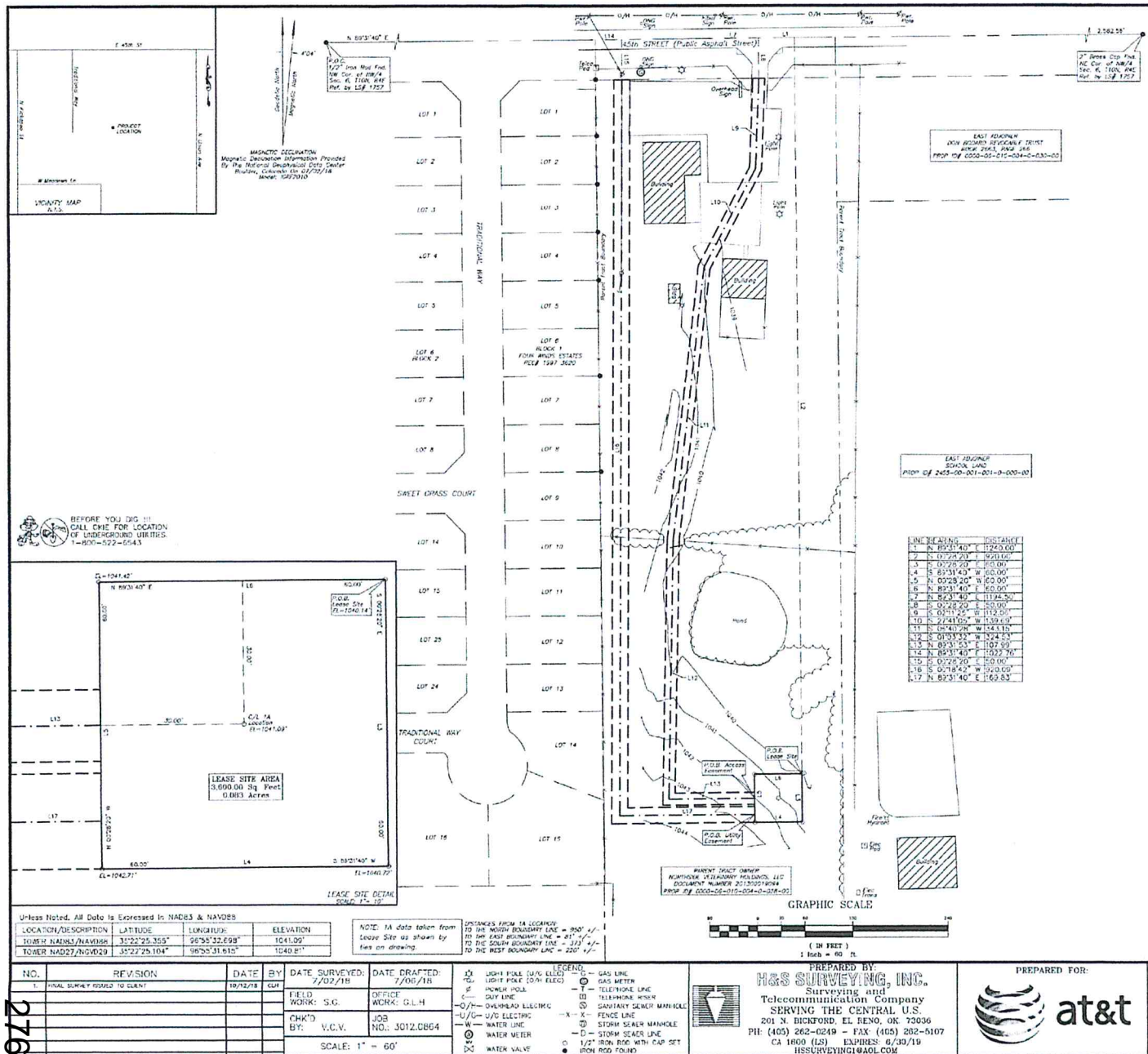


NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
O	10/15/18	CONST ISSUE	JWM

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:	PROJECT #:	REVISION:
GN4	OK1493	
BY:	CKD BY:	
JWM	JWM	0



SURVEY OF A LEASE SITE LYING IN PART OF THE NW/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST INDIAN BASE & MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

PROPERTY DESCRIPTION PER PREVIOUSLY RECORDED LEGAL

PARENT TRACT DESCRIPTION
Beginning at the Northeast Corner of the Northeast Quarter (NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Bead Street, thence South 1320 feet to the center of 42nd Street, thence West on the centerline of 42nd Street a distance of 128.75 feet to a point, thence North a distance of 1500 feet to the North line of said Section; thence East 379.76 feet to the point of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma. (WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 201300019094, DEED RECORDS OF POTTAWATOMIE COUNTY, OKLAHOMA.)

SURVEY OF A LEASE SITE LYING IN PART OF THE NW/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST INDIAN BASE & MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

LEASE SITE DESCRIPTION
A tract of land lying in and being a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; said tract being more particularly described as follows:
Commencing at a 1/2" iron rod found for the Northwest corner of said NW/4; thence N 89°31'40" E on the North line of said NW/4, a distance of 124.00 feet to a point, thence S 0°28'20" E perpendicular to said West line, a distance of 92.00 feet to a 1/2" iron rod with cap set Northeast corner, said corner being the Point of Beginning; thence continuing S 0°28'20" E a distance of 60.00 feet to a 1/2" iron rod with cap set for the Southeast corner; thence S 89°31'40" W parallel to said North line, a distance of 60.00 feet to a 1/2" iron rod with cap set for the Southwest corner; thence N 0°28'20" W perpendicular to said North line, a distance of 60.00 feet to a 1/2" iron rod with cap set for the Northeast corner; thence N 89°31'40" E parallel to said North line, a distance of 60.00 feet to the Point of Beginning, containing 3,000.00 square feet or 0.069 acres, more or less.

ACCESS/UTILITY EASEMENT DESCRIPTION
A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; said easement being 15.00 feet on each side of the following described centerline:
Commencing at a 1/2" iron rod found for the Northwest corner of said NW/4; thence N 89°31'40" E on the North line of said NW/4, a distance of 1154.59 feet to a point, thence S 0°28'20" E perpendicular to said West line, a distance of 50.00 feet to a point on the South Public Right of Way of East 45th Street, said point being the Point of Beginning; thence S 0°28'20" E a distance of 112.06 feet to a point, thence S 27°41'05" W a distance of 139.09 feet to a point, thence S 0°49'20" W a distance of 343.15 feet to a point; thence S 0°28'20" W a distance of 224.54 feet to a point, thence N 89°31'40" E a distance of 107.99 feet to the point of termination on the West line of the 0.069 acre Lease Site. Sidelines of said easement to be extended or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.069 acre Lease Site.

UTILITY EASEMENT DESCRIPTION
A 10.00 foot wide easement for utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; said easement being 5.00 feet on each side of the following described centerline:
Commencing at a 1/2" iron rod found for the Northwest corner of said NW/4; thence N 89°31'40" E on the North line of said NW/4, a distance of 1022.75 feet to a point, thence S 0°28'20" E perpendicular to said West line, a distance of 50.00 feet, said point being the Point of Beginning; thence S 0°28'20" E a distance of 920.09 feet to a point, thence N 89°31'40" E a distance of 169.83 feet to the point of termination on the West line of the 0.069 acre Lease Site. Sidelines of said easement to be extended or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.069 acre Lease Site.

NOTES CONCERNING SURVEY:
1. This survey was based on a Title Report provided by Trustmark Title.
File No. TR18-035/AT&T OKL01493A

2. Bearings shown hereon are based on the Oklahoma State Plane Coordinate System, South Zone, NAD83 Datum.

3. The elevations shown hereon are based on the NAVD83 Datum.

4. The latitude and longitude shown hereon are based on the NAD83 Datum and meet or exceed the minimum requirements for a FCO/FAA 1A survey which is defined as plus or minus 23 feet horizontal and plus or minus 3 feet vertical. This information was established and determined by GPS on 7/2/2018.

5. The Lease Site shown on this survey DOES NOT lie within the 100 year plain and is located within the Flood Zone "X" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Flood Number 40125C 0210A, which bears an effective date of September 3, 2010. Flood zone determination is made through graphic plotting only and no other responsibility is herein assumed for accuracy of the base flood elevation or flood zone areas shown on the FIRM.

6. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed to an expert consultant.

7. There may be unutilized buried or underground utilities in the area which the surveyor is unaware of and no liability for such is assumed hereon. OKLAHOMA ONE-CALL SYSTEM, INC. (1-800-522-6543)

8. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.

Trustmark Title
File No. TR18-035/AT&T OKL01493A
10 EASEMENTS SHOWN.

Bearings listed on O.S.P.C.
Established by GPS on 7/22/18
Datum: FORT NAD83 Datums South Zone
Vert: Geoid 96

PREPARED BY:
H&S SURVEYING, INC.
Telecommunication Company
SERVING THE CENTRAL U.S.
201 N. DICKINSON, EL RENO, OK 73036
PH: (405) 262-6249 - FAX: (405) 262-5107
CA 1600 (LS) EXPIRES: 6/30/19
HSSURVEYING@AOL.COM

PREPARED FOR:
at&t

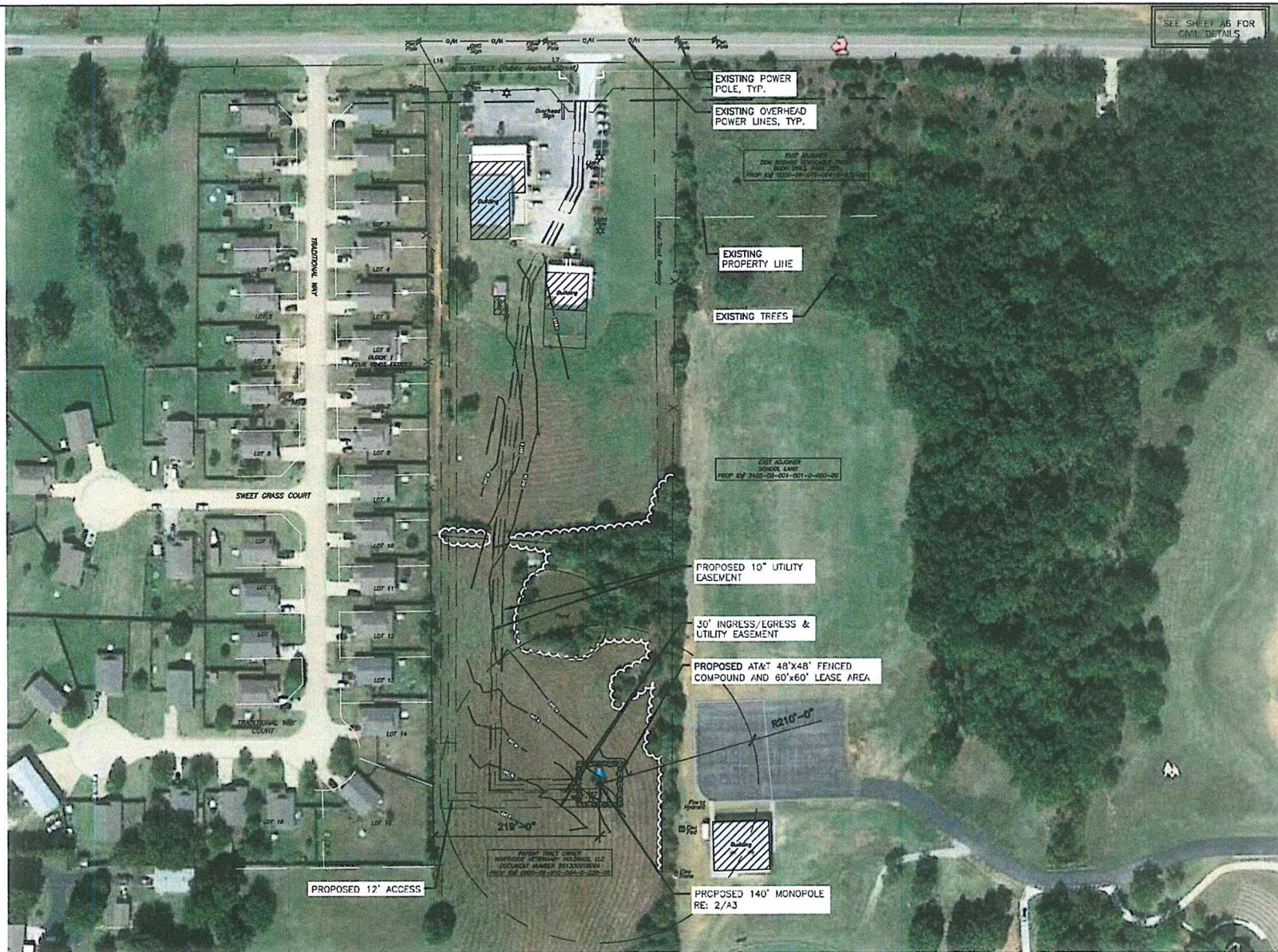
SURVEY OF:
OKL01493/NORTHSIDE VET HOSPITAL

SITE ADDRESS:
THE NW/4, SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST
INDIAN BASE & MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

DRAWING NO.
SV-1

SHEET 1 OF 1

277



1 OVERALL LAYOUT PLAN

SCALE: N.T.S.

TRUE NORTH
(3' 10" E)
MAG

VENDOR:



PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS SERVICES, PLLC
PROFESSIONAL ENGINEERS AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
D	10/15/18	CONST. ISSUE	JWV

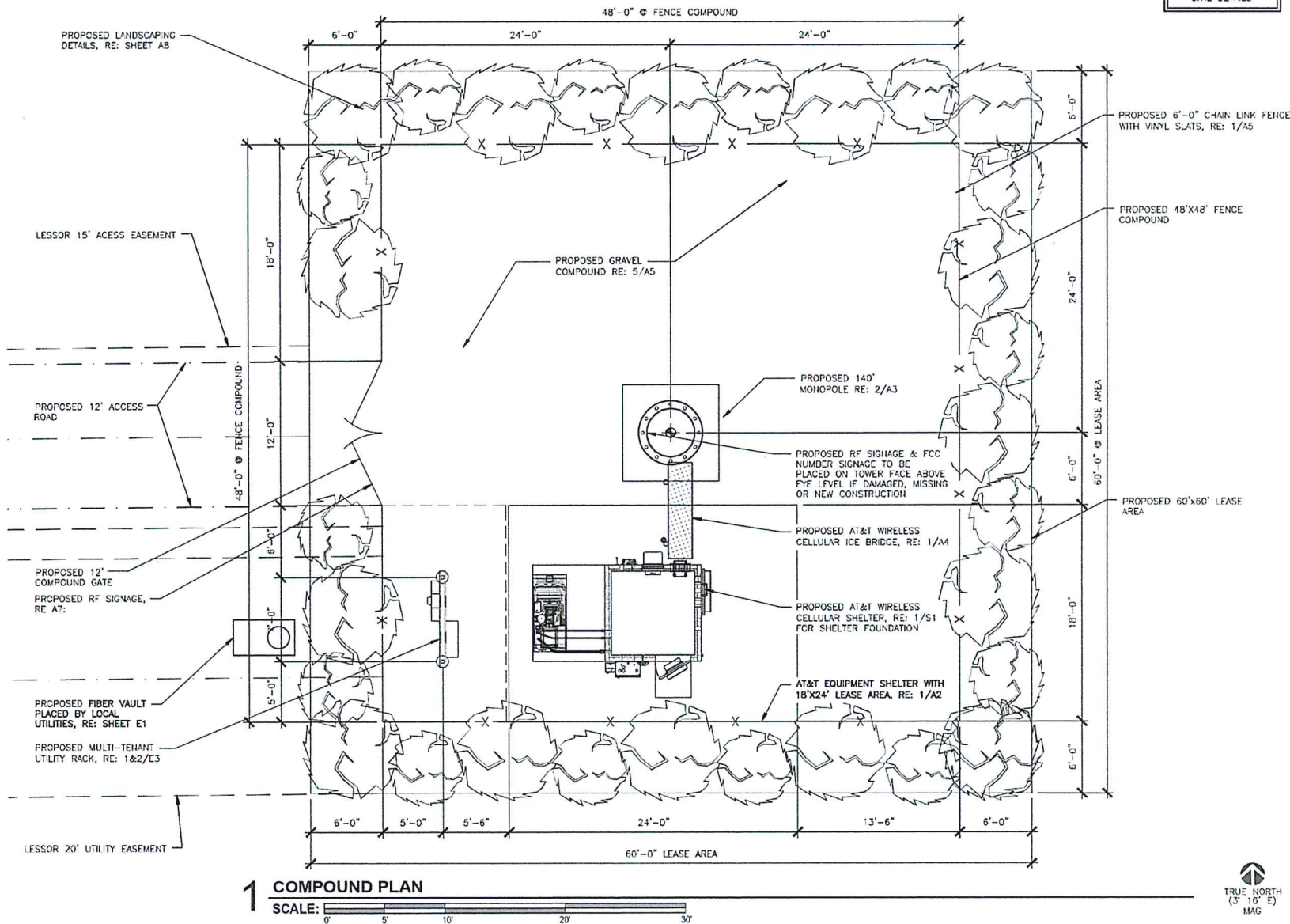
SHEET TITLE:

OVERALL LAYOUT PLAN

SHEET NUMBER:	PROJECT #:	REVISION:
L1	OK1493	
BY: JWV	CKD BY: JWM	0

TYPE SAIN/3 SHELTER CONFIGURATION

SEE SHEET A6 FOR
CIVIL DETAILS



VENDOR:



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OKLAHOMA CITY, OK 73102
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CRB
COMPANIES LLC

CRB COMPANIES, LLC
218 S. BENTLEY AVENUE, 218
TULSA, OKLAHOMA 74109
(918) 959-4551

PRODUCED BY:



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AND CONSULTANTS
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OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

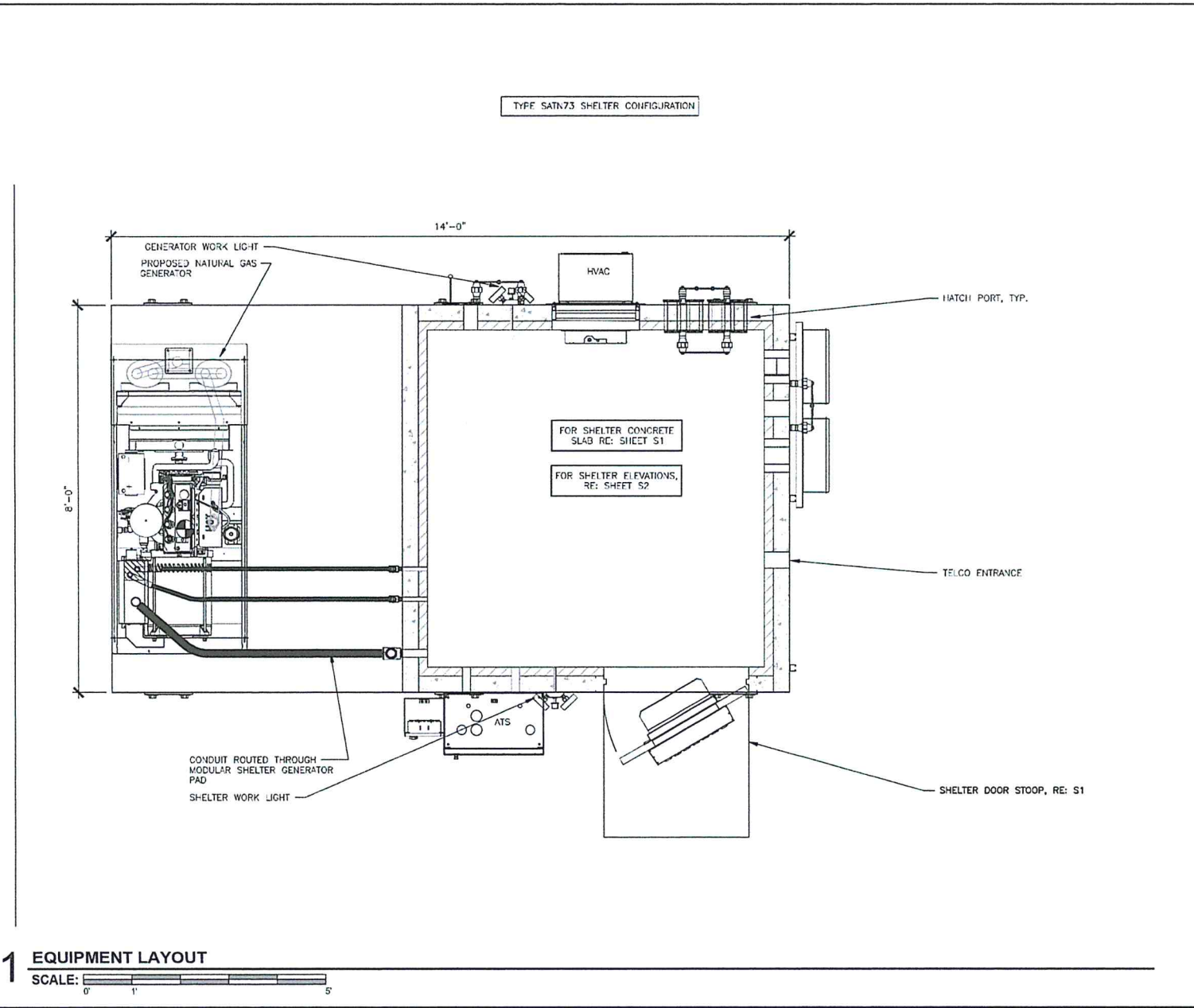
SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE, OK 74804

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
0	10/15/18	CONST ISSUE	JWV
SHEET TITLE:			
COMPOUND PLAN			
SHEET NUMBER:		PROJECT #:	REVISION:
A1		OK1493	
BY: JWM		CHECKED BY: JWM	0



1 EQUIPMENT LAYOUT

SCALE: 0 1 5

VENDOR:



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CRB COMPANIES LLC

CRB COMPANIES, LLC
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AND CONSULTANTS
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(405) 753-7157
COA #5499

SITE NAME:
NORTH KICKAPOO

SITE NUMBER:
OK1493

SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:



FE #22174 EXP 11/30/2018

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
0	10/15/18	CONST ISSUE	JWV

SHEET TITLE:
EQUIPMENT LAYOUT

SHEET NUMBER: A2	PROJECT #: OK1493	REVISION: 0
BY: JWV	CKD BY: JWV	

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

NOTES:
SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT

NOTES:
NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS

NOTES:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIVISION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

ANTENNA ARRAY MOUNTING HARDWARE MAY BE PROVIDED BY TOWER MANUFACTURER, CONTRACTOR TO B/D SEPARATELY

REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.

NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER

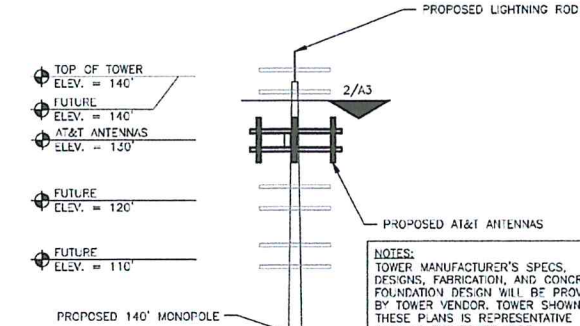
NOTES:
TOWER MANUFACTURER'S SPECS, DESIGNS, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY TO THE TOWER TYPE.

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

- GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (RTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS
- MATERIALS:
 - ANTENNA CABLES: AS SCHEDULED
 - ANTENNA CONNECTORS: AS SCHEDULED
 - CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING
 - GROUND KITS-AS SPECIFIED
- INSTALLATION:
 - ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
 - CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
 - ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
 - THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"

- CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.
- GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.



CABLE NOTE:
1. CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

NOTES:
1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

PROPOSED 6'-0" CHAIN LINK FENCE WITH VINYL SLATS, RE: 1/A5

(9) PROPOSED AT&T ANTENNA RE: LATEST RFDS
(8) PROPOSED AT&T RRU's RE: LATEST RFDS

AT&T 140' MONOPOLE, RE: 2/A5

(3) PROPOSED AT&T RAYCAP SURGE SUPPRESSOR DC6-45-60-18-8F RE: LATEST RFDS

PROPOSED 12' I-D PLATFORM WITH COLLAR & ENHANCED SUPPORT RAIL, RE: SHEET A4

JUMPER SUPPORT STAND-OFF WITH CUSHION HANGERS OR STEEL BRACKET WITH SNAP-IN HANGER

PROPOSED AT&T ANTENNA, RE: LATEST RFDS
PROPOSED ROTATING 22.5' OF PROPOSED U-BRACKET, (1 PER SECTOR)

1/2" COAX JUMPERS FROM RRU TO ANTENNA

PROPOSED PIPR MOUNTED RRU U-BRACKET SUPPORTS

PROPOSED RRU MOUNTED ON PROPOSED U-BRACKET

PROPOSED RRU MOUNTED ON PROPOSED ANTENNA PLATFORM WITH RRU PIPE MOUNT (TYP. 1 PER SECTOR), RE SHEET A4

PROPOSED CABLING:
(6) 3/4" POWER CABLES
(3) 1/2" FIBER LINES
(1) RET CABLE

NOTES:
ONLY ONE SECTOR OF ANTENNA RRU'S SHOWN FOR CLARITY, ALL SECTOR WILL BE IDENTICAL. REFER TO LATEST RFDS

POWER AND FIBER FROM RAYCAP

TRUE NORTH
(3° 15' E)
MAG

VENDOR:

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PRODUCED BY:

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(405) 753-7167
COA #5499

SITE NAME:
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SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE, OK 74804

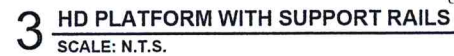
ENGINEER:

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWW
0	10/15/18	CONST. ISSUE	JWW
SHEET TITLE: TOWER ELEVATION, ORIENTATION & DETAILS			
SHEET NUMBER: PROJECT #:		REVISION:	
A3		0	
BY: JWW		CHK BY: JWW	

15044561.dwg, 10/15/18 3:07PM, OK-1493-NK1, 0 Construction, Drawings.dwg - Sheet A3 - User: jww - Oct 15, 2018 - 7:20am

1 TOWER ELEVATION
SCALE: N.T.S.

2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)
SCALE: N.T.S.



SHEET NUMBER:			PROJECT #:		REVISION:	
A4			OK1493		0	
			BY:	CKD BY:		
			JWM	JWM		

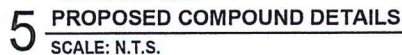
CONCRETE WILL BE MIXED PRIOR TO
INSERTION INTO FENCE POST HOLE



1. CONTRACTOR TO HAVE A AT&T REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.

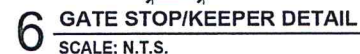


1. CONTRACTOR TO HAVE A AT&T REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.

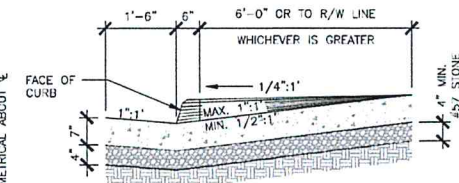


2 GATE LATCH DETAIL

SCALE: N.T.S.

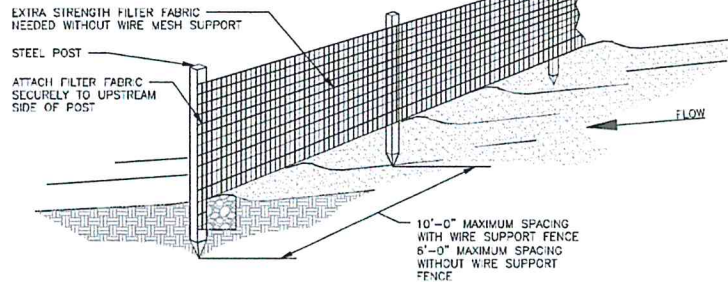


SHEET NUMBER:	PROJECT #:	REVISION:
A5	OK1493	0
BY:	CKD BY:	
JWM	JWM	



SECTION ELEVATION AT GUTTER LINE

SCALE: N.T.S.



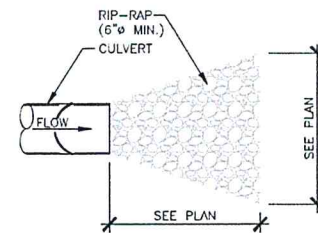
INSPECTION AND MAINTENANCE:

SILT FENCE INSTALLATION:

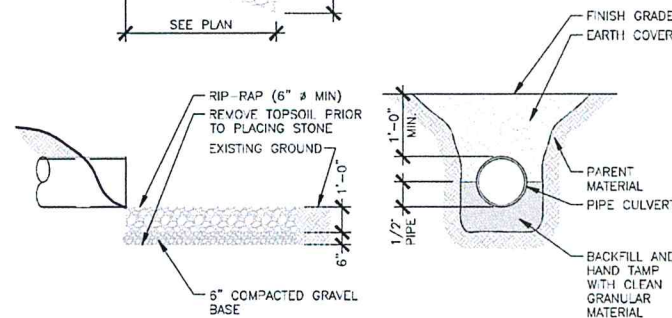
1. THE FENCE SHOULD BE PLACED ACROSS THE SLOPE ALONG LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF THE FLOW). THE FENCE SHOULD BE LOCATED AT LEAST 1' FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
2. DRIVE THE STEEL POST AT LEAST 18" INTO THE GROUND, SPACING THEM NO FURTHER THAN 6'-0" APART.
3. POSTS SHOULD BE "POOLED" WITH 1" OF SOIL WRITING ABOVE THE TOP IF THE FABRIC AND NO LESS THAN 3'-0" OF THE POST SHOULD PROTRUDE ABOVE THE GROUND. THE MINIMUM FENCE HEIGHT (HEIGHT OF FILTER ABOVE GRADE) SHALL BE 24". THE MAXIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 36".
4. THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHOULD BE OVERLAPPED TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS OF THE OVERLAP FASTENED TO THE POST WITH A MINIMUM 6" OVERLAP.
5. EXTRA-STRENGTH FILTER CLOTH (50 POUND/LINEAR INCH MINIMUM TENSILE STRENGTH) SHOULD BE USED. A 2" WIDE LAPES SHALL BE STAPLED OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF THE POSTS. THE STAPLES SHOULD BE 1.5" HEAVY-DUTY WIRE STAPLES SPACED AT A MAXIMUM OF 8" OVERLAP.
6. THE BOTTOM OF THE TRENCH SHOULD BE BOTTLED AT 18" WIDED FILTER FABRIC. THE TRENCH SHOULD REMAIN AT LEAST 4" TOWARDS THE UPSLOPE OF THE TRENCH AND BACK FILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACTED.

SILT FENCE DETAIL (PER JURISDICTION)

SCALE: N.T.S.



SCALE: N.T.S.



NO.	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
0	10/15/18	CONST. ISSUE	JWV

SHEET TITLE:

CIVIL DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
A6	OK1493	0
	BY: JWV CKD BY: JWM	

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED ON THE OUTSIDE OF THIS BUILDING BEHIND THIS PANEL ON THIS STRUCTURE.

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS.

Contact AT&T Mobility at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T Mobility site OK1493

INFORMATION

AT&T Mobility reserves the right to relocate antennas at any location without notice. Do not touch or move antennas. Do not climb on the antennas and stay at least 3 feet away from the antennas.

Contact AT&T Mobility at 800-638-2822 prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T Mobility site OK1493

Contact the management office if this sign is found damaged.

INFORMACION

La señal reservada el derecho de reubicar antenas de telecomunicaciones en cualquier lugar sin previo aviso. No toque ni mueva las antenas. No suba a las antenas y mantenga una distancia de al menos de 3 pies y no toque las antenas.

Comuníquese con AT&T Mobility 800-638-2822 antes de realizar cualquier mantenimiento o reparaciones a las antenas de telecomunicaciones.

Este es el sitio de AT&T Mobility OK1493

Contáctese con el personal de la oficina de administración del edificio si este signo se encuentra dañado.

FOR AT&T-OWNED CELL TOWERS AND OTHER-OWNED TOWERS WHERE AT&T MOBILITY IS PERMITTED TO POST RF SAFETY SIGNAGE, THE TYPICAL RF EXPOSURE SIGNAGE CONSISTS OF AN "INFORMATION" SIGN INSTALLED ON ENTRANCE GATES OR ADJACENT TO THE "CAUTION" SIGNS REQUIRED TO BE INSTALLED AT ACCESSES TO EACH CLIMBING LADDER AT THE TOWER. "INFORMATION" SIGNS ARE NO LONGER PERMITTED TO BE INSTALLED ON EQUIPMENT CABINETS OR BUILDINGS.

GLASS MAIN ENTRY DOORS MAY BE "BRANDED" WITH AT&T MOBILITY LOGO PROVIDING THIS IS NOT A LIGHTED / "MARQUEE" SIGN. IN CERTAIN CASES WHERE A SITE IS UNMANNED, EXTERIOR DOOR SIGNS MAY BE OMITTED TO PREVENT DRAWING UNDUE ATTENTION TO THE SITE. FOR THESE TYPES OF SITES, THE MARKET MAY ELECT TO HARDEN SECURITY IN A MORE INVISIBLE MANNER. IT IS THE RESPONSIBILITY OF THE MARKET TO MAKE PRUDENT DECISIONS FOR UNMANNED CORE SITES ON A CASE BY CASE BASIS.

Property of AT&T

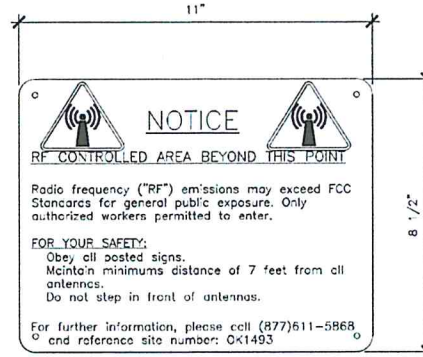
Authorized
Personnel Only

In case of emergency, or prior to performing maintenance on this site, call 800-638-2822 and reference cell site number OK1493

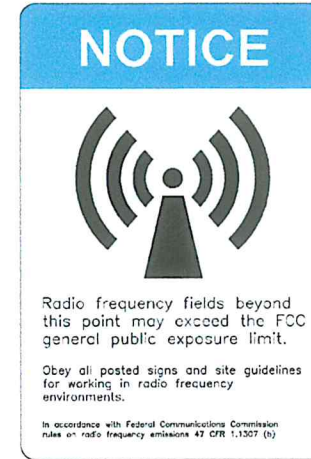


NOTES:

1. SIGNS TO BE MOUNTED ON THE OUTSIDE OF ACCESS GATE TO THE EXISTING COMPOUND



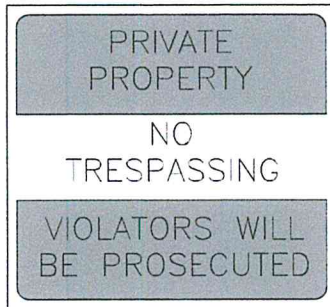
RF NOTICE SIGN
(WHITE METAL SIGN W/ BLACK LETTERING)



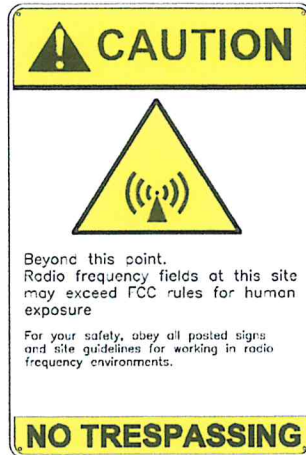
3 SIGNAGE DETAIL
SCALE: N.T.S.

1 SIGNAGE DETAIL
SCALE: N.T.S.

2 SIGNAGE DETAIL
SCALE: N.T.S.



4 SIGNAGE DETAIL
SCALE: N.T.S.



5 TOWER SIGNAGE DETAIL
SCALE: N.T.S.

VENDOR:



PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS SERVICES, PLLC
PROFESSIONAL ENGINEERS AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7157
COA #5499

SITE NAME:
NORTH KICKAPOO

SITE NUMBER:
OK1493

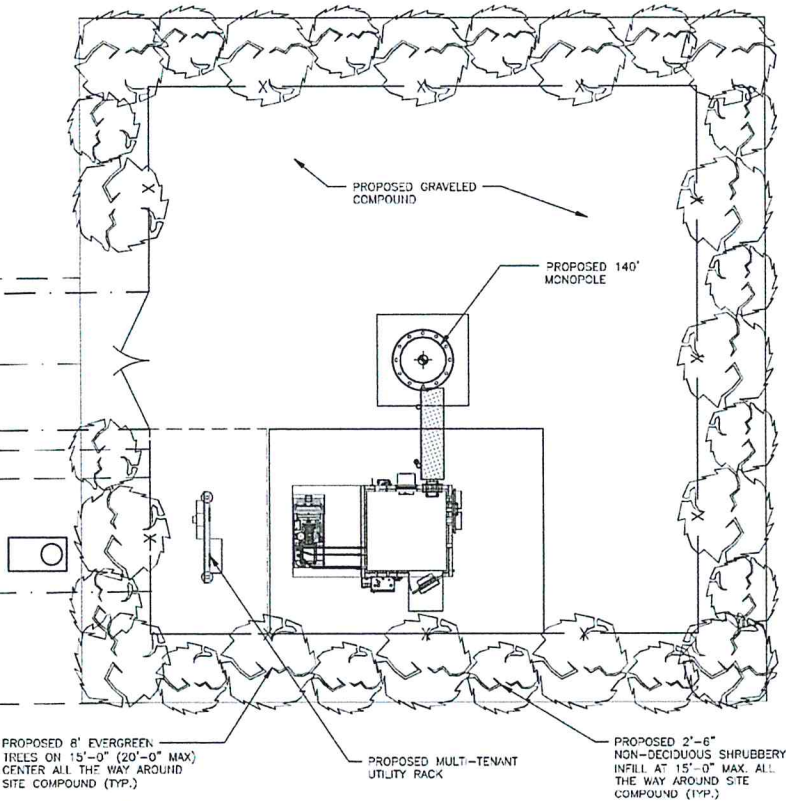
SITE ADDRESS:
125 WEST 45TH STREET
SAWYER OK 74804



NO.	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
0	10/15/18	CONST. ISSUE	JWV
SHEET TITLE:			
SIGNAGE DETAILS			
SHEET NUMBER:	PROJECT #:	REVISION:	
A7	OK1493	0	
BY:	CHKD BY:		
JWV	JWV		

GENERAL PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-CROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES AND PLANTING AREAS MUST BE COMPLETELY MULCHED OR COVERED IN PINE STRAW AS SPECIFIED.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
8. THE CONTRACTOR AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AND MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST.
16. SEE PLAN FOR MINIMUM PLANT SIZE, HEIGHT.



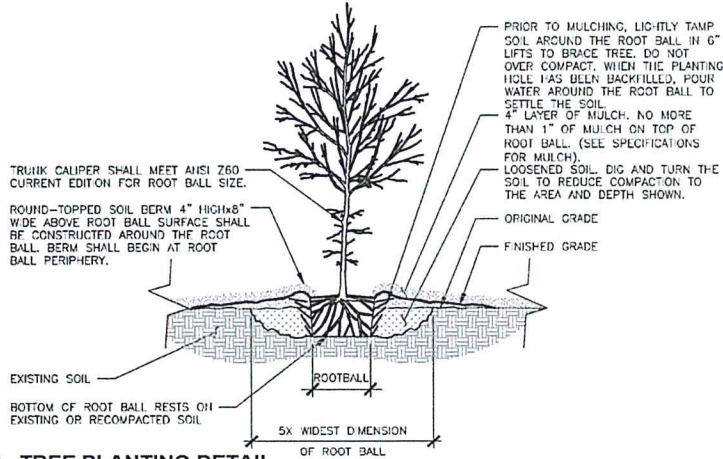
1 LANDSCAPING PLAN

SCALE: 0' 10' 20' 30' 40'



3 TREE PLANTING DETAIL

SCALE: N.T.S.

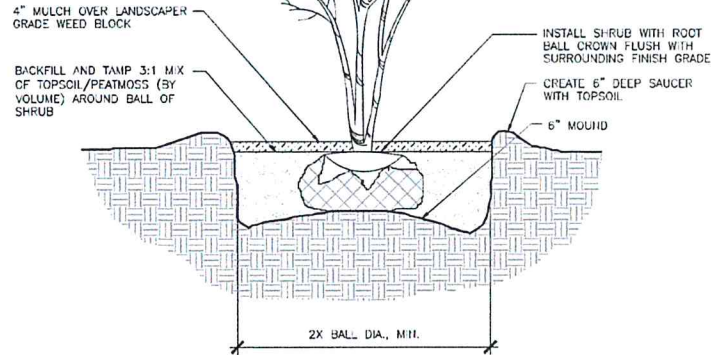


2 SHRUB PLANTING DETAIL

SCALE: N.T.S.

QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE (HT X WT)
19	"CUPRESSUS ARIZONICA"	CAROLINA SAPPHIRE	30 FT X 15 FT

PINESTRAW MULCH - 2" SETTLED LAYERS OF CLEAN STRAW



SHRUB SCHEDULE

QTY	SPECIES	HEIG-T, FT.
19	NEEDLE POINT HOLLY	30"

VENDOR:



405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134



CRB COMPANIES, LLC
1116 S EAST 101 AVE STE 215
TULSA, OKLAHOMA 74119
(918) 840-4551

PRODUCED BY:



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PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

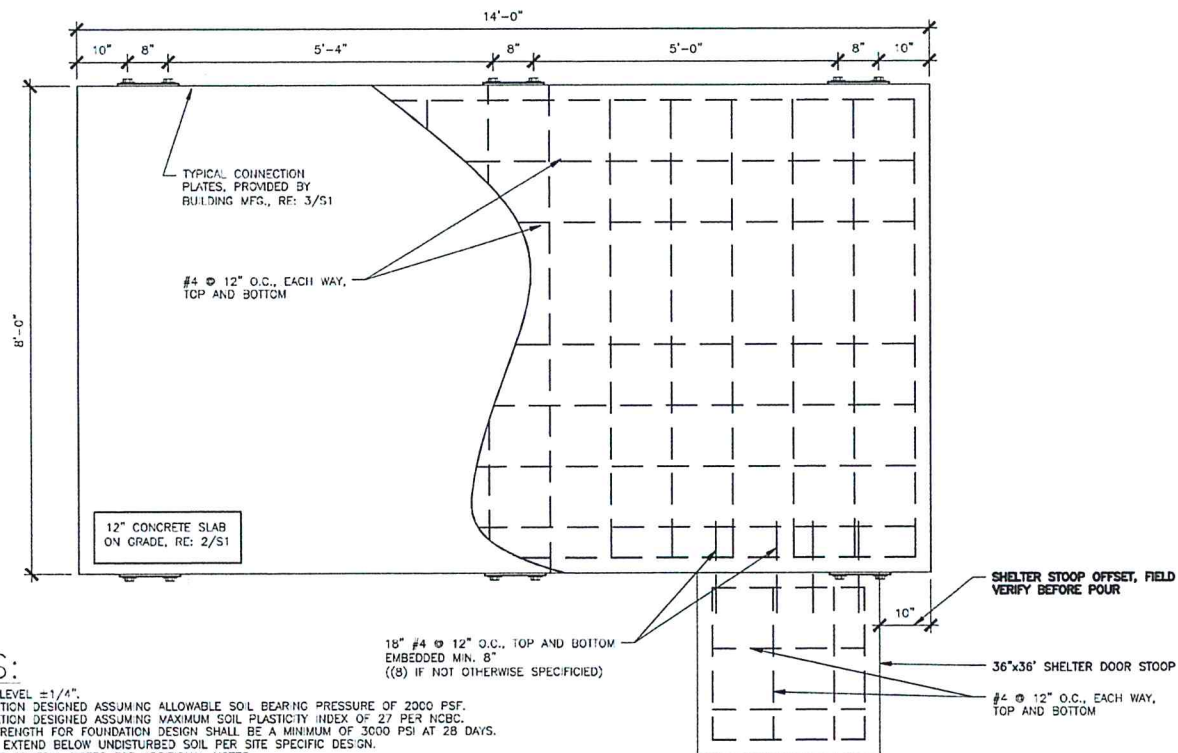
SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE, OK 74804

ENGINEER:



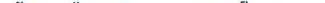
NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
D	10/15/18	CONST. ISSUE	JWM
SHEET TITLE:			
LANDSCAPING DETAILS			
SHEET NUMBER:	PROJECT #:	REVISION:	
A8	OK1493	BY: CKD	BY: JWM
		JWM	0

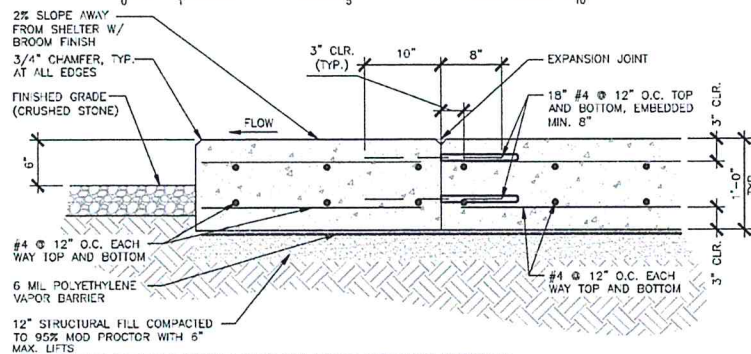


NOTES:

1. SLAB TO BE LEVEL $\pm 1/4"$.
2. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. SLAB FOUNDATION DESIGNED ASSUMING MAXIMUM SOIL PLASTICITY INDEX OF 27 PER NCBC.
4. CONCRETE STRENGTH FOR FOUNDATION DESIGN SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS.
5. FOOTINGS TO EXTEND BELOW UNDISTURBED SOIL PER SITE SPECIFIC DESIGN.
6. REFER TO THE GENERAL NOTES FOR ADDITIONAL NOTES.

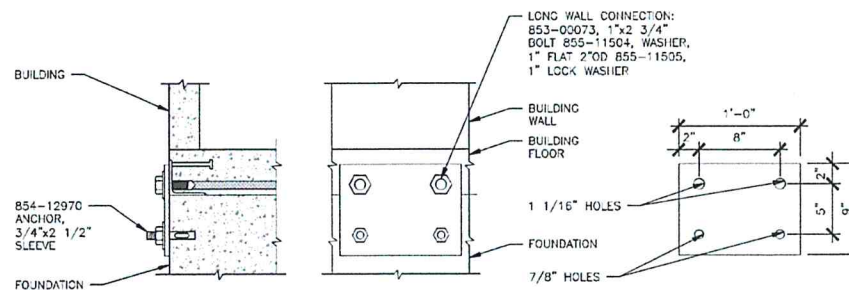
1 TYPICAL SHELTER FOUNDATION AND STOOP PLAN

SCALE: 



MAX. LIFTS 2 SHELTER FOUNDATION AND STOOP DETAIL

SCALE: N.T.S.



2 SHELTER ATTACHMENT DETAIL

SCALE: N.T.S.

DETAIL PROVIDED BY SHELTER MFG

VENDOR:

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CRB
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CRB COMPANIES, LLC
1316 S BOSTON AVE STE 215
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OKLAHOMA CITY, OK 73114
(405) 753-7187
COA #5499

SITE NAME: NORTH KICKAPOO
SITE NUMBER: OK1493
SITE ADDRESS: 125 WEST 45TH STREET SHAWNEE OK 74804

ENGINEER:



FE #22174 EXP 11/30/2019

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
0	10/15/18	CONST. ISSUJ	JWV

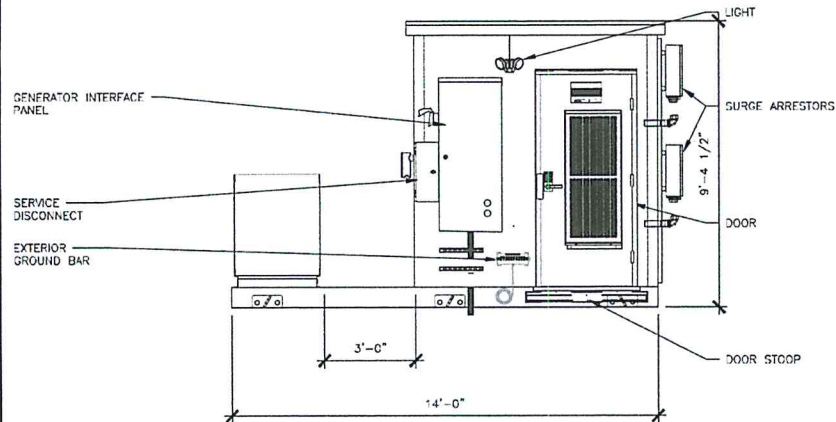
SHEET TITLE:
SHELTER FOUNDATION DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
S1	OK1493	0
BY: JWV	CKD BY: JWM	

NOTE:
ALL HATCH PORTS ARE SHIPPED WITH
BLANK COVER PLATES. COAX PORT HATCH
PLATE IS SHIPPED LOOSE WITH SHELTER.
(INSTALLED BY G.C.)

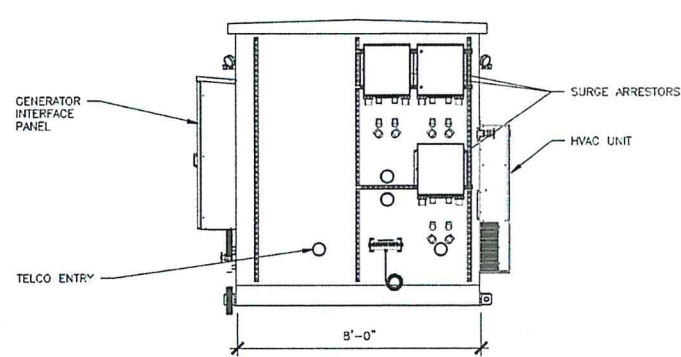
SHELTER NOTES:
PRE-CAST CONCRETE SHELTER EXPOSED
AGGREGATE EXTERIOR
OVERALL COLOR = TAN
ACCENTS = TAN

NOTE:
GROUND BAR AND CANOPY ARE SHIPPED
LOOSE WITH SHELTER. (INSTALLED BY G.C.)



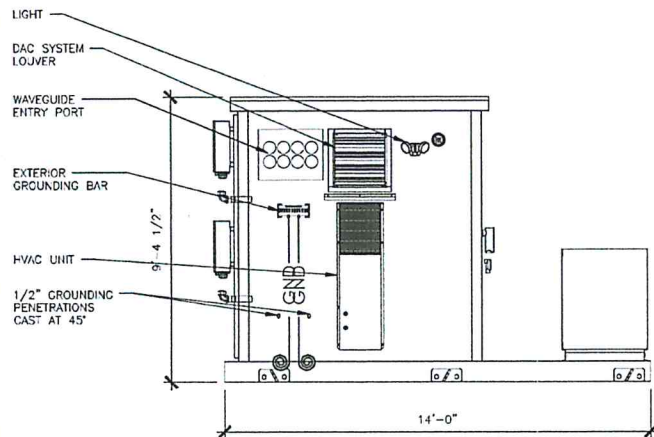
1 EQUIPMENT SHELTER ELEVATION

SCALE: 0' 1' 5' 10' 15'



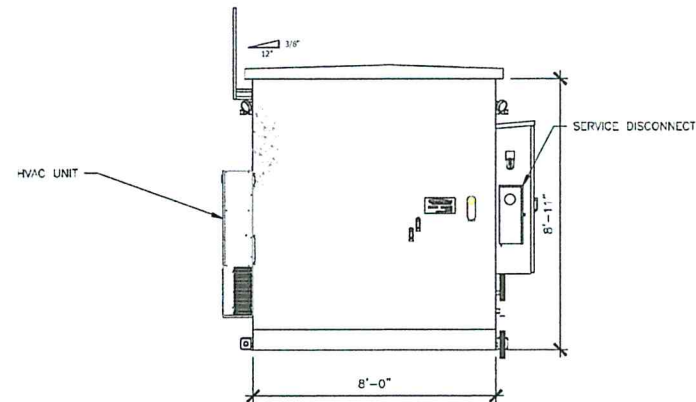
2 EQUIPMENT SHELTER ELEVATION

SCALE: 0' 1' 5' 10' 15'



3 EQUIPMENT SHELTER ELEVATION

SCALE: 0' 1' 5' 10' 15'



4 EQUIPMENT SHELTER ELEVATION

SCALE: 0' 1' 5' 10' 15'

VENDOR:



405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8154

CRB COMPANIES LLC

CRB COMPANIES, LLC
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(918) 449-4951

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13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE, OK 74804

ENGINEER:



NO.	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
0	10/15/18	CONST. ISSUE	JWV

SHEET TITLE: SHELTER ELEVATION DETAILS			
SHEET NUMBER:	PROJECT #:	REVISION:	
S2	OK1493		
BY: JWV	CKD BY: JWM		
			0

287

FOR WIRING & PROGRAMING SEE SHEET E2

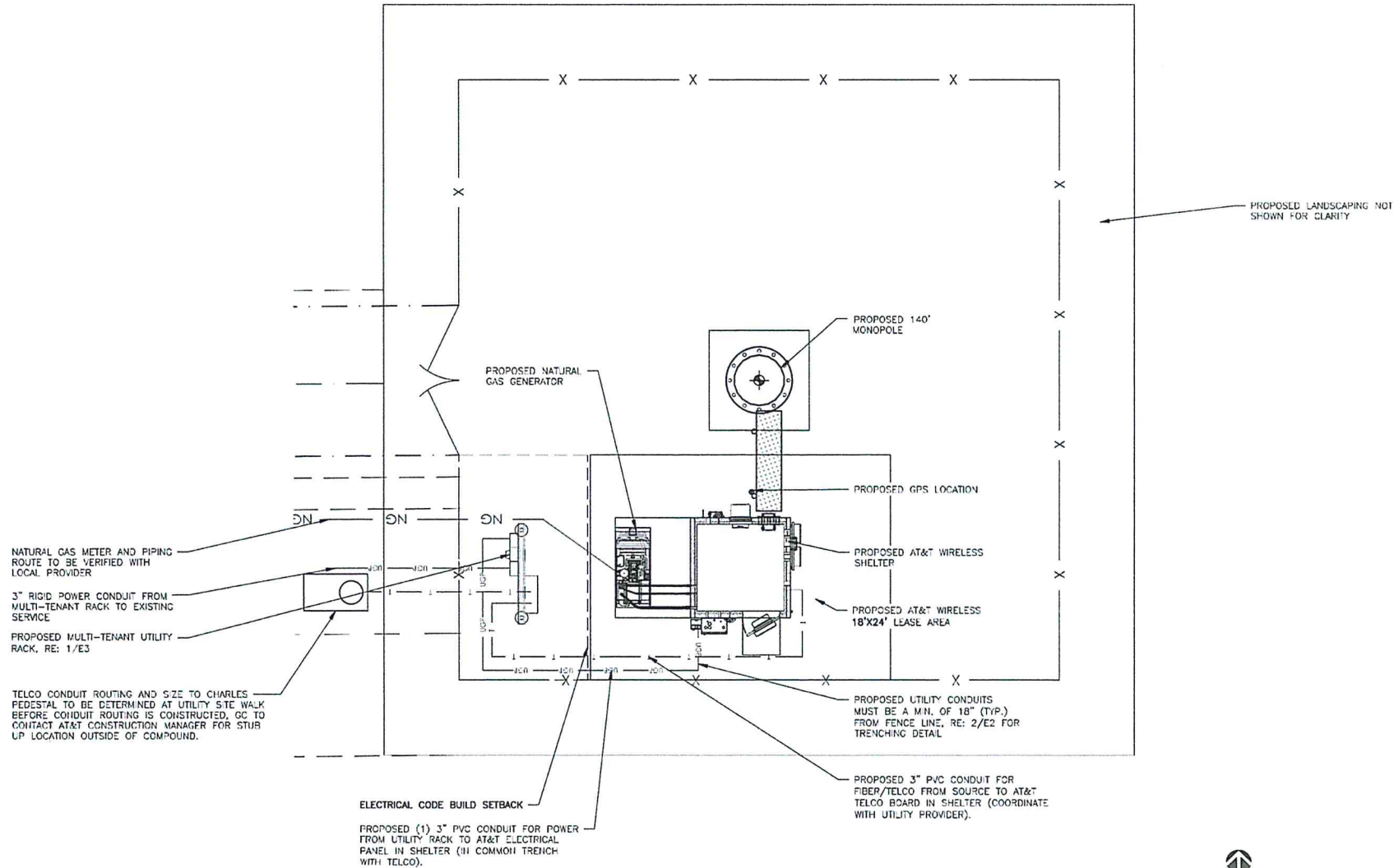
NOTES:
1. CONTRACTOR TO STUB-UP REQUIRED CONDUITS PRIOR TO POURING CONCRETE PER EQUIPMENT CABINET INSTRUCTIONS.

NOTES:
MASTER ELECTRICIAN TO VERIFY SOURCES OF POWER & TELCO

NOTES:
CONTRACTOR TO ADD PULL STRINGS TO ALL NEW CONDUITS

PARTS OF PROPOSED ICE BRIDGE REMOVED FOR CLARITY

ONG IS GAS PROVIDER AT SITE



1 UTILITY ROUTING PLAN

SCALE: 0' 5' 10' 20' 30'



VENDOR:



435 N. BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134

CRB COMPANIES LLC

CRB COMPANIES, LLC
1505 S. EASTON AVENUE, SUITE 215
TULSA, OKLAHOMA 74106
(918) 949-4551

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13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7157
COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE, OK 74804

ENGINEER:



FE #22174 EXP 11/30/2019

NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
0	10/15/18	CONST. ISSUE	JWV

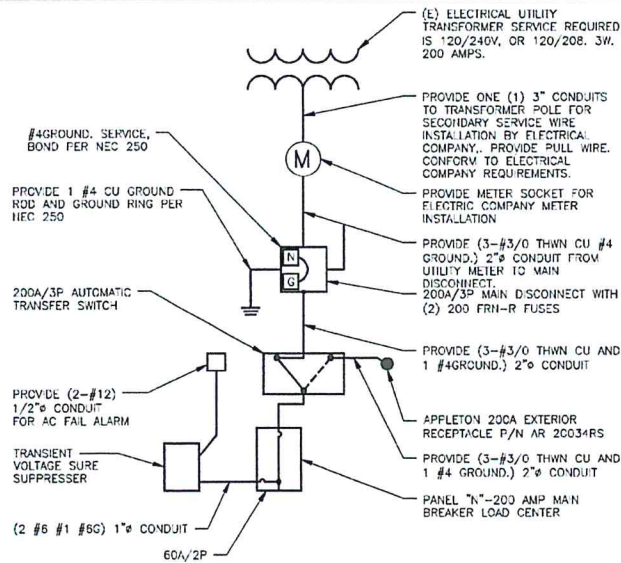
SHEET TITLE:

UTILITY PLAN AND DETAILS

SHEET NUMBER: PROJECT #: OK1493

BY: JWV CKD BY: JWM

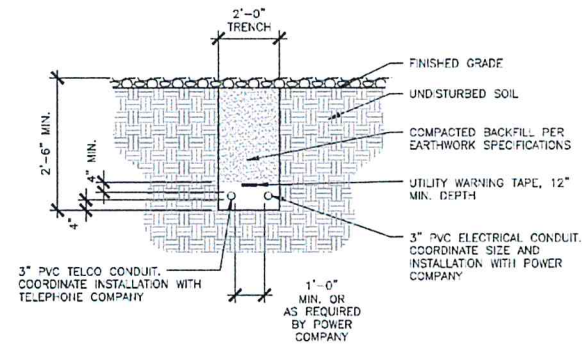
E1 **0**



ONE LINE DIAGRAM

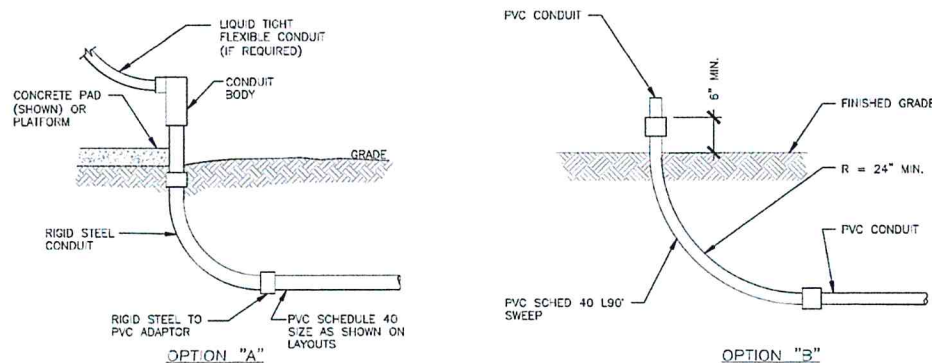
SCALE: N.T.S.

DETAIL PROVIDED BY OWNER



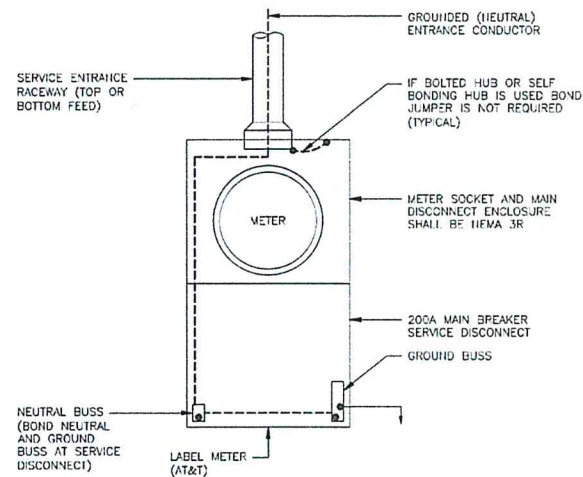
TRENCH DETAIL

SCALE: N.T.S.



CONDUIT DETAILS

SCALE: N.T.S.



SERVICE ENTRANCE GROUNDING

SCALE: N.T.S.

VENDOR:



405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134



CRB COMPANIES, LLC
1116 S. CENTON AVENUE, SUITE 120
TULSA, OKLAHOMA 74109
(918) 949-4551

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PROFESSIONAL ENGINEERS
AND CONSULTANTS
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OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE, OK 74804

ENGINEER:



NO	DATE	DESCRIPTION	BY
1	9/12/18	PRELIM ISSUE	JWV
2	10/15/18	CONST ISSUE	JWV
3			
4			

SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER	PROJECT #	REVISION
E2	OK1493	
BY: JWV	CKD BY: JWM	0

NOTES:

1. ALL EXPOSED ELECTRICAL CONDUIT MUST BE RIGID.
2. THREADLESS CONNECTORS ARE NOT ALLOWED.
3. USE SQUARE "D" 200A FUSABLE DISCONNECT.
4. EMT CONDUIT CAN ONLY BE USED INSIDE.
5. USE ONLY COMPRESSION TYPE FITTINGS ON EMT CONDUIT.
6. USE ONLY STRANDED CONDUCTORS FOR ALL ELECTRICAL WIRING. (EXCEPT TELCO AND THERMOSTAT).
7. USE SCHEDULE 80 CONDUIT UNDER DRIVEWAYS AND/OR ANY VEHICLE CROSSING ARE.

ELECTRICAL COMPANY NOTE:

ELECTRICAL PROVIDER SHALL COORDINATE WITH BRANCH TOWERS CONSTRUCTION MANAGER TO DETERMINE TOTAL AMOUNT OF AMPS THAT WILL BE PROVIDED TO PROPOSED UTILITY RACK

3" STD PIPE WITH CAP (TYP.)

NEW METER BOX AND DISCONNECT.

3/4" PVC CONDUIT WITH #2 BONDED TO NEUTRAL, TYP.

2" EMPTY CONDUIT FOR UNDERGROUND ELECTRICAL SERVICE TO SHELTER

3" EMPTY CONDUIT FOR UNDERGROUND TELCO LINE TO SERVICE (OUTSIDE)

CADWELD

5/8"x8'-0" GROUND ROD, ALSO TIED TO GROUND RING

3/4" PVC CONDUIT WITH #2 BONDED TO NEUTRAL, TYP.

MECHANICAL CONNECTION

(2) 2" EMPTY CONDUIT FOR UNDERGROUND TELCO LINE TO SHELTER

FINISHED GRADE

(3) EACH 500 MCM CONDUCTORS

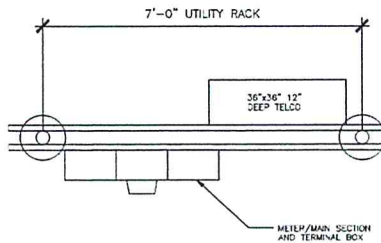
3" EMPTY CONDUIT FOR UNDERGROUND ELECTRICAL SERVICE (OUTSIDE)

BACK VIEW

FRONT VIEW

1 FOUR GANG UTILITY RACK ELEVATIONS

SCALE: N.T.S.



2 SITE PLAN UTILITY RACK

SCALE: N.T.S.

VENDOR:



405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134

CRP
COMPANIES LLC

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(405) 753-7167
COA #5499

SITE NAME:

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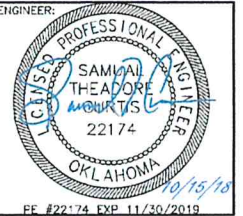
SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:



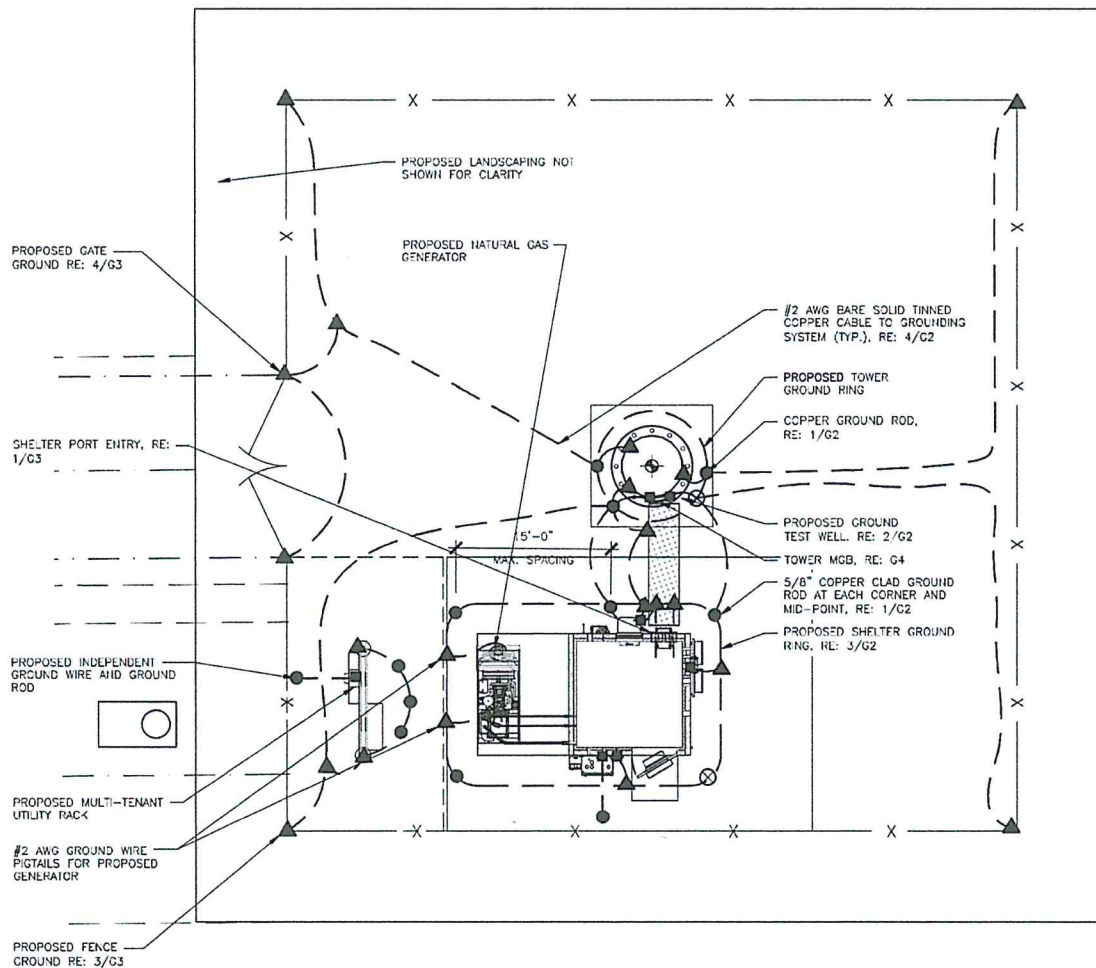
NO.	DATE	DESCRIPTION	BY
A	8/12/18	PRELIM ISSUE	JWV
D	10/15/18	CONST. ISSUE	JWV

SHEET TITLE:

UTILITY RACK DETAILS

SHEET NUMBER	PROJECT #	REVISION
E3	OK1493	
	BY: JKW	CHKD BY: JWM
		0

RE: 5/G2 FOR TYPICAL
CADWELD DETAILS



1 COMPOUND GROUNDING PLAN

SCALE: 0' 5' 10' 20' 30'

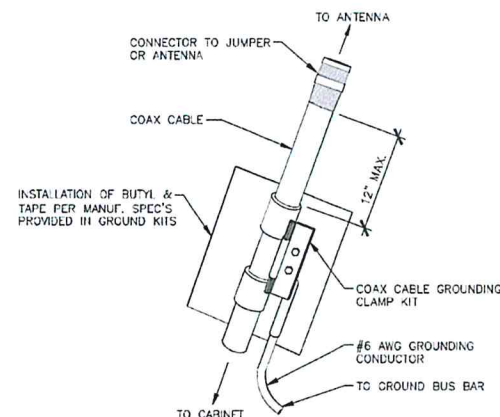


GROUNDING LEGEND:

SYMBOL	DESCRIPTION
	EXOTHERMIC WELD (CADWELD)
	#2 AWG BCW MECHANICAL CONNECTION
	#2 STRAILED INSULATED (FROM EQUIPMENT TO MGB)
	GROUND TEST WELL AT GROUND ROD
	CHAIN LINK FENCE
	5/8\"/>

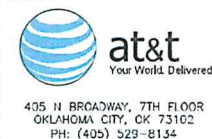
GROUNDING NOTES:

- CONTRACTOR SHALL VERIFY THAT GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 AWG BARE TINNED COPPER WIRE. THE TOP OF THE GROUND RODS AND THE RING CONDUCTOR SHALL BE 2 FEET BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 15'-0" CENTERS (PROVIDE AND INSTALL AS REQUIRED PER PLAN BELOW).
- BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.
- GROUND RING CONNECTION CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
- CONTRACTOR SHALL ENSURE GROUND RING IS WITHIN 12 TO 36 INCHES OF THE EQUIPMENT PAD. PROVIDE AND INSTALL GROUNDING CONNECTIONS SHOWN BELOW AS NEEDED PER EXISTING SITE GROUNDING SYSTEM. CONTRACTOR SHALL VERIFY ALL EXISTING SITE GROUNDING CONDITIONS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.
- BOND GROUND BAR TO EXTERNAL GROUND RING WITH 1 RUN OF #2 BARE, TINNED, SOLID COPPER CONDUCTOR IN PVC. CONNECT BAR END WITH 2 HOLE LUG, AND "CADWELD" THE OTHER END TO THE EXTERNAL GROUND ROD.
- ALL DOWN CONDUCTORS MUST GO DOWN.



2 CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE SCALE: N.T.S.

VENDOR:



PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS SERVICES, PLLC. PROFESSIONAL ENGINEERS AND CONSULTANTS 1343 N. BROADWAY, SUITE 120 OKLAHOMA CITY, OK 73114 (405) 753-7157 COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:

125 WEST 45TH STREET
SHAWNEE OK 74804

ENGINEER:



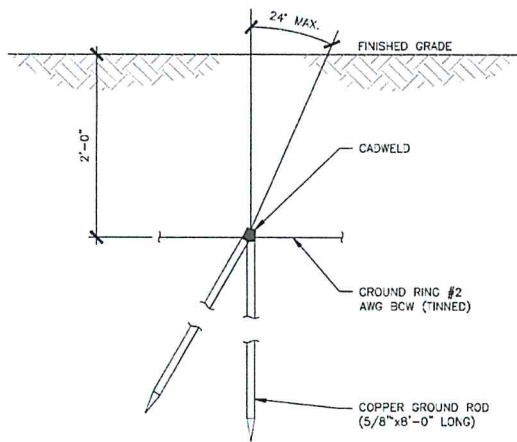
NO.	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWV
D	10/15/18	CONST. ISSUE	JWV

SHEET TITLE:

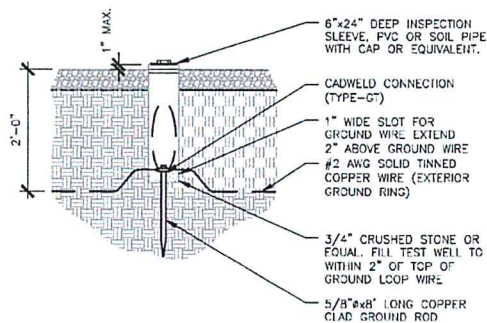
COMPOUND GROUNDING PLAN

SHEET NUMBER: PROJECT #: OK1493 REVISION:

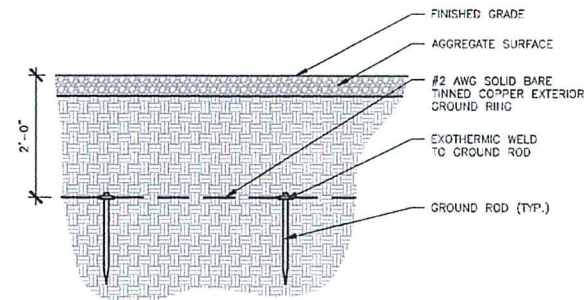
G1 BY: JWV CKD BY: JWM 0



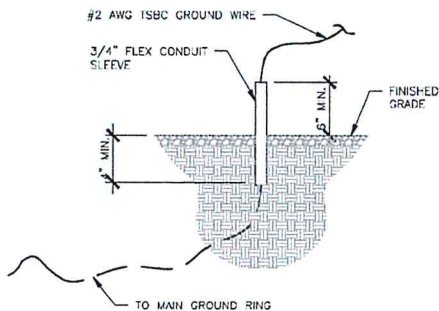
1 ANTENNA CABLE GROUNDING DETAIL
SCALE: N.T.S.



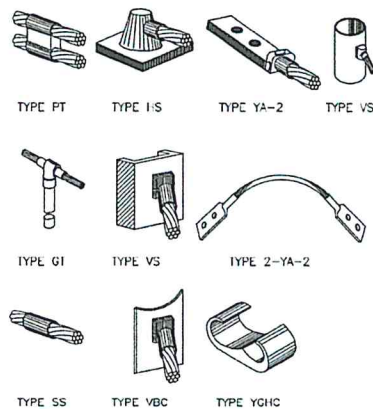
2 GROUND TEST WELL DETAIL
SCALE: N.T.S.



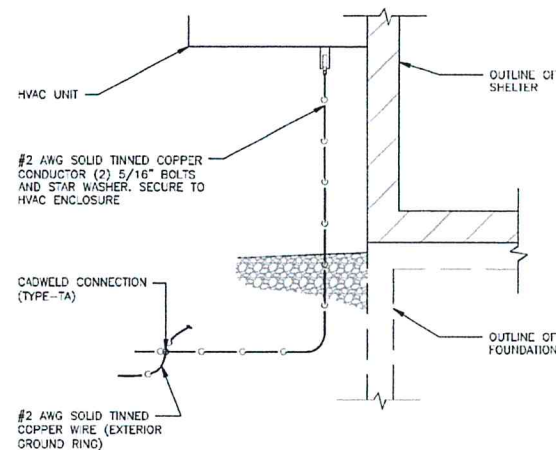
3 GROUND RING DETAIL
SCALE: N.T.S.



4 STUB UP DETAIL
SCALE: N.T.S.



5 TYPICAL CADWELD DETAILS
SCALE: N.T.S.



6 HVAC GROUNDING DETAIL
SCALE: N.T.S.

VENDOR:



405 N. BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134

CRB
COMPANIES LLC

CRB COMPANIES, LLC
136 S. BOSTON AVE STE 210
TULSA, OKLAHOMA 74109
(918) 449-4551

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7187
COA #5499

SITE NAME:
NORTH KICKAPOO

SITE NUMBER:
OK1493

SITE ADDRESS:
125 WEST 45TH STREET
SIWALL, OK 74804

ENGINEER:

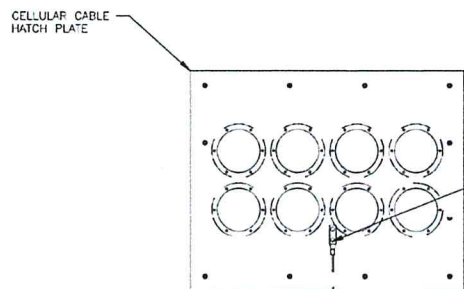


PF #22174 EXP 11/30/2019

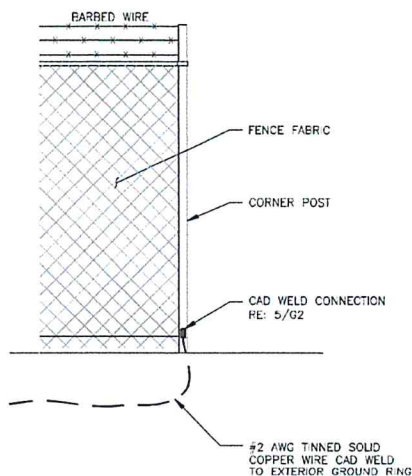
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A	9/12/18	PRELIM. ISSUE	JWV
0	10/15/18	CONST. ISSUE	JWV

SHEET TITLE:
GROUNDING DETAILS

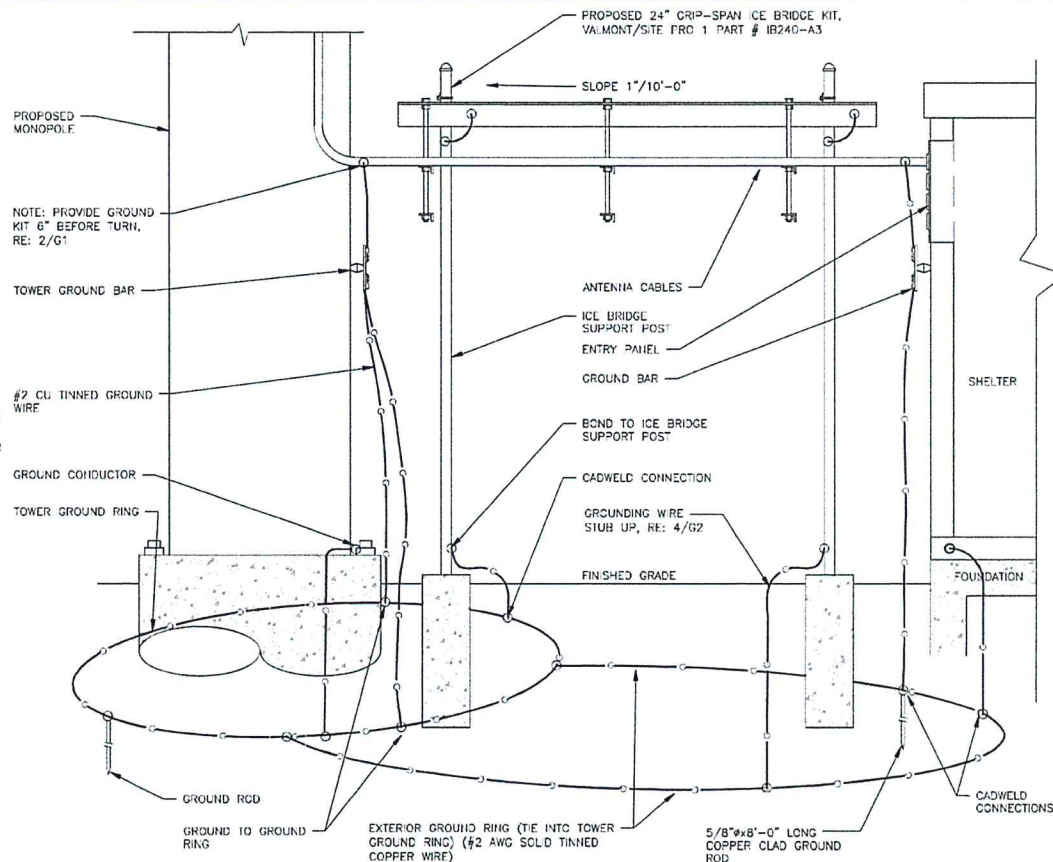
SHEET NUMBER: G2	PROJECT #: OK1493	REVISION: 0
BY: JWV	CKD BY: JWV	



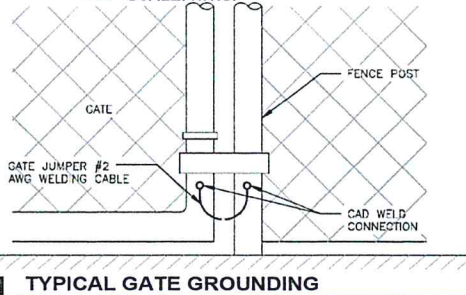
1 EXTERIOR HATCH PLATE GROUNDING AT BUILDING
SCALE: N.T.S.



3 FENCE GROUNDING DETAIL
SCALE: N.T.S.



2 TYPICAL ICE BRIDGE AND ANTENNA CABLE DETAIL
SCALE: N.T.S.



4 TYPICAL GATE GROUNDING
SCALE: N.T.S.

VENDOR:

 **at&t**
Your World. Delivered.

405 N. BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134

 **COMPANIES LLC**

CRB COMPANIES, LLC
1305 S. BOSTON AVE STE 215
TULSA, OKLAHOMA 74109
(918) 949-4151

PRODUCED BY:

 **SIS**

SPECIALTY TELECOMMUNICATIONS
SERVICES, LLC
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7187
COA #5499

SITE NAME:
NORTH KICKAPOO

SITE NUMBER:
OK1493

SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE, OK 74804

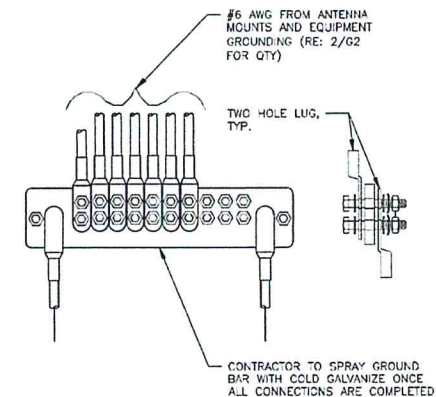
ENGINEER:



FF #22174 EXP 10/15/2019

NO	DATE	DESCRIPTION	BY
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D	10/15/18	CONST. ISSUE	JWV
SHEET TITLE:			
GROUNDING DETAILS			
SHEET NUMBER:	PROJECT #:	REVISION:	
G3	OK1493		
BY:	CKD BY:		
JWV	JWV		
		0	

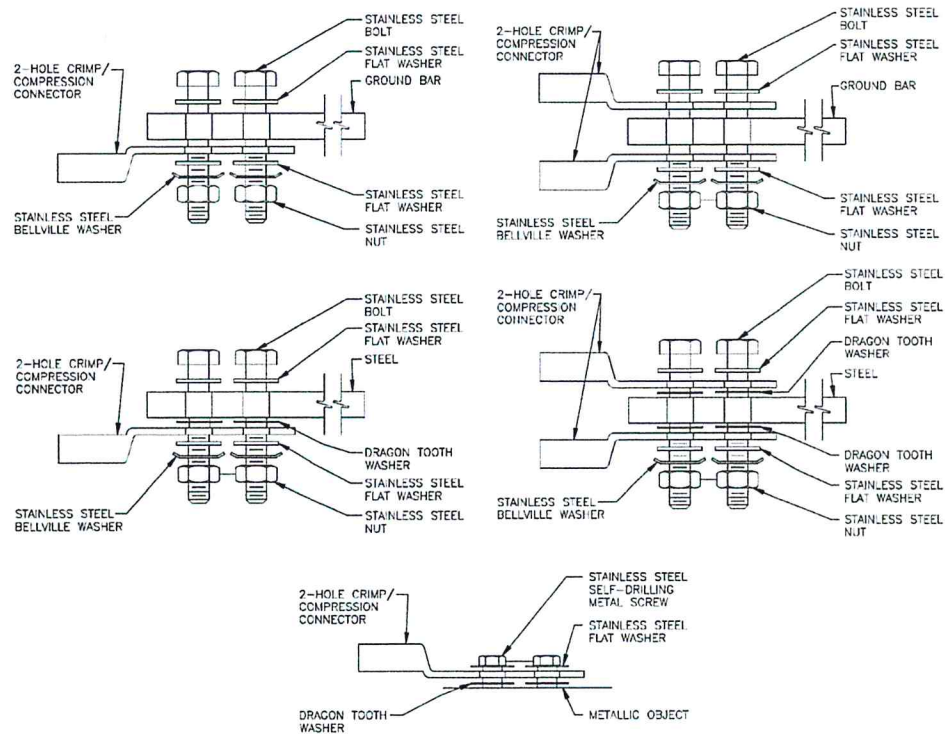
10/15/18 11:01:13 316742004 OK1493.NSB.Rev. 0 Construction Details.dwg - Sheet 04 - User: jprosser - Oct 15, 2018 - 7:00pm



- NOTE:**
1. CONTRACTOR TO APPLY COPPER SHIELD OR NO-CX.
 2. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY.

1 GROUND BAR DETAIL

SCALE: N.T.S.



1. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF THREE THREADS EXPOSED.
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF CONNECTOR AND WIPE OFF EXCESS COMPOUND.
4. APPLY CLEAR HEAT SHRINK OVER ENTIRE LENGTH OF LABEL FOR PROTECTION. (REFER TO CONDUCTOR LABELS SECTION.)

2 MECHANICAL CONNECTION DETAILS

SCALE: N.T.S.

VENDOR:



405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134

CRB
COMPANIES LLC

CRB COMPANIES, LLC
1318 S EASTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 449-4551

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC,
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499

SITE NAME:

NORTH KICKAPOO

SITE NUMBER:

OK1493

SITE ADDRESS:
125 WEST 45TH STREET
SHAWNEE, OK 74804

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	9/12/18	PRELIM ISSUE	JWM
0	10/15/18	CONST ISSUE	JWM

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
G4	OK1493	0
BY:	CKD BY:	
JWM	JWM	

White's **ACE** Building Center

603 E. Independence • PO Box 1029 • Shawnee, OK 74804
(405) 275-4900 • www.whiteace.com

↗

↗

February 28, 2019

Shawnee Planning Commission

RECEIVED

FEB 28 2019

CITY CLERK

To Whom It May Concern:

I want to go on record as definitely being opposed to the construction of the proposed cell tower. It would affect property I own at 134 Meadows Lane.

I am opposed for a number of reasons:

- 1) There is a valid on-going debate regarding possible health risks to those living in the vicinity of cell towers. My daughter, son-in-law, and grandson reside at the property involved.
- 2) Possible negative effect on property value.
- 3) It would not benefit the neighborhood aesthetically.
- 4) The possibility of interference with other personal electronic signals, ie, televisions, computers, etc.

I am recommending that you reject the construction of this cell tower.

Sincerely,



Linda White

White's Ace Building Center
603 E. Independence
Shawnee, OK 74804
405.275.4900
Fax 275-6425

White's Ace Building Center
1600 N Milt Phillips
Seminole, OK 74868
382-5195
Fax 382-0498

Housing Authority of the Sac and Fox Nation

201 N. Harrison • P.O. Box 1252 • Shawnee, OK 74801 • Ph (800)831-7515 • (405)275-8200 • Fax (405)275-8203



March 1, 2019

Shawnee Planning Commission

To Whom It May Concern:

The Housing Authority of the Sac and Fox Nation wants to go on record as being opposed to the construction of the proposed cell tower. It would affect property that the Housing Authority owns, specifically Traditional Way neighborhood.

HASFN is opposed for a number of reasons:

- Safety issues for tenants located in the neighborhood
- Possible negative effect on property values
- Would not benefit the neighborhood aesthetically
- The possibility of interference with other personal electronic signals

The Housing Authority of the Sac and Fox Nation is recommending that you reject the construction of this cell tower.

Sincerely,

Dustin Rolette
Acting Executive Director

Approved 8/11/17

March 3, 2019

Shawnee Planning Commission
City of Shawnee, OK
Case # P01-19

To Whom it may concern:

This is a letter I would like to submit on behalf of SIX(6) property owners (bonded abstracters) who were listed in the 'Ownership List' Order No. 2374958 prepared on the Jan 10, 2019 and who are **opposed** to rezoning from an A-1; Rural Agricultural District to an A-1; Rural Agricultural District (w/ CUP - conditional use permit) for the purposes of constructing a cell tower by applicant Troy Williams on the property at 125 West 45th Street.

Reasons for our opposition:

- Decline of property values (estimates range from 10% - 20% decrease) to the entire properties in the surrounding area around the cell phone tower property *
- HUD requires its certified appraisers to take the presence of nearby cell towers into consideration when determining the value of a single-family residential property. **
- "The appraiser must indicate whether the dwelling or related property improvements is located within the easement serving a high-voltage transmission line, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish (radio, TV cable, etc)." **
- There are obvious negative aesthetic effects to having a cell tower located so close to our homes. Ask yourselves, 'Would you want to see a cell tower in your backyard?'

Although not fully proven by science, many believe there are health risks from being close to cell towers for the physical and mental wellbeing of humans and animals. The microwaves from cell phone towers can cause a variety of potential health problems, including:

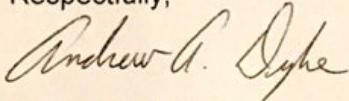
- Headaches
- Memory loss
- Cardiovascular stress
- Low sperm count
- Birth defects
- Cancer

- Are there any specific conditions being applied to this application under section 22-205.7 (Conditional Use Permit) of the City of Shawnee Zoning Code which are important to the welfare and protection of the adjacent property and the community as a whole?
- Could the Shawnee Middle School land adjacent to this property someday be utilized for a stadium, or other school buildings, or might other practical expansion be deemed unusable due to the cell tower location adjacent to the school property?
- Would the City of Shawnee and its citizens lose anything if this application is not granted?

* cited from a study "Impact of Communication Towers and Equipment on Nearby Values" prepared by Burgoyne Appraisal Company - March 7, 2017

** cited from online source <https://archives.hud.gov/offices/hsg/sfh/ref/sfh1-18f.cfm>

Respectfully,



Andrew A. Dyke
Property owner
128 Meadows Lane

Abstractors

Petition to Oppose CASE #P01-19

Petition summary and background	Oppose the rezoning A-1; Rural Agricultural District to a A-1; Rural Agricultural District (w/ CUP) for use of a Cell Tower as stated in case #P01-19 – Shawnee, OK Community Development Department from a letter sent out February 13 th 2019 for a hearing at the Planning Commission March 6 th , 2019 and City Commission meeting March 18, 2019
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to oppose rezoning for cell tower construction

Printed Name	Signature	Address	Comment	Date
EDWIN S. BHATTI	<i>[Signature]</i>	125 MEADOWS LN. SHAWNEE		3/1/19
Shannon D Hackney	<i>[Signature]</i>	130 Meadows Ln Shawnee		3/2/19
Andrew Dylee	<i>[Signature]</i>	128 Meadows LN Shawnee		3/2/19
John Akin	<i>[Signature]</i>	124 Meadows Ln Shawnee		3-2-19
Jeff & Rose Massey	<i>[Signature]</i>	132 MEADOWS LN Shawnee		3-2-19
Lindy Stober	<i>[Signature]</i>	4009 N Kickapoo Shawnee		3-2-19

"Impact of Communication Towers and Equipment on Nearby Property Values"

Prepared by

Burgoyne Appraisal Company

Executed March 7, 2017

Exhibit Presented as evidence in Comments of the Smart Communities Citing Coalition on the Mobilite
Petition for Declaratory Ruling on Streamlining of Small Cell Infrastructure By Improving Wireless
Facilities Siting Policies.

WT Docket No. 16-421.

For the full comments of the Smart Communities Siting Coalition please see

https://ecfsapi.fcc.gov/file/1030998488645/COMMENTS_SMART%20COMMUNITIES%20SITING%20COALITION.pdf



BURGOYNE APPRAISAL COMPANY

DAVID E. BURGOYNE ASA SR/WA
CERTIFIED GENERAL REAL ESTATE APPRAISER
MICHIGAN, INDIANA, NORTH AND SOUTH CAROLINA
AQB CERTIFIED USPAP INSTRUCTOR

MARK J. ST. DENNIS
BRIAN A. O'NEILL SR/WA RW-AC
SCOTT M. CARLSON
RICHARD J. ANTIO
GOKHAN ANDI

Burgoyne Appraisal Company has investigated the impact of communication towers and communication equipment on nearby property values, including residential properties, commercial properties, and properties in historically designated areas. Our report on such impacts is based upon our more than thirty years of professional appraisal experience and drawing upon literature search of other articles and appraisal papers.

Please note that due to the nature of the report our investigation is general in nature and is not specifically related to any given location.

IMPACT OF COMMUNICATION TOWERS AND EQUIPMENT ON NEARBY PROPERTY VALUES

I. Executive Summary

- The Burgoyne Appraisal Company ("Burgoyne"), drawing upon its thirty-two (32) years of experience as a Real Estate Appraiser specializing in detrimental conditions, takings, adverse impacts and right-of-way, finds that:
- As a general matter, assuming two generally comparable areas, aesthetics will have the most significant impact on property values. If, for example, I assume two houses of equal age, size and condition in the same residential area, the relative value of one home will be most affected by the aesthetics in the immediate vicinity of that home.
- As a general matter, visible utility structures do adversely affect property values. This is reflected in the fact that, as a general matter property values are higher in areas where there are no aboveground utility facilities (other than lighting) than in areas where utilities are aboveground.
- The impact will generally be related to the size of the facility, the characteristics of the facility, its location (including proximity), and visibility. That is to say, I would expect a tower or other structure that is larger than existing structures to have a greater impact on property values than a structure that is similarly sized and in keeping with other structures. I would expect that installation of equipment that is widely visible to have a more significant impact than equipment that is not (so, for example, a transformer at the top of a pole would have less of an impact than a box of similar size that is within a normal site line, or on the

ground). The characteristics of the facility are also important. An unorganized conglomeration of various boxes and wires would have a greater impact than a streamlined and contained single cabinet.

The literature does not tell us the impact of various iterations of DAS designs on residential properties; there is more information about towers of the sort imposed by Mobilitie. Nonetheless, based on my experience, it would be unwise to assume that the impact of additional ground cabinets, or of structures of the sort that entities would be entitled to install under the FCC's Section 6409 rules is zero or so near to zero. Just looking at the literature on property values in underground v. non-underground areas, there are reasons for concern that justify maintenance of significant latitude at the local level over siting and compensation.

While it is certainly recognized that DAS systems and Cellular antennas are an important part of our nation's infrastructure, and that it is inevitable that new antennas will need to be installed as we move into the future, it is important for municipalities (and property owners, in the case of right-of-way easements) to retain significant control over the size, location, scope, expansion, and characterization of the installations. This is because adverse impacts from negative externalities vary considerably with the size, location, scope, expansion, and characterization of the installations.

Hidden, smaller, and neatly mounted "small cells," will have an impact, but that impact will be lesser than other alternatives. Likewise, there needs to be control over future growth of installed facilities. It is my opinion that the Commission needs to analyze those impacts in detail before considering additional rules. It is also my opinion that municipalities need to retain some regulatory control over these installations in order to minimize impacts and protect the health, welfare, and safety of their residents in the same way that other regulations and the exercise of reasonable police powers do.

II. Qualifications

David E. Burgoyne, ASA, SR/WA, is a native of Ann Arbor, Michigan and attended Greenhills School in Ann Arbor. He graduated in 1981 from Colgate University in Hamilton, New York with a Bachelor of Arts Degree in Liberal Arts with a concentration in Physics-Astronomy. He also served as a graduate instructor at the University of Wyoming as a Doctoral Candidate in Astrophysics.

Mr. Burgoyne is an independent fee appraiser currently licensed as a Certified General Real Estate Appraiser by the States of Michigan, Indiana, North and South Carolina. Mr. Burgoyne is a Senior Member of the American Society of Appraisers holding the ASA Designation for Real Property. Mr. Burgoyne is currently re-accredited as an ASA through June 10, 2017. He is also a senior member holding the SR/WA designation and is a Past Chapter President of the International Right of Way Association. Mr. Burgoyne is currently re-certified as an SR/WA through June 15, 2018.

Mr. Burgoyne is an AQB certified USPAP instructor #44603 (expiring March 31, 2018) and is also a CLIMB Certified Instructor of right-of-way appraisal and other courses for IRWA, including courses on the appraisal of partial takings, easement valuation, appraisal review, ethics and standards, USPAP, adult education, and the valuation of contaminated properties. In 2015, Mr. Burgoyne was awarded the 2014 W. Howard Armstrong International Instructor of the Year Award by the International Right of Way Association.

DET02:2350248.1

Mr. Burgoyne has qualified as an expert witness in the United States Court of Claims, the United States District Courts for the Eastern and Western Districts of Michigan; the Michigan Circuit Courts of Allegan, Barry, Cass, Eaton, Genesee, Grand Traverse, Huron, Ingham, Jackson, Kent, Lapeer, Leelanau, Lenawee, Macomb, Montmorency, Muskegon, Oakland, Ottawa, Tuscola, Washtenaw, Wayne, and Wexford Counties; Hamilton and Marion Counties in Indiana, The Michigan Public Service Commission, and The Michigan Tax Tribunal. He has also been appointed as an independent appraiser by the U. S. District Court, Eastern District of Michigan.

FORMAL EDUCATION

Greenhills School - Ann Arbor, Michigan (1976)

Colgate University - Hamilton, New York: BA in Liberal Arts - concentrating in Physics-Astronomy (1981)

Courses included Architecture, Economics, Mathematics, Statistics and Economic Geography.

University of Wyoming - Laramie, Wyoming: Ph.D. candidate in Astrophysics. (1981-1982)

III. Introduction

Our analysis and the literature we reviewed is focused on single family residential units, and does not take into account any location-specific analysis. For example, we do not consider whether there are special impacts of an installation on particular historic properties, or commercial properties. Burgoyne understands that this report will be contained in a filing by Smart Communities Siting Coalition in response to the Federal Communications Wireless Telecommunications Bureau request for public input¹ including, but not limited to suggestions offered by Mobilitie in its Petition for Declaratory Ruling.²

Burgoyne provides the following analysis following a literature scan on appraiser research on communications towers impact and on Mr. Burgoyne's more than 32 years in business.

¹ Public Notice, *Comment Sought on Streamlining Deployment of Small Cell Infrastructure by Improving Wireless Facilities Siting Policies*; *Mobilitie, LLC Petition for Declaratory Ruling*, WT Docket No. 16-421 (released Dec. 22, 2016)("Public Notice").

² See *Mobilitie, LLC Petition for Declaratory Ruling, Promoting Broadband for All Americans by Prohibiting Excessive Charges for Access to Public Rights of Way* (filed Nov. 15, 2016)(*Mobilitie Petition*).
DET02:2350248.1

IV. Background

The FCC Notice focuses on small cells and DAS systems. It is our understanding that the placement of these systems could involve:

- Erection of a new tower or monopole 100 to 120 feet in height in public right-of-way. This in fact appears to be proposed by applicant Mobilitie.
- Placement of new base station equipment on existing utility poles in the rights of way, which may involve an initial extension of anywhere between 3-15 feet to that pole for placement of an antenna at the top of the pole, and addition of equipment cabinets, plus additional utility infrastructure (meters and disconnect boxes). It is our understanding that the wireless industry is seeking authority in several states to place equipment cabinets as large as 28 cubic feet on the poles, which could then be expanded significantly as of right under the FCC's Section 6409 rules. In addition, there may be ground cabinets for back-up power or for equipment that might otherwise be placed on the poles of up to 50 cubic feet. Under Section 6409, the placement of these facilities could result in up to three additional ground cabinets being added in the right of way in front of a residential unit.
- Erection of new utility poles, sometimes exceeding 40 feet in height, in the public right-of-way for placement of the above referenced equipment
- Please note that public road rights-of-way are often owned in fee by the municipality but are also not uncommonly easements over private property owned in fee by a private citizen or company. This can be common in areas served by the Government Survey System (outside of the original 13 colonies as well as portions of Ohio, Kentucky and Tennessee). As a result, in these cases, neither the municipality, nor the utility, have complete authority to dictate what is permitted within the right of way.³
- From the point of view of sound appraisal practice, it is necessary to presume and consider full utilization of rights granted by virtue of a particular authorization. That is, one must consider the impact of a 120 foot pole if a 120 foot is allowed as of right (even if only a 100 foot pole is installed in the instant case at this time). Likewise, in assessing whether the impact of the authorization of a DAS in a residential neighborhood, one would consider the additions and expansions that would be permitted as of right under the Commission's Section 6409 rules.

³ "... [a]ctivities by the owner of the dominant estate [easement holder] that go beyond the reasonable exercise of the use granted by the easement may constitute a trespass to the owner of the servient estate." *Schadewald v Brule*, 225 Mich App 26, 40; 570 NW2d 788 (1997)... p.2

....we decline to infringe on the private property rights of a landowner through unsupported implication, particularly when there is a complete absence of any legislative intent in the LDA to give a public utility free reign to build on an easement as it pleases. ... AT&T provided no legal basis, facts, or documentary evidence to establish that the city or county has the legal authority to decide on the nature, size, or scope of equipment a utility may install in a utility easement or whether the city or county actually considers said questions when they issue a building permit...p.3. 289 Mich App 70 (2010)

Thus, unless a provider can agree otherwise, if a DAS cabinet is not subject to concealment elements, it appears an appurtenance up to 6 feet could be attached horizontally to the same pole, and that appurtenance would only be subject to the limits that might be imposed by the owner of the pole.

- In this case, I have attempted to consider the impacts of various "small cell" and "DAS" installations by Mobilitie and others, both in light of, and without considering the impact of the FCC Section 6409 rules. I have also looked at state legislation and considered possible impacts if facilities of the permitted size were installed.

V. Areas of Concern

The following areas of concern have been considered and investigated. The most significant are discussed in the following sections.

- Market resistance (or stigma) in general.
- Aesthetics.
- Underground Utilities.
- Changes in the highest and best use of properties.
- Wireless infrastructure and service providers' history of paying for the right to place towers on private property.
- Perceived safety risks from potential failure of a structure.
- Right of way easements

A. Market Resistance

Market resistance (or stigma) in general is quantified in scholarly articles and peer-reviewed journal publications as it relates to the impact of communication towers and equipment on nearby property values. Hedonic studies and surveys generally address market resistance to the placement of new towers or equipment without regard to the cause of said market resistance.

There has been significant research regarding the question of the impact on residential property values from construction of cell phone towers in neighborhoods. The results of these studies vary but they commonly indicate that there is a significant impact. While the magnitude of the impact varies, the studies uniformly indicate that there is a significant impact on residential property values from installation of cell phone towers. Not surprisingly, the studies that show little or no impact are universally commissioned by and paid for by the telecommunications industry.

Most studies have dealt with more conventional, larger towers and not DAS installations. These studies would nevertheless be directly applicable to the proposed 100 to 120 foot monopole referenced on the previous page. As to "small cell" and DAS

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installations, it should be noted that "small cell" references the size of the coverage area and not necessarily the size of the equipment. Furthermore, small cell and DAS installations will generally be located much closer to nearby properties and they will be installed in hundreds of locations ubiquitously. The FCC Public Notice dated December 22, 2106 states "Although the facilities used in these networks are smaller and less obtrusive than traditional cell towers and antennas, they must be deployed more densely – i.e., in many more location – to function effectively (Page 1).

In addition, to numbers that exceed the location of larger towers by orders of magnitude, small cell and DAS installations are often directly within the line of site (midway up a 40 foot pole, for example) and even include ground cabinets, which are particularly egregious. Even if the individual impact of small cells is lesser than for larger towers (which is by no means a given), this may be offset or partially offset by the location, closer proximity and the numbers that exceed tower installations by orders of magnitude. Some of the studies are briefly discussed below.

Sandy Bond and Ko-Kang Wang performed a 2005 study in New Zealand where they support a 15% diminution in residential property value within 300 Meters of communication antennas. Their Summer 2005 publication in the Appraisal Journal (as published by the Appraisal Institute, Summer 2005, Pages 256 – 277) summarizes this study. They indicate survey results ranging from 10% to over 20% diminution, which is supported by multiple regression analysis (a hedonic study) indicating 21% diminution in residential property values.

Sandy Bond also performed and presented a study from December 2003 in Florida that supported just over 2% diminution.

Stephen L. Locke and Glenn C. Blomquist published "The Cost of Convenience: Estimating the Impact of Communication Antennas on Residential Property Values" in *Land Economics* in February 2106. This is the most current study. They conclude that a visible antenna up to 1,000 feet away (vs 4,500 feet as the control) results in a market diminution of 1.82% for residential homes (\$3,342 per home in the market studied). While this seems like a relatively small percentage, they correlate this to an Aggregate impact of a reduction of market value of Ten Million Dollars when applied to all of the homes around a single tower in their study area.

While there have not been any scientific studies of the impact on property values from small cell and DAS deployments, there are many anecdotal examples indicating both a negative market perception and adverse impacts on property values. (Of course, negative market perception is precisely what causes an adverse impact on property values). These include published articles and petitions from Real Estate Professionals ranging from Manhattan to Burbank indicating negative impact, reduced property value, and market resistance. From an August 10, 2010 article in the New York Times...

"TINA CANARIS, an associate broker and a co-owner of RE/MAX Hearthstone in Merrick, has a \$999,000 listing for a high ranch on the water in South Merrick, one of a handful of homes on the block on the market. But her listing has what some consider a disadvantage: a cell antenna poking from the top of a telephone pole at the front of the 65-by-100-foot lot. "Even houses where there are transformers in front" make "people shy away," Ms. Canaris said. "If they have the opportunity to buy another home, they

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do." She said cell antennas and towers near homes affected property values, adding, "You can see a buyer's dismay over the sight of a cell tower near a home just by their expression, even if they don't say anything."

B. Aesthetics and Underground Utilities

In 32 years of experience as a Real Estate Appraiser specializing in detrimental conditions, takings, adverse impacts and right-of-way, I have found that aesthetics (or rather the adverse impact on aesthetics) of externalities routinely has the largest impact on property values. As a result, proximity to towers of all types (cell, wind turbine, and electric transmission) has an impact on property values. The same is true with all sorts of surface installations such as pump stations and communication equipment boxes. This would apply to new small cell and DAS equipment, although again, one would expect that the less intrusive the facility, the less significant the impact. Small cell and DAS installations can be unsightly, bulky, inconsistent, and even noisy. A few demonstrative photos are included on Page 10.

While it is certainly recognized that DAS systems and Cellular antennas are an important part of our nation's infrastructure, and that it is inevitable that new antennas will need to be installed as we move into the future, it is important for municipalities (and property owners, in the case of right-of-way easements) to retain some control over the size, location, scope, expansion, and characterization of the installations. This is because adverse impacts from negative externalities vary considerably with the size, location, scope, expansion, and characterization of the installations.

All things being otherwise equal...

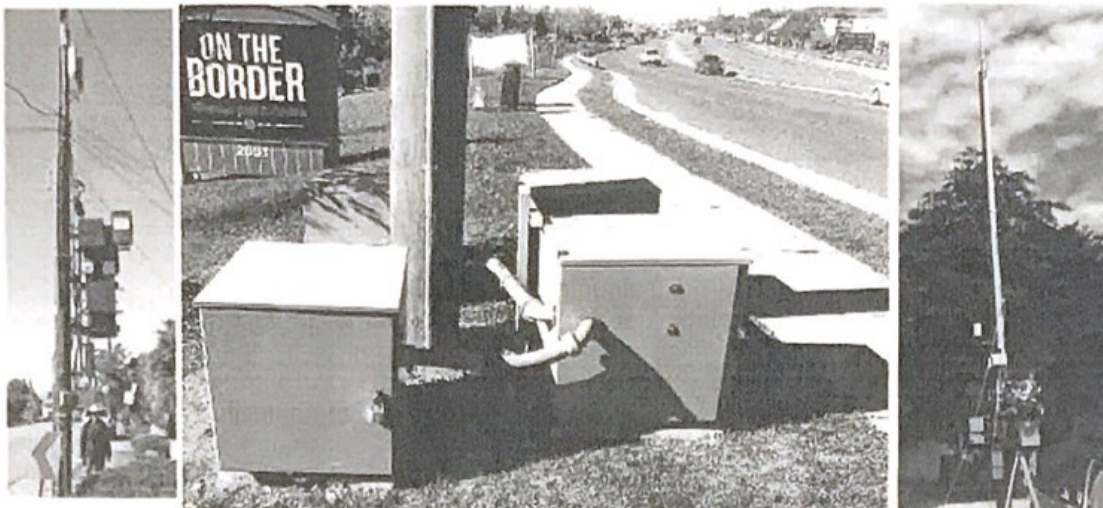
- Larger facilities have a greater impact than smaller facilities.
- Facilities on the ground and located closer to common sight lines have a greater impact than those that are less visible.
- Underground facilities have a lesser impact than above-ground facilities in most instances (although there are cases where the structures required for vaulting may be as intrusive as the above-ground facilities).
- Streamlined and contained facilities have a lesser impact than unorganized conglomerations of diverse elements.
- Impact tends to lessen over time as a facility remains unchanged so that changes and expansions have an additional negative impact.
- Facilities that are designed to be in balance with existing utility structures have a lesser impact than less harmonious installations. For example, an above ground facility will have a greater impact in an area with existing underground utilities. And a new pole that is three times higher than existing poles will have a greater impact than a new pole that is the same height as existing poles. Please reference the proposed Tx 120 (120 foot) Mobilite tower shown below (particularly as compared to the existing wood utility poles).

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Likewise, please compare this set of examples of unorganized and uncontrolled conglomerations of diverse elements with more streamlined installations.

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It is not an accident that the articles, cases, and publications of the wireless industry often address circumstances that involve *hiding* wireless facilities, or show pictures of physically small "small cells" neatly mounted. Hidden, smaller, and neatly mounted "small cells," will have an impact, but that impact will be lesser than other alternatives. Likewise, there needs to be control over future growth of installed facilities.

It is my opinion that the Federal Communications Commission should analyze the potential impact of small cell and DAS deployments in detail before considering additional rules. It is important for the Commission to have information as to which installations may have *De Minimis* impacts and which may have significant impacts before establishing national rules.

It is also my opinion that municipalities need to retain significant regulatory control over these installations in public rights-of-way in order to minimize impacts and protect the health, welfare, and safety of their residences in the same way that other regulations and the reasonable exercise of police powers have over the last hundred years.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 7, 2017.

David E. Burgoyne, ASA, SRWA
Certified General Real Estate Appraiser
(Indiana, Michigan, North and South Carolina)

DET02:2350248.1



U.S. Department of Housing
and Urban Development

Archives

HUD HOC Reference Guide

Hazards & Nuisances: Overhead High Voltage Transmission Towers and Lines

Chapter 1

Appraisal & Property Requirements

Page 1-18f

The appraiser must indicate whether the dwelling or related property improvements is located within the easement serving a high-voltage transmission line, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish (radio, TV cable, etc).

1. If the dwelling or related property improvement is located within such an easement, the DE Underwriter must obtain a letter from the owner or operator of the tower indicating that the dwelling and its related property improvements are not located within the tower's (engineered) fall distance in order to waive this requirement.
2. If the dwelling and related property improvements are located outside the easement, the property is considered eligible and no further action is necessary. The appraiser, however, is instructed to note and comment on the effect on marketability resulting from the proximity to such site hazards and nuisances.

- [Airports](#)
- [Railroad tracks and other high noise sources](#)
- [Flood zones and insurance](#)
- [Lead based paint](#)
- [Radon](#)
- [Overhead high voltage transmission towers and lines](#)
- [Operating and abandoned oil and gas wells, tanks and pressure lines](#)
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- [Lava zones](#)
- [Avalanche hazards](#)

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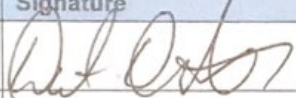
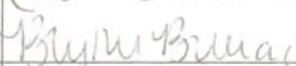
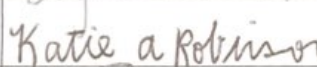
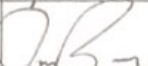
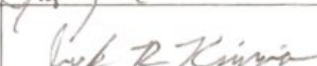
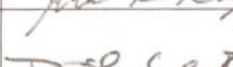
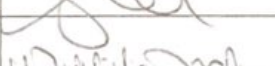
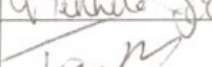
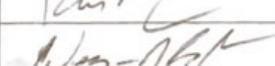
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U.S. Department of Housing and Urban Development
451 7th Street S.W.

Concerned Citizens IN THE NEIGHBORHOOD

Petition to Oppose CASE #P01-19

Petition summary and background	Oppose the rezoning A-1; Rural Agricultural District to a A-1; Rural Agricultural District (w/ CUP) for use of a Cell Tower as stated in case #P01-19 – Shawnee, OK Community Development Department from a letter sent out February 13 th 2019 for a hearing at the Planning Commission March 6 th , 2019 and City Commission meeting March 18, 2019
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to oppose rezoning for cell tower construction

Printed Name	Signature	Address	Comment	Date
Dustin Dalton		130 meadows ln.		3-2-19
Blythe Bullard		126 Meadows Ln.		"
Katie Robinson		126 Meadows Ln.		"
Jose Andrew Reyes		119 Meadows Ln.		3-2-19
JACK R KIZZIA		120 MEADOWS LN.		"
Richard Cline		121 MEADOWS LN		"
Emily Khell		121 Meadows Ln		"
Nikita Jackson		123 Meadows Lane		"
Tony Say		115 meadows lane		"
Wayne Pugh		113 Meadows Lane		3-2-19

313

[illegible]

REUBEN PELTIER PROPERTIES LLC

PO BOX 3071

SHAWNEE, OK 74802-3071

March 14, 2019

TO WHOM IT MAY CONCERN:

Re: Oppose Cell Tower

I am opposing the submission of a cell tower being installed off of 45th street in Shawnee. The property being considered for the cell tower is adjacent to several properties I own.

The properties that this will affect:

4110-4112 N Market Street

I am concern this would de-value my properties.

I have safety concerns of exposing health hazards to my tenants in that area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Reuben M. Peltier', with a stylized, cursive script.

Reuben M. Peltier

Reuben Peltier Properties LLC

Cell Number: 405-410-2647

DOUGLAS STREET REALITY LLC

PO BOX 1271

SHAWNEE, OK 74801

March 14, 2019

TO WHOM IT MAY CONCERN:

Re: Oppose Cell Tower

I am opposing the submission of a cell tower being installed off of 45th street in Shawnee. The property being considered for the cell tower is adjacent to several properties I own.

The properties that this will affect:

10-12 Emerald Court

9-11 Emerald Court

4106-4108 N. Market Street

4114-4116 N. Market Street

4109-4111 N. Market Street

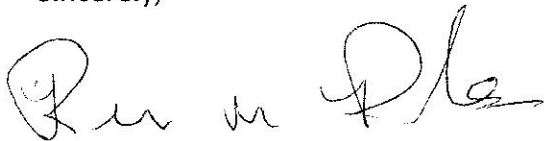
4113-4115 N. Market Street

4117-4119 N. Market Steet

I am concern this would de-value my properties.

I have safety concerns of exposing health hazards to my tenants in that area.

Sincerely,

A handwritten signature in black ink, appearing to read "Reuben M. Peltier". The signature is fluid and cursive, with the first name being the most prominent.

Reuben M. Peltier

Douglas Street Realty, LLC

Cell Number: 405-410-2647

PLANNING COMMISSION APPLICATION

City of Shawnee
Planning Department222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	<u>P01-19</u>
Project Number:	<u>190050</u>
Date Filed:	<u>1-18-2019</u>
_____ Planning Commission Secretary	

REQUEST:

☐ Rezoning
☒ Conditional Use Permit☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from AG District to AG with a 140' movable tower District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 125 WEST 45th Street, Shawnee, OK 74804LEGAL DESCRIPTION: Formerly Blocks 23, 24 & 27, ARMOURDALE ADDITION (see attached)PROPERTY OWNER (S): NORTH Side Veterinary Holdings, LLCPROPERTY AGENT (APPLICANT): AT&T by Troy WilliamsAPPLICANT'S ADDRESS: 9700 NW Express Way, Suite 800CITY: Oklahoma City STATE: OK ZIP: 73118EMAIL ADDRESS: Troy.Williams@branchcomm.netTELEPHONE NUMBER: (405) 833-2040 CONTACT NUMBER: (405) 833-2040DIMENSIONS OF PROPERTY: AREA: _____ WIDTH: _____
LENGTH: _____ FRONTAGE: _____CURRENT ZONING: AG CURRENT USE: AGPROPOSED ZONING: AG PROPOSED USE: Cell Tower

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING_____
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. 02252984

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

CITY of Shawnee OK
405-878-1616

REC#: 02252984 1/18/2019 11:19 AM
OPER: KG TERM: 020 /
REF#: 7949
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190050 280.00CR
TROY, WILLIAMS
125 W 45TH ST
Z-CONDUCE 280.00CR

TENDERED: 280.00 CHECK
APPLIED: 280.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

Site Name: Northside Vet Hospital
Site No.: OKL01493
H&S No.: 3012.0864
Date: 7/27/18

PARENT TRACT DESCRIPTION

Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Beard Street, thence South 1320 feet to the center of 42nd Street; thence West on the centerline of 42nd Street a distance of 328.73 feet to a point; thence North a distance of 1320 feet to the North line of said Section; thence East 328.76 feet to the place of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma. (WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 201300019094, DEED RECORDS OF POTTAWATOMIE COUNTY, OKLAHOMA.)

LEASE SITE DESCRIPTION

A tract of land lying in and being a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows:

Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,240.00 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 920.00 feet to a 1/2" Iron Rod with cap set Northeast corner, said corner being the Point of Beginning; Thence continuing S 00°28'00" E a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 89°31'40" W parallel to said North line, a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southwest corner; Thence N 00°28'20" W perpendicular to said North line, a distance of 60.00 to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 89°31'40" E parallel to said North line, a distance of 60.00 feet to the Point of Beginning, containing 3,600.00 square feet or 0.083 acres, more or less.

ACCESS/UTILITY EASEMENT DESCRIPTION

A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline: Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,194.50 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet to a point on the South Public Right of Way of East 45th Street, said point being the Point of Beginning; Thence S 02°11'25" W a distance of 112.06 feet to a point; Thence S 27°41'05" W a distance of 139.69 feet to a point; Thence S 06°40'28" W a distance of 343.15 feet to a point; Thence S 01°03'32" W a distance of 324.53 feet to a point; Thence N 89°31'53" E a distance of 107.99 feet to the point of termination on the West line of the 0.083 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.

Site Name: Northside Vet Hospital
Site No.: OKL01493
H&S No.: 3012.0864
Date: 7/27/18

UTILITY EASEMENT DESCRIPTION

A 10.00 foot wide easement for utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 5.00 feet on each side of the following described centerline:

Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4;

Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,022.76 feet to a point;

Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet, said point being the Point of Beginning; Thence S 00°18'42" W a distance of 920.09 feet to a point;

Thence N 89°31'40" E a distance of 169.83 feet to the point of termination on the West line of the 0.083 acre Lease Site Compound. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter (NE/c NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Beard Street; thence South 1320 feet to the Center of Forty-second Street; thence West on the center line of Forty-second Street a distance of 328.76 feet to a point; thence North a distance of 1320 feet to the North line of said Section; thence East 328.76 feet to the point of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION to the City of Shawnee, Pottawatomie County, Oklahoma

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: January 3, 2019 at 7:30 AM

First American Title Insurance Company

By: 

Michelle Cook

Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2374958-SH99

OWNERSHIP LIST

ORDER NO. 2374958

DATE PREPARED: January 10, 2019

EFFECTIVE DATE: January 3, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
NORTHSIDE VETERINARYHOLDINGS 121 W 45TH SHAWNEE, OK 74804			BEG NE/C NW NW WHICH IS CENTER OF BEARD S1320' W328.76' N1320' E328.76'(FORMERLY DESC.AS BLKS 23,24 & 27 ARMOURDALE ADDN) (NW 6-10N-4E)
HOUSING AUTHORITY OFTHE SAC & FOX NATION 201 N HARRISON SHAWNEE, OK 74801	1 & 4-23 & 25, LESS LOT 2	1	FOUR WINDS ESTATES
SULPHUR CAROL Y 4411 TRADITIONAL WAY SHAWNEE, OK 74801	3	1	FOUR WINDS ESTATES
STOBER JAMES R & CYNTHIA A 4009 N KICKAPOO SHAWNEE, OK 74804			BEG 333'E SW/C NW NW E657' N264' W990' S25' E333' S239' POB. (NW 6-10N-4E)
AKIN JOHN M & BETHANY 124 MEADOWS LN SHAWNEE, OK 74804	12	1	THE MEADOWS AP
MK VENTURES LIMITED LLC 1013 S MCLLOUD RD MCLLOUD, OK 74851	13	1	THE MEADOWS AP
DYKE ANDREW A 128 MEADOWS LN SHAWNEE, OK 74804	14	1	THE MEADOWS AP
HACKNEY SHANNON 130 MEADOWS LN SHAWNEE, OK 74804	15	1	THE MEADOWS AP
MASSEY JEFFREY N. & ROSE M 132 MEADOWS LANE SHAWNEE, OK 74804	16	1	THE MEADOWS AP
BUDFORD WHITE LUMBER CO PO BOX 1029 SHAWNEE OK 74802	17	1	THE MEADOWS AP
DOUGLAS STREET REALTY LLP 3701 N HARRISON SHAWNEE, OK 74804	18-19	1	THE MEADOWS AP

DOUGLAS STREET REALTY LLP 3701 N HARRISON SHAWNEE, OK 74804	20-21	1	THE MEADOWS AP
DOUGLAS STREET REALTY LLP 3701 N HARRISON SHAWNEE, OK 74804	22-23	1	THE MEADOWS AP
REUBEN PELTIER PROPERTIES LLC P O BOX 3071 SHAWNEE, OK 74802	18-19	2	THE MEADOWS AP
DOUGLAS STREET REALTY LLP 3701 N HARRISON SHAWNEE, OK 74804	16-17	2	THE MEADOWS AP
MCLEOD JAMES C 4118 N MARKET SHAWNEE, OK 74804	14-15	2	THE MEADOWS AP
BHATTI EDWIN S & KAROLYN J 125 MEADOWS LN SHAWNEE, OK 74804	13	2	THE MEADOWS AP
ARVEST BANK 201 N BRAODWAY SHAWNEE, OK 74801			A TRACT BEG 1528.95'S NE/C NW/4 S0°33'52"E499.91' S89°58'26"W1311.12' N0°14'26"E499.88' N89°58'26"E1304.09' POB (NW4 6-10N-4E)
SCHOOL LAND INDEP SCHOOL DIST #93 SHAWNEE, OK 00000	1	1	SHAWNEE MIDDLE SCHOOL
BODARD REALTY LLC 3701 N HARRISON SHAWNEE, OK 74804			BEGINNING NE/C NW/4 SOUTH ALONG THE EAST LINE OF THE NW/4 A DISTANCE OF 344.5' THENCE W A DISTANCE OF 283.97' POB W985.63' N344.56' E975.56' S344.5' POB (NW4 6-10N-4E)

SHAWNEE MISSION PLAZA LLC 132 W MAIN ST PURCELL, OK 73080		SW/4 (ALSO KNOWN AS U S GOV LOTS 3 & 4 AND E/2 SW LESS BEG NW/C SW S740' E50' N425.92' E25' NE ALG CURVE TO LEFT A RADIUS OF 791.20' A DIS OF 325.05' N66°E 572.66' TH EASTERLY 1724.98' TH N 10 .57' W2641' POB AND LESS PT LOT 1 BLK 1 BRIARCREEK PHASE I OWNED BY MCDONALDS AND LESS LOT 2 BLK 1 SHAWNEE MISSION PLAZA OWNED BY SHONEY'S LESS COMM AT NE/C U S GOVERNMENT LOT 3 S573.37' TH S87°E 55.72' TO A PT BEING ON THE EASTERLY RW LN FOR KICKAPOO ST SAID PT ALSO BEING 261.16' S2°W OF NW/ C OF LOT 1 BLK 1 BRIAR CREEK PHASE I AND ALSO BEING POB OF A TR DES AS TH S87° E 226.18' TO PT ON EASTERLY RW LN OF KICKAPOO ST TH N ALG SAID EASTERLY RW LN 50 ' POB THIS STRIP OWNED BY MCDONALDS LESS 1.2603 AC TO MIDWEST HERITAGE INN LESS 1.99AC & LESS 8.74AC TO SHAWNEE HOUSING ASSOCIATES & LESS .73AC TO MAZZIOS LESS .297 AC TO STATE LESS 2.23 AC TO BLACKBURN PROP LESS 3.57 AC TO SHAWNEE HOUSING ASSOC II LESS 1.31 AC TO RETAIL BUILDINGS INC LESS TR TO BANCFIRST REC#2000- 1442 & LESS .22AC 2005-3750 & LESS 2.25AC REC 2006-894 & LESS 1.37AC REC 2006- 2294 & LESS .60AC REC 2006- 2298 & LESS .53AC PLATTED INTO SHA MISSION PLAZA SEC 6 & LESS... (SW4 31-11N-4E)
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H & S Surveying, Inc.
"Surveying and Mapping Professionals"
201 N. Bickford
El Reno, OK. 73036
Ph: (405) 262-0249 Fax: (405) 262-5107

July 03, 2018
AT&T Mobility
1-A CERTIFICATION

Site Name: Northside Vet Hospital
Site No.: OKL01493
H&S No.: 3012.0864

This is to certify that the natural ground of a proposed tower lying within the subject site has the following geographic location within a 1-A tolerance.

Latitude & Longitude (to within Twenty (20) feet)

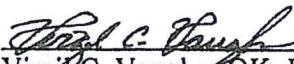
Latitude: 35°22'25.355" (NAD 83)

Longitude: 96°55'32.698" (NAD 83)

Natural Ground Elevation – (to within Three (3) feet)

Elevation: 1041.09 (NAVD 88)

And that the above information is true and correct to within the given specifications.


Virgil C. Vaughn, OK. L.S # 405
CA # 1600, Exp. 06/30/2019

07-03-18

Date



As of: 11/6/2017

Property Owner**Name:** NORTHSIDE
VETERINARYHOLDINGS**Mailing Address:** 121 W 45TH
SHAWNEE, OK 74804**Type:** (CI) Comm. Impr.**Tax Dist:** (93SHA) Shawnee (93-R SD)**Size (Acres):** 10.000**Extended Legal:** 93-SU BEG NE/C NW NW WHICH IS CENTER OF BEARD S1320' W328.76' N1320'
E328.76'(FORMERLY DES**Property Information****Physical Address:** 121 45TH**Subdivision:** Rural (No Addition)**S-T-R:** 06-010-04**Market and Assessed Values:**

	Taxable Market Value	Full Assessed (12% Market Value)
Land:	\$250,000	\$30,000
Building:	212088	25451
Total:	\$462,088	\$55,451

Land:

Land Use	Size	Units
Land	10.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/8/2013	2013	19094	Warr. Deed	900.00	\$600,000	NORTHSIDE VETERINARY HOLD		
11/12/2010	2010	16951	Warr. Deed	750.00	\$500,000	BOND FAMILY REAL ESTATE		
1/31/2000	2000	1521	Warr. Deed	247.50	\$165,000	PARIS DON & SUSANA		

As of: 11/6/2017

Details for Card 1:

Business Name(s):

Number of Units: 0

Foundation: O1

Struct. Frame: D

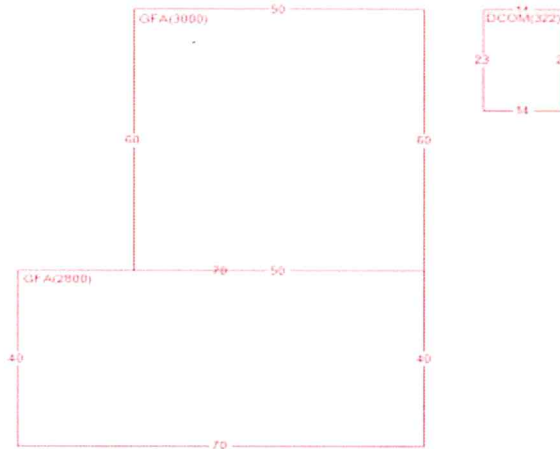
Roof Cover: TAR & GRAVEL

Total Floor Area:

Interior Finish: O3

Exterior Walls: BRICK VEN

Roof Struct.: FLAT



Building: 1

Age/YC	Condition	Grade	Stories
1982	Average	D-	1
Avg. Floor Area: Avg. Perimeter: 300 No. Floors: 1 Avg. Floor Hgt: 10 Common Wall: 0 Total Floor Area: Total Height: 10 Unit Multiplier: 0			
Occupancy Primary Hospitals Heating/Cooling N/A			

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
DCOM-STG		14x23x322			35

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

As of: 11/6/2017

Photos



Map:



Market: Oklahoma City

Cell Site Number: OKL01493A
Cell Site Name: N. Kickapoo
Search Ring Name: N. Kickapoo
Fixed Asset Number: 14304856

OPTION AND LAND LEASE AGREEMENT

THIS OPTION AND LAND LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by Northside Veterinary Holdings, LLC, an Oklahoma limited liability company, having a mailing address of 121 W. 45th Street, Shawnee, OK 74804 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, 13F, Atlanta, GA 30324 ("**Tenant**").

BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at 121 W. 45th Street, Shawnee, OK 74804, in the County of Pottawatomie, State of Oklahoma (collectively, the "**Property**"). Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. OPTION TO LEASE.

(a) Landlord grants to Tenant an exclusive option (the "**Option**") to lease a certain portion of the Property containing approximately 60' X 60' or 3,600 square feet including the air space above such ground space, as described on attached **Exhibit 1**, (the "**Premises**"), for the placement of a Communication Facility in accordance with the terms of this Agreement.

(b) During the Option Term, and during the Term, Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Property to inspect, examine, conduct soil borings, drainage testing, material sampling, radio frequency testing and other geological or engineering tests or studies of the Property (collectively, the "**Tests**"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises and include, without limitation, applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the "**Government Approvals**"), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Property that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Property, the environmental history of the Property, Landlord's title to the Property and the feasibility or suitability of the Property for Tenant's Permitted Use, all at Tenant's expense. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Tenant's inspection. Tenant will restore the Property to its condition as it existed at the commencement of the Option Term, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted.

(c) In consideration of Landlord granting Tenant the Option, Tenant agrees to pay Landlord the sum of Eight Hundred and No/100 Dollars (\$800.00) within thirty (30) business days after the Effective Date. The Option may be exercised during an initial term of one (1) year commencing on the Effective Date (the "**Initial Option Term**") which term may be renewed by Tenant for an additional one (1) year (the "**Renewal Option Term**") upon written notification to Landlord and the payment of an additional One Thousand and No/100 Dollars (\$1,000.00) no later than five (5) days prior to the expiration date of the Initial Option Term. The Initial Option Term and any Renewal Option Term are collectively referred to as the "**Option Term**."

(d) The Option may be sold, assigned or transferred at any time by Tenant with the written consent of Landlord, which will not be unreasonable withheld or denied. Upon written notification to Landlord of such sale, assignment or transfer, Tenant shall immediately be released from any and all liability under this Agreement, including the payment of any rental or other sums due, without any further action.

(e) During the Option Term, Tenant may exercise the Option by notifying Landlord in writing. If Tenant exercises the Option, then Landlord leases the Premises to Tenant subject to the terms and conditions of this Agreement. If Tenant does not exercise the Option during the Initial Option Term or any extension thereof, then this Agreement will terminate and the parties will have no further liability to each other.

(f) If during the Option Term, or during the Term if the Option is exercised, Landlord decides to subdivide, sell, or change the status of the zoning of the Premises or the Property, or in the event of a threatened foreclosure on any of the foregoing, Landlord shall immediately notify Tenant in writing. Landlord agrees that during the Option Term, or during the Term if the Option is exercised, Landlord shall not initiate or consent to any change in the zoning of the Premises or the Property or impose or consent to any other use or restriction that would prevent or limit Tenant from using the Premises for the Permitted Use. Any and all terms and conditions of this Agreement that by their sense and context are intended to be applicable during the Option Term shall be so applicable.

2. **PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure (“**Structure**”), associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (the “**Communication Facility**”), as well as the right to test, survey and review title on the Property; Tenant further has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or Landlord (collectively, the “**Permitted Use**”). Landlord and Tenant agree that any portion of the Communication Facility that may be conceptually described on **Exhibit 1** will not be deemed to limit Tenant’s Permitted Use. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord’s execution of this Agreement will signify Landlord’s approval of **Exhibit 1**. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use such portions of the Property as may reasonably be required during construction and installation of the Communication Facility. Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property’s main entry point to the equipment shelter or cabinet, install a generator and to make other improvements, alterations, upgrades or additions appropriate for Tenant’s Permitted Use, including the right to construct a fence around the Premises or equipment, install warning signs to make individuals aware of risks, install protective barriers, install any other control measures reasonably required by Tenant’s safety procedures or applicable law, and undertake any other appropriate means to secure the Premises or equipment at Tenant’s expense. Tenant has the right to modify, supplement, replace, upgrade, expand the Communication Facility (including, for example, increasing the number of antennas or adding microwave dishes) or relocate the Communication Facility within the Premises at any time during the Term. Tenant will be allowed to make such alterations to the Property in order to ensure that the Communication Facility complies with all applicable federal, state or local laws, rules or regulations. In the event Tenant desires to modify or upgrade the Communication Facility, in a manner that requires an additional portion of the Property (the “**Additional Premises**”) for such modification or upgrade, Landlord agrees to lease to Tenant the Additional Premises, upon the same terms and conditions set forth herein, except that the Rent shall increase, in conjunction with the lease of the Additional Premises by the amount equivalent to the then-current per square foot rental rate charged by Landlord to Tenant times the square footage of the Additional Premises. Landlord agrees to take such actions and enter into and deliver to Tenant such documents as Tenant reasonably requests in order to effect and memorialize the lease of the Additional Premises to Tenant.

3. **TERM.**

(a) The initial lease term will be five (5) years (the “**Initial Term**”), commencing on the effective date of written notification by Tenant to Landlord of Tenant’s exercise of the Option (the “**Term Commencement Date**”). The Initial Term will terminate on the fifth (5th) anniversary of the Term Commencement Date.

(b) This Agreement will automatically renew for seventeen (17) additional five (5) year term(s) (each additional five (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions set forth herein unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the Initial Term or the then-existing Extension Term.

(c) Unless (i) Landlord or Tenant notifies the other in writing of its intention to terminate this Agreement at least six (6) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated as otherwise permitted by this Agreement prior to the end of the final Extension Term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter ("**Annual Term**") until terminated by either party hereto by giving to the other party hereto written notice of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rent during such Annual Terms shall be equal to the Rent paid for the last month of the final Extension Term. If Tenant remains in possession of the Premises after the termination of this Agreement, then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "**Holdover Term**"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, any Extension Terms, any Annual Terms and any Holdover Term are collectively referred to as the "**Term**."

4. **RENT.**

(a) Commencing on the first day of the month following the date that Tenant commences construction (the "**Rent Commencement Date**"), Tenant will pay Landlord on or before the fifth (5th) day of each calendar month in advance, Eight Hundred and No/100 Dollars (\$800.00) (the "**Rent**"), at the address set forth above. In any partial month occurring after the Rent Commencement Date, the Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within forty-five (45) days after the Rent Commencement Date.

(b) Upon the commencement of each Extension Term, the monthly Rent will increase by Twelve Percent (12%) over the Rent paid during the previous five (5) year term.

(c) All charges payable under this Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

(d) **Revenue Share.** In the event Tenant sublets or licenses space on the Communication Facility to a third party collocator ("**Collocator**"), Tenant shall remit Three Hundred and No/100 Dollars (\$300.00) per month of the rent or license fees collected by Tenant from such Collocator (the "**Collocator Rent**") to Landlord (the "**Landlord's Revenue Share**"). The Collocator Rent shall be negotiated by and between Tenant and Collocator, on terms acceptable to Tenant, in Tenant's sole discretion. Landlord acknowledges and agrees that Landlord's Revenue Share may or may not be passed through as a cost to Collocator. In the event Tenant sublets to more than one Collocator, Tenant shall be obligated to pay the Landlord's Revenue Share for each Collocator but Landlord's Revenue Share shall not apply to any installation on the Communication Facility by New Cingular Wireless PCS, LLC or an Affiliate. Tenant's obligation to pay Landlord's Revenue Share to Landlord shall expire or abate, as applicable, at such time as the Collocator does not pay Collocator Rent to Tenant, and shall resume, as applicable, if and when the Collocator resumes paying such recurring Collocator Rent and the Landlord's Revenue Share shall be prorated for partial periods.

5. **APPROVALS.**

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises and Property for the Permitted Use and Tenant's ability to obtain and maintain all Government Approvals. Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for the Permitted Use and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

6. TERMINATION. This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Section 15 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines, in its sole discretion that the cost of or delay in obtaining or retaining the same is commercially unreasonable;

(c) by Tenant, upon written notice to Landlord, if Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Tenant upon written notice to Landlord for any reason or no reason, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days' prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to three (3) months' Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in any other Section of this Agreement, including the following: Section 5 Approvals, Section 6(a) Termination, Section 6(b) Termination, Section 6(c) Termination, Section 6(d) Termination, Section 11(d) Environmental, Section 18 Condemnation or Section 19 Casualty.

7. INSURANCE. During the Option Term and throughout the Term, Tenant will purchase and maintain in full force and effect such general liability policy as Tenant may deem necessary. Said policy of general liability insurance will at a minimum provide a combined single limit of One Million and No/100 Dollars (\$1,000,000.00). Notwithstanding the foregoing, Tenant shall have the right to self-insure such general liability coverage.

8. INTERFERENCE.

(a) Prior to or concurrent with the execution of this Agreement, Landlord has provided or will provide Tenant with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. Tenant warrants that its use of the Premises will not interfere with those existing radio frequency uses on the Property, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) Landlord will not grant, after the Effective Date, a lease, license or any other right to any third party, if the exercise of such grant may in any way adversely affect or interfere with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(d) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property or Surrounding Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

9. INDEMNIFICATION.

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability, costs or expenses in connection with a third party claim (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Landlord, its employees, invitees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability, costs or expenses in connection with a third party claim (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of Landlord, its employees, invitees, agents or independent contractors, or Landlord's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section 9 and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

10. WARRANTIES.

(a) Each of Tenant and Landlord (to the extent not a natural person) each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power, and authority or capacity, as applicable, to enter into this Agreement and bind itself hereto through the party or individual set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises in accordance with the terms of this Agreement without hindrance or ejection by any persons lawfully claiming under Landlord; (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, then Landlord will provide promptly to Tenant a mutually agreeable subordination, non-disturbance and attornment agreement executed by Landlord and the holder of such security interest in the form attached hereto as **Exhibit 10(b)**.

11. ENVIRONMENTAL.

(a) Landlord represents and warrants, except as may be identified in **Exhibit 11** attached to this Agreement, (i) the Property, as of the Effective Date, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order,

summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant.

(c) The indemnification provisions contained in this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or other third party, then Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Landlord.

12. ACCESS. At all times throughout the Term of this Agreement, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("**Access**") to and over the Property, from the public right of way (being 45th Street) over the Access Easement area as described in **Exhibit 1** to the Premises for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. As described more fully in **Exhibit 1**, Landlord grants to Tenant an easement for such Access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such Access at no additional cost to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. Any road on the Property not currently present and required by Tenant to access the Premises along and within said access easement as described in **Exhibit 1** shall be the sole responsibility of the Tenant to install, improve, and maintain for the duration of this Agreement. Landlord shall execute a letter granting Tenant Access to the Property substantially in the form attached as **Exhibit 12**; upon Tenant's request, Landlord shall execute additional letters during the Term. If Tenant elects to utilize an Unmanned Aircraft System ("UAS") in connection with its installation, construction, monitoring, site audits, inspections, maintenance, repair, modification, or alteration activities at the Property, Landlord hereby grants Tenant, or any UAS operator acting on Tenant's behalf, express permission to fly over the applicable Property and Premises, and consents to the use of audio and video navigation and recording in connection with the use of the UAS. Entrance access gate must remain closed at all times if Tenant or its employees, agents or subcontractors are entering the Property after business hours.

13. REMOVAL/RESTORATION. All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during or after the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of Tenant and may be removed by Tenant at any time during or after the Term. Tenant will repair any damage to the Property resulting from Tenant's removal activities. Any portions of the Communication Facility that Tenant does not remove within one hundred twenty (120) days after the later of the end of the Term and cessation of Tenant's operations at the Premises shall be deemed abandoned and owned by Landlord. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation.

14. MAINTENANCE/UTILITIES.

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and access thereto and all areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements. Landlord will be responsible for maintenance of landscaping on the Property, including any landscaping installed by Tenant as a condition of this Agreement or any required permit.

(b) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. In the event Tenant cannot secure its own metered electrical supply, Tenant will have the right, at its own cost and expense, to sub-meter from Landlord. When sub-metering is required under this Agreement, Landlord will read the meter and provide Tenant with an invoice and usage data on a monthly basis. Tenant shall reimburse Landlord for such utility usage at the same rate charged to Landlord by the utility service provider. Landlord further agrees to provide the usage data and invoice on forms provided by Tenant and to send such forms to such address and/or agent designated by Tenant. Tenant will remit payment within sixty (60) days of receipt of the usage data and required forms. Landlord shall maintain accurate and detailed records of all utility expenses, invoices and payments applicable to Tenant's reimbursement obligations hereunder. Within fifteen (15) days after a request from Tenant, Landlord shall provide copies of such utility billing records to the Tenant in the form of copies of invoices, contracts and cancelled checks. If the utility billing records reflect an overpayment by Tenant, Tenant shall have the right to deduct the amount of such overpayment from any monies due to Landlord from Tenant.

(c) As noted in Section 4(c) above, any utility fee recovery by Landlord is limited to a twelve (12) month period. If Tenant submeters electricity from Landlord, Landlord agrees to give Tenant at least twenty-four (24) hours advance notice of any planned interruptions of said electricity. Landlord acknowledges that Tenant provides a communication service which requires electrical power to operate and must operate twenty-four (24) hours per day, seven (7) days per week. If the interruption is for an extended period of time, in Tenant's reasonable determination, Landlord agrees to allow Tenant the right to bring in a temporary source of power for the duration of the interruption. Landlord will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord.

(d) Tenant will have the right to install utilities, at Tenant's expense, and to improve present utilities on the Property and the Premises. Landlord hereby grants to any service company providing utility or similar services, including electric power and telecommunications, to Tenant an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such service companies may from time to time require in order to provide such services to the Premises. Upon Tenant's or service company's request, Landlord will execute a separate recordable easement evidencing this grant, at no cost to Tenant or the service company.

15. DEFAULT AND RIGHT TO CURE.

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, then Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide Access to the Premises as required by Section 12 within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 within twenty-four (24) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has

commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant, and (ii) any and all other rights available to it under law and equity.

16. ASSIGNMENT/SUBLEASE. Tenant will have the right to assign, sell or transfer its interest under this Agreement, in whole or part, without Landlord's consent, to: (a) Tenant's Affiliate, (b) to any entity with a net worth of at least Twenty Million Dollars (\$20,000,000) or (c) any entity that acquires all or substantially all of the Tenant's assets in the market as defined by the Federal Communications Commission in which the Property is located. Upon notification to Landlord of such assignment, transfer or sale, Tenant will be relieved of all future performance, liabilities and obligations under this Agreement to the extent of such assignment. Tenant shall have the right to sublease the Premises, in whole or in part, without Landlord's consent. Tenant may not otherwise assign this Agreement without Landlord's consent, Landlord's consent not to be unreasonably withheld, conditioned or delayed.

17. NOTICES. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties hereto as follows:

If to Tenant: New Cingular Wireless PCS, LLC
 Attn: Network Real Estate Administration
 Re: Cell Site #: OKL01493; Cell Site Name: N. Kickapoo (OK)
 Fixed Asset #: 14304856
 575 Morosgo Drive NE
 Atlanta, Georgia 30324

With a copy to: New Cingular Wireless PCS, LLC
 Attn.: Legal Dept – Network Operations
 Re: Cell Site #: OKL01493; Cell Site Name: N. Kickapoo (OK)
 Fixed Asset #: 14304856
 208 S. Akard Street
 Dallas, TX 75202-4206

If to Landlord: Northside Veterinary Holdings, LLC
 121 W. 45th Street
 Shawnee, OK 74804

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

18. CONDEMNATION. In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within twenty-four (24) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses,

prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a *pro rata* basis.

19. CASUALTY. Landlord will provide notice to Tenant of any casualty or other harm affecting the Property within twenty-four (24) hours of the casualty or other harm. If any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a *pro rata* basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until the reconstruction of the Premises and/or the Communication Facility is completed. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant and Tenant decides not to terminate under this Section 19, then Landlord will promptly rebuild or restore any portion of the Property interfering with or required for Tenant's Permitted Use of the Premises to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

20. WAIVER OF LANDLORD'S LIENS. Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

21. TAXES.

(a) Landlord shall be responsible for (i) all taxes and assessments levied upon the lands, improvements and other property of Landlord including any such taxes that may be calculated by a taxing authority using any method, including the income method, (ii) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with this Agreement, and (iii) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with a sale of the Property or assignment of Rent payments by Landlord. Tenant shall be responsible for (y) any taxes and assessments attributable to and levied upon Tenant's leasehold improvements on the Premises if and as set forth in this Section 21 and (z) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with an assignment of this Agreement or sublease by Tenant. Nothing herein shall require Tenant to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, that is or may be imposed upon Landlord.

(b) In the event Landlord receives a notice of assessment with respect to which taxes or assessments are imposed on Tenant's leasehold improvements on the Premises, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice of assessment. If Landlord does not provide such notice or notices to Tenant in a timely manner and Tenant's rights with respect to such taxes are prejudiced by the delay, Landlord shall reimburse Tenant for any increased costs directly resulting from the delay and Landlord shall be responsible for payment of the tax or assessment set forth in the notice, and Landlord shall not have the right to reimbursement of such amount from Tenant. If Landlord provides a notice of assessment to Tenant within such time period and requests reimbursement from Tenant as set forth below, then Tenant shall reimburse Landlord for the tax or assessments identified on the notice of assessment

on Tenant's leasehold improvements, which has been paid by Landlord. If Landlord seeks reimbursement from Tenant, Landlord shall, no later than thirty (30) days after Landlord's payment of the taxes or assessments for the assessed tax year, provide Tenant with written notice including evidence that Landlord has timely paid same, and Landlord shall provide to Tenant any other documentation reasonably requested by Tenant to allow Tenant to evaluate the payment and to reimburse Landlord.

(c) For any tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as permitted by law. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant. In the event Tenant notifies Landlord by the due date for assessment of Tenant's intent to contest the assessment, Landlord shall not pay the assessment pending conclusion of the contest, unless required by applicable law.

(d) Landlord shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Tenant.

(e) Tenant shall have the right but not the obligation to pay any taxes due by Landlord hereunder if Landlord fails to timely do so, in addition to any other rights or remedies of Tenant. In the event that Tenant exercises its rights under this Section 21(e) due to such Landlord default, Tenant shall have the right to deduct such tax amounts paid from any monies due to Landlord from Tenant as provided in Section 15(b), provided that Tenant may exercise such right without having provided to Landlord notice and the opportunity to cure per Section 15(b).

(f) Any tax-related notices shall be sent to Tenant in the manner set forth in Section 17. Promptly after the Effective Date, Landlord shall provide the following address to the taxing authority for the authority's use in the event the authority needs to communicate with Tenant. In the event that Tenant's tax address changes by notice to Landlord, Landlord shall be required to provide Tenant's new tax address to the taxing authority or authorities.

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.

(a) Landlord may sell the Property or a portion thereof to a third party, provided: (i) the sale is made subject to the terms of this Agreement; and (ii) if the sale does not include the assignment of Landlord's full interest in this Agreement, the purchaser must agree to perform, without requiring compensation from Tenant or any subtenant, any obligation of Landlord under this Agreement, including Landlord's obligation to cooperate with Tenant as provided hereunder.

(b) If Landlord, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property or the Surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this Section 22(b) to Tenant. Until Tenant receives all such documents, Tenant's failure to make payments under this Agreement shall not be an event of default and Tenant reserves the right to hold payments due under this Agreement.

- i. Old deed to Property
- ii. New deed to Property
- iii. Bill of Sale or Transfer
- iv. Copy of current Tax Bill
- v. New IRS Form W-9
- vi. Completed and Signed Tenant Payment Direction Form

vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or the Surrounding Property for the installation, operation or maintenance of other wireless communication facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion. Landlord or Landlord's prospective purchaser shall reimburse Tenant for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless communication facility or equipment.

(d) The provisions of this Section 22 shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and access obligations.

23. RIGHT OF FIRST REFUSAL. Notwithstanding the provisions contained in Section 22, if at any time after the Effective Date, Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with this Agreement or an offer to purchase an easement with respect to the Premises ("**Offer**"), Landlord shall immediately furnish Tenant with a copy of the Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the financial terms of the Offer and agree in writing to match such terms of the Offer. Such writing shall be in the form of a contract substantially similar to the Offer but Tenant may assign its rights to a third party. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may sell, convey, assign or transfer such property interest in or related to the Premises pursuant to the Offer, subject to the terms of this Agreement. If Landlord attempts to sell, convey, assign or transfer such property interest in or related to the Premises without complying with this Section 23, the sale, conveyance, assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Landlord complies with this Section 23. Tenant's failure to exercise the right of first refusal shall not be deemed a waiver of the rights contained in this Section 23 with respect to any future proposed conveyances as described herein.

24. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum of Lease substantially in the form attached as **Exhibit 24(b)**. Either party may record this Memorandum of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease.

(c) **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

(d) **Compliance with Law.** Tenant agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Tenant's use of the Communication Facility on the Property. Landlord agrees to comply with all Laws relating to Landlord's ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate; and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to "Tenant" shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment, Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including any change in Landlord's name or address.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

(n) **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

(o) **Incidental Fees.** Unless specified in this Agreement, no unilateral fees or additional costs or expenses are to be applied by either party to the other party, including review of plans, structural analyses, consents, provision of documents or other communications between the parties.

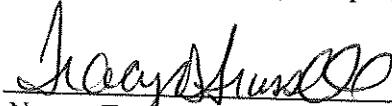
(p) **Further Acts.** Upon request, Landlord will cause to be promptly and duly taken, executed, acknowledged and delivered all such further acts, documents, and assurances as Tenant may request from time to time in order to effectuate, carry out and perform all of the terms, provisions and conditions of this Agreement and all transactions and permitted use contemplated by this Agreement.

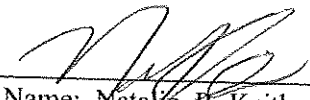
[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the Effective Date.

"LANDLORD"

Northside Veterinary Holdings, LLC
an Oklahoma limited liability company

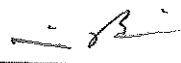
By: 
Print Name: Tracy D. Trussell
Its: Member
Date: 12-10-18

By: 
Print Name: Natalie R. Keith
Its: Member
Date: 12-10-18

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: 
Print Name: MICHAEL BRIDWELL
Its: Area Mgr - Const & Eng
Date: 2/18/19

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF Missouri)
COUNTY OF St Charles) ss:

On the 18 day of February, 2019, before me personally appeared Michael Brodwell, and acknowledged under oath that he/she is the Area Mgr Const & Eng of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.



Kathleen Graf
Notary Public: Kathleen Graf
My Commission Expires: 12/21/2022

LANDLORD ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) ss:

On the 10th day of December, 2018 before me, personally appeared Tracy D. Trussell, Member of Northside Veterinary Holdings, LLC, an Oklahoma limited liability company, who acknowledged under oath, that he is the person/officer named in the within instrument, and that he executed the same in his stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.



Notary Public: Kristie McGee
My Commission Expires: 02/04/22

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) ss:

On the 10th day of December, 2018 before me, personally appeared Natalie R. Keith, Member of Northside Veterinary Holdings, LLC, an Oklahoma limited liability company, who acknowledged under oath, that she is the person/officer named in the within instrument, and that she executed the same in her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.



Notary Public: Kristie McGee
My Commission Expires: 02/04/22

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of 4

to the Option and Land Lease Agreement dated 2-18, ²⁰¹⁹2018, by and between Northside Veterinary Holdings, LLC, an Oklahoma limited liability company, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Beard Street, thence South 1320 feet to the center of 42nd Street; thence West on the center line of 42nd Street a distance of 328.76 feet to a point; thence North a distance of 1320 feet to the North line of said Section; thence East 328.76 feet to the place of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma.

DESCRIPTION OF PROPERTY AND PREMISES

Page 2 of 4

The Premises are described and/or depicted as follows:

LEASE SITE DESCRIPTION

A tract of land lying in and being a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows: Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,240.00 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 920.00 feet to a 1/2" Iron Rod with cap set Northeast corner, said corner being the Point of Beginning; Thence continuing S 00°28'00" E a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 89°31'40" W parallel to said North line, a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southwest corner; Thence N 00°28'20" W perpendicular to said North line, a distance of 60.00 to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 89°31'40" E parallel to said North line, a distance of 60.00 feet to the Point of Beginning, containing 3,600.00 square feet or 0.083 acres, more or less.

ACCESS/UTILITY EASEMENT DESCRIPTION

A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline: Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,194.50 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet to a point on the South Public Right of Way of East 45th Street, said point being the Point of Beginning; Thence S 02°11'25" W a distance of 112.06 feet to a point; Thence S 27°41'05" W a distance of 139.69 feet to a point; Thence S 06°40'28" W a distance of 343.15 feet to a point; Thence S 01°03'32" W a distance of 324.53 feet to a point; Thence N 89°31'53" E a distance of 107.99 feet to the point of termination on the West line of the 0.083 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.

UTILITY EASEMENT DESCRIPTION

A 10.00 foot wide easement for utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 5.00 feet on each side of the following described centerline: Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,022.76 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet, said point being the Point of Beginning; Thence S 00°18'42" W a distance of 920.09 feet to a point; Thence N 89°31'40" E a distance of 169.83 feet to the point of termination on the West line of the 0.083 acre Lease Site

Compound. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.



EL=1041.42'

N 89°31'40" E

L6

60.00'

P.O.B.
Lease Site
EL=1040.14'

S 00°28'20" E

60.00'

LOT 15

LOT 25

LOT 24

TRADITIONAL WAY COURT

LOT 16

L13

50.00'

C/A 1A
Location
EL=1041.69'

L4

S 89°31'40" W

60.00'

EL=1040.72'

L17

N 00°28'20" W

60.00'

EL=1042.71'

LEASE SITE AREA
3,600.00 Sq. Feet
0.083 Acres

LEASE SITE DETAIL
SCALE: 1" = 10'

LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAV088	35°22'25.355"	96°55'32.698"	1041.09'
TOWER NAD27/NGVD29	35°22'25.104"	96°55'31.615"	1040.81'

NOTE: 1A data taken from
Lease Site as shown by
ties on drawing.

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

EXHIBIT 10(b)

**SUBORDINATION, NON-DISTURBANCE
AND ATTORNMENT AGREEMENT**

[FOLLOWS ON NEXT PAGE]

**SUBORDINATION, NON-DISTURBANCE
AND ATTORNMENT AGREEMENT**

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT ("**Agreement**"), dated as of the date below, between MidFirst Bank having its principal office at 11001 N. Rockwell Ave., Oklahoma City, OK 73162, (hereinafter called "**Mortgagee**") and Northside Veterinary Holdings, LLC, an Oklahoma limited liability company having its principal office/residing at 121 W. 45th, Shawnee, OK 74804 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, 13F, Atlanta, GA 30324 ("**Tenant**").

WITNESSETH:

WHEREAS, Tenant has entered into a certain Option and Land Lease Agreement dated _____, 2018, (the "**Lease**") with Landlord, covering property more fully described in **Exhibit 1** attached hereto and made a part hereof (the "**Premises**"); and

WHEREAS, Landlord has given to Mortgagee a mortgage (the "**Mortgage**") upon property having a street address of 121 W. 45th Street, Shawnee, OK 74804, being identified as Beginning at the Northeast corner of the NW/4 NW/4 of Section Six (6), Township Ten (10) North, Range Four (4) East formerly described as Blocks 23, 24 and 27 in the Armourdale Addition of Shawnee, Pottawatomie County, State of Oklahoma ("**Property**"), a part of which Property contains the Premises; and

WHEREAS, the Mortgage on the Property is in the original principal sum of Five Hundred Ninety Six Thousand Four Hundred Eighty One and 98/100 (\$596,481.98) Dollars, which Mortgage has been recorded in the appropriate public office in and for Pottawatomie County, Oklahoma ("**Mortgage**"); and

WHEREAS, Tenant desires to be assured of continued occupancy of the Premises under the terms of the Lease and subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. So long as this Agreement will remain in full force and effect, the Lease is and will be subject and subordinate to the lien and effect of the Mortgage insofar as it affects the real property and fixtures of which the Premises forms a part (but not Tenant's trade fixtures and other personal property), and to all renewals, modifications, consolidations, replacements and extensions thereof, to the full extent of the principal sum secured thereby and interest thereon, with the same force and effect as if the Mortgage had been executed, delivered, and duly recorded among the above-mentioned public records, prior to the execution and delivery of the Lease.

2. In the event Mortgagee takes possession of the Premises as mortgagee-in-possession, including but not limited to, by deed in lieu of foreclosure or foreclosure of the Mortgage, Mortgagee agrees not to affect or disturb Tenant's right to possession of the Premises and any of Tenant's other rights under the Lease in the exercise of Mortgagee's rights so long as Tenant is not then in default, after applicable notice and/or grace periods, under any of the terms, covenants, or conditions of the Lease.

3. In the event that Mortgagee succeeds to the interest of Landlord or other landlord under the Lease and/or to title to the Premises, Mortgagee and Tenant hereby agree to be bound to one another under all of the terms, covenants and conditions of the Lease; accordingly, from and after such event, Mortgagee and Tenant will have the same remedies against one another for the breach of an agreement contained in the Lease as Tenant and Landlord had before Mortgagee succeeded to the interest of Landlord; provided, however, that Mortgagee will not be:

- (a) personally liable for any act or omission of any prior landlord (including Landlord); or
- (b) bound by any rent or additional rent which Tenant might have paid for more than the payment period as set forth under the Lease (one month, year etc.) in advance to any prior landlord (including Landlord).

4. In the event that Mortgagee or anyone else acquires title to or the right to possession of the Premises upon the foreclosure of the Mortgage, or upon the sale of the Premises by Mortgagee or its successors or assigns after foreclosure or acquisition of title in lieu thereof or otherwise, Tenant agrees not to seek to terminate the Lease by reason thereof, but will remain bound unto the new owner so long as the new owner is bound to Tenant (subject to paragraph 3 above) under all of the terms, covenants and conditions of the Lease.

5. Mortgagee understands, acknowledges and agrees that notwithstanding anything to the contrary contained in the Mortgage and/or any related financing documents, including, without limitation, any UCC-1 financing statements, Mortgagee will acquire no interest in any furniture, equipment, trade fixtures and/or other property installed by Tenant on the Property. Mortgagee hereby expressly waives any interest which Mortgagee may have or acquire with respect to such furniture, equipment, trade fixtures and/or other property of Tenant now, or hereafter, located on or affixed to the Property or any portion thereof and Mortgagee hereby agrees that same do not constitute realty regardless of the manner in which same are attached or affixed to the Property.

6. This Agreement will be binding upon and will extend to and benefit the successors and assigns of the parties hereto and to any assignees or subtenants of Tenant which are permitted under the Lease. The term "Mortgagee", when used in this Agreement will be deemed to include any person or entity which acquires title to or the right to possession of the Premises by, through or under Mortgagee and/or the Mortgage, whether directly or indirectly.

7. This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

[Remainder of Page Intentionally Blank – Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed as of the last signature date below.

LANDLORD:

Northside Veterinary Holdings, LLC
an Oklahoma limited liability company

By: _____
Print Name: Tracy D. Trussell
Its: Member
Date: _____

By: _____
Print Name: Natalie R. Keith
Its: Member
Date: _____

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: _____
Its: _____
Date: _____

MORTGAGEE:

MidFirst Bank,

By: _____
Print Name: _____
Its: _____
Date: _____

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

ACKNOWLEDGEMENTS

LANDLORD

STATE OF OKLAHOMA)
) ss:
COUNTY OF POTTAWATOMIE

On the ____ day of _____, 2018, before me, personally appeared Tracy D. Trussell, Member of Northside Veterinary Holdings, LLC, an Oklahoma limited liability company, who acknowledged under oath, that he is the person named in the within instrument, and that he executed the same in his stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

Notary Public: _____
My Commission Expires: _____

STATE OF OKLAHOMA)
) ss:
COUNTY OF POTTAWATOMIE

On the ____ day of _____, 2018 before me, personally appeared Natalie R. Keith, Member of Northside Veterinary Holdings, LLC, an Oklahoma limited liability company, who acknowledged under oath, that she is the person/officer named in the within instrument, and that she executed the same in her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

Notary Public: _____
My Commission Expires: _____

TENANT

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 20____, before me personally appeared _____, who acknowledged under oath that he/she is the _____ of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

Notary Public: _____
My Commission Expires: _____

MORTGAGEE

STATE OF OKLAHOMA)
) ss:
COUNTY OF _____)

On the _____ day of _____, 2018 before me, personally appeared _____ of MidFirst Bank, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Mortgagee for the purposes therein contained.

Notary Public: _____
My Commission Expires: _____

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of 2

The Property is legally described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Beard Street, thence South 1320 feet to the center of 42nd Street; thence West on the centerline of 42nd Street a distance of 328.73 feet to a point; thence North a distance of 1320 feet to the North line of said Section; thence East 328.76 feet to the place of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma.

The Premises is legally described as follows:

LEASE SITE DESCRIPTION

A tract of land lying in and being a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows:

Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,240.00 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 920.00 feet to a 1/2" Iron Rod with cap set Northeast corner, said corner being the Point of Beginning; Thence continuing S 00°28'00" E a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 89°31'40" W parallel to said North line, a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southwest corner; Thence N 00°28'20" W perpendicular to said North line, a distance of 60.00 to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 89°31'40" E parallel to said North line, a distance of 60.00 feet to the Point of Beginning, containing 3,600.00 square feet or 0.083 acres, more or less.

ACCESS/UTILITY EASEMENT DESCRIPTION

A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline:

Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,194.50 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet to a point on the South Public Right of Way of East 45th Street, said point being the Point of Beginning; Thence S 02°11'25" W a distance of 112.06 feet to a point; Thence S 27°41'05" W a distance of 139.69 feet to a point; Thence S 06°40'28" W a distance of 343.15 feet to a point;

Thence S 01°03'32" W a distance of 324.53 feet to a point; Thence N 89°31'53" E a distance of 107.99 feet to the point of termination on the West line of the 0.083 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.

UTILITY EASEMENT DESCRIPTION

A 10.00 foot wide easement for utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 5.00 feet on each side of the following described centerline:

Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4;

Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,022.76 feet to a point;

Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet, said point being the Point of Beginning; Thence S 00°18'42" W a distance of 920.09 feet to a point;

Thence N 89°31'40" E a distance of 169.83 feet to the point of termination on the West line of the 0.083 acre Lease Site Compound. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.

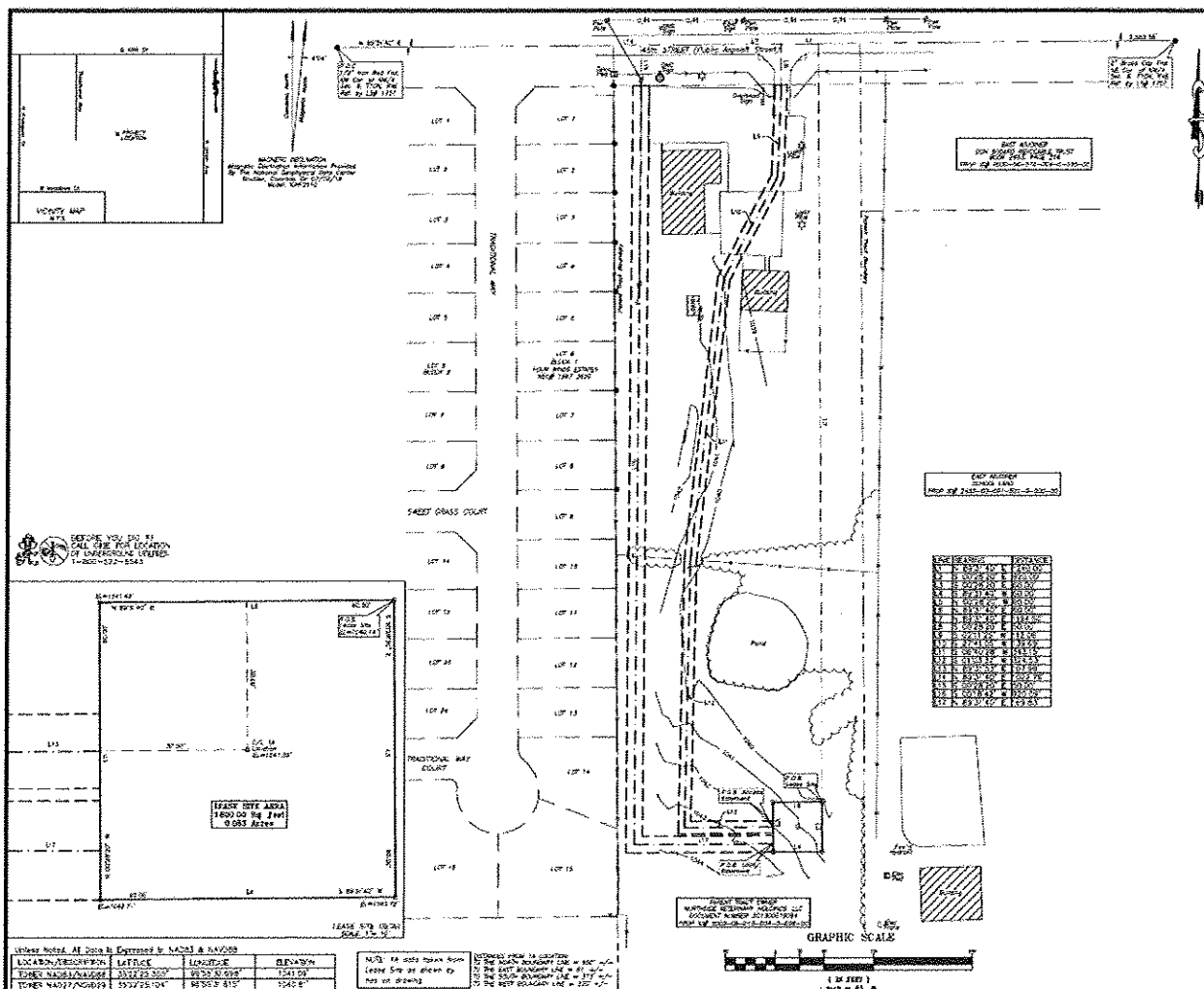


EXHIBIT 11

ENVIRONMENTAL DISCLOSURE

Landlord represents and warrants that the Property, as of the Effective Date, is free of hazardous substances except as follows:

1. NONE

EXHIBIT 12
STANDARD ACCESS LETTER
[FOLLOWS ON NEXT PAGE]

Northside Veterinary Hospital, LLC

February 1, 2018

Building Staff / Security Staff
AT&T / New Cingular Wireless PCS, LLC
575 Morosgo Drive NE, 13-F
Atlanta, GA 30324

Re: Authorized Access granted to AT&T

Dear Building and Security Staff,

Please be advised that we have signed a lease with AT&T permitting AT&T to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to leased area. Thank you for your assistance.



Tracy D. Trussell, Member



Natalie R. Keith, Member

EXHIBIT 24(b)
MEMORANDUM OF LEASE
[FOLLOWS ON NEXT PAGE]

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this 18 day of Feb, 20 19, by and between Northside Veterinary Holdings, LLC, an Oklahoma limited liability company, having its principal office at 121 W. 45th Street, Shawnee, OK 74804 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, 13F, Atlanta, GA 30324 ("**Tenant**").

1. Landlord and Tenant entered into a certain Option and Land Lease Agreement ("**Agreement**") on the day of _____, 20____, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of its option, with Seventeen (17) successive automatic five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

Northside Veterinary Holdings, LLC,
an Oklahoma limited liability company

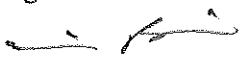
By: _____
Print Name: Tracy D. Trussell
Its: Member
Date: _____

By: _____
Print Name: Natalie R. Keith
Its: Member
Date: _____

TENANT:

New Cingular Wireless PCS, LLC
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

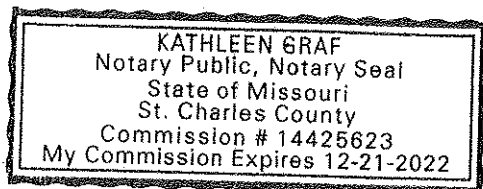
By: 
Print Name: MICHAEL BRIDWELL
Its: Area Mgr - Const & Eng
Date: 2/18/19

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF Missouri)
COUNTY OF St Charles) ss:

On the 18 day of February, 2019, before me personally appeared Michael Bridwell, and acknowledged under oath that he/she is the Area Mgr. Const Eng of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.



Kathleen Graf
Notary Public: Kathleen Graf
My Commission Expires: 12/21/22

LANDLORD ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) ss:

On the _____ day of _____, 2018 before me, personally appeared Tracy D. Trussell, Member of Northside Veterinary Holdings, LLC, an Oklahoma limited liability company , who acknowledged under oath, that he is the person/officer named in the within instrument, and that he executed the same in his stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

Notary Public: _____
My Commission Expires: _____

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) ss:

On the _____ day of _____, 2018 before me, personally appeared Natalie R. Keith, Member of Northside Veterinary Holdings, LLC, an Oklahoma limited liability company , who acknowledged under oath, that she is the person/officer named in the within instrument, and that she executed the same in her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

Notary Public: _____
My Commission Expires: _____

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of 4

to the Memorandum of Lease dated 2-18, 2018, by and between Northside Veterinary Holdings, LLC, an Oklahoma limited liability company, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Beard Street, thence South 1320 feet to the center of 42nd Street; thence West on the center line of 42nd Street a distance of 328.76 feet to a point; thence North a distance of 1320 feet to the North line of said Section; thence East 328.76 feet to the place of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma.

DESCRIPTION OF PROPERTY AND PREMISES

Page 2 of 4

LEASE SITE DESCRIPTION

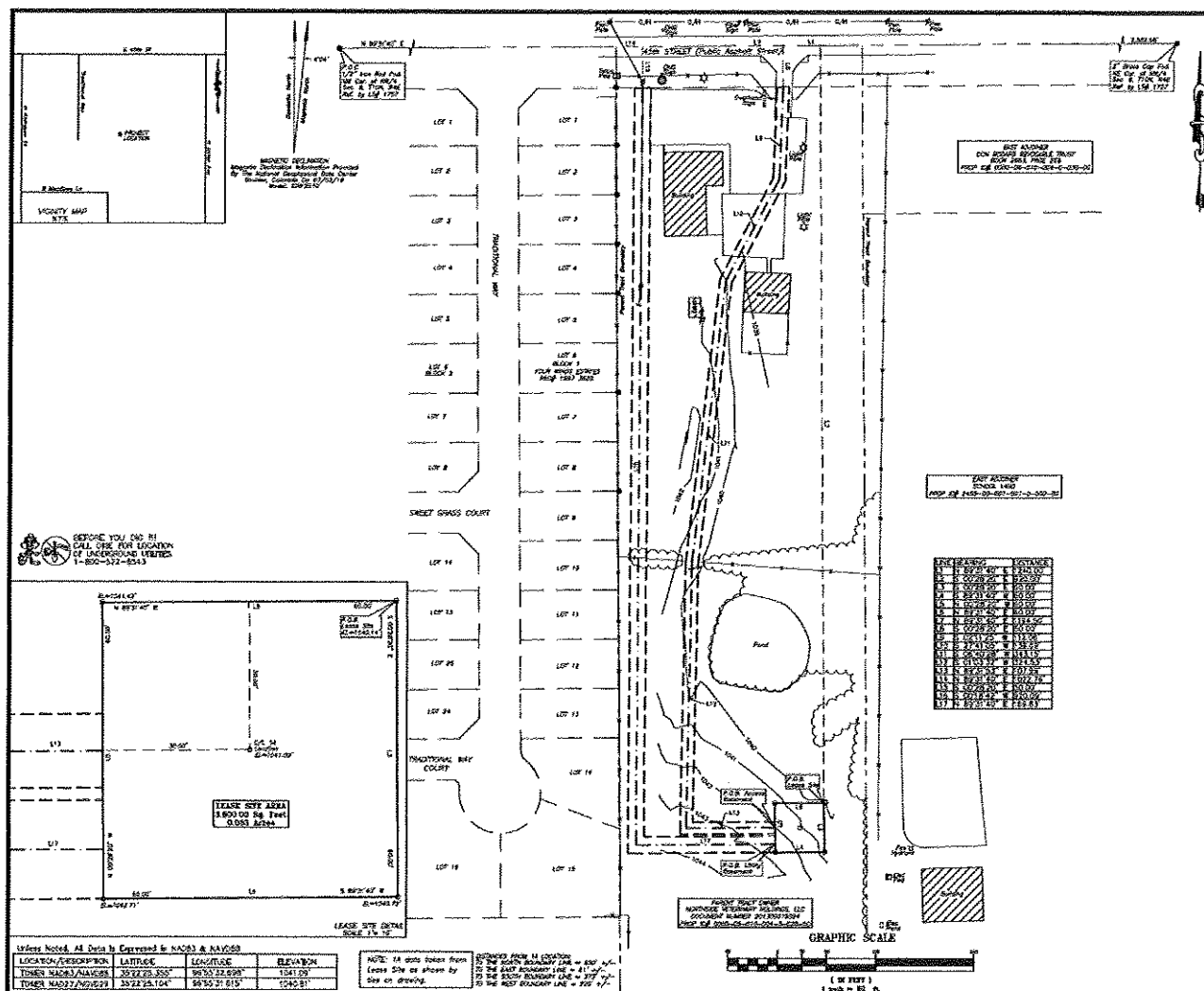
A tract of land lying in and being a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows: Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,240.00 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 920.00 feet to a 1/2" Iron Rod with cap set Northeast corner, said corner being the Point of Beginning; Thence continuing S 00°28'00" E a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 89°31'40" W parallel to said North line, a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Southwest corner; Thence N 00°28'20" W perpendicular to said North line, a distance of 60.00 to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 89°31'40" E parallel to said North line, a distance of 60.00 feet to the Point of Beginning, containing 3,600.00 square feet or 0.083 acres, more or less.

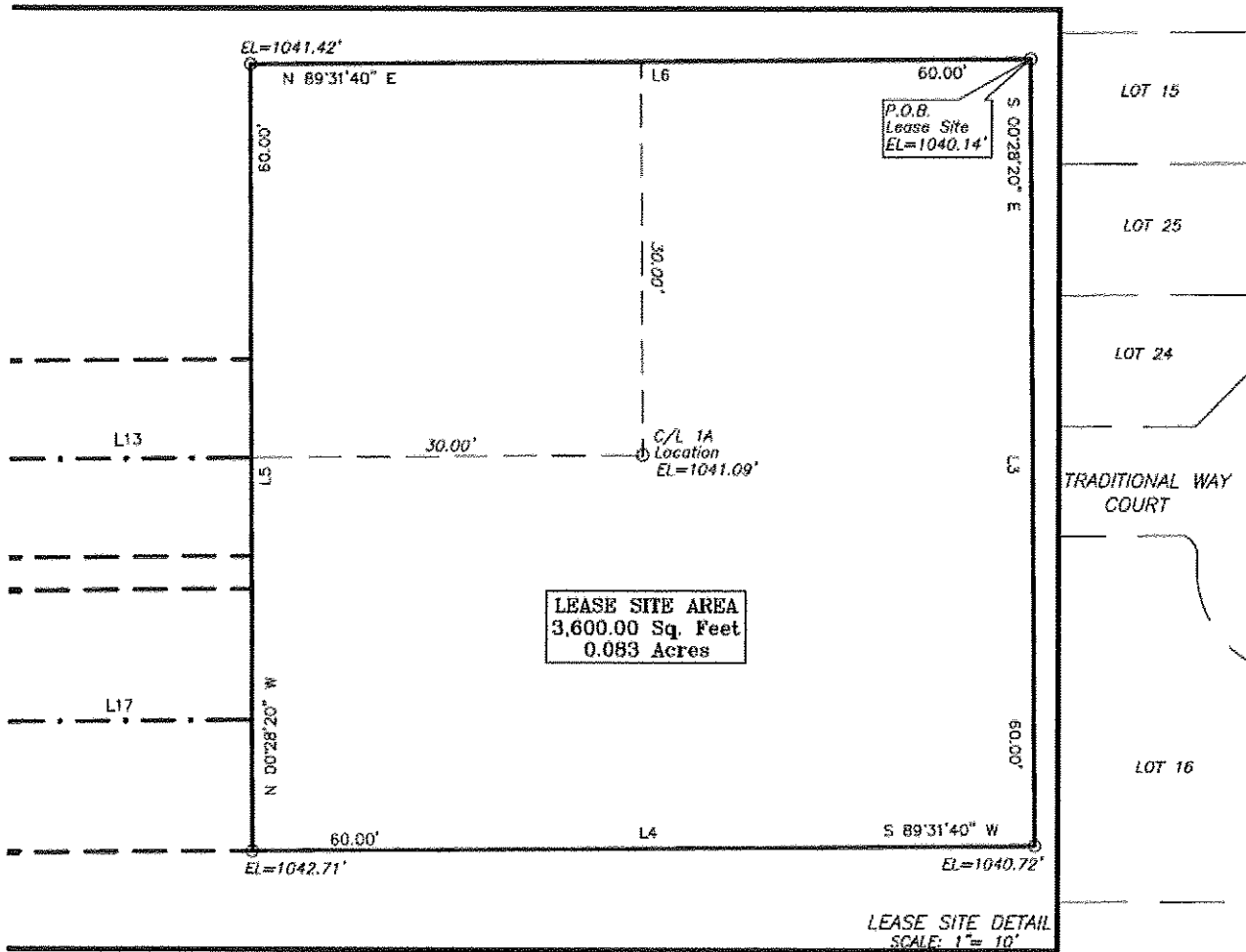
ACCESS/UTILITY EASEMENT DESCRIPTION

A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline: Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,194.50 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet to a point on the South Public Right of Way of East 45th Street, said point being the Point of Beginning; Thence S 02°11'25" W a distance of 112.06 feet to a point; Thence S 27°41'05" W a distance of 139.69 feet to a point; Thence S 06°40'28" W a distance of 343.15 feet to a point; Thence S 01°03'32" W a distance of 324.53 feet to a point; Thence N 89°31'53" E a distance of 107.99 feet to the point of termination on the West line of the 0.083 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.

UTILITY EASEMENT DESCRIPTION

A 10.00 foot wide easement for utility purposes crossing a part of the NW/4 of Section 6, Township 10 North, Range 4 East of the Indian Base and Meridian, as described in Document Number 201300019094, Deed Records of Pottawatomie County, Oklahoma; Said easement being 5.00 feet on each side of the following described centerline: Commencing at a 1/2" Iron Rod found for the Northwest corner of said NW/4; Thence N 89°31'40" E on the North line of said NW/4, a distance of 1,022.76 feet to a point; Thence S 00°28'20" E perpendicular to said West line, a distance of 50.00 feet, said point being the Point of Beginning; Thence S 00°18'42" W a distance of 920.09 feet to a point; Thence N 89°31'40" E a distance of 169.83 feet to the point of termination on the West line of the 0.083 acre Lease Site Compound. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of East 45th Street and terminate on the West line of the 0.083 acre Lease Site.





Unless Noted, All Data Is Expressed In NAD83 & NAVD88

LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	35°22'25.355"	96°55'32.698"	1041.09'
TOWER NAD27/NGVD29	35°22'25.104"	96°55'31.615"	1040.81'

NOTE: 1A data taken from
Lease Site as shown by
ties on drawing.

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W-9 FORM

[FOLLOWS ON NEXT PAGE]

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Tracy D. Trussell	
2 Business name/disregarded entity name, if different from above Northside Veterinary Holdings, LLC	
3 Check appropriate box for federal tax classification of this person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☒ Limited liability company. Enter the tax classification (C-C corporation, S-S corporation, P-Partnership) ► P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3). Exempt payee code (if any): _____ Exemption from FATCA reporting code (if any): _____ Apply to accounts maintained outside the U.S.
5 Address (number, street, and apt. or suite no.) See instructions. 121 W 45th St.	Requester's name and address (optional)
6 City, state, and ZIP code. Shawnee, OK 74804	
7 List account number(s) here (optional):	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

From: [Troy Williams](#)
To: [Joseph A. Barker](#)
Subject: RE: 125 West 45th Street Cell Tower - Lighting
Date: Friday, February 22, 2019 9:38:14 AM
Attachments: [image001.png](#)
[14304856.AE205.181015.3167A0B0NA.OK1493.NSB.Rev 0 Construction Drawings SIGNED AND SEALED.pdf](#)

Mr. Barker,

The only lights are on the equipment shelter for maintenance. The Cell Tech has to turn them on by a switch in the shelter.

See Shelter Elevation Detail, S2 on the attached CD's.

Let me know if you have additional questions.

Thanks,

Troy Williams

Branch Communications

Site Acquisition Director

1900 NW Expressway, Suite 800

Oklahoma City, OK 73118

405-833-2040

Troy.williams@branchcomm.net

From: Joseph A. Barker <Joseph.Barker@shawneeok.org>

Sent: Thursday, February 21, 2019 4:27 PM

To: Troy Williams <Troy.Williams@branchcomm.net>

Subject: RE: 125 West 45th Street Cell Tower - Lighting
OUTSIDE SOURCE

Good afternoon, Troy,

I am currently in the process of reviewing your Conditional Use application for the cell tower at 125 West 45th Street here in Shawnee. I just have one question right now: Will there be lighting for the site where the base of the cell tower will be at? I did not see anything in the site plans about it.

Joseph Barker

Assistant City Planner

[222 N. Broadway](#)

[Shawnee, OK 74801](#)

[\(405\) 878 - 1672](#)

Joseph.Barker@shawneeok.org



201300019094
 Filed for Record in
 POTTAWATOMIE OKLAHOMA
 RAESHEL FLEWELLEN, COUNTY CLERK
 11-15-2013 At 03:33 pm.
 WARR DEED 913.00

Instrument PG 1 OF 1
 201300019094

WARRANTY DEED (Individual Form)

Know All Men by These Presents:

THAT BOND FAMILY REAL ESTATE HOLDINGS, L.L.C. of Pottawatomie County, State of Oklahoma, party of the first part, in consideration of the sum of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto *121 W. 45th Shawnee OK 74804* NORTHSIDE VETERINARY HOLDINGS, LLC, of Pottawatomie County, State of Oklahoma, parties of the second part, the following described real property and premises situate in Pottawatomie County, State of Oklahoma to-wit:

SURFACE ONLY:

Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, which is the center of Beard Street, thence South 1320 feet to the center of 42nd Street; thence West on the center line of 42nd Street a distance of 328.76 feet to a point; thence North a distance of 1320 feet to the North line of said Section; thence East 328.76 feet to the place of beginning, formerly described as Blocks 23, 24 and 27, ARMOURDALE ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 8th day of November, 2013.

BOND FAMILY REAL ESTATE HOLDINGS, L.L.C.

DARREN BOND, MEMBER

STATE OF Oklahoma

COUNTY OF Pottawatomie

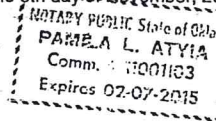
I, Pamela L. Atyia, a Notary Public of the County and State first above written, do hereby certify that Darren Bond, Member and Linda Bond Member of the BOND FAMILY INVESTMENTS, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of November, 2013.

Notary Public

My Commission Expires: 02/07/15

(SEAL)



STATE OF OKLAHOMA
 Pottawatomie County
 Documentary Stamp: \$ 900.00



RETURN TO:
 CHOICE TITLE INSURANCE
 118 NORTH BROADWAY
 SHAWNEE, OK 74801

4799

3-4-2019

City of Shawnee
Rebecca Blain, Planning Director
222 N. Broadway
Shawnee, OK 74802

RE: No viable colocation

Dear Mrs. Blain,

The Ordinance in regards to the placement of Communication towers and the requirement to collocate on existing towers or structures suitable to locate wireless communications facilities, antennas and equipment. The proposed Site located at 125 West 45th Street, Shawnee, OK 74804 is the best site to meet the coverage needs of AT&T, per the City of Shawnee Ordinance.

There are no existing towers or structures within a mile of this location that meet any height requirements required to provide Cellular, Data or Broadband WiFi coverage to this underserved area of Shawnee. The proposed site is also a dedicated First Net Site for AT&T to provide First Responders wireless service to this area of Shawnee. This site will also enhance E911 capabilities to Shawnee..

Sincerely,



Troy Williams
Branch Communications
Site Acquisition Director
1900 NW Expressway , Suite 800
Oklahoma City, Oklahoma 73118
405-833-2040
Troy.williams@branchcomm.net

Parents In Ripon Blame Cell Tower At School For Kids' Cancer

209 TIMES MARCH 13, 2019 [SAN JOAQUIN COUNTY LEAVE A COMMENT](#)

RIPON- Is a cell phone tower on school grounds causing cancer? After a recent 4th case, parents at an elementary school in Ripon are demanding it be removed. On Monday parents packed the chambers of the Ripon school district board meeting.



Photo: Monica Ferrulli

Monica Ferrulli is one of those parents whose son Mason was diagnosed with brain cancer after attending Weston Elementary for three years at the age of 10. She says a doctor is confirming the cause is "environmental". Another child was diagnosed with kidney cancer in 2016.

Despite their demands, district officials are holding steady and publicly stating that tests have been done proving the cell tower on campus meets federal regulations. Ferrulli however, has produced a document from the city about the distance such towers are to be away from schools. The one in contention is actually on campus.

16.91.070 **Development Standards**

A. *Preferred Locations.* When evaluating an application for a PWF Use Permit for compliance with this chapter, the approval authority will take into account whether any or more preferred locations are technically feasible and potentially available. Any locations within any residential zoning district, locations within 250 feet from a public or private school or residential dwelling, attached to a decorative light standard or otherwise not listed below in this section 16.91.070 shall be considered “discouraged.” All applicants for a PWF Use Permit must propose new wireless facilities in locations according to the following preferences, ordered from most preferred to least preferred:

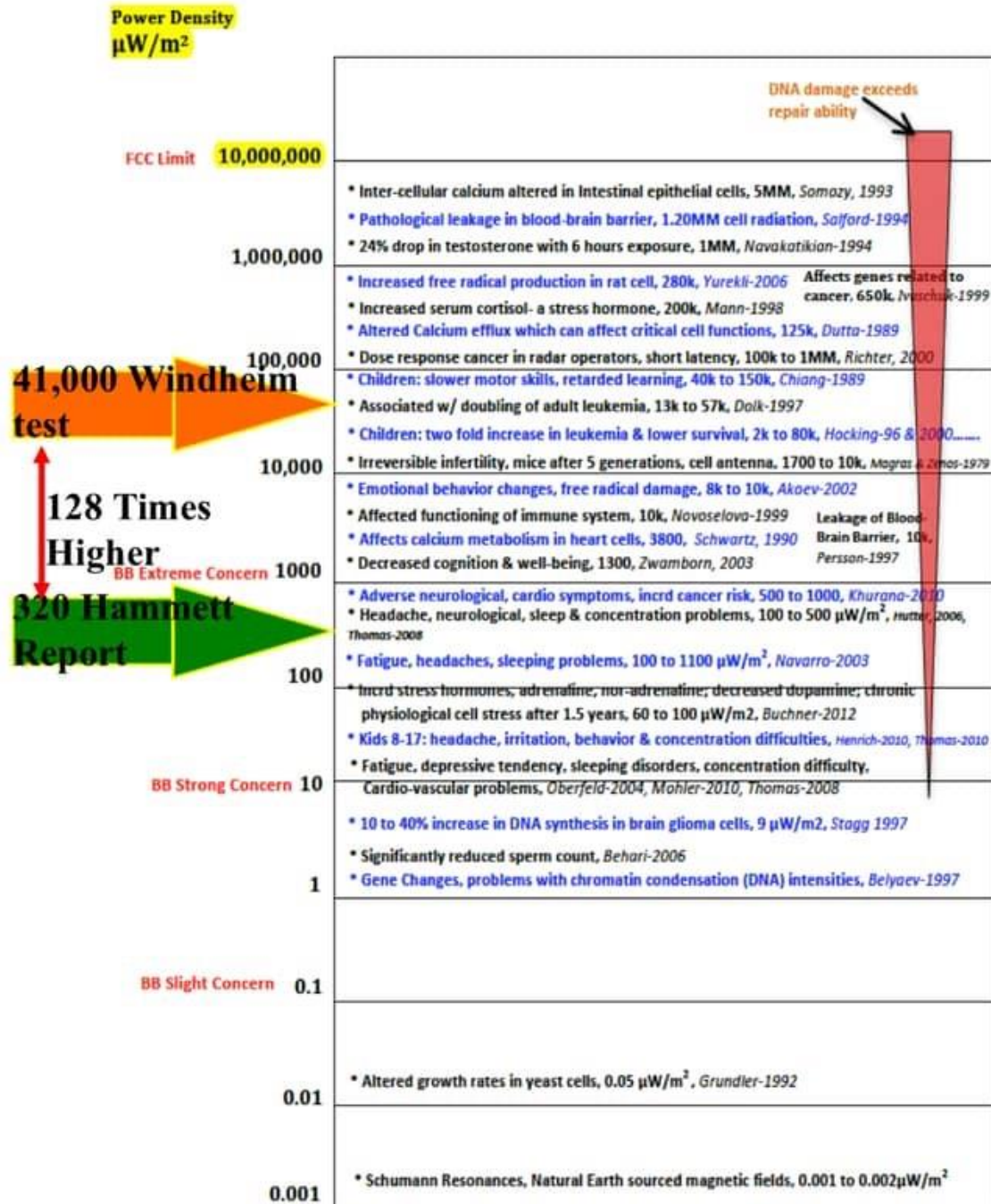
1. private property and existing or replacement structures in the public rights-of-way outside any residential zoning district and not within 500 feet from any public or private school or residential dwelling;
2. private property and existing or replacement structures in the public rights-of-way within general open space districts and not within 500 feet from any public or private school or residential dwelling;
3. private property and existing or replacement structures in the public rights-of-way within public and semi-public districts and not within 500 feet from any public or private school or residential dwelling;
4. new, non-replacement structures in the public rights-of-way outside any residential zoning district and not within 500 feet from any public or private school or residential dwelling;
5. new, non-replacement structures in the public rights-of-way within general open space districts and not within 500 feet from any public or private school or residential dwelling; and
6. new, non-replacement structures in the public rights-of-way within public and semi-public districts and not within 500 feet from any public or private school or residential dwelling.

THE CITY OF RIPON,
A Municipal Corporation

By _____
LEO ZUBER, Mayor

Parents like Ferrilli and others are vowing to continue the fight for the future of other children. They've acquired findings from an independent expert that are disputing the findings being distributed by the school district. Ferrulli says this is, “the handout given at the meeting yesterday with the results from the tower testing. Windheim is the independent tester and Hammett is the one hired by the district that works for Sprint (who owns the tower). I would share it on the Weston site, but for some reason we have been blocked from sharing things there! So please share, share, share so it can reach all the Weston families!”

Reported Biological Effects of RF Radiation



Data from the 2012 BioInitiative Report, www.bioInitiative.org

BB= Building Biology Guidelines, www.buildingBiology.net

RF power density measurements: HF100 Meter, USB24, 10 Antenna, Peak Hold

Location	Windheim	Hammett
Stanley Dr.: 150 yds	3,100 $\mu\text{W}/\text{m}^2$	180 $\mu\text{W}/\text{m}^2$
West playground: 125 yds	5,300 $\mu\text{W}/\text{m}^2$	60 $\mu\text{W}/\text{m}^2$
Door A-5, rear Cul-De-Sac:	8,000 $\mu\text{W}/\text{m}^2$	320 $\mu\text{W}/\text{m}^2$
Room B-1 unoccupied: WiFi	19,000 $\mu\text{W}/\text{m}^2$	
East fence: 128 yards	24,000 $\mu\text{W}/\text{m}^2$	130 $\mu\text{W}/\text{m}^2$

Windheim EMF

[Schedule Your EMF Assessment Today](#)

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RF power density measurements: HF100 Meter, USB24, 10 Antenna, Peak Hold

Location	Windheim	Hammett
Corridor near Cul-De-Sac: 34 yds	26,000 $\mu\text{W}/\text{m}^2$	320 $\mu\text{W}/\text{m}^2$
Rear Cul-De-Sac East side: 53 yds	38,000 $\mu\text{W}/\text{m}^2$	320 $\mu\text{W}/\text{m}^2$
Backyard, Zumstein Dr.: 40 yds	41,000 $\mu\text{W}/\text{m}^2$	320 $\mu\text{W}/\text{m}^2$
• "The maximum observed power density level for a person at ground near the site was .0.000032 mW/cm²": stated in the Hammett & Edison report dated January 25, 2019. Other Hammett measurements are from the Hammett & Edison report dated 7/24/17		
• NOTE: 0.000032 mW/cm² is equal to 320 $\mu\text{W}/\text{m}^2$		

Windheim EMF

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The FCC uses mW/cm^2 as a unit of RF power density and it provides an extremely small and insignificant looking number. There are 10,000,000 $\mu\text{W}/\text{m}^2$ in 1 mW/cm^2 .

Suggested Call to Action: Call, write, email or visit the Superintendent of RUSD tomorrow. 304 N. Acacia Avenue, Ripon CA 95366. 209-599-2131. ripondistrictadmin@sjcoe.net

1. State that you are enraged that your tax-dollar was used to hire Mr. Hammett to attend the RF measurement at Weston School by Eric Windheim, his assistant and clients Ferrulli and Prime on 2/5/19. This act consumed valuable time and interfered with paid professional commercial service. Hammett has had several private visits to Weston already. **It is only fair, right, moral and legal** that Windheim be allowed additional onsite Data Logging without interference from or observation by Hammett or his associates.
2. State that you are enraged that a tower remains on the Weston Elementary School campus. Children continue to be diagnosed with serious illnesses. There is sufficient evidence showing a correlation between RF Radiation and various illnesses. State that you will continue to fight for this tower to be moved to a safer location.

parents passed out at district meeting.
They also have an online [petition](#).



Parents meeting to organize. Photo: Monica Ferrulli

Source: <https://209times.com/san-joaquin-county/parents-in-ripon-blame-cell-tower-at-school-for-kids-cancer/>

***INCREASED INCIDENCE OF CANCER NEAR A CELL-
PHONE TRANSMITTER STATION.***

RONNI WOLF MD¹

DANNY WOLF MD²

From:

**The Dermatology Unit, Kaplan Medical Center, Rechovot, and
the Sackler Faculty of Medicine, Tel-Aviv University, Tel-Aviv, ISRAEL.**

The Pediatric Outpatient Clinic, Hasharon Region, Kupat Holim, ISRAEL.

Running title: Cancer near a cell-phone transmitter station.

**Address for correspondence: Ronni Wolf, MD, Dermatology Unit, Kaplan
Medical Center, Rechovot 76100, ISRAEL.**

Fax 972-9-9560978. E-mail: wolf_r@netvision.net.il

International Journal of Cancer Prevention

VOLUME 1, NUMBER 2, APRIL 2004

Increased Incidence of Cancer near a Cell-Phone Transmitter Station
by **Ronni Wolf and Danny Wolf**

Abstract

Significant concern has been raised about possible health effects from exposure to radiofrequency (RF) electromagnetic fields, especially after the rapid introduction of mobile telecommunications systems. Parents are especially concerned with the possibility that children might develop cancer after exposure to the RF emissions from mobile telephone base stations erected in or near schools. The few epidemiologic studies that did report on cancer incidence in relation to RF radiation have generally presented negative or inconsistent results, and thus emphasize the need for more studies that should investigate cohorts with high RF exposure for changes in cancer incidence. The aim of this study is to investigate whether there is an increased cancer incidence in populations, living in a small area, and exposed to RF radiation from a cell-phone transmitter station.

This is an epidemiologic assessment, to determine whether the incidence of cancer cases among individuals exposed to a cell-phone transmitter station is different from that expected in Israel, in Netanya, or as compared to people who lived in a nearby area. Participants are people (n=622) living in the area near a cell-phone transmitter station for 3-7 years who were patients of one health clinic (of DW). The exposure began 1 year before the start of the study when the station first came into service. A second cohort of individuals (n=1222) who get their medical services in a clinic located nearby with very closely matched, environment, workplace and occupational characteristics was used for comparison.

In the area of exposure (area A) eight cases of different kinds of cancer were diagnosed in a period of only one year. This rate of cancers was compared both with the rate of 31 cases per 10,000 per year in the general population and the 2/1222 rate recorded in the nearby clinic (area B). Relative cancer rates for females were 10.5 for area A, 0.6 for area B and 1 for the whole town of Netanya. Cancer incidence of women in area A was thus significantly higher ($p < 0.0001$) compared with that of area B and the whole city. A comparison of the relative risk revealed that there were 4.15 times more cases in area A than in the entire population.

The study indicates an association between increased incidence of cancer and living in proximity to a cell-phone transmitter station.

Key Words:

Radiofrequency radiation; Cell-phone transmitter station (cell-phone antenna); Cancer incidence study; Netanya.

Introduction

Much concern has been expressed about possible health effects from exposure to radiofrequency (RF) electromagnetic fields, particularly following publication of scientific reports suggesting that residence near high voltage power lines may be associated with an increased risk of developing childhood leukemia. While interest tended to focus on microwave ovens and radar equipment in the past, it is now mobile telecommunication that attracts the most attention. The rapid introduction of mobile telecommunications systems, the exponential increase in the use of such phones, and the many base stations needed for serving them have engendered renewed concerns about exposure to RF radiation.

The biological effects of low level electromagnetic fields and a possible potential relation to cancer causation are controversial. There have been several epidemiological studies of the possible adverse health effects associated with environmental exposure to extremely low frequency (0-300 Hz) non-ionizing radiation, such as that emitted by power cables and electric substations, linking such exposure to leukemia, brain cancer, male breast cancer and skin and eye melanoma (1-11).

Far less attention has been paid to health hazards from environmental exposure to radiation in the RF range (100 kHz to 300 GHz), including the radiation emitted from cell-phone equipment, in the frequencies of 850 MHz, at field strengths much below those required to produce thermal effects. The few epidemiologic studies that did report on cancer incidence in relation to RF radiation (mainly from occupational exposure including microwave and radar and from living in proximity to TV towers) have generally presented negative or inconsistent results, or were subject to possible confounding from other exposures (12-20).

Laboratory studies in this area have also been confusing and conflicting. While some animal studies suggested that RF fields accelerate the development of cancers, other studies found no carcinogenic effect (21).

Obviously, there is an urgent need for extensive, well-conducted epidemiological and laboratory studies (21-24).

An opportunity for studying the effect of RF radiation presented itself in South Netanya, where a cell-phone transmitter station was located in the middle of a small area. We took advantage of the fact, that most of the population in the investigated area belong to one outpatient clinic (of DW), and undertook an epidemiologic assessment, in which we compared the cancer incidence of this area to those of a nearby clinic, to the national incidence rates of the whole country and to the incidence rates in the whole town of Netanya.

Material and methods

Radio-frequency radiation

The cell-phone transmitter unit is located at the south of the city of Netanya in an area called Irus (area A). It first came into service in 7/96. The people in this area live in half a circle with a 350 meter radius centered on the transmitter.

The antenna is 10 meters high. The antenna bears total maximum transmission power at frequencies of 850 MHz of 1500 watt when working at full power.

Both measured and predicted power density (for the frequencies of 850 MHz) in the whole exposed area were far below $0.53 \mu\text{W}/\text{cm}^2$ —thus the power density is far below the current guidelines which are based on the thermal effects of RF exposure. Exact measured power density in each house are described in table 1.

The current Israeli standard uses 50 packets/sec with Time-Division-Multiple-Access (TDMA) quadrature modulation. The antenna produces 50 packets/sec, using a 3:1 multiplexed Time-Division-Multiple-Access (TDMA) modulation with a 33% duty cycle.

Statistical analysis:

We conducted a cancer incidence study to investigate the incidence of cancer cases of individuals exposed to a cell-phone transmitter station, in comparison to those of a nearby clinic, to the national incidence rates of the whole country and to the incidence rates in the whole town of Netanya.

The cohort included 622 people living in the Irus area (area A) for at least 3-7 years and were patients of one health clinic (of DW). The exposure began in 7/96 which was 1 year before the start of our study.

Statistical analysis was based on the comparison of observed and expected numbers of cancer cases.

In order to compare incidence rates, 95% confidence intervals were computed.

The observed number of cancer cases is the number of all the cancer cases in the exposed cohort in the period between 7/97 - 6/98.

In order to estimate relative risk, rate ratios were computed using the rate of 3 different cohorts as the base (the expected values):

The rate in a nearby clinic (which serves a population of 1222 people, all of them living in area B) during the same period of time, i.e. 7/97 - 6/98. In order to compare area A and area B populations we used:

χ^2 test to compare origin and sex division

t- test to compare age means

The national incidence rates of the whole country.

The incidence rates in the whole town of Netanya where the 2 clinics (of area A and B) are located. The data of 2 and 3 were given to us by the Israel cancer registry and are updated to the years 91-94.

We also examined the history of the exposed cohort (of the A area) for malignancies in the 5 years before the exposure began and found only 2 cases in comparison to 8 cases detected one year after the transmitter station came into service.

Results

Of the 622 people of area A, eight cases of different kinds of cancer were diagnosed in a period of only one year (from July 1997 to June 1998). Details on these cases are presented in Table 1. Briefly, we found 3 cases of breast carcinoma, and one case of ovary carcinoma, lung carcinoma, Hodgkin's disease, osteoid osteoma, and hypernephroma.

This rate of cancers in the population of area A was compared both with the rate of 31 cases per 10,000 per year in the general population and the 2/1222 rate recorded in a nearby clinic. To each one of the rates, a 95 percent confidence interval was calculated (Table 2): the rates in area A were significantly higher than both those in area B, and the population as a whole.

A comparison of the relative risk revealed that there were 4.15 times more cases in area A than in the entire population.

The population characteristics of areas A and B were very similar (Table 2-5). The χ^2 test for comparing gender and origin frequencies showed no significant differences in these parameters between the two areas. Age means, as compared by t-test and age distribution stratum also showed no significant difference between the two groups.

Table 2a lists the rates of cancer incidence of areas A and B compared to data of the whole town of Netanya. The comparison clearly indicated that the cancer incidence of women in area A is significantly higher ($p < 0.0001$) compared with that of the whole city.

Discussion

Our study indicates an association between an increased incidence of cancer and living in proximity to a cell-phone transmitter station.

Studies of this type are prone to biases. Possible methodological artefacts to explain our alarming results were considered:

Differences in socioeconomic class and employment status, and demographic heterogeneity due to differences in age, sex and ethnicity were excluded. The two areas that were compared have very closely matched environment, workplace and occupational characteristics.

Confounding variables affecting individuals could not be absolutely adjusted for, however, there was no ionizing radiation that could affect the whole community except the previously mentioned mobile antenna station. There is no traffic density in this area, neither is there any industry or any other air pollution. The population of area A

(on which adequate data could be gathered) did not suffer from uncommon genetic conditions, nor did they receive carcinogenic medications.

Differences in diagnosis and registration of cancer cases. Although we cannot altogether exclude the possibility that higher awareness of the physician responsible for area A led to an artificial increase in cancer cases in this area, this possibility seems to us very unlikely, since both are qualified family physicians.

Several findings are of particular interest:

The measured level of RF radiation (power density) in the area was low; far below the current guidelines based on the thermal effects of RF exposure. We suggest, therefore, that the current guidelines be re-evaluated.

The enormous short latency period; less than 2 years, indicates that if there is a real causal association between RF radiation emitted from the cell-phone base station and the cancer cases (which we strongly believe there is), then the RF radiation should have a very strong promoting effect on cancer at very low radiation!

Although the possibility remains that this clustering of cancer cases in one year was a chance event, the unusual sex pattern of these cases, the 6 different cancer kinds, and the fact that only one patient smoked make this possibility very improbable and remote. It should be noted that 7 out of 8 cancer cases were women, like in the work of Maskarinec (25) who found 6 out of 7 leukemia cases in proximity to radio towers to occur in girls. Such unusual appearances of cancer cases due to one accused factor on two completely different occasions is alarming.

We are aware of at least 2 areas in which a drastic increase in the incidence of cancer cases occurred near a cell-phone antenna, however, the setup was not suitable for a well design study of those cases. In one of them (which also got publication in the daily newspapers) there were 6 out of 7 cancer cases in women working in a store in close proximity to a cell-phone antenna.

In conclusion, the results of this study showed that there was a significantly greater incidence of cancers of all kinds within the vicinity of a cell-phone transmitter station.

It would be certainly too premature to draw any conclusions from our results before they are confirmed and repeated by other studies from other areas, particularly in view of the fact that a great majority of papers on this subject showed that RF fields and mobile telephone frequencies were not genotoxic, did not induce genetic effects in vitro and in vivo, and were not found to be teratogenic or to induce cancers (24). The results of this paper should, however, serve as an alarm and emphasize the need for further investigations.

Addendum

At one year following the close of the study, 8 new cases of cancer were diagnosed in area A and two cases in area B. Among the cases diagnosed in area A was one of osteoid osteoma, the second case from the beginning of the study.

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Type: Conference Proceeding

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Acknowledgment

The authors are grateful to Aviva Zeer M.Sc from the Zinman College of Physical Education and Sport Sciences At the Wingate Institute, Israel, for help with the statistical analysis.

The opinions expressed herein are solely those of the writers and do not necessarily reflect the opinions of the institutions with which the writers are associated.

Table 1: Cancer cases in area A

NAME	AGE	SEX	ORIGIN ¹	SMO - KIN G	CANCER TYPE	Measured power density in $\mu\text{w}/\text{cm}^2$
Hemda	52	f	ash	No	Ovary ca stage 1	$0.3\mu\text{w}/\text{cm}^2$
Edna	42	f	sph	No	Breast ca in situ	$0.4\mu\text{w}/\text{cm}^2$
Tania	54	f	ash	No	Breast ca	$0.5\mu\text{w}/\text{cm}^2$
Neli	67	f	ash	Yes	Breast ca	$0.4\mu\text{w}/\text{cm}^2$
Galit	24	f	ash	No	Hodgkins	$0.5\mu\text{w}/\text{cm}^2$
Miriam	61	f	sph	No	Lung ca	$0.3\mu\text{w}/\text{cm}^2$
Masal	37	f	sph	No	Osteoid osteoma	$0.4\mu\text{w}/\text{cm}^2$
Max	78	m	ash	No	Hypernephroma	$0.3\mu\text{w}/\text{cm}^2$

1. Origin: ash - Ashkenazien Jews sph - Spharadic Jews

Table 2: Cancer rates in area A, B and the total population.

	No. of cancer cases	population size	Rate per year per 10,000	confidence interval lower limit	ce (95%) upper limit	relative risk
Area A	8	622	129	40.1	217.2	4.15
Area B	2	1222	16	-6.3	39.0	0.53
total population	31	10,000	31	20.1	41.9	1.00

Table 2a: Cancer rates in area A, B and the whole town.

	Male		Female	
	rate	Relative rate	rate	relative rate
Area A	33	1.4	262	10.5
Area B	17	0.7	16	0.6
Whole town	24	1	25	1

Table 3: Comparing area A to area B by gender.

Gender	Area A		Area B	
	N	%	N	%
male	290	49	669	49
female	305	51	685	51

Table 4: Comparing area A to area B by origin.

Origin	Area		Area	
	N	%	N	%
Sfaradic	340	55	551	45
Ashkenaz	239	38	620	51
Russian	41	7	51	4

Table 5: Comparing age means in both areas.

	Area A		Area B	
	mean	Std	mean	std
age	26.5	17.9	25.5	12.4

Table 5: Age distribution by stratum.

	0-1	1-10	10-20	20-30	30-40	40-50	50-60	60-70	>70
IRUS	16	143	157	65	70	88	41	21	21
POLEG	31	285	257	139	180	158	83	55	34

Proximity study, North Kickapoo Project, Shawnee, Ok

Overview

The purpose of this proximity study is to analyze property values in similar areas of Shawnee in support of a pending application by AT&T for a monopole/cell tower to be located near the intersection of North Kickapoo and 45th street in Shawnee, Oklahoma. The precise location can be found in the addenda of this report. According to those familiar with project, numerous sites have been analyzed.

This report analyzes the perception of the market as it relates to changes in real property value due to monopoles/cell towers. Any analysis of the health effects is beyond the scope of this proximity study and beyond the expertise of the appraiser.

In developing this report, I have read numerous articles, analyzed market based studies, referenced lending regulations regarding residential property, referenced documents provided by my client and developed studies on two cell tower locations in Shawnee and four separate cell tower locations throughout Oklahoma City.

Conclusion

The data shows that cell towers do not lower surrounding residential property values.

Study Areas

- The Bridges I, Shawnee, Oklahoma
- Windmill Ridge West Section I, Shawnee, Oklahoma
- Old Farm Road and N. Meridian Ave., Oklahoma City
- NW 43rd St. and North Classen Blvd., Oklahoma City
- 11709 Stratford Dr., Oklahoma City
- 5420 N Belle Isle Blvd., Oklahoma City

Analysis included

- Impact on market value using paired sales analysis, which is defined as sales of similar properties in use as well as other aspects of analysis
- Analysis of resale data
- Analysis of days on market (DOM)
- Interviews of individuals involved in the transactions, when available
- Field inspection of sites and properties involved

Scope of work

This report is intended to comply with USPAP standards and is completed at the request of the client Mark Kesner of AT&T. The intended user is the client. The intended use is for diminution in market value calculations, if any, related to proximity damages from cell towers.

For a damage study such as this, the accepted and appropriate method of study is paired sales analysis along with interviews of market participants, surveys, research of comparable areas, year over year resale analysis, and research of comparable sales. The definition of value is market value as stated below.

Market Value: *The most probable price as of a specified date, in cash, or in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (The Dictionary of Real Estate Appraisal, Sixth Edition, p.141)*

The effective date of valuation for this project is April 1, 2019.

Physical, legal, and economic characteristics of the area were analyzed. Those three aspects of the market are adequate indicators for future demand produced by an increasing population base. Likewise, increasing household income along with a stable average household size and population indicate a growing economic base.

Legally, zoning restrictions are generally flexible as most towns are in need of a growing economic base. Properties are considered on a case-by-case basis. Physically, the land is buildable and adequate support services are in place.

The following two special assumptions and limiting conditions are inherent in this consulting assignment:

1. R. D. Grace, MAI, SRA, CRE, Certified General, made an exterior inspection of the existing monopole structures identified in this report.
2. Various pieces of information, such as the location, size and type of installation, were provided for this assignment. My analysis of the property is based on my physical inspection and review of the information provided. It is assumed that this information is accurate and correct.

A hypothetical condition is necessary to complete the analysis. My opinion of the market value impact after the proposed monopole is in place is based upon the hypothetical condition that the monopole is in place. The use of this hypothetical condition does affect the assignment results.

Hypothetical condition: *1. A condition that is presumed to be true when it is known to be false. 2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. (The Dictionary of Real Estate Appraisal, Sixth Edition, p.113)*

No additional hypothetical conditions or extraordinary assumptions were used in this analysis.

Methodology

The appraisal methodology used is the matched paired sales analysis, which is defined as sales of similar properties in use as well as other aspects of analysis. A unit of comparison must be gleaned from the market, before any analysis begins. A unit of comparison is developed for different properties in order to facilitate analysis. The unit of comparison is used as a guide to correlate like properties. For residential properties, this analysis is developed on a price per square foot basis which is a common technique and analysis tool used by industry professionals.

Detailed statistical analysis, such as multiple regression or hedonic pricing models, require a large data set and are not applicable in areas where sales are not numerous.

Literature reviewed

My review of numerous articles published on this subject have led me to the conclusion that in order to determine impact of a cellular tower or monopole on residential property values, a proximity study must be undertaken by a qualified appraiser.

Study area synopsis

Windmill Ridge West Section I

- 12 properties have sold in the subdivision since the early 2000's
- Distance to the tower is 223 to 579 feet
- Monopole height is similar to the proposed project
- Market segment is \$150,000-\$200,000 +/- single family homes

The cell tower is clearly visible from the homes. All of the resales in the subdivision experience appreciation consistent with other subdivisions in its competitive market segment. Several market participants were interviewed including the builders and the monopole had no impact on the market value.

The Bridges I

- 10 properties have sold in the subdivision since the early 2000's
- Distance to the tower is 379 to 1000 feet +
- Monopole height is similar to the proposed project
- Market segment is \$250,000-\$400,000 +/- single family homes

The cell tower is clearly visible from most of the homes. All of the resales in the subdivision experience appreciation consistent with other subdivisions in the competitive market segment. Several

market participants were interviewed including the builders and the monopole had no impact on the market value.

Old Farm Road & Meridian Ave Tower

- Median price per square foot \$80.41
- Median year built 1978.
- Median sale price \$140,000.
- Monopole height is similar to the proposed project.

There were six recent sales between 395 and 501 feet from the existing monopole. Several market participants were interviewed and the monopole had no impact on the market value. Also, four of the properties sold above the median price per square foot for the neighborhood.

NW 43rd St. & Classen Blvd.

- Median price per square foot \$74.85.
- Median year built 1925.
- Median sale price \$90,000.
- Monopole height is similar to the proposed project.

There were four sales between 184 and 468 feet from the existing monopole. After review of the data and interview of the market participants, no diminution is found.

11709 Stratford Dr.

- Median price per square foot \$65.19.
- Median year built 1969.
- Median sale price \$125,000.
- Monopole is 76 feet and is similar to the proposed project.

There were 3 recent sales between 622 and 788 feet of the existing monopole. Review of the data and interviews with market participants indicated no diminution is found.

5420 N Belle Isle Blvd.

- Median price per square foot \$104.25.
- Median year built 1941.
- Median sale price \$128,000.
- Monopole height is similar to the proposed project.

There were only two sales in the Brookhaven subdivision in the past three years within 600 feet of the monopole. Both properties sold in 7 days or less, and sold well above the median and average price per square foot. No diminution indicated by the pairing of the sales or in my interviews.

Conclusions

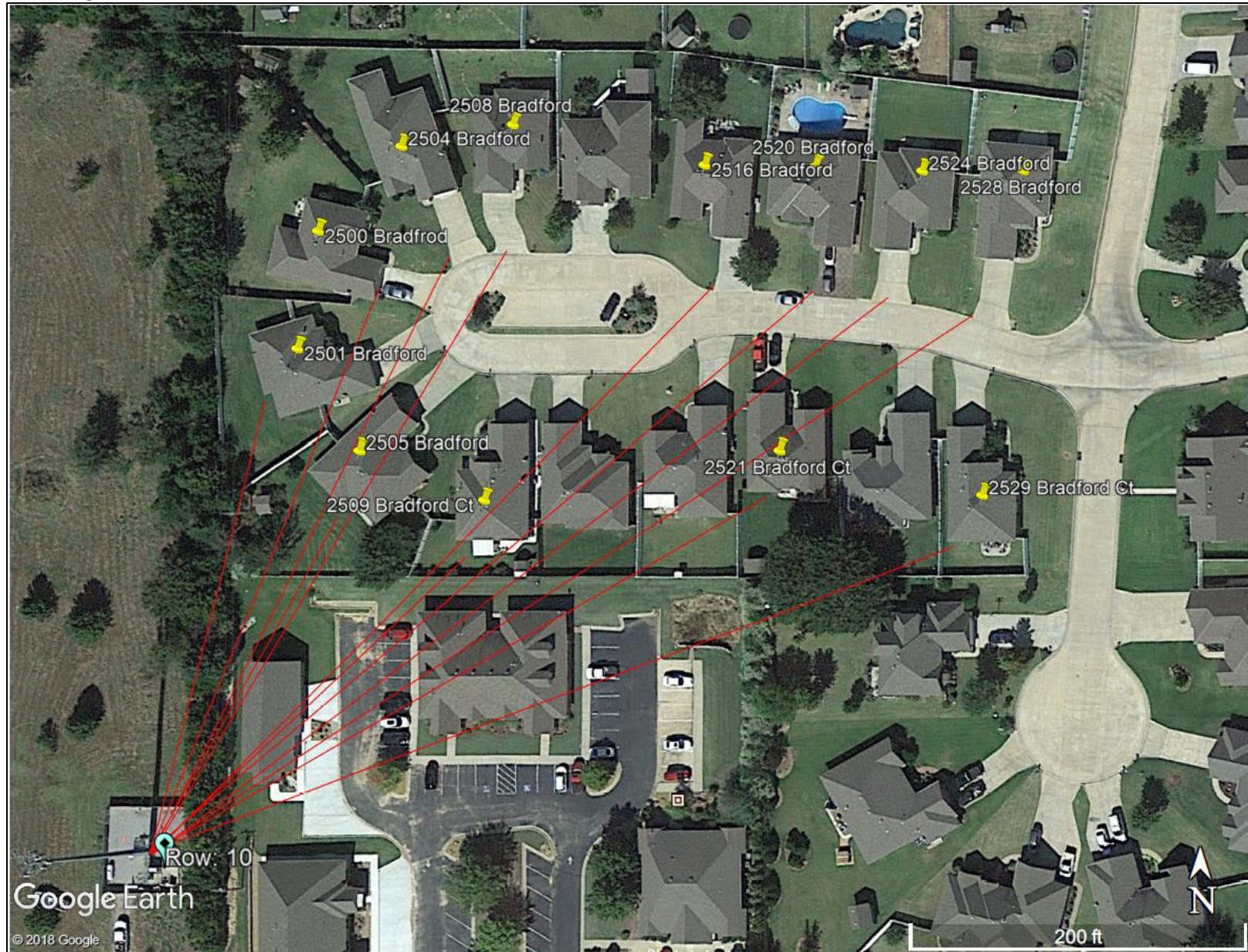
For the study area, the primary unit of comparison was the price per square foot for residential properties and resale data. Comparison and analysis were made regarding the following items

- price per square foot
- days on market
- total sales price
- Year over year resale data (1-3% annual appreciation)
- Interviews of builders
- Interviews of realtors
- Interviews of market participants

In total 6 areas near cell towers were studied and the market data indicates that property values are not diminished by cell towers.

Addenda

Windmill Ridge West Sec 1



The Bridges I Addition



Photos taken from the Bridges I Addition, 4/1/2019



Old Farm Rd & Meridian



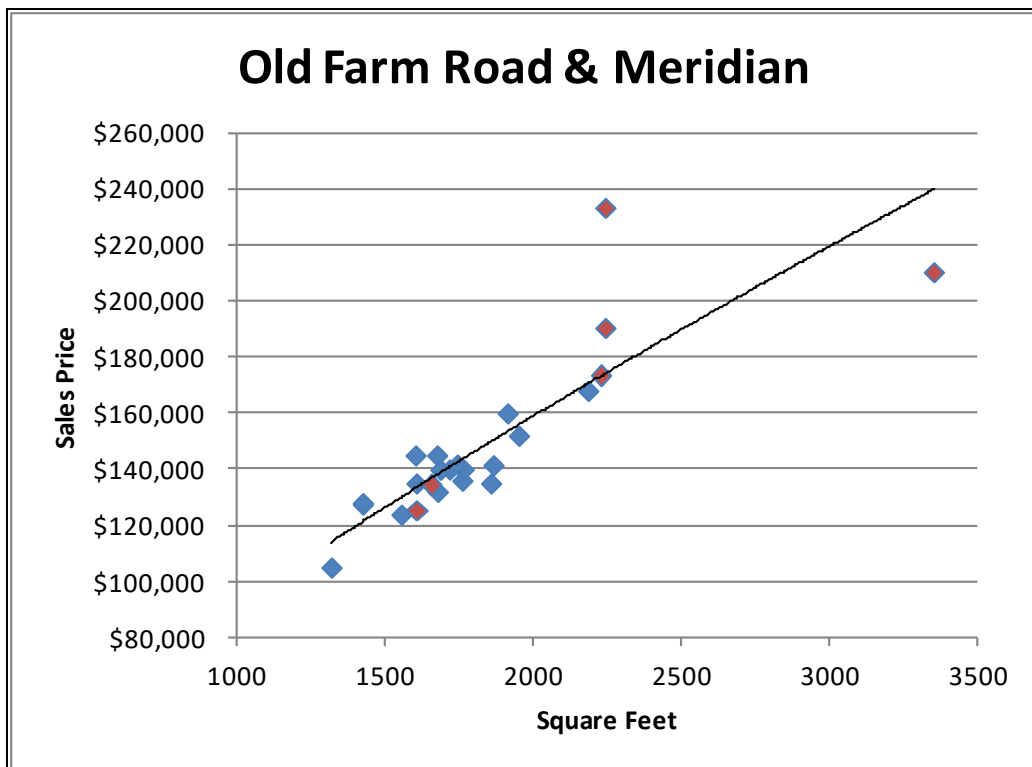
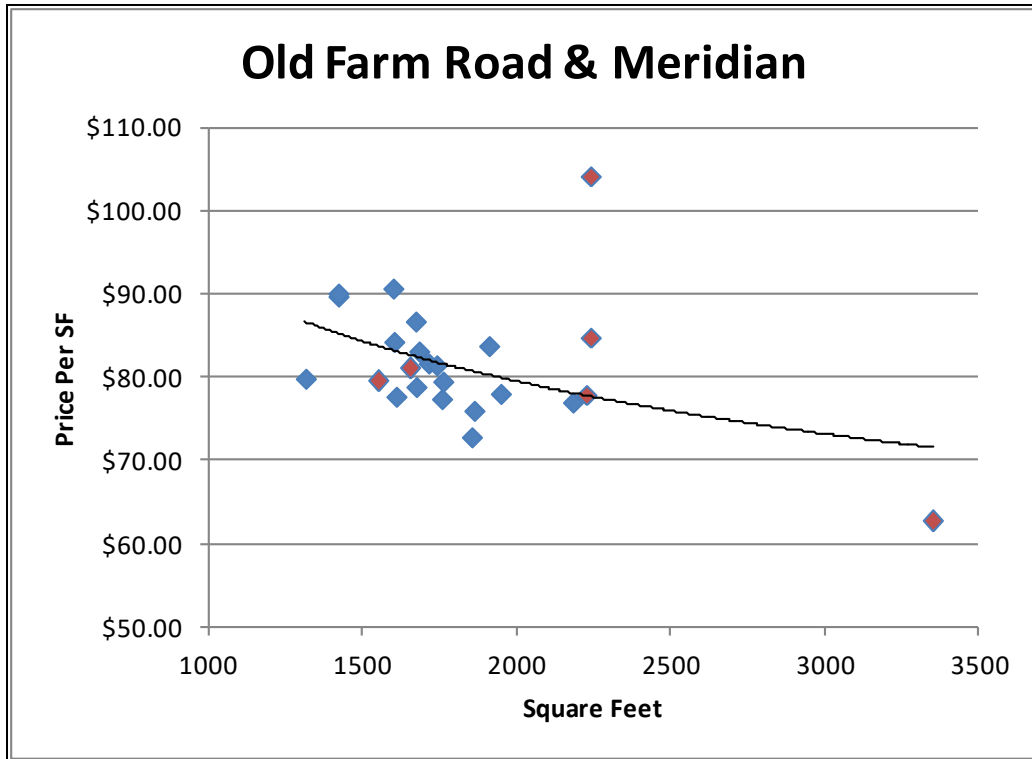
Photo taken from Old Farm Rd and N Meridian Ave



Photo from the Rosedale Gardens Addition

Sales Near Old Farm Rd. & Meridian Monopole

	MLS No.	Address	Addition	BR	Bath	SqFt	\$/SF	DOM	Yr Blt	LP	SP	Cls Dte	Dist. From Tower
1	447922	4601 Dove Tree Ln	Arbors The	2	2	1315	\$79.85	13	1976	\$ 114,900	\$ 105,000	Mar-11	789
2	443177	12110 Cliff Rose Dr	Th Arbors	2	2	1421	\$89.73	92	1977	\$ 129,900	\$ 127,500	Mar-11	1,115
3	424546	12200 Cork Rd	Arbors	3	2	1609	\$77.69	4	1978	\$ 130,000	\$ 125,000	May-10	1,113
4	430420	4332 Dahoon Dr	Arbors The	3	2	1674	\$78.85	243	1984	\$ 134,900	\$ 132,000	Apr-11	1,123
5	447662	4505 Dove Tree Ln	THE ARBORS	3	2	1655	\$80.97	178	1975	\$ 137,500	\$ 134,000	Sep-11	450
6	473563	4328 Foxglove Ln	Arbors The	3	2.1	1757	\$77.40	4	1983	\$ 139,000	\$ 136,000	Jan-12	901
7	470464	4621 Dove Tree Ln	The Arbors	3	2	1602	\$84.27	62	1975	\$ 139,900	\$ 135,000	Dec-11	1,066
8	457784	12213 Candy Tuft Lane	The Arbors	3	2	1761	\$79.50	15	1977	\$ 140,000	\$ 140,000	Jul-11	1,068
9	457181	4600 Cliff Rose Dr	Arbors The	3	2	1421	\$90.08	53	1976	\$ 143,800	\$ 128,000	Jul-11	880
10	442014	4333 Dahoon Dr	The Arbors	2	2	1714	\$81.68	180	1983	\$ 145,000	\$ 140,000	Jun-11	1,246
11	470411	4616 Dove Tree Lane	The Arbors	3	2	1862	\$75.99	78	1976	\$ 145,000	\$ 141,500	Feb-12	950
12	466125	4404 Dahoon Dr	The Arbors	2	2	1740	\$81.47	22	1973	\$ 147,000	\$ 141,750	Sep-11	1,030
13	463446	12221 Candy Tuft Ln	Arbors The	3	2	1672	\$86.72	19	1977	\$ 147,500	\$ 145,000	Sep-11	1,168
14	410869	12120 Dahoon	Arbors The	3	2	1599	\$90.68	130	1985	\$ 148,900	\$ 145,000	May-10	871
15	417369	12201 Dahoon Dr	Arbors The	3	2	1683	\$83.13	44	1980	\$ 149,900	\$ 139,900	Apr-10	945
16	436873	4313 Dahoon Dr	Arbors	3	3	1854	\$72.82	161	1982	\$ 149,999	\$ 135,000	Mar-11	1,304
17	445365	4428 Rankin Rd	Arbors B18a & B19-20	3	2	1948	\$78.03	7	1984	\$ 155,000	\$ 152,000	Jan-11	984
18	464747	4600 118th St	Rosedale Gardens	3	2	1910	\$83.77	53	2001	\$ 171,900	\$ 160,000	Oct-11	634
19	426199	4412 Braden Ct	Arbors The	4	2	2226	\$77.72	121	1978	\$ 173,000	\$ 173,000	Oct-10	415
20	408979	12017 Flower Wood	Arbors	3	2	2182	\$76.99	110	1978	\$ 175,000	\$ 168,000	Mar-10	695
21	375751	12001 Flower Wood	THE ARBORS	4	4.1	3352	\$62.65	235	1980	\$ 219,000	\$ 210,000	Jul-09	501
22	446612	4613 NW 118th St.	Rosedale Gardens	3	2	2243	\$84.71	244	2001	\$ 196,900	\$ 190,000	Dec-11	453
23	449471	4716 NW 119th St.	Rosedale Gardens	3	2	2240	\$104.02	45	2002	\$ 240,000	\$ 233,000	May-11	496
24	375066	4501 Dove Tree Lane	THE ARBORS	3	2	1554	\$79.47	147	1975	\$ 119,900	\$ 123,500	Apr-09	395
				Median		1727	\$80.41	70	1978		\$ 140,000		
				Avg		1833	\$81.59	94.2	1982		\$ 148,340		
Highlighted entries reflect sales nearest to monopole													





NW 43rd & Classen Blvd.



Photo taken of the front of 4312 N Classen Blvd monopole



Photo of side view of base of monopole on N Classen Blvd



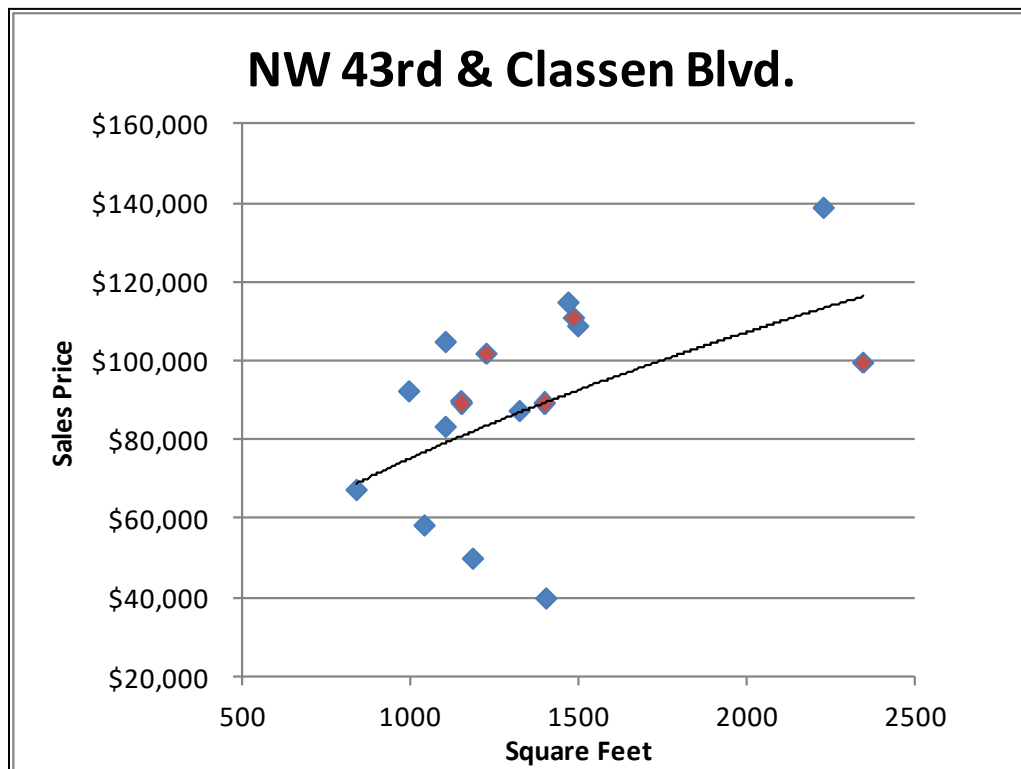
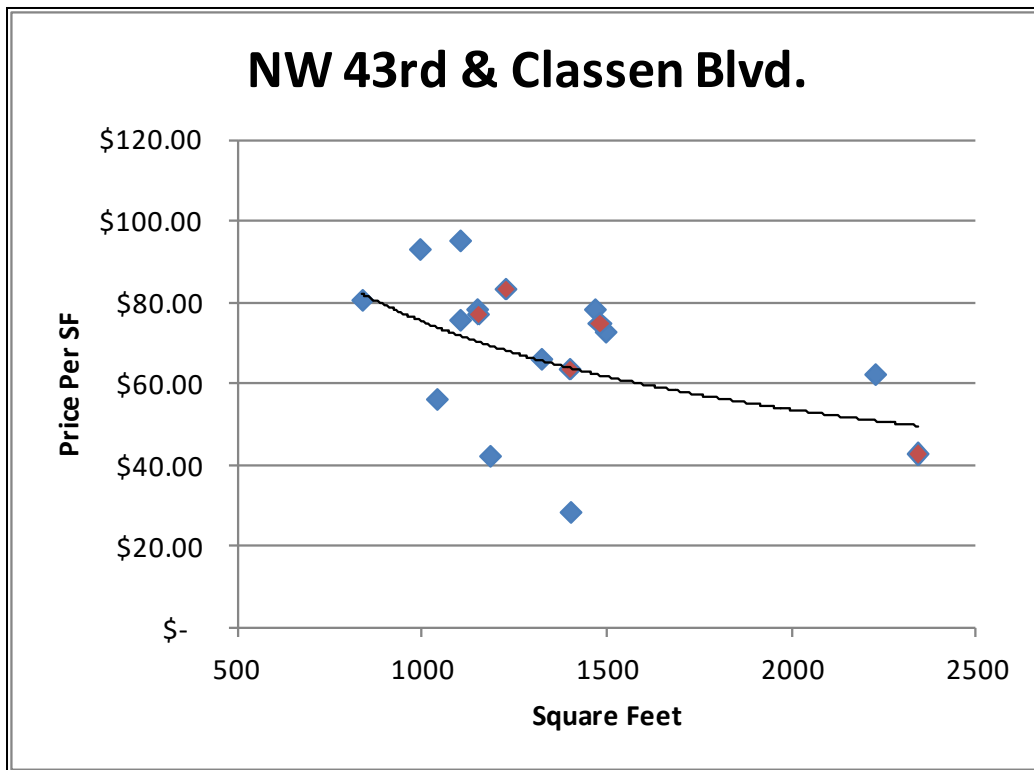
Photo taken from NW 43rd St



Photo taken from NW 43rd St

Sales Near NW 43rd & Classen Blvd. Monopole

	<u>MLS No.</u>	<u>Address</u>	<u>Addition</u>	<u>BR</u>	<u>Bath</u>	<u>SqFt</u>	<u>\$/SF</u>	<u>DOM</u>	<u>Yr Blt</u>	<u>LP</u>	<u>SP</u>	<u>Cls Dte</u>	<u>Dist. From Tower (ft)</u>
1	445260	1200 NW 42nd Street	Putnam Heights	2	2	1225	\$ 83.27	82	1917	\$ 98,000	\$ 102,000	Apr-11	595
2	453331	1508 Nw 42	Putnam Hts	3	1	1182	\$ 42.38	8	1930	\$ 54,000	\$ 50,088	Apr-11	1,203
3	446472	1141 Nw 43rd St	Hillcrest Sub	3	1	1038	\$ 56.36	103	1929	\$ 59,890	\$ 58,500	May-11	651
4	448776	1505 Nw 45th St	Billington Sub	2	1	1101	\$ 75.84	81	1925	\$ 84,500	\$ 83,500	Jun-11	1,269
5	451163	1437 NW 40th	Putnam Heights	3	2.1	2225	\$ 62.47	77	1903	\$ 144,900	\$ 139,000	Jul-11	1,269
6	459755	1512 42nd St	Putnam Hts	2	1	1101	\$ 95.37	8	1927	\$ 109,950	\$ 105,000	Jul-11	1,203
7	460584	1230 NW 46th Street	Chesterfield Sub	2	1	836	\$ 80.74	66	1925	\$ 72,000	\$ 67,500	Sep-11	1,072
8	465735	1523 NW 42nd St	Putnam Hts	3	2	1495	\$ 72.91	84	1925	\$ 109,000	\$ 109,000	Nov-11	1,191
9	475959	1436 42nd St	Putnam Hts	2	1	1147	\$ 78.47	0	1922	\$ 90,000	\$ 90,000	Feb-12	848
10	423338	1123 Nw 40th St	Putnam Hts	3	1	1400	\$ 28.57	12	1928	\$ 45,000	\$ 40,000	May-10	1,330
11	423417	1129 Nw 44th St	Shaw Hts B6 Sub Te	2	1.1	1321	\$ 66.24	33	1929	\$ 89,900	\$ 87,500	Jun-10	923
12	423244	1126 Nw 41st St	Putnam Hts	2	1	992	\$ 93.25	1	1925	\$ 94,900	\$ 92,500	Apr-10	1,516
13	435954	1224 Nw 42nd St	Putnam Hts	3	1.1	1398	\$ 63.66	134	1928	\$ 97,900	\$ 89,000	Feb-11	468
14	434790	1220 NW 43rd St	Shaws Hts Sub	3	1	1483	\$ 74.85	19	1928	\$ 109,000	\$ 111,000	Oct-10	184
15	438470	1221 NW 41st St	Putnam Hts	3	2	1466	\$ 78.44	14	1919	\$ 115,000	\$ 115,000	Mar-11	694
16	376442	1209 NW 43rd St.	Hillcrest Sub	5	2	2344	\$ 42.45	114	1934	\$ 119,900	\$ 99,500	Feb-09	410
17	388132	1225 NW 42nd St.	Putnam Heights	2	1	1152	\$ 77.21	44	1920	\$ 89,900	\$ 88,949	Jun-09	321
						Median	1225	\$74.85	44	1925	\$ 90,000		
						Avg	1347	\$68.97	52	1924	\$ 89,885		
Highlighted entries reflect sales nearest to the monopole													





Stratford Monopole



Photo taken from Stratford Dr



Photo taken from Stratford Dr

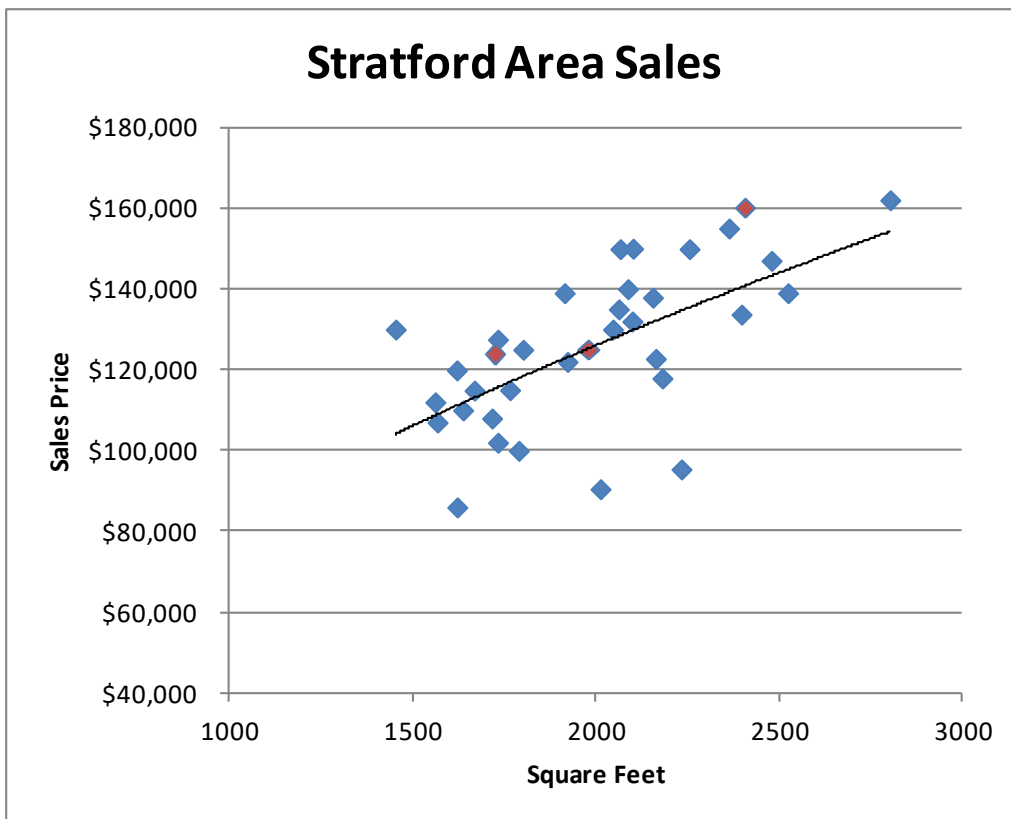
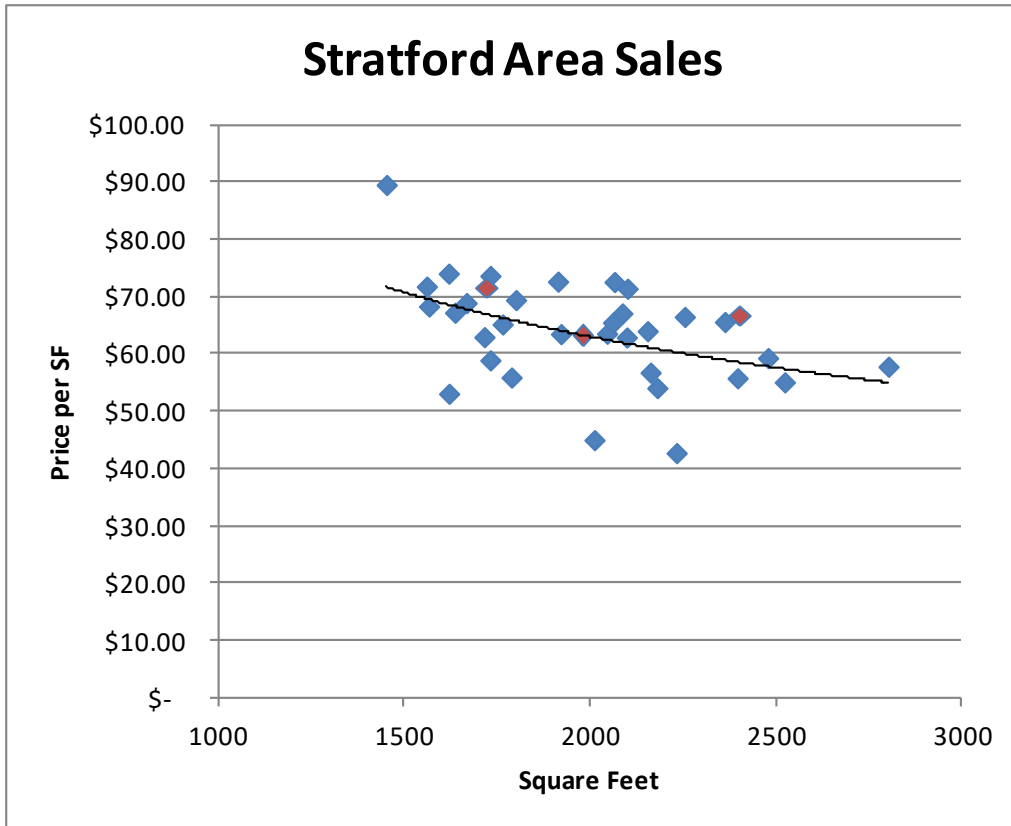


Photo taken from NW 117th ST, facing toward the monopole



Photo of Stratford neighborhood

Sales Near Stratford Monopole Location													
	MLS No.	Address	Addition	BR	Bath	SqFt	\$/SF	DOM	Yr Blt	LP	SP	Cls Dte	Dist. from Tower (ft)
1	448707	2116 Nw 114th St	Penn Park	3	2	1620	\$ 53.09	36	1967	\$ 84,900	\$ 86,000	May-11	1,586
2	459548	2700 NW 115th St	Stonegate	4	2	1731	\$ 58.93	13	1973	\$ 99,000	\$ 102,000	Aug-11	2,590
3	459326	2405 NW 111	Casady Terrace	3	2	1788	\$ 55.93	38	1966	\$ 104,900	\$ 100,000	Aug-11	2,281
4	451597	2300 NW 121ST ST	CAMELOT EST	3	2.1	2232	\$ 42.74	45	1973	\$ 105,500	\$ 95,400	Jun-11	1,901
5	455471	2324 NW 112th Ter	Grenmoor	3	2.1	1715	\$ 62.97	32	1968	\$ 110,000	\$ 108,000	Jul-11	1,852
6	454127	2520 NW 112th St	Stonegate	3	2	1566	\$ 68.33	26	1962	\$ 114,900	\$ 107,000	May-11	2,593
7	469463	2213 NW 113	Penn Park	3	2	1636	\$ 67.24	21	1974	\$ 114,900	\$ 110,000	Nov-11	1,403
8	442508	2332 Nw 112th St	Casady Terrace li	3	2	1667	\$ 68.93	110	1970	\$ 114,900	\$ 114,900	Apr-11	2,105
9	455323	11108 Greystone Ave	Suburban Hts Replat Casady	4	2	1764	\$ 65.19	148	1960	\$ 117,900	\$ 115,000	Oct-11	2,589
10	439579	2617 NW 113th St	Stonegate	4	2	1921	\$ 63.51	312	1963	\$ 118,000	\$ 122,000	Sep-11	2,536
11	469500	2500 NW 118th St	Bel Air Sec 2 Stonegate	4	2.1	2180	\$ 54.08	26	1969	\$ 119,900	\$ 117,900	Dec-11	1,402
12	466794	2505 NW 116th St	Bel Air Stonegate	3	2	1619	\$ 74.06	99	1969	\$ 119,900	\$ 119,900	Nov-11	1,319
13	450452	2229 NW 113	penn park	3	2	1560	\$ 71.79	12	1974	\$ 119,999	\$ 112,000	Apr-11	1,172
14	437589	2325 NW 115	Stonegate/Greenmoor/Camelo	4	2	1725	\$ 71.59	132	1972	\$ 125,000	\$ 123,500	Apr-11	650
15	464824	2301 NW 118	Camelot Estates	3	2.1	1983	\$ 63.04	67	1970	\$ 126,000	\$ 125,000	Oct-11	788
16	464757	2513 NW 116th St	Bel Air Stonegate	4	2.1	2162	\$ 56.78	48	1964	\$ 129,500	\$ 122,750	Oct-11	1,502
17	457341	12028 Camelot Ct	Camelot li Of Stonegate	4	2	1800	\$ 69.44	33	1966	\$ 129,500	\$ 125,000	Jul-11	2,606
18	447587	2400 NW 115	Grenmoor	4	2	1731	\$ 73.66	182	1972	\$ 131,900	\$ 127,500	Aug-11	913
19	448057	2421 Nw 115th St	Grenmoor B4-6	4	2.1	2098	\$ 62.92	36	1972	\$ 132,500	\$ 132,000	Apr-11	1,133
20	457561	12012 Camelot Ct	Camelot of Stonegate	3	2.1	2396	\$ 55.80	97	1968	\$ 135,000	\$ 133,700	Sep-11	2,510
21	458630	11404 N Barnes Ave	Penn Park	3	2	1452	\$ 89.53	15	1972	\$ 135,900	\$ 130,000	Aug-11	1,917
22	471299	2508 112th St	Stonegate	3	2.2	2154	\$ 64.02	17	1968	\$ 137,900	\$ 137,900	Jan-12	2,452
23	452245	2521 Nw 119th St	Camelot li Of Stonegate	3	2	2086	\$ 67.11	116	1967	\$ 138,900	\$ 140,000	Aug-11	1,682
24	457323	2512 NW 118th Street	Bel Air Stonegate	3	2.1	1913	\$ 72.66	8	1967	\$ 139,000	\$ 139,000	Jun-11	1,601
25	448524	2413 Nw 114	Grenmoor B4-6	3	3	2523	\$ 55.09	65	1970	\$ 139,900	\$ 139,000	May-11	1,196
26	424483	12200 Camelot Dr	Camelot III Stonegate	4	2.1	2045	\$ 63.57	346	1968	\$ 149,900	\$ 130,000	Jun-11	2,573
27	468247	11600 Heritage Square	Heritage Square	3	2	2061	\$ 65.50	29	1986	\$ 149,900	\$ 135,000	Nov-11	1,397
28	460489	2425 113th St	Grenmoor B4-6	4	2.1	2478	\$ 59.32	31	1972	\$ 149,900	\$ 147,000	Aug-11	1,631
29	456473	11904 N Penn Plaza	Camelot Estates	3	2.1	2065	\$ 72.59	31	1976	\$ 149,900	\$ 149,900	Jul-11	1,399
30	457455	2505 NW 121st St	Camelot lii Stonegate	4	2.1	2254	\$ 66.50	26	1968	\$ 149,900	\$ 149,900	Jul-11	2,281
31	464629	2533 NW 118th St	Bel Air li Stonegate	4	2.1	2100	\$ 71.43	53	1967	\$ 154,900	\$ 150,000	Nov-11	2,008
32	450677	2604 NW 118th St	Bel Air li Stonegate	4	2.1	2362	\$ 65.62	31	1967	\$ 158,000	\$ 155,000	May-11	2,133
33	454023	11704 Heritage Square Rd	Heritage Square	3	3	2802	\$ 57.82	60	1982	\$ 174,900	\$ 162,000	Jul-11	1,330
34	397006	2233 NW 118th Ter.	Camelot Est.	4	2.1	2406	\$ 66.50	65	1977	\$ 162,500	\$ 160,000	Sep-09	622
35	376786	2133 NW 115th Ter.	Penn Park	4	2	2011	\$ 45.00	172	1967	\$ 90,500	\$ 90,500	Jun-09	1,040
				Median		2011	\$65.19	38	1969		\$ 125,000		
				Avg		1989	\$64.07	74	1970		\$ 126,136		
Highlighted entries reflect sales nearest to the monopole													





5420 N Belle Isle Blvd.

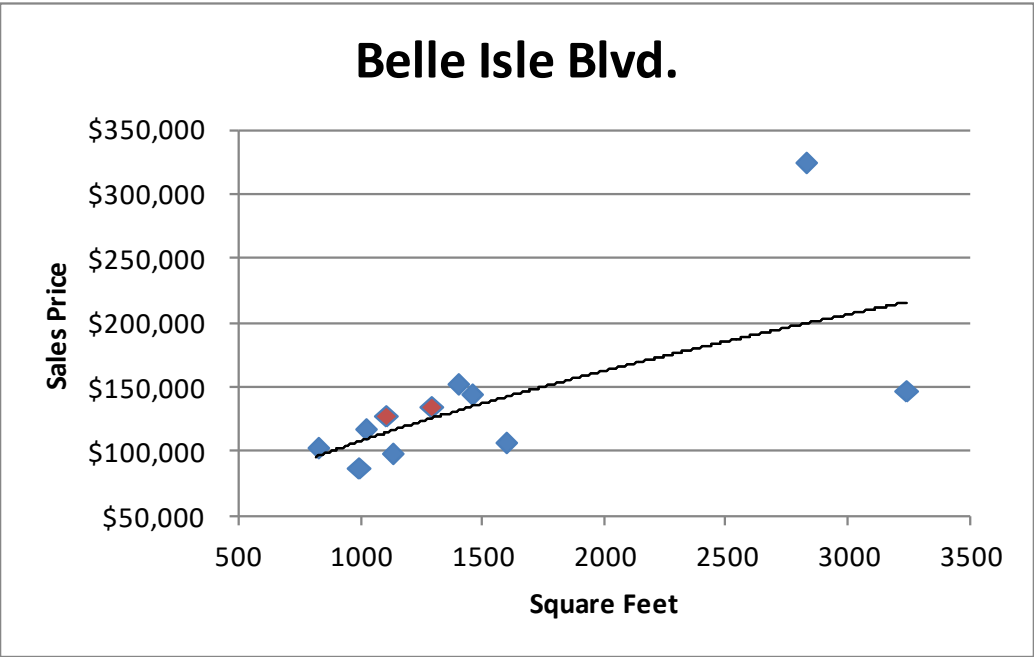
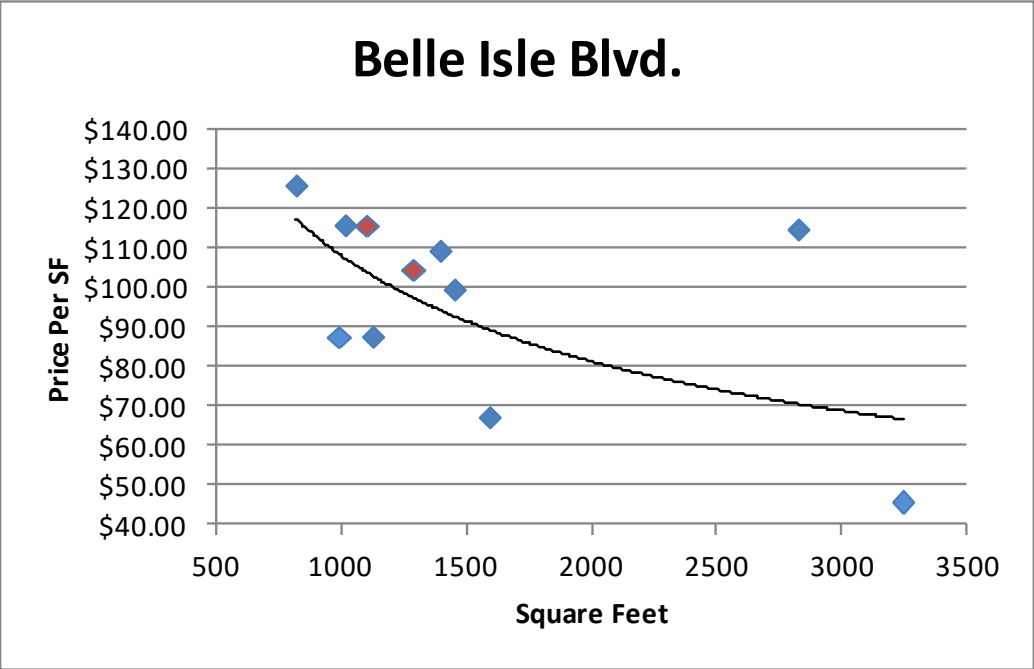


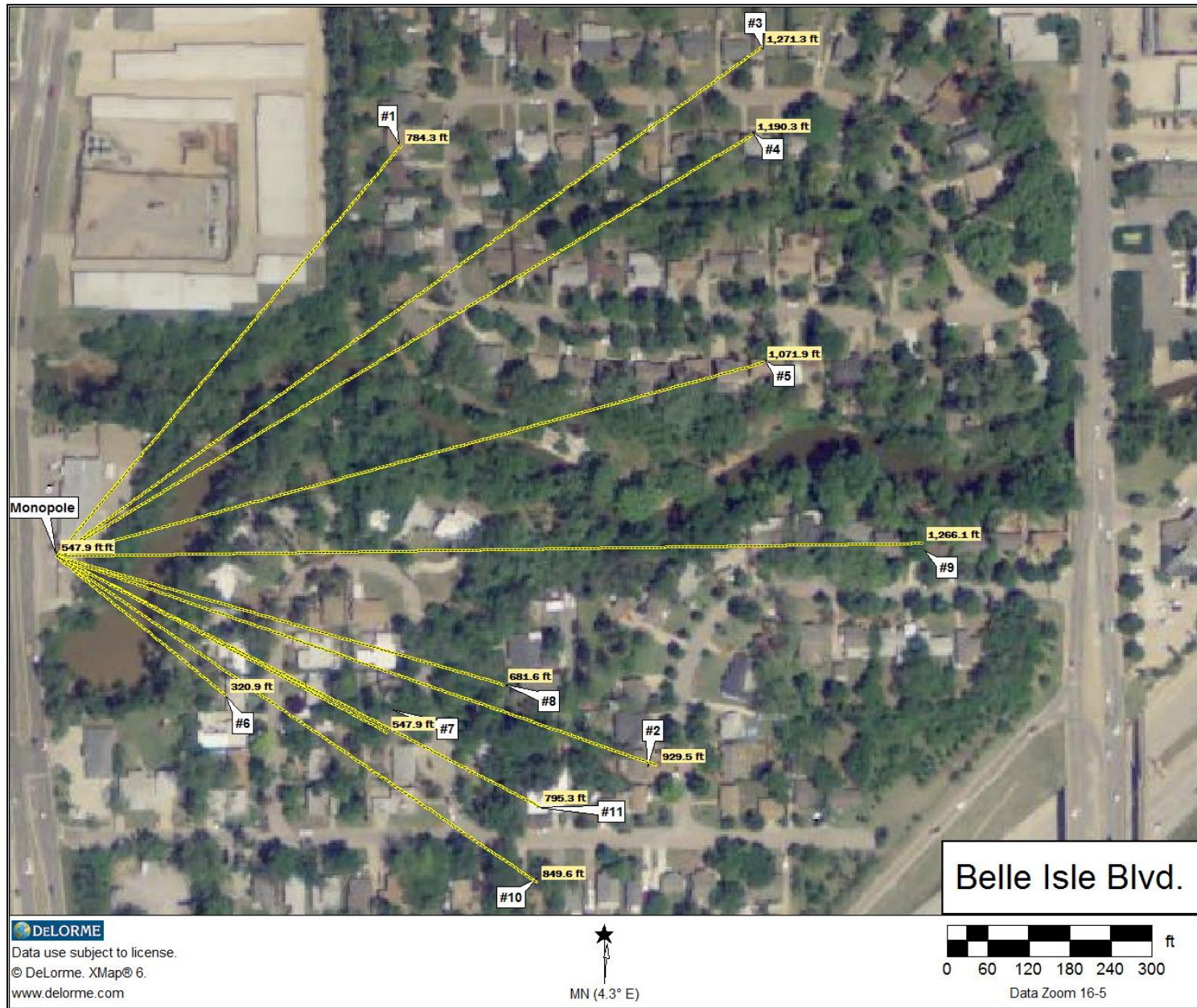
Photo of monopole at 5420 N Belle Isle Blvd



Photo taken from N Military Ave

Sales Near Belle Isle Blvd													
	MLS No.	Address	Addition	BR	Bath	SqFt	\$/SF	DOM	Yr Blt	LP	SP	Cls Dte	Dist. From Tower (ft)
1	408388	5611 N Military	Brookhaven	2	1	997	\$87.26	131	1940	\$ 92,000	\$ 87,000	Mar-10	800
2	450785	1133 Lombardy Rd	Brookhaven	2	1	1126	\$87.92	12	1941	\$ 99,000	\$ 99,000	Jun-11	930
3	413465	1121 Woodlawn Place	Brookhaven	2	1	820	\$126.22	33	1940	\$ 103,500	\$ 103,500	Mar-10	1,271
4	420196	1118 NW Woodlawn Pl	Brookhaven	2	1	1016	\$116.14	91	1939	\$ 117,900	\$ 118,000	Nov-10	1,990
5	460159	1110 55th St	Brookhaven	2	2	1592	\$67.53	17	1940	\$ 130,000	\$ 107,500	Feb-12	1,072
6	381815	5413 Military	Brookhaven Second	2	1	1107	\$115.63	7	1947	\$ 130,000	\$ 128,000	Feb-09	321
7	402767	5409 Brookhaven Place	Brookhaven Second	1	1	1295	\$104.25	5	1947	\$ 135,000	\$ 135,000	Sep-09	548
8	462120	5410 Brookhaven Pl	Brookhaven li	3	2	3244	\$45.36	64	1948	\$ 147,155	\$ 147,155	Dec-11	682
9	451026	1107 Lombardy Rd	Brookhaven	4	2	1452	\$99.86	72	1940	\$ 158,000	\$ 145,000	Jun-11	1,266
10	418937	1154 NW 53rd Street	Belle Isle Sub	1	1	1395	\$109.68	156	1952	\$ 162,900	\$ 153,000	Aug-10	850
11	477345	5400 Brookhaven Pl	Brookhaven li	3	3	2824	\$115.08	30	1948	\$ 345,000	\$ 325,000	Mar-12	795
Median						1295	\$104.25	33	1941	\$ 128,000			
Avg						1533	\$97.72	56	1944	\$ 140,741			
Highlighted entries reflect sales nearest to the monopole													





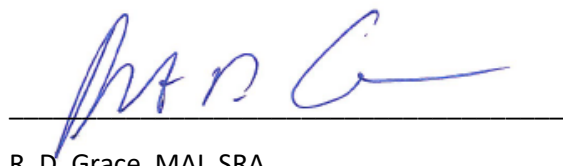
CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this study are true and correct.
2. The study analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.
3. I have no present or prospective interest in the property that is the subject of this study and I have no personal interest or bias with respect to the parties involved with this assignment.
4. My compensation 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 value opinions, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal consulting assignment.
5. My engagement in this assignment is not contingent upon developing or reporting predetermined results.
6. The analyses, opinions, and conclusions were developed and this study has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. This study is also in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board.
7. The use of this study is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
8. I have made a personal inspection of the properties that are the subject of this study.
9. No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
10. As of the date of this study, I, R. D. Grace, have completed the requirements of the continuing education program of the Appraisal Institute.
11. I have no personal interest in or bias with respect to the subject matter of the study or the participants to the litigation. The "Opinion of proximity damages" in the study is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
12. This study is not based on a requested diminution in value, an amount of diminution to the property involved, or the product of any discussion with the attorneys involved in the case.

CERTIFICATION (Continued)

13. This is a proximity study, which is intended to comply with the requirements set forth under Standards Rule 4 and 5 of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of study. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this study is specific to the needs of the client and for the intended use stated in this study. The appraiser is not responsible for unauthorized use of this study.
14. I hereby certify that I am competent based on education, training, and practical experience to develop the proximity study for the area involved.
15. I certify that I, R. D. Grace, am a licensed Real Estate Appraiser licensed by the State of Oklahoma as a Certified General Real Estate Appraiser. I am licensed to Appraise Real Estate of any study in the State of Oklahoma. My state license number is 11452CGA. This license expires unless renewed April 30, 2013.
16. This appraisal study is the property of Grace & Sons Appraisal Service until paid for in full.
17. This study is intended only for use and reliance upon its conclusions by the specifically identified intended users. Any use of this study or its conclusions by others is invalid and not intended by this appraiser.
18. Any disputes between the appraiser and any intended user or other party shall be settled by mediation. The maximum amount of damages is the return of the fee paid for this study by the original client named in the study.
19. The conditions in this certification are a part of this study and cannot be excluded. Do not use this study unless you accept all the terms and conditions in this section of the study and the Assumptions and Limiting Conditions found elsewhere in this study. The use of this study for any purpose will be considered as the acceptance of these conditions.



R. D. Grace, MAI, SRA

Oklahoma State Certified

General #11452CGA







PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE BASED ON 3D IMAGING TIED TO COORDINATES.



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ORDINANCE NO. ____NS

AN ORDINANCE CONCERNING THE ZONING CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NE/C NW/4 NW/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WHICH IS THE CENTER OF BEARD STREET; THENCE SOUTH 1320 FEET TO THE CENTER OF FORTY-SECOND STREET; THENCE WEST ON THE CENTER LINE OF FORTY-SECOND STREET A DISTANCE OF 328.76 FEET TO A POINT; THENCE NORTH A DISTANCE OF 1320 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST 328.76 FEET TO THE POINT OF BEGINNING, FORMERLY DESCRIBED AS BLOCKS 23, 24 AND 27, ARMOURDALE ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, FROM ZONING CLASSIFICATION, A-1; RURAL AGRICULTURAL DISTRICT TO A-1; RURAL AGRICULTURAL DISTRICT WITH CONDITIONAL USE PERMIT AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE ACCORDINGLY.

WHEREAS, pursuant to notice duly given as required by law, a public hearing conducted by the Board of Commissioners of the City of Shawnee, Oklahoma on the 15th day of April, 2019, upon an application to rezone certain properties located in the City of Shawnee, Oklahoma, from zoning classification A-1; Rural Agricultural District to A-1; Rural Agricultural District with Conditional Use Permit.

WHEREAS, the Planning Commission of the City of Shawnee has conducted one or more public hearings on said application pursuant to notice as required by law and has submitted its final report and recommendation upon said application to the Board of Commissioners; and,

WHEREAS, it appears to be in the best interest of the City of Shawnee and the inhabitants thereof for said properties to be rezoned to A-1; Rural Agricultural District with Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1: That the following described property located in the City of Shawnee, Oklahoma, to-wit: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NE/C NW/4 NW/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WHICH IS THE CENTER OF BEARD STREET; THENCE SOUTH 1320 FEET TO THE CENTER OF FORTY-SECOND STREET; THENCE WEST ON THE CENTER LINE OF FORTY-SECOND STREET A DISTANCE OF 328.76 FEET TO A POINT; THENCE NORTH A DISTANCE OF 1320 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST 328.76 FEET TO THE POINT OF BEGINNING, FORMERLY DESCRIBED AS BLOCKS 23, 24 AND 27, ARMOURDALE ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, FROM ZONING CLASSIFICATION, A-1; RURAL AGRICULTURAL DISTRICT TO A-1; RURAL AGRICULTURAL DISTRICT WITH CONDITIONAL USE PERMIT AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE ACCORDINGLY.

[Signature page to follow.]

PASSED AND APPROVED this 15th day of April, 2019.

RICHARD FINLEY, MAYOR

(SEAL)

ATTEST:

LISA LASYONE, CMC, CITY CLERK

Approved as to form and legality this 15th day of April, 2019.

JOSEPH VORNDRAN, CITY ATTORNEY

Regular Board of Commissioners

7.

Meeting Date: 04/15/2019

Sales Tax/Treasurer Rpt

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge monthly Sales Tax and City Treasurer Report.

Attachments

Sales Tax/Treasurer Rpt



Date: April 15, 2019
To: Honorable Mayor and City Commissioners
From: Chance Allison, CPA, Finance Director and City Treasurer
Subject: April Sales and Use Tax Deposit

Sales and Use Tax Collections: The Oklahoma Tax Commission (the “OTC”) collects and enforces collection of sales and use taxes, including special earmarked taxes such as alcohol and tobacco, for the entities responsible for remitting taxes to the City of Shawnee. Entities with monthly tax liabilities exceeding \$2,500 are required to remit tax estimates each month by the 20th; in addition, entities are required to report their final tax collections for the previous month along with a final payment of taxes for the previous month on the 20th. To summarize, tax collections remitted to the City of Shawnee by the OTC in April consist of March estimates and February final reported collections. Any taxes collected for months prior to February will include accrued late penalty interest.

Sales Tax Collection Allocated by Fund:

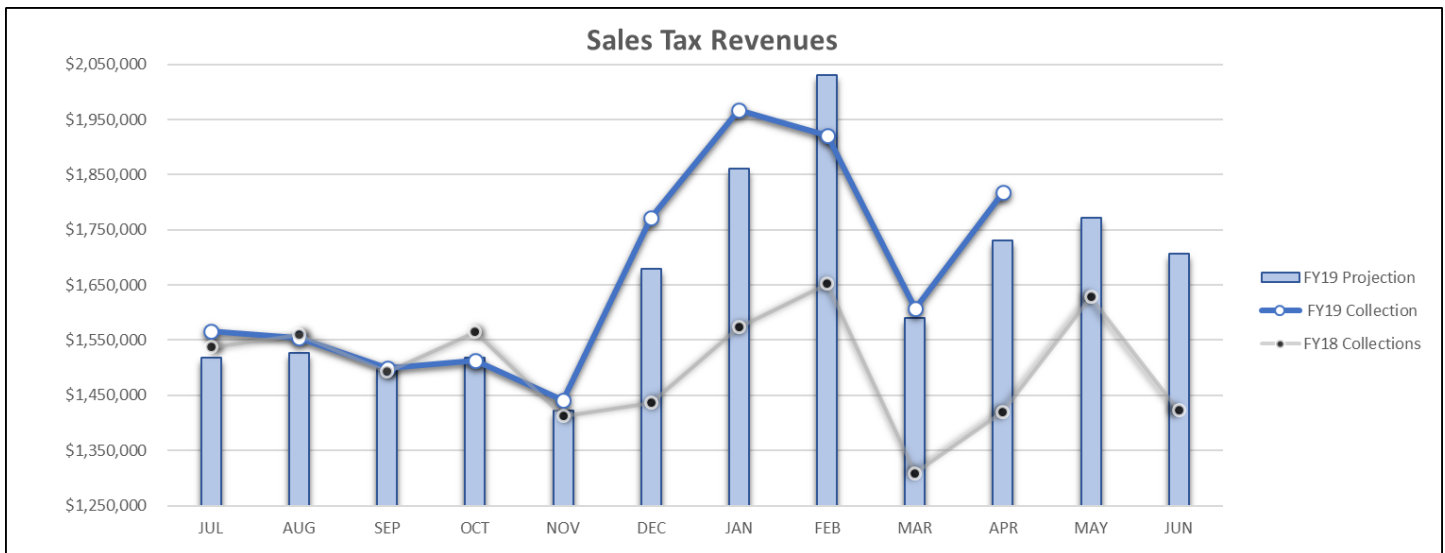
The March sales tax deposit was \$1,818,223.63, including interest of \$1,951.95, to be allocated as follows:

<u>Fund</u>	<u>Allocation</u>
General Fund	\$ 1,038,984.93
2018 Capital Improvements Fund	259,746.23
Capital Improvements Fund	201,303.34
Street Improvements Fund	227,277.94
Economic Development Fund	25,974.63
Police Sales Tax Fund	32,468.28
Fire Sales Tax Fund	<u>32,468.28</u>
Total Sales Taxes Collected	<u>\$ 1,818,223.63</u>

Finance Department Report:

Sales and use tax collections totaled \$1,975,419 for April 2019. The overall budgeted increase for both sales and use tax collections for FY 2019 was a modest 0.50% based on conservative estimates of historical trends. For the year, sales tax collections are up \$283,867, or 1.73%, over the projected budget. Use tax collections are up approximately \$168,741, or 13.70%, over the projected budget year-to-date.

Fiscal Year 2019 Sales Tax Collections and Performance:

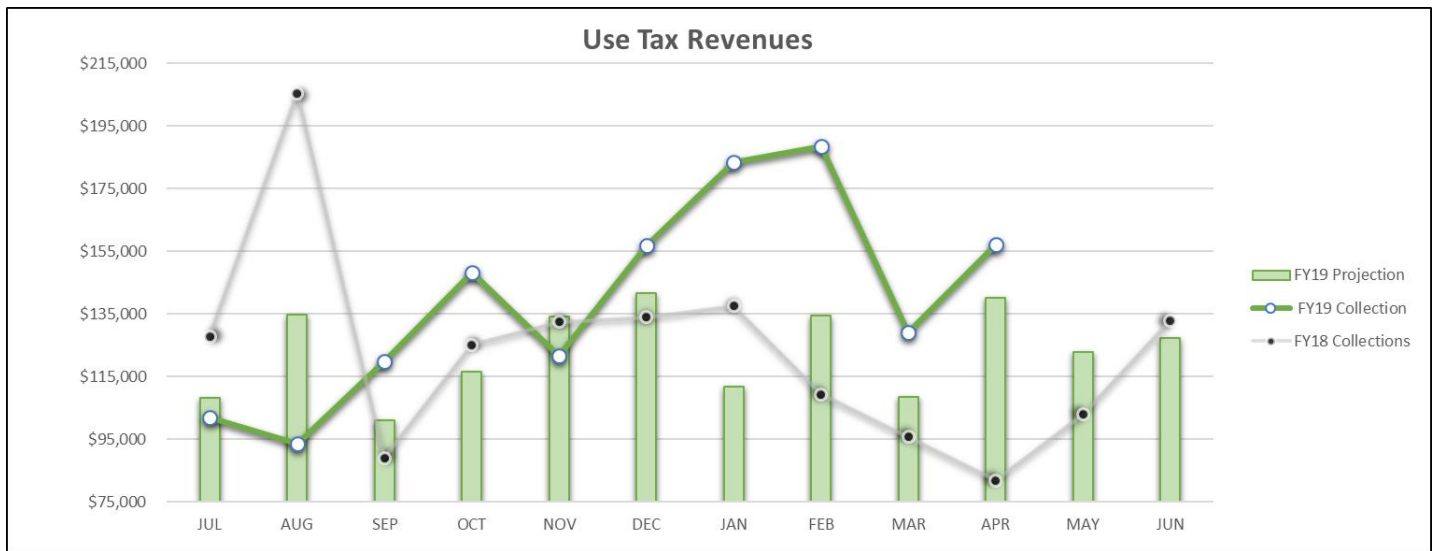


	Projected Budget	Actual	Amount Variance	Percentage Variance
Sales Tax Receipts (April 2019):	\$ 1,730,055	\$ 1,818,224	\$ 88,169	5.10%
Sales Tax Receipts (year-to-date):	\$ 16,374,455	\$ 16,658,322	\$ 283,867	1.73%

	April 2019	April 2018	Amount Variance	Percentage Variance
Sales Tax Receipts (vs Prior Year):	\$ 1,818,224	\$ 1,420,532	\$ 397,692	28.00%

	Year To Date FY 2019	Year To Date FY 2018	Amount Variance	Percentage Variance
Sales Tax Receipts (vs Prior Year):	\$ 16,658,322	\$ 14,959,927	\$ 1,698,395	11.35%

Fiscal Year 2019 Use Tax Collections and Performance:



	Projected Budget	Actual	Amount Variance	Percentage Variance
Use Tax Receipts (April 2019):	\$ 140,162	\$ 157,195	\$ 17,033	12.15%
Use Tax Receipts (year-to-date):	\$ 1,231,706	\$ 1,400,447	\$ 168,741	13.70%

	April 2019	April 2018	Amount Variance	Percentage Variance
Use Tax Receipts (vs Prior Year):	\$ 157,195	\$ 81,854	\$ 75,341	92.04%

	Year To Date FY 2019	Year To Date FY 2018	Amount Variance	Percentage Variance
Use Tax Receipts (vs Prior Year):	\$ 1,400,447	\$ 1,238,775	\$ 161,672	13.05%