

CHICKASHA MUNICIPAL AUTHORITY

AGENDA
LOCATION OF MEETING
CITY HALL COUNCIL CHAMBERS
117 NORTH FOURTH STREET
CHICKASHA, OKLAHOMA 73018

TIME OF MEETING
6:30 PM

DATE OF MEETING
JANUARY 3, 2023

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission or committee.

1. **Call to Order / Roll Call.**
2. **Consent Docket:**
 - a. Acceptance of the Minutes of the December 5, 2022 regular meeting.
 - b. Acceptance of the Claims List.
 - c. Accept and ratify a Sanitary Sewer Easement Agreement with Chickasha Travel Plaza, LLC.
3. **Discussion/Approval of Items Removed from Consent Docket:**
4. **Consideration and Discussion Items:**

- a. Discussion, consideration, and possible action to declare surplus a tract of land out of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-seven (27), Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma also known as the Mill Building area and authorize the Trust Manager to dispose of property as deemed appropriate.
- b. Discussion, consideration and possible action to approve the sale of surface rights to a tract of land out of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-seven (27), Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma (Mill Building area) to Victor Valley Mortuary Inc., in the amount of \$130,000.00 authorizing Trust Manager to execute all necessary documents.
- c. Discussion, consideration, and possible action to accept the bid for property described as all of Lot 3 and a 5-foot wide and 165-foot long strip of the east side of Lot 4, Phillips Addition in the City of Chickasha (Surface Rights Only) a/k/a 1007 N. 9th Street.
- d. Discussion, consideration, and possible action to accept the bid for property described as all of Lots twelve (12) and thirteen (13) of Block One (1), East Side Addition, City of Chickasha (Surface Rights Only) a/k/a 1407 S. 1st Street.
- e. Discussion, consideration, and possible action to accept the bid for the property described as Lots four (4) and five (5) in Block Twelve (12) in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only) a/k/a 2111 Dakota.
- f. Discussion, consideration, and possible action to accept the bid for property described as all of Lot Three (3), Block One (1) in Rock Island Addition, City of Chickasha (Surface Rights Only) a/k/a 923 Minnesota.

5. Motion for Adjournment.



City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: City Clerk

Agenda Item No. 2.a.

AGENDA ITEM: Acceptance of the Minutes of the December 5, 2022 regular meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept Minutes of the December 5, 2022 regular meeting.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Susan M. McDaniel, City Clerk	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 3, 2023	(From)		

V. ATTACHMENTS:

1. CMA 12-5-2022

December 5, 2022

The **REGULAR** meeting of the **CHICKASHA MUNICIPAL AUTHORITY** was held in the council chambers in city hall on the 5th day of December 2022 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Chairman Mosley called the meeting to order at 7:19 p.m.

ITEM 1.

Call to Order / Roll Call:

CHAIRMAN AND TRUSTEES

PRESENT:

Chris Mosley, Chairman
Zachary Grayson, Vice Chairman
Kelly Boyd
Oscar Nelson
Kea Ginn
Georgianne Hebblethwaite
R. P. Ashanti-Alexander
Brian Gerdes
Nate McCalla

ABSENT:

R P. Ashanti-Alexander

STAFF

PRESENT:

Keith Johnson, City Manager
Cindy Rogers, Asst. City Manager
Amanda Mullins, City Attorney
Susan M. McDaniel, City Clerk
Tony Samaniego, Fire Chief
G. G. Music, Interim Police Chief
Darren Martin, Chief Building Inspector
Spencer Winzenried, Parks & Rec Director
Jim Crosby, Public Works Director
Rachel Bernish, Community Development Director
Shae Mortimer, Marketing and Civic Engagement Manager

ITEM 2.

Consent Docket: ITEM 2a thru ITEM 2b

ITEM 2a.

Acceptance of the Minutes of the November 21, 2022, regular meeting.

ITEM 2b.

Acceptance of the Claims List.

*Motion by Trustee Grayson, second by Trustee Gerdes to approve Item 2a thru Item 2b.

Roll call vote:

Ayes:” Grayson, Boyd, Nelson, Ginn, Hebblethwaite, McCalla, Gerdes and Mosley.

“Nays:” None

“Abstain:” None

Motion carried. 8-0

ITEM 3. **Discussion / Approval of Items Removed from Consent Docket:**

No action taken on Item 3.

ITEM 4. **Discussion and Consideration Items:**

ITEM4a. **Discussion, consideration, and possible action to authorize Staff to solicit re-bids for RFP CMA-2203 – Sanitary Sewer Main Replacement – US Highway 62 near 16th Street.**

*Motion by Council Member Hebblethwaite and second by Council Member Grayson to authorize Staff to solicit re-bids for RFP CMA-2203 – Sanitary Sewer Main Replacement – US Highway 62 near 16th Street.

Roll call vote:

“Ayes:” Grayson, Boyd, Nelson, Hebblethwaite, Gerdes, McCalla, Ginn and Mosley.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

ITEM4b. **Discussion, consideration, and possible action to authorize Staff to solicit bids for RFP CMA-2204 Water Mains Construction Project.**

*Motion by Council Member Boyd and second by Council Member Gerdes to authorize Staff to solicit bids for RFP CMA-2204 – Water Mains Construction Project.

Roll call vote:

“Ayes:” Grayson, Boyd, Nelson, Hebblethwaite, Gerdes, McCalla, Ginn and Mosley.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

TIME 7:19 P.M.

ITEM4c. Discussion, consideration, and possible action to accept the contract with the Oklahoma Department of Human Services to provide utility assistance for customers meeting OKCHS established criteria with authorization for the Mayor to execute the same.

*Motion by Council Member Hebblethwaite and second by Council Member Grayson to accept the contract with the Oklahoma Department of Human Services to provide utility assistance for customers meeting OKCHS established criteria with authorization for the Mayor to execute the same.

Roll call vote:

“Ayes:” Grayson, Boyd, Nelson, Hebblethwaite, Gerdes, McCalla, Ginn and Mosley.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

ITEM 4. Motion to Adjourn.

*Motion by Trustee Gerdes, second by Trustee Hebblethwaite to adjourn.

Meeting adjourned.

TIME: 7:22 PM

Approved this 3rd day of January 2023.

Chris Mosley, Chairman

(ATTEST)

Susan M. McDaniel, CMC
City Clerk



City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: Finance

Agenda Item No. 2.b.

AGENDA ITEM: Acceptance of the Claims List.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept Claims List.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Cindy Rogers, Asst. City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 3, 2023	(From)		

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: Public Works

Agenda Item No. 2.c.

AGENDA ITEM: Accept and ratify a Sanitary Sewer Easement Agreement with Chickasha Travel Plaza, LLC.

I. BACKGROUND/DESCRIPTION:

This is to accept and ratify the Sanitary Sewer Easement Agreement with Chickasha Travel Plaza, LLC presented to Council as Agenda Item 6 z.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
January 3, 2023

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: Administration

Agenda Item No. 4.a.

AGENDA ITEM: Discussion, consideration, and possible action to declare surplus a tract of land out of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-seven (27), Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma also known as the Mill Building area and authorize the Trust Manager to dispose of property as deemed appropriate.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Declare surplus a tract of land out of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-seven (27), Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma also known as the Mill Building area and authorize the Trust Manager to dispose of property as deemed appropriate.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 3, 2023	(From)		

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: Community Development

Agenda Item No. 4.b.

AGENDA ITEM: Discussion, consideration and possible action to approve the sale of surface rights to a tract of land out of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-seven (27), Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma (Mill Building area) to Victor Valley Mortuary Inc., in the amount of \$130,000.00 authorizing Trust Manager to execute all necessary documents.

I. BACKGROUND/DESCRIPTION:

This is for a sale of the Mill Building area. Attached are the survey and appraisal documents. The surveyor and appraiser were approved by the city of Chickasha. This will be for the Townsend Project in the downtown area. The contract will be given out to Council members on Tuesday night or added as an attachment to the agenda.

II. RECOMMENDED ACTION:

Approve sale of property as presented.

III. FISCAL INFORMATION - \$130,000 CMA Fund Revenue

IV. FUND INFORMATION:

Dept. Director:

Rachel Bernish, Community
Development Director

Fund	Account	Amount
(To) 31 4400-020		\$130,000.00
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:

January 3, 2023

V. ATTACHMENTS:

1. T1214228639-Hitt
2. 22230 - BS_OT Chickasha_Hitt LLC p3
3. Final Mill Building Contract

[illegible]

Real Estate Evaluation Report of:
100 W Chickasha Avenue, Chickasha, Grady County, Oklahoma 73018



REAL ESTATE EVALUATION OF REAL PROPERTY

LOCATED AT:

100 W Chickasha Ave
See attached legal survey
Chickasha, OK 73018

FOR:

Client - Chet Hitt (Restrictive - Informational Purposes Only)

AS OF:

12/14/2022

BY:

Terry Peak

THANK YOU FOR YOUR BUSINESS

Borrower	FMVO				File No.	T1214228639	
Property Address	100 W Chickasha Ave						
City	Chickasha	County	Grady	State	OK	Zip Code	73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)						

TABLE OF CONTENTS



Invoice	1
Cover Page	2
Letter of Transmittal	3
Summary of Salient Features	4
Evaluation	5
Additional Comparables 4-6	6
Supplemental Addendum	7
Evaluation/Def. of Market Value	9
USPAP Identification	10
County Record Page (per PV Plus)	11
Scanned Document	12
Scanned Document	13
Scanned Document	14
Scanned Document	15
Licensure	16
Subject Photos	17
Subject Photos	18
Photograph Addendum	19
Photograph Addendum	20
Photograph Addendum	21
Comparable Photos 1-3	22
Comparable Photos 4-6	23
Building Sketch	24
Location Map	25
Location Map	26
Flood Map	27

Terry Peak
Peak Appraisal Service LLC
P.O. Box 281
Elgin, OK 73538

12/14/2022

Client - Chet Hitt (Restrictive - Informational Purposes Only)

Re: Property: 100 W Chickasha Ave
Chickasha, OK 73018
Borrower: FMVO
File No.: T1214228639

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

A handwritten signature in black ink that reads "Terry M. Peak". The signature is written in a cursive, flowing style. The first name "Terry" is written with a large, sweeping "T" that extends upwards and to the left. The middle initial "M." is written in a smaller, more compact cursive. The last name "Peak" is written with a large, prominent "P" and a long, sweeping tail that extends to the right.

Terry Peak

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	100 W Chickasha Ave
	Legal Description	See attached legal survey
	City	Chickasha
	County	Grady
	State	OK
	Zip Code	73018
	Census Tract	0010.00
	Map Reference	36420
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	FMVO
	Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	3,802 Gross Building Area; First Floor 1,901 Unfinished/Second Floor 1,901 Finished
	Price per Square Foot	\$ N/A
	Location	Chickasha
	Age	Actual Age: Unknown; Estimated Actual Age: 80 yrs; Effective Age: 30 yrs
	Condition	Fair - Avg; Office/Commercial Use
	Total Rooms	(4) Second Floor - (1) Kitchenette, (2) Offices, (1) Open Office/Lobby Area, (1) Vault
	Bedrooms	N/A
	Baths	(1) 1/2 Bathroom Located on Second Floor
APPRAISER	Appraiser	Terry Peak
	Date of Appraised Value	12/14/2022
VALUE	Final Estimate of Value	\$ 130,000

T1214228639

Borrower/Subject Property Information

Peak Appraisal Service, LLC
Form 69E2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

REAL ESTATE EVALUATION REPORT
MARKET DATA ANALYSIS

MARKET DATA ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
	100 W Chickasha Ave Address Chickasha, OK 73018		2112 W Bois D Arc Ave Duncan, OK 73533		103 S 6th St Duncan, OK 73533			
	Proximity to Subject		38.76 miles S		37.98 miles S			
	Sales Price	\$ N/A		\$ 190,000		\$ 80,000		\$
	Price per GBA	\$ 0.00	\$ 47.50		\$ 11.27		\$	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (–) Adjust.	DESCRIPTION	+ (–) Adjust.	DESCRIPTION	+ (–) Adjust.
	Date of Sale/Time	FMVO	04/20/2022		08/15/2022			
	Location	Chickasha	SW Duncan		SE Duncan			
	Age	Est 80yrs;Eff 30 yrs	57 yrs		67 yrs			
	Condition	Fair-Avg/Comm	Avg/Comm	-20,000	Avg/Comm			
	Size	1,901 GBA	1,500 GBA	+5,000	3,550 GBA	-15,000		
	Other Features	50x94 Awning	None Reported	0	15x46 Gar/Att	0		
	Other Features	1,901gba Warehouse	2,500gba Warehouse	offsets	3,550 gba Warehous	offsets		
	Conditions of Sale	N/A	Cash/None		Conv/Normal			
	Special Financing	Site: 1.09 ac	Site: 3.30 ac	-30,000	Site: 3,750 sf	+20,000		
	Total Adjustments		☐ + ☒ -	\$ -45,000	☒ + ☐ -	\$ 5,000	☐ + ☐ -	\$
	Indicated Value of Subject			\$ 145,000		\$ 85,000		\$
COMMENTS	Comments: As of 12/16/2022, the subject property was considered a 3,802 total gross building area (GBA) office building comprised of 2 floors. First floor measured 1,901 GBA and was used as a warehouse/storage area. First Floor comprised of 2 dock doors, masonry ceiling, masonry walls, masonry flooring, and equipped with electric service. Second floor measured 1,901 GBA and was used as an office area. Second floor comprised of an interior stairwell leading to several offices, (1) 1/2 bathroom, kitchenette, and vault room (appraiser was unable to access/inspect at time of interior inspection). Second floor finishes include carpet and vinyl flooring throughout, 10+’ ceilings throughout, plaster walls, extensive wood trim, commercial grade windows, and dated fixtures. At time of inspection, the subject property was considered vacant for a long period of time with operational status of the subject’s utilities unknown at time of inspection. Overall, interior decor was considered dated and indicative of the era the building was constructed in. Deferred maintenance/cosmetic repairs were observed at time of inspection including water damage to the subject’s second floor ceiling area and some masonry cracking along the first floor’s exterior corners of the building. With the subject’s location, frontage, lack of zoning, and existing layout, the subject property could entertain a multitude of uses with office and/or retail use being most likely. Using both local and regional MLS publications/services, an extensive commercial sales search was performed looking for commercial properties of similar features (gross building area, type, design/style, quality, effective age/condition, and amenities) having sold within the past 24 months with several commercial properties found within the Chickasha area of similar scope. Due to the limited commercial sales found within the Chickasha area of similar scope, sales search expanded to include the competing commercial market of Duncan to the south in search of commercial buildings of similar type, design/style, quality, and effective age/condition with contributory adjustments considered for their respective market area. Commercial sales used deemed most similar in design/style, gross building area, use/functional utility, quality, and effective age/condition with contributory adjustments made for location/contributory site value, gross building area, condition, and amenities. Due to date of sale, proximity to subject, and overall design/style, greater weight/emphasis placed on Comparables 1 - 3. Considering all of the comparable values listed within this report using the weighted average technique, the estimated market value opinion of the subject property "as is" is \$130,000 (rounded). See addendum for further commentary.							
	Due to the scope of the assignment, sales search expanded to 39 miles to include dwellings of similar scope (design/style, functional utility/intended use, gross building area, quality, effective age/condition, and amenities). To expand sales search any further in distance, property characterisitics, or in date of sale would, in the appraiser’s opinion, hinder the evaluation process and fail to produce a more credible result.							
	Sales Verification Sources for Comparables 1 - 5 are as follows:							
	Subject Property - Grady County Records, Realist, Subject Property POC - Amanda Bertelli, City of Chickasha							
	Comparable 1 - OKC MLS#996208, Grady County Records, Realist, OKcountyrecords.com, City of Chickasha Days on Market: 2							
	Comparable 2 - OKC MLS#994036, Grady County Records, Realist, OKcountyrecords.com, City of Chickasha Days on Market: 123							
	Comparable 3 - OKC MLS#966447, Grady County Records, Realist, OKcountyrecords.com, Listing Realtor - Amy M. Douglass, City of Chickasha Days on Market: 97							
	Comparable 4 - DuncanMLS#35984, Stephens County Records, Realist, OKcounty records.com, Listing Realtor - Shorty Brown, City of Duncan Days on Market: 313							
	Comparable 5 - DuncanMLS#36650, Stephens County Records, Realist, OKcounty records.com, Listing Realtor - Tara Harper, City of Duncan Days on Market: 158							
	This evaluation report does not guarantee that the property is free from defects. This evaluation establishes an estimated market value opinion of the subject property for informational purposes only. Potential buyers need to secure their own building inspections via a qualified building inspector to satisfy themselves with the condition of the commercial property.							

Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				

Sale and Transfer History for the Subject Property and Comparables 1 - 5:

Subject: No sales or transfers found for the subject property listed within this report within the past 36 months from the effective date of this report.
Comparable 1: No apparent prior sales or transfers found for Comparable 1 within the past 12 months prior to most recent sale.
Comparable 2: No apparent prior sales or transfers found for Comparable 2 within the past 12 months prior to most recent sale.
Comparable 3: No apparent prior sales or transfers found for Comparable 3 within the past 12 months prior to its most recent sale.
Comparable 4: No apparent prior sales or transfers found for Comparable 4 within the past 12 months prior to its most recent sale.
Comparable 5: No apparent prior sales or transfers found for Comparable 5 within the past 12 months prior to its most recent sale.

Sales Comparison Approach (continued):

Both the neighborhood boundaries and views as identified within this report are considered the professional opinion of the appraiser and based on both the scope of the assignment and property characteristics involved with the assignment. The subject property's immediate views in all 4 directions consist of commercial properties on platted and unplatted sites ranging from 4,000 to 3 acres. At time of inspection, the subject property was zoned agricultural per the City of Chickasha. Per the City of Chickasha, the commercial building would be required to be commercially zoned. Per the City of Chickasha, zoning was enforced for commercial properties located within the city limits of Chickasha. Subject's surrounding views are US Highway 62 to the north with other commercial properties/districts observed in all directions of the subject property. Commercial properties within the Chickasha area considered marketable at time of inspection with no apparent negative influences identified within the subject property's market area at time of inspection.

The subject's commercial market, historic downtown Chickasha, is considered to have remained stable with very limited sales activity found over the past 12 months for commercial properties of this scope (gross building area, type, design/style, and site/acreage). At time of inspection, the subject property was considered in average condition and indicative of the era the building was originally constructed in. Deferred maintenance observed to both the exterior and interior of the commercial property including water damage to the subject's second floor ceiling area at time of inspection (see improvements section listed above and interior photos provided further along within this report). In the subject's immediate and competing commercial market area, a majority of current sales range from shared party wall to free standing structures ranging from 1,400 to 7,000 gross building area with the commercial properties of more mid range size, historic design/style, free standing, and lesser to no updating involved considered more comparable to that of the subject property at time of inspection. The subject is located within the historic Chickasha main street area with a significant amount of revitalized/refurbished commercial properties observed within several blocks of the subject property at time of inspection. Subject is also located within close proximity of US Highway 62 to the north - one of several major thoroughfares for the greater Chickasha area. Location is considered marketable providing easy access to local/regional employment and services within the historic Chickasha area. Comparables 1 - 3 are located within the subject's immediate and competing commercial market area and considered similar in location/proximity to subject, design/style, type, quality, and/or effective age/condition. Comparables 4 - 5 are located within the competing commercial market of Duncan and considered similar in design/style, type, size, quality, and/or effective age/condition. Contributory adjustments were made for location/contributory site value, gross building area, and supported amenities. Comparables 1 - 3 were selected for primary positions due to date of sale, location/proximity to subject, adjustments involved, and overall similarity in design/style, type, quality, and effective age/condition. Emphasis considered on all comparables used with the Weighted Average Technique used within the reconciliation process. The weights given to each of the comparables used were as follows:

Comparable Properties	Weight %	Adjusted Sales Price	Adjusted Weight %
Comparable #1	0.25	147000	36750
Comparable #2	0.25	130000	32500
Comparable #3	0.20	133000	26600
Comparable #4	0.15	145000	21750
Comparable #5	0.15	85000	12750
			0
Total	1	640000	130350

Considering all of the comparable values listed within this report using the Weighted Average Technique, the estimated market value opinion of the subject property is "as is" \$130,000 (rounded). The adjusted sales bracket is considered a defensible value estimate of \$130,000 or \$34.19/sf and is considered consistent with the unadjusted unit price range presented in the sales comparison approach. Using local and regional MLS publications, commercial sales used are considered the most recent, comparable commercial sales found within the subject's immediate and competing commercial market area with sales used within this report considered current market indicators for the subject's immediate and competing commercial area for a property of this scope. Giving consideration to all factors that tend to influence and create value, it is the opinion of the appraiser that the estimated market value opinion of the subject property "as is" is \$130,000.

Reconciliation section on the bottom of page 2 of 6 of the URAR (continued):

All emphasis placed upon sales comparison approach to value being most reliable due to sales used/found considered some of the most recent commercial data reflecting the most current market trends for the subject's immediate/competing commercial market area for a property of this scope. Income approach deemed unreliable and not developed due to the income approach not requested by the client at time of order acceptance and an insufficient sales sample found of comparable commercial properties selling within the subject's immediate/competing market area over the past 12 months specifically for rental purposes in order to establish a more credible gross rent multiplier for a property of this scope. Cost approach deemed unreliable and not developed due to the subject's actual age being well outside range of new construction commercial costs and difficulty in estimating the subject's accrued depreciation at time of analysis. Using sales comparison approach to value only, the estimated market value opinion of the subject property "as is" is \$130,000.

Addenda Concerning Restrictive Conditions and Assumptions Pertaining to the Commercial Property Identified as the Subject of This Report:

1. The sole Intended User of this commercial evaluation report is Chet Hitt as identified within this report.
2. The sole Intended Use of this commercial evaluation report is for informational purposes only.
3. This appraiser has not identified any other user or any other use for this evaluation report, and no such party should use or rely on this evaluation report for any purpose. Such parties are advised to obtain an evaluation/appraisal from an appraiser of their own choosing if they require an evaluation/appraisal for their own use. Any reference to the use of this commercial evaluation report by this user or any other user for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by this appraiser.
4. The term "inspection" as used in this report is only an observation of the subject property and should not be confused with the term inspection as is required by a professional building inspector and commercial building inspection. This appraiser only "observes and reports" and does not fully observe/inspect the subject's electrical systems, plumbing systems, mechanical systems, HVAC systems, foundation system, floor structure/subfloor, or ceiling/roofing structure. If the client needs a more detailed and specific inspection of the property, a building inspection by a licensed professional building inspector is highly recommended.
5. THIS APPRAISER ONLY PERFORMED A VISUAL OBSERVATION OF ALL EASILY VIEWABLE, UNOBSTRUCTED SURFACES OF THE COMMERCIAL PROPERTY LISTED WITHIN THIS REPORT AND DID NOT MOVE PERSONAL PROPERTY IN THE PROCESS. THIS COMMERCIAL EVALUATION REPORT CANNOT BE RELIED UPON TO DISCLOSE CONDITIONS AND/OR DEFECTS IN THE COMMERCIAL PROPERTY NOT ABLE TO BE VIEWED OR ACCESSED BY THE APPRAISER AT TIME OF INSPECTION.
6. EXTRAORDINARY ASSUMPTION THAT ALL INFORMATION PROVIDED BY OKC MLS PUBLICATIONS, DUNCAN MLS PUBLICATIONS, GRADY COUNTY RECORDS, STEPHENS COUNTY RECORDS, CITY OF CHICKASHA, CITY OF DUNCAN, REALIST, OKCOUNTYRECORDS.COM, LISTING REALTORS IDENTIFIED WITHIN THIS REPORT, AND CHICKASHA ECONOMIC DEVELOPMENT POC - AMANDA BERTELLI IN REGARDS TO BOTH THE SUBJECT PROPERTY'S AND THE COMPARABLE'S USED PROPERTY CHARACTERISTICS, AS WELL AS, SALES/LISTING INFORMATION WAS COMPLETE AND ACCURATE AT TIME OF INSPECTION. AN EXTRAORDINARY ASSUMPTION IS AN ASSUMPTION DIRECTLY RELATED TO A SPECIFIC ASSIGNMENT, WHICH, IF FOUND TO BE FALSE, COULD ALTER THE APPRAISERS'S OPINIONS OR CONCLUSIONS.

Borrower	FMVO					
Property Address	100 W Chickasha Ave					
City	Chickasha	County	Grady	State	OK	Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)					

7. With existing market and current demand, it is the appraiser's professional opinion that the highest and best use for the subject property is its present use as a commercial property site for the following reasons:

Highest return to the land: Commercial buildings are considered predominant within the subject's immediate market district and produce the greatest monetary return for a property of this scope.

Economically feasible: Commercial buildings are the most common use of the land and the subject property conforms to the adjoining and neighboring properties in terms of design/style, commercial grade exterior finish, commercial grade interior finish, gross building area, quality, and commercial amenities.

Legally permissible: Zoned agricultural use at time of inspection. The subject property was considered to be located outside of Chickasha's city limits at time of inspection. Commercial zoning will most likely be required if the subject property listed within this report ever changes ownership. Local zoning restricts the subject's immediate market area to general commercial buildings.

Physically possible: Subject's site is considered level, is located within an active flood zone (Flood Zone AO), has access to public utilities considered typical for the subject's immediate commercial market area, and may accommodate a commercial building of this scope.

8. The appraisal is based upon there are no hidden, unapparent or apparent conditions of the property site, subsoil, structures, or toxic materials, which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineer to discover them. All mechanical components are assumed to be in operable condition and status standards for properties of the subject type. Conditions of heating, cooling, ventilation, electrical, and plumbing equipment are considered to be improvements unless otherwise stated. No judgement may be made by the appraiser as to the adequacy of insulation, type of insulation, or energy efficiency of the improvements or equipment, which is assumed standard for the subject age and type.

9. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the subject property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property appraised. The appraiser is not qualified to detect such substances. The presence of substances such as lead based paint, asbestos, area formaldehyde foam insulation, mold, or other potentially hazardous material may affect the value of the subject property. The value opinion is predicated on the extraordinary assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such condition(s), nor for any expertise or engineering knowledge required to discover such. The client is urged to retain an expert in this field, if desired.

10. No advice is given regarding the land and the improvements as far as possible by observations. It was not possible to personally observe conditions beneath the soil, or hidden structural, or other components. I have not critically inspected the mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there being no such conditions that would cause a loss in value. The land or the soil of the area being appraised appears firm, however, a subsidence in the area is unknown. The appraiser does not warrant against this condition or occurrence of problems arising from soil conditions. The client is urged to retain an expert in this field, if desired.

11. Certificate of survey was provided at time of inspection and showed no apparent easements or encroachments within the report. No responsibility assumed for legal matter in character or nature or matters of survey, nor of any architectural, structural, mechanical, or engineering in nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The subject property is appraised as it being free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used within this report as furnished by the certificate of survey attached further along within this report.

12. Opinion of Site Value/Allocation/Commercial Lot Sales - The subject property's commercial market area, historic downtown Chickasha, is considered mostly built-up with no lot sales found within subject's immediate commercial market area within the past 36 months for the purposes of site analysis. The subject's site is considered level, zoned agricultural use, and is approximately 1.09 acres withe entire tract being located within an active flood zone. Subject's commercial site has approximately 9,000sf of open air asphalt parking directly west, 4,700sf of covered parking directly north, and approximately 171 linear feet of frontage along the south side of the building. The subject's commercial site is equipped with public utilities considered typical for the subject's immedite commercial market area. Within the subject's immediate and surrounding commercial market area and using allocation, competing commercial sites located in the Chickasha area typically range between 4,000 - 15,000sf and represent 18 - 20% of total real property value. Based on competing commercial markets in the Chickasha area and allocation data provided by OKC MLS publications over the past 36 months, the predominant market value for the subject's immediate commercial market area is considered to be \$130,000 x 18 - 20% = \$23,400 - \$26,000. The subject's site is considered typical of competing commercial markets in the Chickasha area in terms of functional utility, similar commercial views, linkages to basic services, and overall commercial market appeal. The subject's commercial site is considered superior in lot size, available on-site open air parking to the west, and covered parking to the north in relation to the comparable commercial sales listed within this report, as well as, other commercial sales reviewed within the subject's market area over the past 36 months of similar scope. Insufficient information found at time of site analysis to support any additional site adjustments solely based on the site's size with the subject's site being entirely located within a flood zone considered at time of site analysis. Both potential excess and surplus land conditions considered at time of site analysis. Contributory adjustments for both the subject's commercial site and commercial sites located within both the Chickasha and Duncan area were based on both the amount of available parking and usable frontage each of the commercial properties listed within this report had at time of their sale and from commercial land/lot sales found over the past 36 months within the subject's immediate and competing commercial market area using OKC MLS publications, Duncan MLS publications, Grady County Records, Stephens County Records, sales comparison, and paired analysis. Considering all comparable land sales reviewed at time of the subject's site analysis, the subject's estimated market value opinion for the subject's site is \$45,000 (rounded). Commercial vacant land/lot sales are located within the appraiser's workfile and can be made available at the client's request.

13. SALES COMPARISON APPROACH GRID PROPERTY CHARACTERISTICS: Sales used within this report considered most reliable in estimating a fair market value opinion for the subject property as of date of inspection. Contributory adjustments, or lack there-of, for property characteristics identified within the Sales Comparison Approach Grid derived from historical data found within the subject's immediate and competing market area over the past 24 months using local and regional MLS publications, local county records/assessor data, and paired analysis. Further expansion of the search area and/or time parameter is not believed reasonable due to current market conditions. In this instance, I have based the refinements for these characteristics on relative cost, file data, and experience with such characteristics. The adjustments applied, if any, are considered nominal and do not create a dramatic impact on the value estimates presented herein. To expand sales search any further in distance or in date of sale would, in the appraiser's opinion, hinder the evaluation process and fail to produce a more credible result.

14. Other Features (50x94 Awning/Covered Parking) - Sales used within this report considered most reliable in estimating a fair market value opinion for the subject property as of date of inspection. Although an existing masonry curb extends the full length of the subject's 50x94 Covered Awning along its west side (cost to cure in modifying the subject's existing curb to allow for vehicles considered nominal), the feature was considered/evaluated within the subject's site analysis listed above as covered parking (identified feature based on a potential highest and best use as no sales were found of similar scope sharing similar feature over the past 24 months for the purposes of sales comparison). Although possibly considered more desirable, insufficient information found at time of inspection to support any additional contributory adjustments for the subject property's covered awning. The lack of additional supported contributory adjustments for such feature derived from the lack of historical sales data found within the subject's immediate and competing market area over the past 24 months using local and regional MLS publications, county records, and paired analysis. To expand sales search any further in distance or in date of sale would, in the appraiser's opinion, hinder the evaluation process and fail to produce a more credible result.

15. Other Features (Railroad Box Car, Interior Vault on Second Floor) - Sales used within this report considered most reliable in estimating a fair market value opinion for the subject property as of date of inspection. Although possibly considered more desirable, insufficient information found at time of inspection to support any contributory adjustments for the subject property's railroad box car. No access was provided to the subject's vault at time of inspection - no contributory value given within this report. Lack of supported contributory adjustments for such feature derived from the lack of historical sales data found within the subject's immediate and competing market area over the past 24 months using local and regional MLS publications, county records, and paired analysis. To expand sales search any further in distance or in date of sale would, in the appraiser's opinion, hinder the evaluation process and fail to produce a more credible result.

16. Potential External Obsolescence - Per Interflood mapping, the subject property's entire site is located in an active flood zone (Flood Zone AO). Potential external obsolescence is considered incurable with insufficient information found at time of inspection to suggest whether or not the subject's overall marketability is negatively affected by its location within an active flood zone. In using local and regional MLS publications over the past 24 months, Comparable #2 is located in the same active flood zone with additional comparable commercial sales found along the same street as the subject property, Chickasha Avenue, sharing similar flood zone designation. Sales used within this report considered most reliable in estimating a fair market value opinion for the subject property as of date of inspection. To expand sales search any further in distance or in date of sale would, in the appraiser's opinion, hinder the evaluation process and fail to produce a more credible result.

17. Potential External Obsolescence - Subject property is located near an active railroad line/railyard to the east. Potential external obsolescence is considered incurable with insufficient information found at time of inspection to suggest whether or not subject's overall marketability is negatively affected by its proximity to the active railroad line. In searching for comparable sales using MLS publications over the past 24 months, Comparable 5 has direct views of an active railroad line to its west with additional comparable commercial sales found of similar or other potential externalities. Sales used within this report considered most reliable in estimating a fair market value opinion for the subject property as of date of inspection. To expand sales search any further in distance or in date of sale would, in the appraiser's opinion, hinder the evaluation process and fail to produce a more credible result.

REAL ESTATE EVALUATION REPORT
DEFINITION OF MARKET VALUE
CERTIFICATION - CONTINGENT & LIMITING CONDITIONS

DEFINITION OF MARKET VALUE: The most probable price which 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, knowledgeably and assuming the sale is not affected by undue stimulus. Implicit in this definition is the consummation of the sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each is acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

PREPARER(S) CERTIFICATION: The preparer(s) certify and agree that:

- 1. This report was prepared according to the standards established BY THE CLIENT . Unless otherwise indicated, it DOES NOT CONFORM to the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
- 2. I/We have taken into consideration the factors that have an impact on value in the development of the estimate of market value in the report. I/We have not knowingly withheld any significant information from the report, and I/we believe, to the best of my/our knowledge, that all statements and information in the report are true and correct.
- 3. I/We have stated in the report only my/our own personal, unbiased, and professional analysis, opinions and conclusions, which are subject only to the contingent and limiting conditions specified on this form.
- 4. I/We have no present or prospective interest in the property that is the subject of this report, and I/we have no present or prospective personal interest or bias with respect to the participants in the sale or loan. I/We did not base, either partially or completely, the analysis or the estimate of market value in the report on the race, color, or national origin of either the prospective owners, occupants or mortgagees of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
- 5. I/We have no present or contemplated future interest in the subject property, and neither my/our current or future employment nor my/our compensation for performing this evaluation is contingent on the estimated value of the property.
- 6. I/We were not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my/our compensation and/or employment for performing the evaluation. I/We did not base the report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
- 7. I/We have personally inspected the exterior areas of the subject property (and its interior if so indicated in the report). I/We further certify that I/we have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I/we are aware, and have made adjustments for these adverse conditions in my/our analysis of the property value to the extent that I/we had market evidence to support them. I/We have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 8. I/We personally prepared all conclusions and opinions about the real estate that were set forth in the report. If I/we relied on significant professional assistance from any individual or individuals in the performance of the evaluation or the preparation of the report, I/we have named such individual(s) and disclosed the specific tasks performed by them. I/We certify that any individual so named is believed to be qualified to perform these tasks. I/We have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the report, I/we will take no responsibility for it.

CONTINGENT & LIMITING CONDITIONS: The certification above and in the report are subject to the following conditions:

- 1. The preparer(s) will not be responsible for matters of a legal nature that affect either the property being evaluated or the title to it. The evaluator(s) assume that the title is good and marketable and, therefore, will not render any opinions about the title. The property is evaluated on the basis of it being under responsible ownership.
- 2. If the preparer(s) have provided a sketch in the report, it is to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property.
- 3. The preparer(s) will not give testimony or appear in court because he or she made an evaluation of the property in question, unless required to do so by a court of law.
- 4. The preparer(s) have noted in the report any adverse conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the evaluation. Unless otherwise stated in the report, the preparer(s) have no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied, regarding the condition of the property. The preparer(s) will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the preparer(s) are not experts in the field of environmental hazards, the report must not be considered as an environmental assessment of the property.
- 5. The information, estimates, and opinions that were expressed in the report are from sources that are considered to be reliable. No responsibility is assumed for the accuracy of such items that were furnished by other parties.
- 6. The preparer(s) will not disclose the contents of the report, without permission of the client, except as required by law.
- 7. If the preparer(s) have made the valuation subject to satisfactory completion of repairs or alterations it is on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 8. Written consent and approval must be obtained before the report (or any part of it) can be conveyed by anyone or to the public through advertising, public relations, news, sales, or other media unless required by law.

PREPARER

ADDITIONAL PREPARER/CO-SIGNER (if applicable)

Signature: _____

Signature: _____

Name: Terry Peak

Name: _____

Address: 8150 State Highway 17, Elgin, OK 73538

Address: _____

Date Signed: 12/16/2022

Date Signed: _____

Borrower	FMVO	File No.	T1214228639
Property Address	100 W Chickasha Ave		
City	Chickasha	County	Grady
		State	OK
		Zip Code	73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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 the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3 - 6 months

The timeframe as listed above is considered a reasonable exposure time for subject's immediate/competing market area using MLS publications.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Only Intended User of this report is Chet Hitt.

Only Intended Use of this report is for Informational Purposes Only.

EXPOSURE TIME: The Definitions section of USPAP defines Exposure Time as follows: "Exposure time: estimated length of time 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 appraisal."

ESTIMATE OF EXPOSURE TIME: <180 Days. The estimated exposure time is the same as indicated in the Commercial/Neighborhood section of this report. This estimate is based on observation of marketing time for listings and sales within the immediate area and the ratio of the number of listings to sales. Also considered were the dynamics of the local commercial market, city, and state economies plus known and forecasted changes in employment among other factors. Most of this information has been obtained from local MLS publications as well as file data.

Using OKC MLS publications, 3 - 6 months is considered a reasonable exposure time for subject's immediate/competing market area but is considered only an estimate and based on the commercial market data collected from the subject's immediate and competing market area at time of inspection using MLS publications. The subject's market area is considered stable with insufficient data collected at time of inspection to support any contributory adjustments for date of sale associated with the commercial sales used within this report.

APPRAISER:



Signature: _____

Name: Terry Peak

Peak Appraisal Service LLC

State Certification #: 12778CRA

or State License #: _____

State: OK Expiration Date of Certification or License: 12/31/2022

Date of Signature and Report: 12/16/2022

Effective Date of Appraisal: 12/14/2022

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 12/14/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: 12778CRA

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): _____

Subject Property's Existing Parcel Page - To Be Split

11/28/2022

www.countyassessor.info
Grady County Records [OK]

Owner Information

CHICKASHA MUNICIPAL AUTHORITY

117 N 4TH ST

CHICKASHA, OK 73018-0000

Property Address

Building No.
000

Account Number
0000-27-07N-07W-3-008-00

Sub Name: UNPLATTED

Lot:Block:

Area Name: 07N-07W

Section 27Township: 07NRange: 07W

Taxable Market		Assessed Value
Land	\$0	\$0
Improved	\$0	\$0
Mobile	\$0	\$0
Total	\$0	\$0
Exemptions		\$0
School District	9001 Chick City	Net Assessed \$0
School Levy	\$102.97	Estimated Taxes \$0

Land Information

Land Use: EXEMPT

Lots	Acres	SF	Width	depth
0	3.67	0	0	0

Description: ACRE

Miscellaneous Structures			
Description	Yrblt	LxW	Units
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0

Sales Information			
Sale Date	Sale Price	Book/Page	\$/SF
20070316	0	3938/ 518	0
Grantor: CHICK. ANTIQUE AUTO CLUB			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			

Mobile Home Information

Serial No.

Make

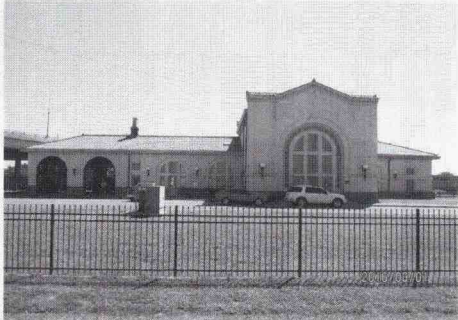
Tag No. LxW x

Building Elements

Type	N/A
Style	N/A
Design	N/A
Quality	N/A
Condition	N/A
Roof	N/A
Exterior Wall	N/A
Foundation	N/A
Heat	N/A
Beds	0
Baths	0
Total Rooms	0
Garage	N/A
Porch	N/A
Basement	N/A
Year Built	0
Eff Year Built	0
Square Footage	0

Commercial Elements

Stories	N/A
Story Height	00
Perimeter	0000
Units	0
Rent	000
Class Description	N/A



Legal Description

27-07-07-04400 BEG 82.3' E OF NE/C BLK 44, CHICK. SAID PT BEING ON CRI&P RR R/W TH S 13 DEG 27 MIN E 142.8' TH N 76 DEG 33 MIN E 275' SAID PT BEING 25' FROM CENTER-LINE OF MAIN TR; TH N

Look Up a ZIP CodeTM

[FAQs](#) [\(http faqs\)](#)

Go to

ZIP CodeTM by Address

You entered:

100 W CHICKASHA
CHICKASHA OK
73018

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again.** ([zip-code-lookup.htm?byaddress](#))

100 W CHICKASHA AVE
CHICKASHA OK **73018-**

[Look Up Another ZIP CodeTM](#)

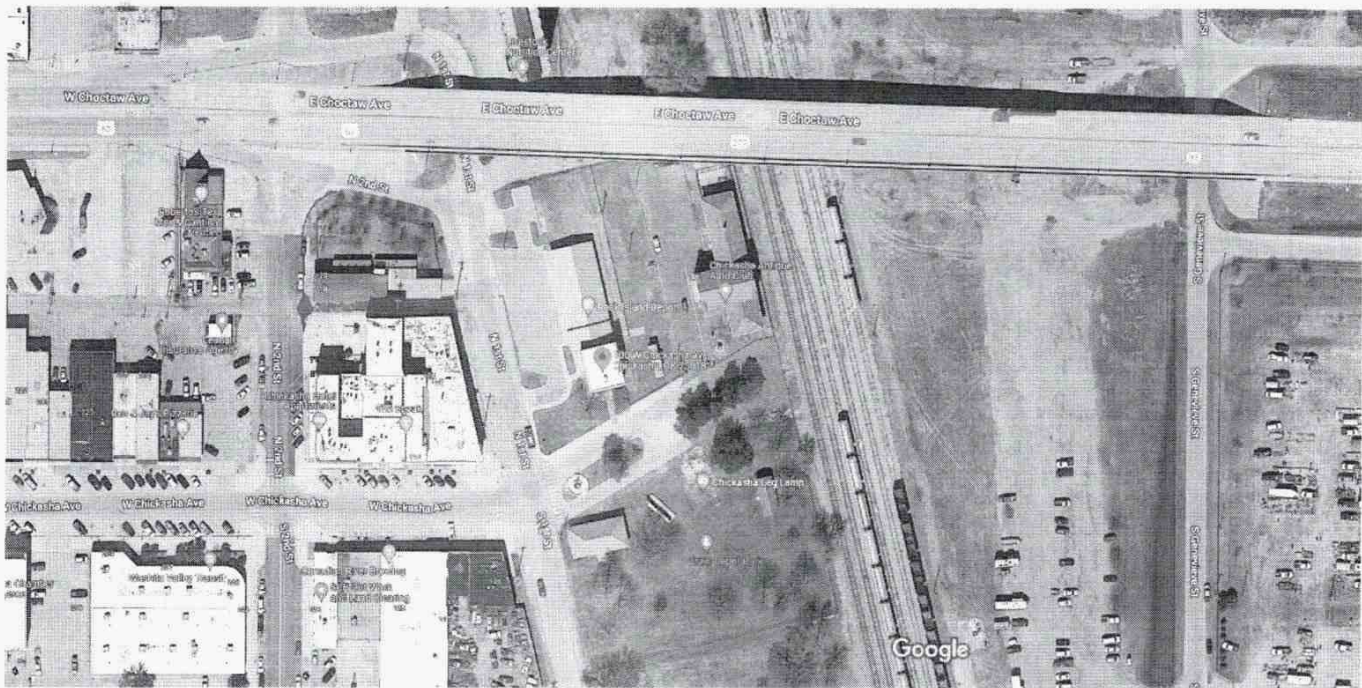
[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](#)

Subject Property Address per Google Maps

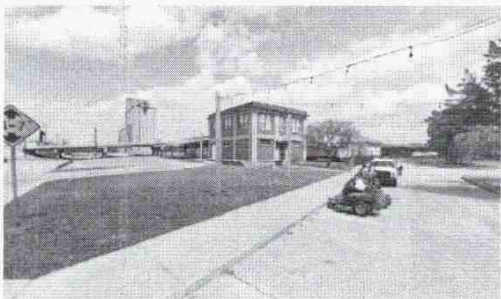
12/15/22, 9:46 AM

100 W Chickasha Ave - Google Maps

100 W Chickasha Ave



Imagery ©2022 CNES / Airbus, Maxar Technologies, Map data ©2022



100 W Chickasha Ave

Building

- Directions
- Save
- Nearby
- Send to phone
- Share

100 W Chickasha Ave, Chickasha, OK 73018

Photos

At this place

Rock Island Depot
4.3 (45)
Museum · Floor 1
Opens soon · 10AM



Chickasha Antique Auto Club
5.0 (1)
Non-profit organization · Floor 1



Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Page 26 of 62

2021 Census/Demographics for Chickasha, OK

An official website of the United States government



QuickFacts
Chickasha city, Oklahoma

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

All Topics	Chickasha city, Oklahoma
Population Estimates, July 1 2021, (V2021)	
15,786	
PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	
Population estimates base, April 1, 2020, (V2021)	15,560
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	1.5%
Population, Census, April 1, 2020	16,051
Population, Census, April 1, 2010	16,036
Age and Sex	
Persons under 5 years, percent	4.2%
Persons under 18 years, percent	22.8%
Persons 65 years and over, percent	16.5%
Female persons, percent	51.5%
Race and Hispanic Origin	
White alone, percent	76.9%
Black or African American alone, percent	6.8%
American Indian and Alaska Native alone, percent	3.9%
Asian alone, percent	0.7%
Native Hawaiian and Other Pacific Islander alone, percent	0.0%
Two or More Races, percent	10.0%
Hispanic or Latino, percent	8.9%
White alone, not Hispanic or Latino, percent	72.1%
Population Characteristics	
Veterans, 2017-2021	999
Foreign born persons, percent, 2017-2021	2.7%
Housing	
Housing units, July 1, 2021, (V2021)	X
Owner-occupied housing unit rate, 2017-2021	54.4%
Median value of owner-occupied housing units, 2017-2021	\$92,000
Median selected monthly owner costs -with a mortgage, 2017-2021	\$1,029
Median selected monthly owner costs -without a mortgage, 2017-2021	\$338
Median gross rent, 2017-2021	\$767
Building permits, 2021	X
Families & Living Arrangements	
Households, 2017-2021	6,098
Persons per household, 2017-2021	2.47
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	81.3%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	5.0%
Computer and Internet Use	
Households with a computer, percent, 2017-2021	87.4%
Households with a broadband Internet subscription, percent, 2017-2021	80.9%
Education	
High school graduate or higher, percent of persons age 25 years+, 2017-2021	86.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	20.2%
Health	
With a disability, under age 65 years, percent, 2017-2021	13.6%
Persons without health insurance, under age 65 years, percent	18.5%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2017-2021	55.9%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	50.2%
Total accommodation and food services sales, 2017 (\$1,000)	56,705
Total health care and social assistance receipts/revenue, 2017 (\$1,000)	D
Total transportation and warehousing receipts/revenue, 2017 (\$1,000)	19,489
Total retail sales, 2017 (\$1,000)	354,814

State of Oklahoma



Glen Mulready, Insurance Commissioner

Oklahoma Real Estate Appraiser Board

This is to certify that:

Terry M. Peak

has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a **Certified Residential Real Estate Appraiser** in the State of Oklahoma.

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 9th day of December, 2019.

Handwritten signature of Glen Mulready in blue ink.

Glen Mulready, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board

Members, Oklahoma Real Estate Appraiser Board



Handwritten signature of Brandon Witt in black ink.

Handwritten signature of Patricia M. Brown in black ink.

Brandon Witt

Handwritten signature of Zyon C. Zitz in black ink.

Handwritten signature of Stephen L. Walker in black ink.

Patricia M. Brown

Zyon C. Zitz

Expires: 12/31/2022

Oklahoma Appraiser Number: 12778CRA

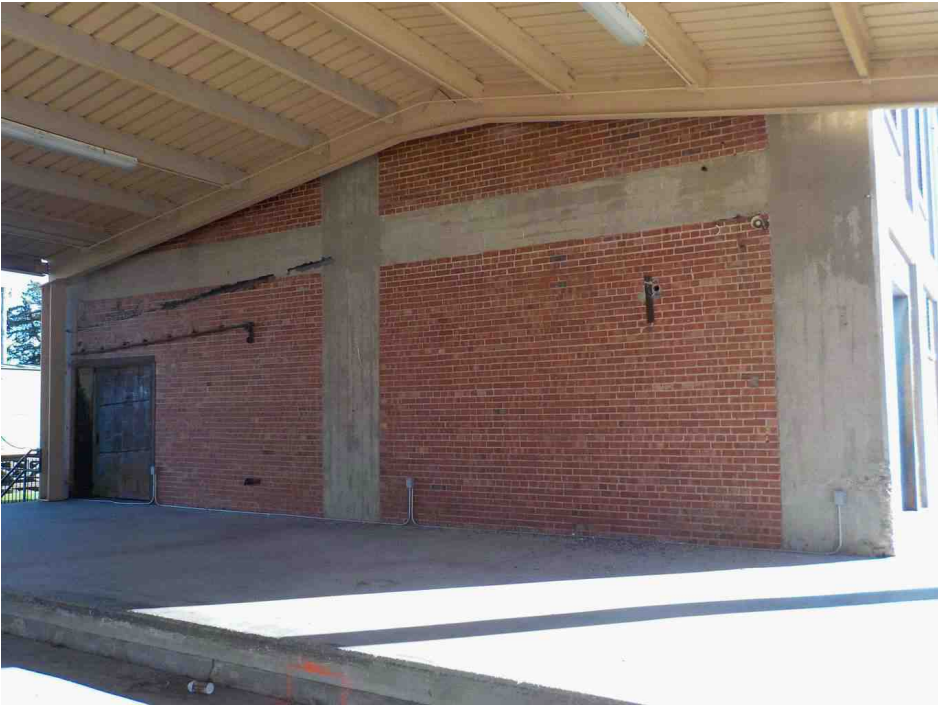
Subject Photo Page

Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				



Subject Front View

100 W Chickasha Ave
Sales Price N/A
Gross Living Area 2,282
Total Rooms 9
Total Bedrooms 0
Total Bathrooms (2) 1/2 Bathrooms
Location Chickasha
View Residential/Avg
Site 1,901 GBA
Quality Avg
Age Est 80yrs;Eff 30 yrs



Subject Rear View



Subject Street West View

Subject Photo Page

Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				

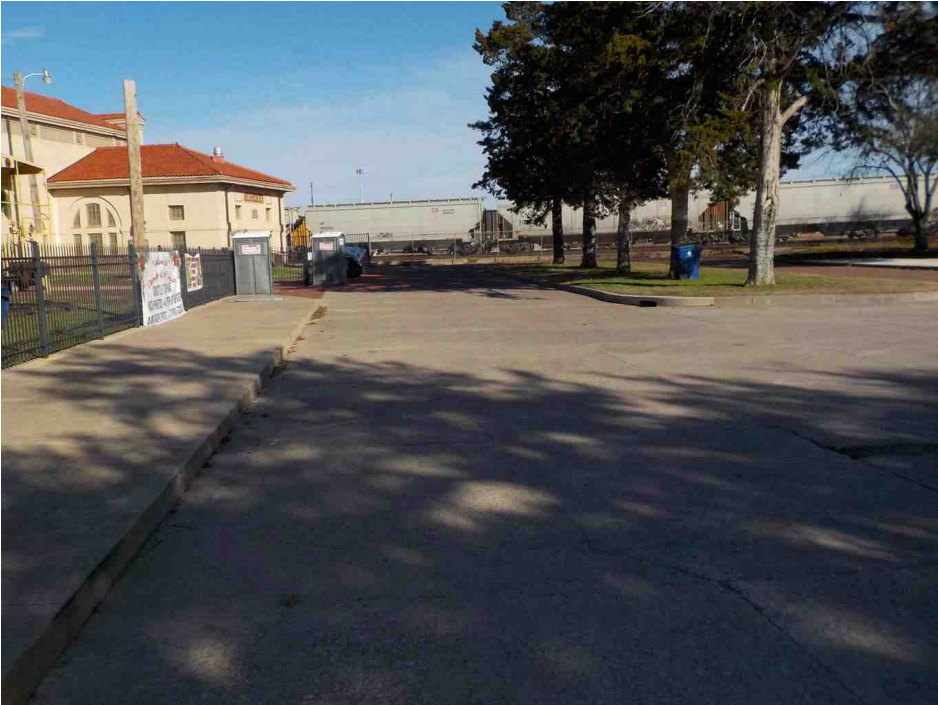


Subject East Side View

100 W Chickasha Ave
Sales Price N/A
Gross Living Area 2,282
Total Rooms 9
Total Bedrooms 0
Total Bathrooms (2) 1/2 Bathrooms
Location Chickasha
View Residential/Avg
Site 1,901 GBA
Quality Avg
Age Est 80yrs;Eff 30 yrs



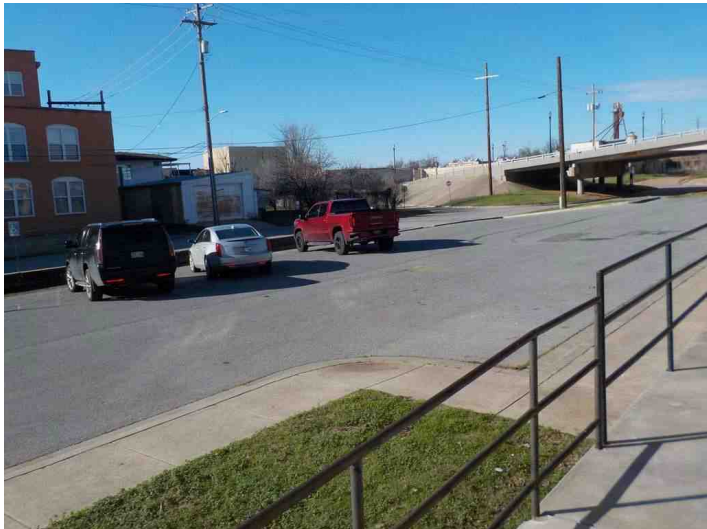
Subject West Side View



Subject Street East View

Subject Photograph Addendum

Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				



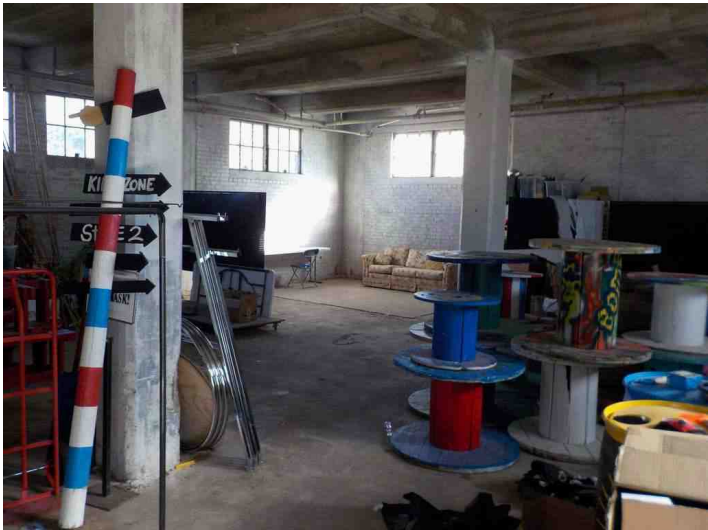
Subject Open Air Parking - West Side



Subject Covered Parking - North Side



Subject Box Car



Subject Warehouse/Strg Area - First Floor



Subject Warehouse/Strg Area - First Floor



Subject Warehouse/Strg Area - First Floor

Subject Photograph Addendum

Borrower	FMVO					
Property Address	100 W Chickasha Ave					
City	Chickasha	County	Grady	State	OK	Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)					



Open Office/Lobby Area - Second Floor
(1 of 2)



Open Office/Lobby Area - Second Floor
(2 of 2)



Subject Offices - Second Floor



Subject Office 1 - Second Floor



Subject Office 2 - Second Floor



Subject Kitchen Area - Second Floor

Photograph Addendum

Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				



Subject 1/2 Bathroom - Second Floor



Subject Vault - Second Floor



Subject Stairwell Leading from Second Floor to First Floor

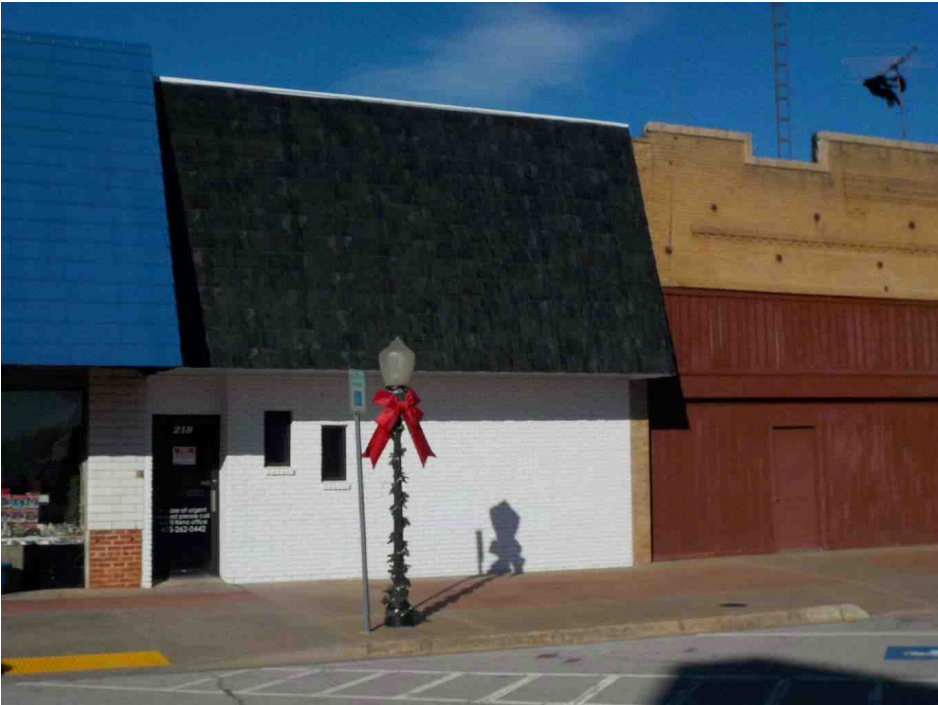
Comparable Photo Page

Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				



Comparable 1

812 S 4th St	
Prox. to Subject	0.67 miles SW
Sales Price	112,000
Gross Living Area	2,322
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Chickasha OT
View	Residential/Avg
Site	1,501 GBA
Quality	Avg
Age	82 yrs



Comparable 2

218 W Chickasha Ave	
Prox. to Subject	0.12 miles W
Sales Price	105,000
Gross Living Area	1,831
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	Chickasha OT
View	Residential/Avg
Site	2,000 GBA
Quality	Avg
Age	82 yrs



Comparable 3

611 W Chickasha Ave	
Prox. to Subject	0.42 miles W
Sales Price	203,000
Gross Living Area	1,881
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	Chickasha OT
View	Residential/Avg
Site	8,000 GBA
Quality	Avg
Age	96 yrs

Comparable Photo Page

Borrower	FMVO						
Property Address	100 W Chickasha Ave						
City	Chickasha	County	Grady	State	OK	Zip Code	73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)						



Comparable 4

2112 W Bois D Arc Ave
Prox. to Subject 38.76 miles S
Sale Price 190,000
Gross Living Area 1,796
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location SW Duncan
View Residential/Avg
Site 1,500 GBA
Quality Avg
Age 57 yrs



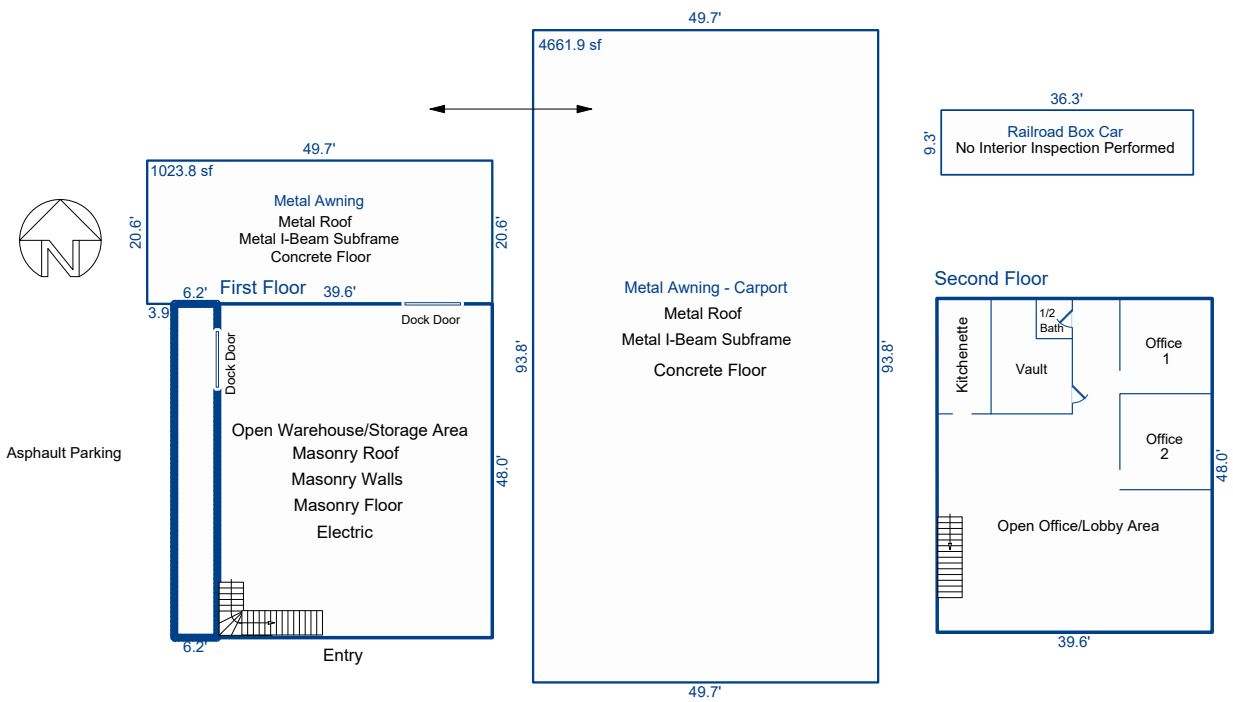
Comparable 5

103 S 6th St
Prox. to Subject 37.98 miles S
Sale Price 80,000
Gross Living Area 1,789
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location SE Duncan
View Residential/Avg
Site 3,550 GBA
Quality Avg
Age 67 yrs

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Subject Building Sketch

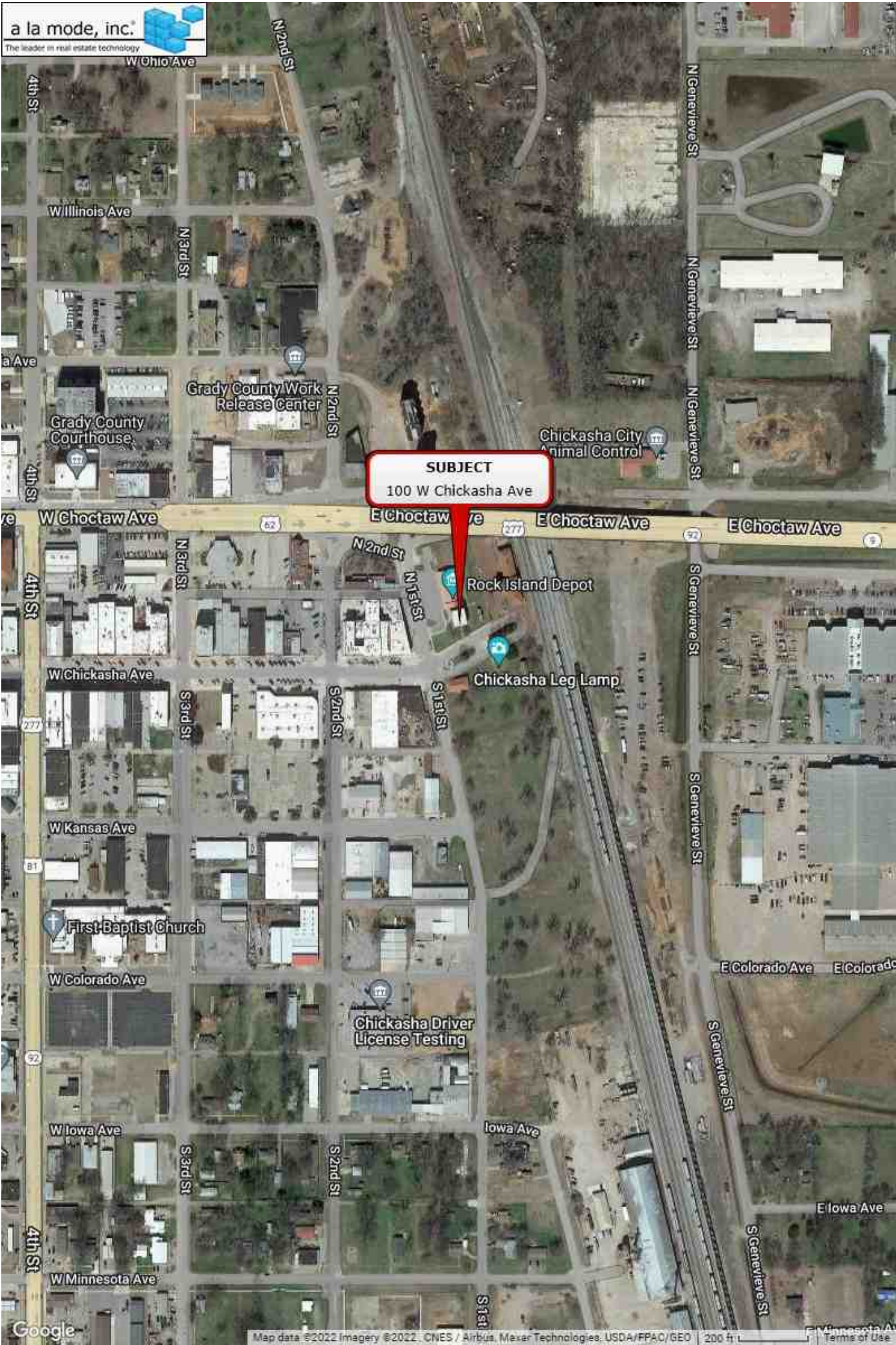
Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN							
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base	x	Height	x	Width	=	Area
GBA1	First Floor	1.0	1900.8	175.2	1900.8	First Floor			48.0	x	39.6	=	1900.8
GBA2	Second Floor	1.0	1901.8	175.2	1901.8	Second Floor			48.0	x	39.6	=	1900.8
GAR	Metal Awning	1.0	1023.8	140.6			0.5	x	48.0	x	0.0	=	1.0
	Metal Awning - C	1.0	4661.9	287.0	5685.7								
OTH	Railroad Box Car	1.0	337.6	91.2	337.6								
P/P	Patio	1.0	297.6	108.4	297.6								

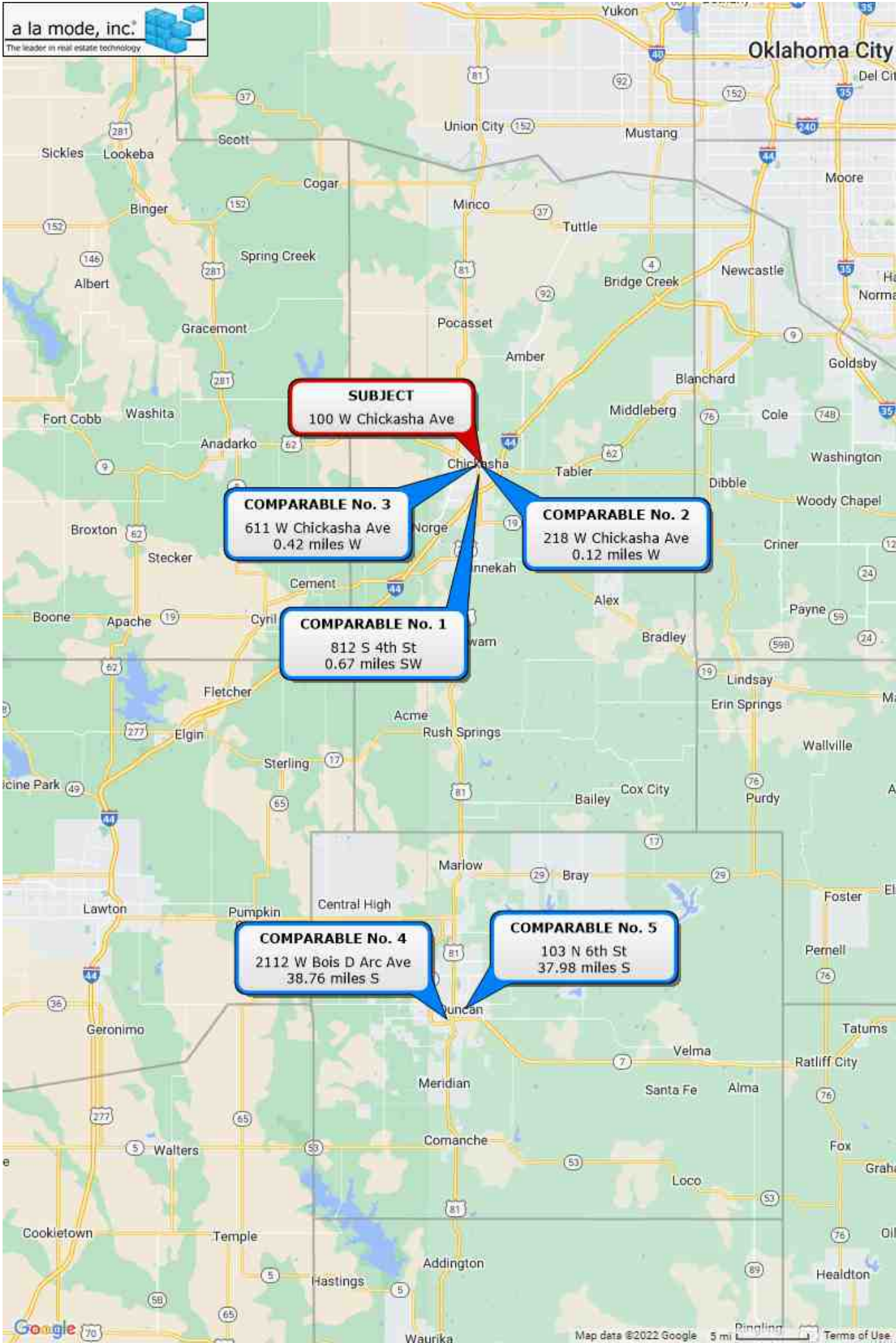
Subject Aerial Map

Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				



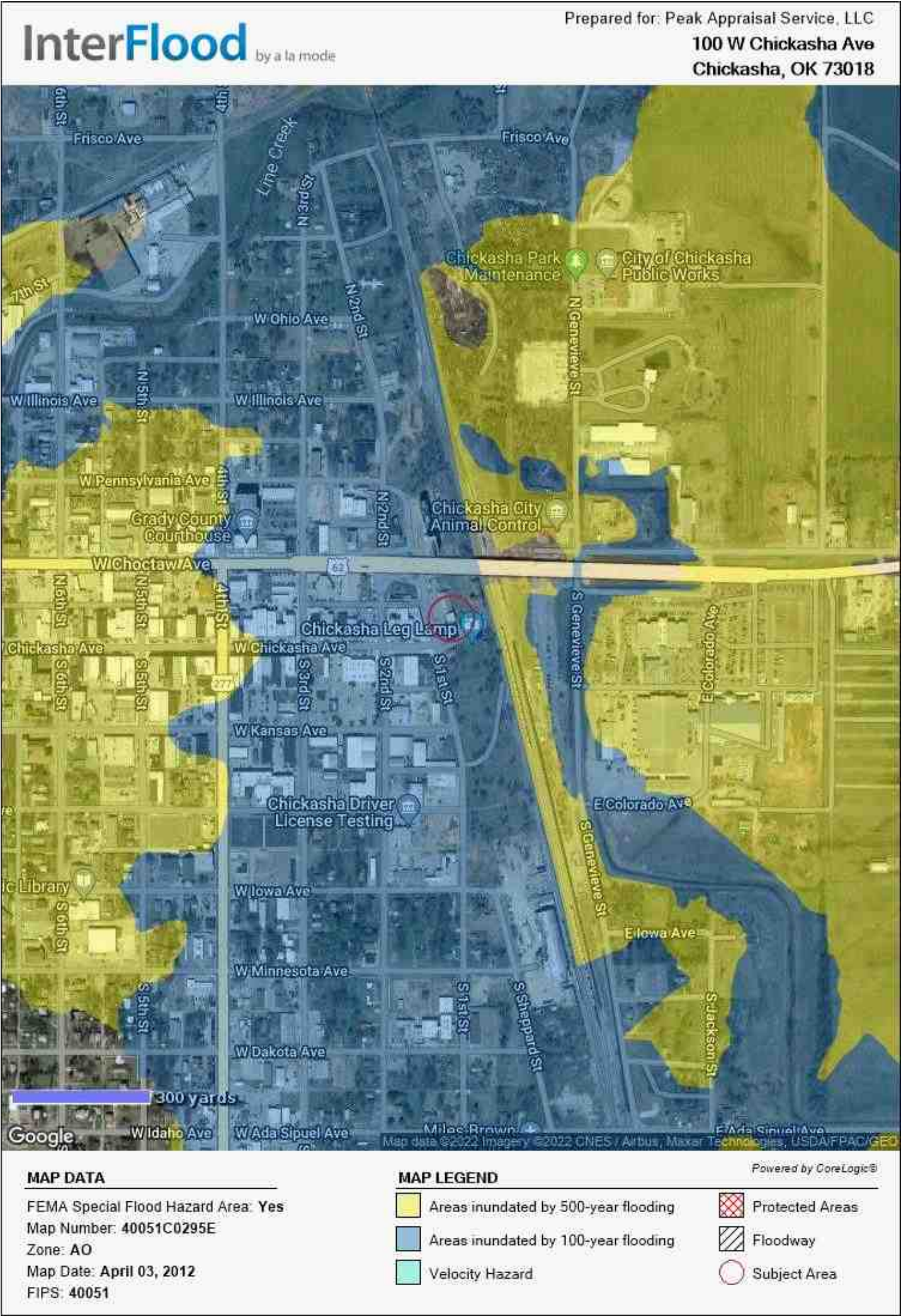
Subject Location Map

Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				



Subject Flood Map

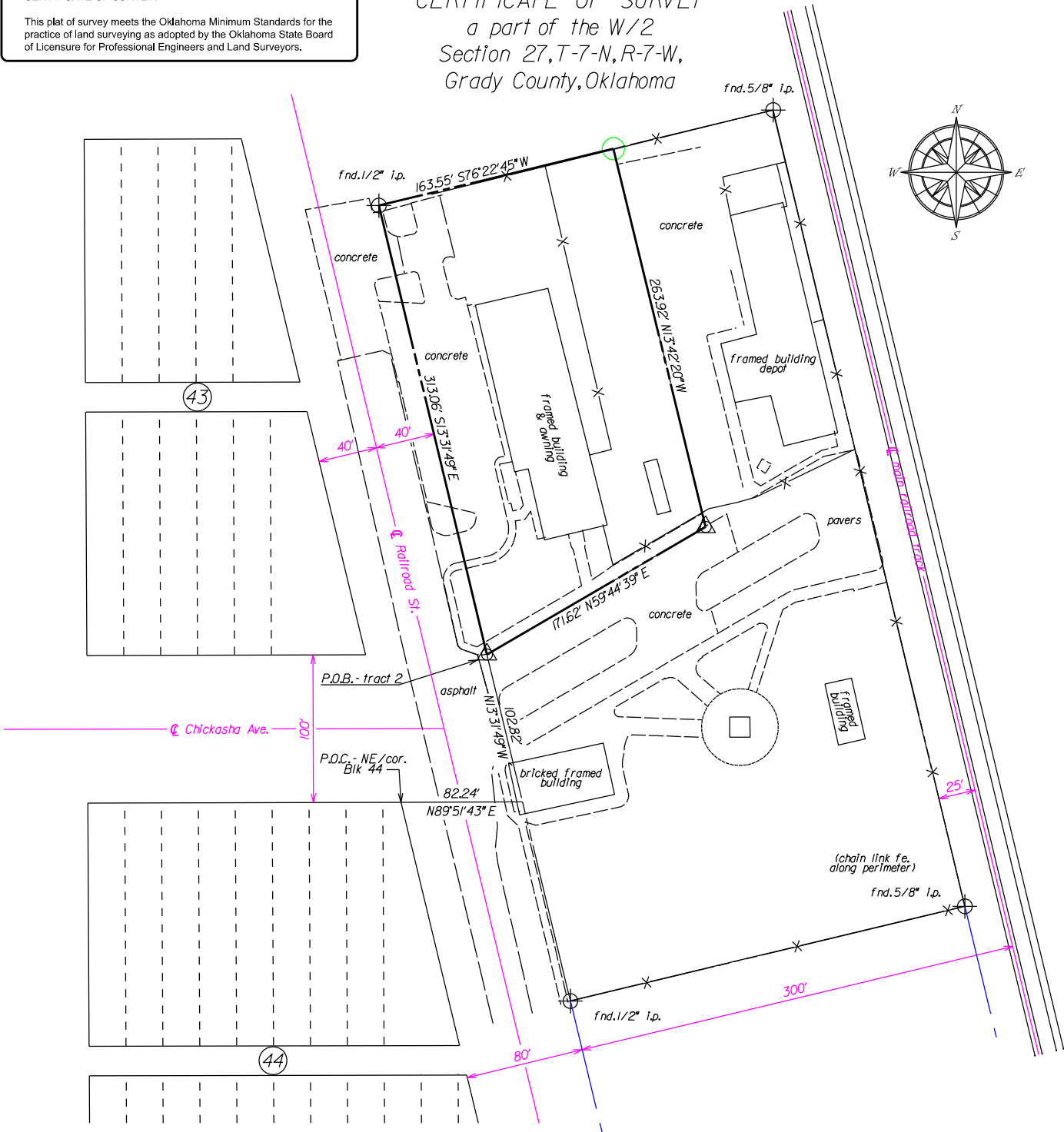
Borrower	FMVO				
Property Address	100 W Chickasha Ave				
City	Chickasha	County	Grady	State	OK Zip Code 73018
Lender/Client	Client - Chet Hitt (Restrictive - Informational Purposes Only)				



CERTIFICATE OF SURVEY:

This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

CERTIFICATE OF SURVEY
a part of the W/2
Section 27, T-7-N, R-7-W,
Grady County, Oklahoma



DESCRIPTION OF PROPERTY (tract no.2):

A tract of land out of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-seven (27), Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described as follows:
Commencing at the Northeast corner of Block 44, as shown on the Original Townsite of Chickasha, Grady County, Oklahoma, thence N89°51'43"E a distance of 82.24 feet to a point on the West railroad right of way line; Thence N13°31'49"W and along said railroad right of way a distance of 102.82 feet and the POINT OF BEGINNING; Thence N59°44'39"E a distance of 171.62 feet; Thence N13°42'20"W a distance of 263.92 feet; Thence S76°22'45"W a distance of 163.55 feet to a point on the West railroad right of way line; Thence S13°31'49"E and along said railroad right of way a distance of 313.06 feet to the POINT OF BEGINNING.

The above described tract contains +/-47,309.0187 sq.ft. and/or 1.09 acres as surveyed.
Bearings shown hereon are referenced to the Oklahoma Coordinate System of 1983, 2011 adjustment, South Zone.
This property description was prepared on Dec. 10, 2022 by Matthew A. Sutterfield, Licensed Professional Land Surveyor No. 1962.

SURVEYOR'S NOTES:

This survey was performed without the benefit of a Title Commitment. No easements were provided or requested to be shown on the survey.

MATTHEW A. SUTTERFIELD, PLS NO. 1962

DEC. 13, 2022

DATE / DATE OF REVISION

DEC. 12, 2022

LAST DATE ON SITE

- = set conc. nail (mag) w/ca8477 washer
- = set 1/2" iron pin w/ca8477 cap
- = filed public corner
- = found & accepted mon. (as in place)



SCALE		0 50 100 150 200 250 Feet	
PLS	MAS	SUTTERFIELD LAND SURVEYING	
DRAWN	MAS		
CHECKED	JLS		
APPROVED	MAS		
CREW	RS		
COUNTY	GRADY	PROJECT NO.	22230 - BS 01 Chickasha Hill LLC
		SHEET NO.	3/3

CA 8477 exp. June 30, 2023
PO Box 294
Blanchard, Okla. 73010
matt@sutterfieldsurveying.com

Contract for Sale

THIS CONTRACT OF SALE is entered into this _____ day of _____, 2023, by and between, Chickasha Municipal Authority, a public trust authority, having a notice address of 117 N. 4th Street, Chickasha, OK 73018, (hereinafter called "Seller"), and Victor Valley Mortuary Inc, a Foreign For Profit Business Corporation with a mailing address of 22092 HWY 18, Apple Valley, California 92307 (hereinafter called "Buyer").

1. *Property.* For and in consideration of the mutual covenants and agreements hereinafter set forth, Buyer agrees to purchase from Seller and Seller agrees to sell, transfer and convey to Buyer that certain tract of real property situated in Grady County, Oklahoma, described as follows, to wit:

SURFACE RIGHTS ONLY in and to a tract of land out of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-seven (27), Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described with particularity on Exhibit "A" attached hereto and made a part hereof, together with all improvements thereon and appendances thereto (all of which is hereinafter called the "Property". The Property is being sold in "AS IS" condition.

2. *Purchase Price and Deposit.* The purchase price to be paid by Buyer to Seller for the Property is One Hundred and Thirty Thousand and 00/100 Dollars (\$130,000.00). Two Thousand and Five Hundred and 00/100 Dollars (\$2,500.00) (the "Earnest Money Deposit") shall be paid to Precision Title and Closing ("Escrow Agent") on account of the purchase price as a deposit at the signing hereof. The balance of the purchase price shall be paid in cash or by immediately available funds at the time of Closing.
3. *Failure to Develop Property.* Notwithstanding any other provision of this Contract, if, after the Property, is transferred to Buyer, the Buyer fails to obtain an Occupancy Permit from the City of Chickasha for either a restaurant, bar, or distillery for the Property within the first 36 months of ownership, then the Property shall immediately revert back to the Chickasha Municipal Authority.
4. *Buyer's Due Diligence, Buyer's Right of Entry and Inspection.* During the term of this Contract, Buyer, its agents, employees, contractors and engineers shall have the right from time to time to enter upon the Property at their risk for the purpose of inspecting the same and conducting surveys, engineering studies, borings, soil tests, investigations, feasibility studies and the like. To the extent that it is practical to do so, all such entries shall be made in such a manner as to minimize interference with Seller's

present use and occupancy of the Property. Within a reasonable time after such entries Buyer shall to the extent practicable, restore the Property to its prior condition. Buyer agrees to indemnify and save Seller harmless from all claims arising by reason of such entries.

5. *Closing.* The Closing shall take place at Precision Title and Closing on or before the date mutually agreed to by the parties. At Closing the Escrow Agent shall pay over the Earnest Money Deposit and Buyer shall pay to Seller the remainder of the purchase price for the Property. Upon payment of the unpaid purchase money as above provided, Seller shall, at Buyer's expense, execute and deliver to Buyer a general warranty deed subject to reversionary rights in favor of the Chickasha Municipal Authority, for the Property, which shall convey the Property to Buyer. The title so conveyed shall be a good and merchantable fee simple title, both of record and in fact, free of all liens and encumbrances except those specifically accepted or consented to by Buyer. Marketable title to the Property shall be determined in accordance with the title standards as adopted by the Oklahoma Bar Association. Title shall be such as will be insurable by a licensed title insurance company at its standard rates.
6. *Abstract of Title.* Seller agrees to furnish complete abstract of title to the Property showing good and merchantable title in Seller, clear of all encumbrances, as set forth in the Oklahoma Bar Association Title Standards. Such abstract of title is to be updated to the date of this contract and is to be furnished to Buyer within 15 days from the date of this contract. Buyer agrees to pay one-half (1/2) of the cost of updating the abstract. Buyer agrees to have the abstract examined within 20 days from receipt of the same, and in the case of any requirements thereon, Seller shall have 30 days to meet such requirements. In the event Seller is unable or unwilling to comply with or satisfy Buyer's objections to title or any requirement, Buyer shall have (i) the right to waive such objection or requirement and to proceed to Closing or (ii) the right to terminate this Contract. Should Buyer elect to terminate this Contract, Buyer shall do so by giving Seller written notice of the election within 10 days. Should Buyer elect to terminate this Contract, the Escrow Agent promptly shall refund to Buyer the Earnest Money Deposit whereupon this Contract shall become null and void and of no further force and effect at law and in equity.
7. *Default.* Time is of the essence of this Agreement. In the event Buyer fails or refuses to complete the performance of Buyer's obligations under this Agreement, except for any reason specified herein, Seller shall have the right, after demand upon Buyer and Buyer's failure or refusal to comply therewith, to terminate this Agreement and to retain the Earnest Money Deposit as liquidated damages hereunder. In the event Seller fails to comply with the terms of this Agreement, Buyer shall have the right to recover all sums paid to Seller hereunder. Each party shall have the option to seek specific performance hereof by the other party in lieu of liquidated damages. In the event a suit

for specific performance is instituted, the prevailing party shall be entitled to recover all of such party's expenses and costs incurred by reason of such litigation, including but not limited to attorney's fees, court costs and cost of suit preparation.

8. *Risk of Loss.* The Property shall be held at the risk of Seller until legal title has passed and possession has been given to Buyer.
9. *Seller's Closing Costs.* Seller agrees to pay one-half (1/2) of the abstract expense and to pay all expenses of title clearance. Seller is exempt from the payment of documentary stamp tax pursuant to 68 O.S. §3202(11). Seller further agrees to pay the expenses incident to the preparation and execution of the deed and agrees to pay one-half (1/2) of the fees of the closing agent. Seller agrees to pay Seller's attorney fees.
10. *Buyer's Closing Costs.* Buyer agrees to pay one-half (1/2) of the abstract expense, all of the cost of the required survey, and all of the cost of the required appraisal; and one-half (1/2) of the fees of the closing agent. Buyer agrees to pay Buyer's attorney fees and any and all commissions for the services of any real estate broker or agent in connection with this transaction. Buyer agrees to pay Eastwood Realty Group 6% of gross sales price at closing.
11. *Real Estate Taxes.* Seller is a public trust authority and accordingly is not subject to ad valorem taxes. Real estate taxes and special assessments against the Property which accrue after the date of Closing shall be assumed and paid by Buyer.
12. *Possession.* Possession of the Property shall be given to Buyer at Closing.
13. *Real Estate Commissions.* Seller warrants and represents to the Buyer that Seller has not used the services of any broker, agent or finder who would be entitled to a commission on account of this Contract or the consummation of the transactions contemplated hereby and agrees to defend, indemnify and save the other harmless from any commission or fee which may be payable to any broker, agent finder: with whom the indemnifying party has dealt in connection with this Contract. Buyer discloses that it has been represented by an agent and has a separate agreement with Amanda Bertelli with Eastwood Realty Group, Inc. and agrees to defend, indemnify and save the other harmless from any commission or fee which may be payable to Amanda Bertelli, Eastwood Realty Group, Inc. and any other broker, agent, or finder with whom the indemnifying party has dealt in connection with this Contract.
14. *Notices.* All notices required or provided in this Contract; if hand delivered, shall be deemed to have been given and received on the date hand delivered to the party receiving the same. If the United States mails are used, notices same shall be sent certified or registered mail, return receipt requested, postage prepaid and shall be deemed to have been given and received on the third business day from the date

deposited in the United States Mail addressed as shown on the first page of this Contract. Each party shall have the right to designate a different address for the receipt of notices other than that set forth above, provided the party's new address is contained in a written notice given to the other party.

15. Miscellaneous Provisions.

- a. This Contract contains the final and entire agreement between the parties and neither they nor their agents should be bound by any terms, conditions or representations not herein written.
- b. Time shall be of the essence of this Contract.
- c. The parties bind themselves, their successors and assigns to the faithful performance of this Contract. Buyer shall not have the right to assign this Contract prior to Closing to any persons or entities except to a corporation or limited liability company of which Buyer owns or controls 100% of its common stock or membership interests, without the prior written consent of Seller, which consent shall not be unreasonably withheld.
- d. The indemnity contained in Paragraph 4 and the provisions of Paragraph 13 shall survive Closing and the execution and delivery of the deed to the Property.
- e. First right of refusal back to the Chickasha Municipal Authority.
 - i. If, within 36 months after the date of this Agreement, Victor Valley Mortuary Inc shall desire to offer to sell the Property, or shall receive from a third party a bona fide offer to purchase the Property which Victor Valley Mortuary Inc desires to accept, Victor Valley Mortuary Inc, before making or accepting the offer, as the case may be, shall send Chickasha Municipal Authority a copy a contract for the sale of Victor Valley Mortuary Inc's embodying the terms of the offer, which copy shall have been duly executed by Victor Valley Mortuary Inc, together with a written notification from Victor Valley Mortuary Inc of Victor Valley Mortuary Inc's intention to make or accept the offer embodied in the contract, as the case may be, if the offer is not accepted by Chickasha Municipal Authority. Chickasha Municipal Authority shall have the right, within thirty (30) days of the receipt of the contract and the written notice, to purchase the Property on the terms and conditions set forth in the contract. In the event Chickasha Municipal Authority elects to accept the offer embodied in the contract, Chickasha Municipal Authority must do so by executing one copy of the contract and

returning it to Victor Valley Mortuary Inc within the thirty (30) day period.

- ii. If Chickasha Municipal Authority does not accept the offer embodied in the contract within the thirty (30) day period provided in Paragraph e i hereof, then the offer embodied in the contract shall be deemed withdrawn and Victor Valley Mortuary Inc shall be free for a period of three (3) months from the expiration of the 30 day period to sell or offer to sell the Property to third parties on terms not less favorable to Victor Valley Mortuary Inc than those set forth in the contract free and clear of this Right of First Refusal. In the event the Property is not sold to a third party within the three (3) month period, then any further offer to sell or to purchase the Property must first be submitted to Chickasha Municipal Authority in accordance with the provisions of Paragraph e i.

- iii. In the event Victor Valley Mortuary Inc shall, during the aforesaid three (3) month period decide to revise the terms of the offer for sale upon terms less favorable to Victor Valley Mortuary Inc than those contained in any contract previously submitted to Chickasha Municipal Authority, or shall receive from a third party a bona fide offer to purchase the Property on less favorable terms, which, offer Victor Valley Mortuary Inc is willing to accept (such less favorable terms being hereinafter referred to as "New Offer"), then Victor Valley Mortuary Inc shall, with respect to such New Offer, before offering the Property sale to others on the terms embodied in the New Offer, or accepting the New Offer, as the case may be, offer to sell the Property to Chickasha Municipal Authority on the terms contained in the then current New Offer. The terms of the New Offer shall be embodied in a new contract for the sale of the Property, which shall be submitted to Chickasha Municipal Authority in accordance with the requirements of Paragraph e i above. If Chickasha Municipal Authority shall not accept the New Offer within thirty (30) days after the receipt of the new contract and the written notice referred to in Paragraph e i above, then Victor Valley Mortuary Inc shall be free for a period of three (3) months from the expiration of the thirty (30) day period to sell or offer to sell the Property to third parties on terms not less favorable to Victor Valley Mortuary Inc than those contained in the New Offer free and clear of this Right of First Refusal. Provided, however, that in the event the Property is not sold to a third party within the three (3) month period, then any further offers with respect to the Property must be submitted to Chickasha Municipal Authority in accordance with the provisions of Paragraph e i.

IN WITNESS WHEREOF, the parties here to have executed this Contract of Sale on the date and year first above written:

SELLER:

CHICKASHA MUNICIPAL AUTHORITY

ATTEST:

BUYER:

VICTOR VALLEY MORTUARY INC



City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: Parks and Rec

Agenda Item No. 4.c.

AGENDA ITEM: Discussion, consideration, and possible action to accept the bid for property described as all of Lot 3 and a 5-foot wide and 165-foot long strip of the east side of Lot 4, Phillips Addition in the City of Chickasha (Surface Rights Only) a/k/a 1007 N. 9th Street.

I. BACKGROUND/DESCRIPTION:

The Chickasha Municipal Authority declared property described as all of Lot 3 and a 5-foot wide and 165-foot long strip of the east side of Lot 4, Phillips Addition in the City of Chickasha (Surface Rights Only) a/k/a 1007 N. 9th Street, as surplus and authorized the acceptance of sealed bids for the property.

Said property was advertised by legal publication on October 27th, November 3rd, and November 10th in The Express-Star, a local news publication.

Bids were opened on November 21, 2022 at 1:30 p.m. The following bid was received for the property located at 1007 N. 9th Street:

James Copeland, Chickasha - Bid \$700.00

Trustees may choose to reject any or all bids.

II. RECOMMENDED ACTION:

Accept the bid of \$700.00 for property described as all of Lot 3 and a 5-foot wide and 165-foot long strip of the east side of Lot 4, Phillips Addition in the City of Chickasha (Surface Rights Only) a/k/a 1007 N. 9th Street and authorize the issuance of a Quit Claim Deed contingent upon payment of balance due.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Spencer Winzenried, Parks & Rec

Fund	Account	Amount
(To) 31		\$700.00

Director	4400-020		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 3, 2023	(From)		

V. ATTACHMENTS:

1. CMA Agenda Item declaring 1007 N. 9th Street as Surplus
2. Proof of Publication



City of
CHICKASHA

Meeting Type: CMA Agenda 10-3-2022

Meeting Date: 10/3/2022

Department: Administration

Agenda Item No. 4.g.

AGENDA ITEM: Discussion, consideration, and possible action to declare surplus real property described as all of Lot 3 and 5-foot wide and 165-foot long strip of the east side of Lot 4 Phillips Addition in the City of Chickasha (Surface Rights Only) and authorize the sale of the property by sealed competitive bid. (a/k/a 1007 N. 9th)

I. BACKGROUND/DESCRIPTION:

Administration has reviewed CMA owned properties and has deemed certain properties as surplus. The real property will be offered by sealed competitive bid. A time and date of said seal competitive bid will be published by legal publication. Trustees may choose to reject all bids.

II. RECOMMENDED ACTION:

Declare as surplus real property described as all of Lot 3 and 5-foot wide and 165-foot long strip of the east side of Lot 4 Phillips Addition in the City of Chickasha (Surface Rights Only) and authorize the sale of the property by sealed competitive bid. (a/k/a 1007 N. 9th)

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Spencer Winzenried, Parks & Rec Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: October 3, 2022	(From)		

V. ATTACHMENTS:

**AMENDED NOTICE OF SALE OF
REAL PROPERTY BY SEALED
COMPETITIVE BIDS**

Notice is hereby given that the Chickasha Municipal Authority, will on the **21st day of November, 2022, at 1:30 p.m., at the Council Chambers at the City Hall at 117 N. 4th Street in the City of Chickasha, Grady County, Oklahoma**, offer for sale and sell to the highest sealed competitive bid for cash, the following surplus property in Grady County, being described as, to wit:

Address

Legal Description

2111 Dakota
Parcel ID
C510-00-015-003-0-000-00
Lot 3 and 5-foot wide and 165-foot long strip of the east side of Lot 4 Phillips Addition in the City of Chickasha (Surface Rights Only).
1103 N 11th Street
Parcel ID
C450-00-004-018-0-000-00
Lots 18, 19, 20 Block 4 Kenwood Addition in the City of Chickasha (Surface Rights Only).
1407 S 1st Street
Parcel ID
C560-00-001-003-0-000-00
Lot 3, Block 1 in Rock Island Addition, City of Chickasha (Surface Rights Only).
923 Minnesota
Parcel ID
C001-00-142-003-0-001-00
The west sixty (60) feet of lot three (3) and the east six (6) feet of lot four (4) and the west ten (10) feet of Lot two (2) and the east forty (40) feet of lot three (3) in Block 142 in the City of Chickasha (Surface Rights Only).
Parcel C240-00-001-012-0-000-00
Lots 12 and 13 of Block 1, East Side Addition, City of Chickasha (Surface Rights Only).
Parcel C071-00-012-004-0-000-00
Lots four (4) and five (5) in Block twelve in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only).
1007 N 9th Street
Parcel ID
C450-00-008-017-0-000-00
Lots seventeen (17) and eighteen (18), Block eight (8) Kenwood Addition to the City of Chickasha (Surface Rights Only).

CONDITIONS:

Said real properties are being sold in AS-IS condition. No warranty is made or inferred to the title or condition of the property. Bidders shall be responsible for actual survey of property along with providing a marketable title for use with the property.

It is a requirement of the sale that the property be used for the construction of single-family residential structures. The Authority will provide a quitclaim deed to the successful bidder when a building permit has been obtained (see below conditions).

The City/Authority will accept a 25% deposit of the full bid amount on the day of the bid in the form of cash or certified check from the successful bidder. If a building permit is not obtained within six (6) months of the bid date then the successful bidder will forfeit their deposit and the Authority will retain

ownership of said property. If the building permit is allowed to expire without the residential use of the property being met, the bidder may be subject to legal action by the Authority for the purpose of enforcing compliance with the conditions of sale, or seek cancellation of the sale and reversion of the property to the Seller.

The City/Authority reserves the right to waive the above condition if at the time of the bid, the bidder discloses that the parcel is immediately adjacent to the bidder's property and is not separated by street, alley, or other easement or property of other ownership, and will be used to enlarge their single-family lot for their personal use.

The successful bidder will be required to make a 25% deposit of the full bid amount for each parcel on the day of the bid. The remaining balance is due when the building permit on the parcel is issued, at which time the quitclaim deed will be issued to the purchaser. The quitclaim deed may contain a reversionary clause to ensure the above conditions are met.

The successful bidders are required to comply with all Federal, State, and local building codes, and rules and regulations.

Each bidder will be responsible for reviewing each parcel and be familiar with the physical condition of the property along with the conditions of the sale prior to bidding on the property.

The successful bids will be placed on the Chickasha Municipal Authority agenda for formal acceptance.

The successful bidders will be notified following the meeting.

The Chickasha Municipal Authority reserves the right to reject any or all bids at its sole discretion.

Bid forms may be obtained from the Office of the City of Chickasha City Clerk located at the Chickasha City Hall.

PROOF OF PUBLICATION

*Amended Notice
of Sale*

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Express Star, do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication October 27, 2022
2nd Publication November 3, 2022
3rd Publication November 10, 2022
4th Publication _____

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Daily newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

[Signature]

Signature

Subscribed and sworn before me on the 25 day of Nov. 2022.

My commission expires

09/30/26

Notary Public

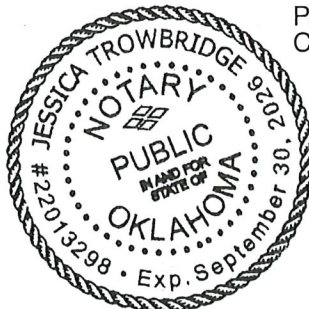
Commission #

27013298

Cost of Publication \$ 315.43

PAY TO:

The Express-Star
P.O. Drawer E
Chickasha, OK 73023





City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: Parks and Rec

Agenda Item No. 4.d.

AGENDA ITEM: Discussion, consideration, and possible action to accept the bid for property described as all of Lots twelve (12) and thirteen (13) of Block One (1), East Side Addition, City of Chickasha (Surface Rights Only) a/k/a 1407 S. 1st Street.

I. BACKGROUND/DESCRIPTION:

The Chickasha Municipal Authority declared the property described as all of Lots twelve (12) and thirteen (13) of Block One (1), East Side Addition, City of Chickasha (Surface Rights Only) a/k/a 1407 S. 1st Street as surplus and authorized the acceptance of sealed bids for the property.

Said property was advertised by legal publication on October 27th, November 3rd, and November 10th in the Express-Star, a local news publication.

Bids were opened on November 21, 2022 at 1:30 p.m. The following bid was received for the property located at 1407 S. 1st Street:
Ramona McPherson, Chickasha - Bid \$500.00

Trustees may choose to reject any or all bids

II. RECOMMENDED ACTION:

Accept the bid of \$500.00 for property described as all of Lots twelve (12) and thirteen (13) of Block One (1), East Side Addition, City of Chickasha (Surface Rights Only) a/k/a 1407 S. 1st Street and authorize the issuance of a Quit Claim Deed contingent upon payment of balance due.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Spencer Winzenried, Parks & Rec
Director

Fund	Account	Amount
(To) 31		\$500.00
4400-020		

	FUND	ACCOUNT	AMOUNT
Meeting Date: January 3, 2023	(From)		

V. ATTACHMENTS:

1. CMA Agenda Item declaring 1407 S. Street as surplus
2. Proof of Publication



City of
CHICKASHA

Meeting Type: CMA Agenda 10-3-2022

Meeting Date: 10/3/2022

Department: Administration

Agenda Item No. 4.c.

AGENDA ITEM: Discussion, consideration, and possible action to declare surplus real property described as all of Lots twelve (12) and thirteen (13) of Block one (1), East Side Addition, City of Chickasha (Surface Rights Only) and authorize the sale of the property by sealed competitive bid. (a/k/a 1407 S. 1st)

I. BACKGROUND/DESCRIPTION:

Administration has reviewed CMA owned properties and has deemed certain properties as surplus. The real property will be offered by sealed competitive bid. A time and date of said seal competitive bid will be published by legal publication. Trustees may choose to reject all bids.

II. RECOMMENDED ACTION:

Declare as surplus real property described as all of Lots twelve (12) and thirteen (13) of Block one (1), East Side Addition, City of Chickasha (Surface Rights Only) and authorize the sale of the property by sealed competitive bid. (a/k/a 1407 S. 1st)

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
Spencer Winzenried, Parks & Rec Director	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: October 3, 2022	(From)		

V. ATTACHMENTS:

**AMENDED NOTICE OF SALE OF
REAL PROPERTY BY SEALED
COMPETITIVE BIDS**

Notice is hereby given that the Chickasha Municipal Authority, will on the **21st day of November, 2022, at 1:30 p.m., at the Council Chambers at the City Hall at 117 N. 4th Street in the City of Chickasha, Grady County, Oklahoma**, offer for sale and sell to the highest sealed competitive bid for cash, the following surplus property in Grady County, being described as, to wit:

Address

Legal Description

2111 Dakota
Parcel ID
C510-00-015-003-0-000-00
Lot 3 and 5-foot wide and 165-foot long strip of the east side of Lot 4 Phillips Addition in the City of Chickasha (Surface Rights Only).
1103 N 11th Street
Parcel ID
C450-00-004-018-0-000-00
Lots 18, 19, 20 Block 4 Kenwood Addition in the City of Chickasha (Surface Rights Only).
1407 S 1st Street
Parcel ID
C560-00-001-003-0-000-00
Lot 3, Block 1 in Rock Island Addition, City of Chickasha (Surface Rights Only).
923 Minnesota
Parcel ID
C001-00-142-003-0-001-00
The west sixty (60) feet of lot three (3) and the east six (6) feet of lot four (4) and the west ten (10) feet of Lot two (2) and the east forty (40) feet of lot three (3) in Block 142 in the City of Chickasha (Surface Rights Only).
Parcel C240-00-001-012-0-000-00
Lots 12 and 13 of Block 1, East Side Addition, City of Chickasha (Surface Rights Only).
Parcel C071-00-012-004-0-000-00
Lots four (4) and five (5) in Block twelve in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only).
1007 N 9th Street
Parcel ID
C450-00-008-017-0-000-00
Lots seventeen (17) and eighteen (18), Block eight (8) Kenwood Addition to the City of Chickasha (Surface Rights Only).

CONDITIONS:

Said real properties are being sold in AS-IS condition. No warranty is made or inferred to the title or condition of the property. Bidders shall be responsible for actual survey of property along with providing a marketable title for use with the property.

It is a requirement of the sale that the property be used for the construction of single-family residential structures. The Authority will provide a quitclaim deed to the successful bidder when a building permit has been obtained (see below conditions).

The City/Authority will accept a 25% deposit of the full bid amount on the day of the bid in the form of cash or certified check from the successful bidder. If a building permit is not obtained within six (6) months of the bid date then the successful bidder will forfeit their deposit and the Authority will retain

ownership of said property. If the building permit is allowed to expire without the residential use of the property being met, the bidder may be subject to legal action by the Authority for the purpose of enforcing compliance with the conditions of sale, or seek cancellation of the sale and reversion of the property to the Seller.

The City/Authority reserves the right to waive the above condition if at the time of the bid, the bidder discloses that the parcel is immediately adjacent to the bidder's property and is not separated by street, alley, or other easement or property of other ownership, and will be used to enlarge their single-family lot for their personal use.

The successful bidder will be required to make a 25% deposit of the full bid amount for each parcel on the day of the bid. The remaining balance is due when the building permit on the parcel is issued, at which time the quitclaim deed will be issued to the purchaser. The quitclaim deed may contain a reversionary clause to ensure the above conditions are met.

The successful bidders are required to comply with all Federal, State, and local building codes, and rules and regulations.

Each bidder will be responsible for reviewing each parcel and be familiar with the physical condition of the property along with the conditions of the sale prior to bidding on the property.

The successful bids will be placed on the Chickasha Municipal Authority agenda for formal acceptance. The successful bidders will be notified following the meeting.

The Chickasha Municipal Authority reserves the right to reject any or all bids at its sole discretion.

Bid forms may be obtained from the Office of the City of Chickasha City Clerk located at the Chickasha City Hall.

PROOF OF PUBLICATION

*Amended Notice
of Sale*

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Express Star, do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication October 27, 2022

2nd Publication November 3, 2022

3rd Publication November 10, 2022

4th Publication _____

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Daily newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

[Signature]

Signature

Subscribed and sworn before me on the 25 day of Nov. 2022.

My commission expires

09/30/26

Notary Public

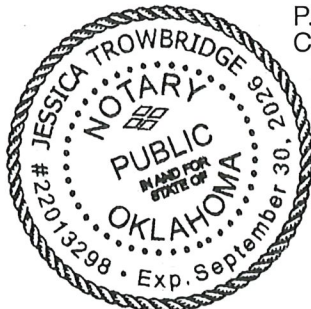
Commission #

27013298

Cost of Publication \$ 315.43

PAY TO:

The Express-Star
P.O. Drawer E
Chickasha, OK 73023





City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: Parks and Rec

Agenda Item No. 4.e.

AGENDA ITEM: Discussion, consideration, and possible action to accept the bid for the property described as Lots four (4) and five (5) in Block Twelve (12) in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only) a/k/a 2111 Dakota.

I. BACKGROUND/DESCRIPTION:

The Chickasha Municipal Authority declared the property described as Lots four (4) and five (5) in Block Twelve (12) in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only) a/k/a 2111 Dakota as surplus and authorize the acceptance of sealed bids for the property.

Said property was advertised by legal publication on October 27th, November 3rd, and November 10th in the Express-Star, a local news publication.

Bids were opened on November 21, 2022 at 1:30 p.m. The following bid was received for the property located at 2111 Dakota:

Micah McCarty, Chickasha - Bid \$75.00

Trustees may choose to reject any or all bids.

II. RECOMMENDED ACTION:

Accept the bid of \$75.00 on property described as Lots four (4) and five (5) in Block Twelve (12) in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only) a/k/a 2111 Dakota and authorize the issuance of a Quit Claim Deed contingent upon payment of balance due.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Spencer Winzenried, Parks & Rec
Director

Fund	Account	Amount
(To) 31		\$75.00
4400-020		

	FUND	ACCOUNT	AMOUNT
Meeting Date: January 3, 2023	(From)		

V. ATTACHMENTS:

1. CMA Agenda Item declaring 2111 Dakota as surplus
2. Proof of Publication



City of
CHICKASHA

Meeting Type: CMA Agenda 10-3-2022

Meeting Date: 10/3/2022

Department: Administration

Agenda Item No. 4.a.

AGENDA ITEM: Discussion, consideration, and possible action to declare surplus real property described as Lots four (4) and five (5) in Block twelve (12) in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only) and authorize the sale of the property by sealed competitive bid. (a/k/a 2111 Dakota)

I. BACKGROUND/DESCRIPTION:

Administration has reviewed CMA owned properties and has deemed certain properties as surplus. The real property will be offered by sealed competitive bid. A time and date of said seal competitive bid will be published by legal publication. Trustees may choose to reject all bids.

II. RECOMMENDED ACTION:

Declare as surplus real property described as Lots four (4) and five (5) in Block twelve (12) in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only) and authorize the sale of the property by sealed competitive bid.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Spencer Winzenried, Parks & Rec
Director

Meeting Date:

October 3, 2022

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

**AMENDED NOTICE OF SALE OF
REAL PROPERTY BY SEALED
COMPETITIVE BIDS**

Notice is hereby given that the Chickasha Municipal Authority, will on the **21st day of November, 2022, at 1:30 p.m., at the Council Chambers at the City Hall at 117 N. 4th Street in the City of Chickasha, Grady County, Oklahoma**, offer for sale and sell to the highest sealed competitive bid for cash, the following surplus property in Grady County, being described as, to wit:

Address

Legal Description

2111 Dakota
Parcel ID
C510-00-015-003-0-000-00
Lot 3 and 5-foot wide and 165-foot long strip of the east side of Lot 4 Phillips Addition in the City of Chickasha (Surface Rights Only).
1103 N 11th Street
Parcel ID
C450-00-004-018-0-000-00
Lots 18, 19, 20 Block 4 Kenwood Addition in the City of Chickasha (Surface Rights Only).
1407 S 1st Street
Parcel ID
C560-00-001-003-0-000-00
Lot 3, Block 1 in Rock Island Addition, City of Chickasha (Surface Rights Only).
923 Minnesota
Parcel ID
C001-00-142-003-0-001-00
The west sixty (60) feet of lot three (3) and the east six (6) feet of lot four (4) and the west ten (10) feet of Lot two (2) and the east forty (40) feet of lot three (3) in Block 142 in the City of Chickasha (Surface Rights Only).
Parcel C240-00-001-012-0-000-00
Lots 12 and 13 of Block 1, East Side Addition, City of Chickasha (Surface Rights Only).
Parcel C071-00-012-004-0-000-00
Lots four (4) and five (5) in Block twelve in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only).
1007 N 9th Street
Parcel ID
C450-00-008-017-0-000-00
Lots seventeen (17) and eighteen (18), Block eight (8) Kenwood Addition to the City of Chickasha (Surface Rights Only).

CONDITIONS:

Said real properties are being sold in AS-IS condition. No warranty is made or inferred to the title or condition of the property. Bidders shall be responsible for actual survey of property along with providing a marketable title for use with the property.

It is a requirement of the sale that the property be used for the construction of single-family residential structures. The Authority will provide a quitclaim deed to the successful bidder when a building permit has been obtained (see below conditions).

The City/Authority will accept a 25% deposit of the full bid amount on the day of the bid in the form of cash or certified check from the successful bidder. If a building permit is not obtained within six (6) months of the bid date then the successful bidder will forfeit their deposit and the Authority will retain

ownership of said property. If the building permit is allowed to expire without the residential use of the property being met, the bidder may be subject to legal action by the Authority for the purpose of enforcing compliance with the conditions of sale, or seek cancellation of the sale and reversion of the property to the Seller.

The City/Authority reserves the right to waive the above condition if at the time of the bid, the bidder discloses that the parcel is immediately adjacent to the bidder's property and is not separated by street, alley, or other easement or property of other ownership, and will be used to enlarge their single-family lot for their personal use.

The successful bidder will be required to make a 25% deposit of the full bid amount for each parcel on the day of the bid. The remaining balance is due when the building permit on the parcel is issued, at which time the quitclaim deed will be issued to the purchaser. The quitclaim deed may contain a reversionary clause to ensure the above conditions are met.

The successful bidders are required to comply with all Federal, State, and local building codes, and rules and regulations.

Each bidder will be responsible for reviewing each parcel and be familiar with the physical condition of the property along with the conditions of the sale prior to bidding on the property.

The successful bids will be placed on the Chickasha Municipal Authority agenda for formal acceptance. The successful bidders will be notified following the meeting.

The Chickasha Municipal Authority reserves the right to reject any or all bids at its sole discretion.

Bid forms may be obtained from the Office of the City of Chickasha City Clerk located at the Chickasha City Hall.

PROOF OF PUBLICATION

*Amended Notice
of Sale*

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Express Star, do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication October 27, 2022

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That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Daily newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

[Signature]

Signature

Subscribed and sworn before me on the 25 day of Nov. 2022.

My commission expires

09/30/26

Notary Public

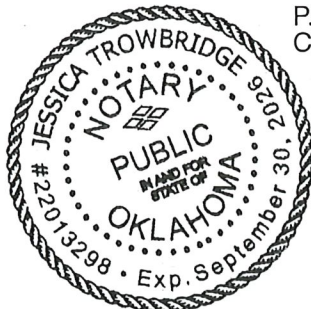
Commission #

27013298

Cost of Publication \$ 315.43

PAY TO:

The Express-Star
P.O. Drawer E
Chickasha, OK 73023





City of
CHICKASHA

Meeting Type: CMA Agenda 1-3-2023

Meeting Date: 1/3/2023

Department: Parks and Rec

Agenda Item No. 4.f.

AGENDA ITEM: Discussion, consideration, and possible action to accept the bid for property described as all of Lot Three (3), Block One (1) in Rock Island Addition, City of Chickasha (Surface Rights Only) a/k/a 923 Minnesota.

I. BACKGROUND/DESCRIPTION:

The Chickasha Municipal Authority declared the property described as all of Lot Three (3), Block One (1) in Rock Island Addition, City of Chickasha (Surface Rights Only) a/k/a 923 Minnesota as surplus and authorized the acceptance of sealed bids for the property.

Said property was advertised by legal publication on October 27th, November 3rd, and November 10th in the Express-Star, a local news publication.

Bids were opened on November 21, 2022 at 1:30 p.m. The following bid was received for the property located at 923 Minnesota:

Johnathan Adkins, Chickasha - Bid \$3,000.00

Trustees may choose to reject any or all bids.

II. RECOMMENDED ACTION:

Accept the bid of \$3,000.00 for property described as all of Lot Three (3), Block One (1) in Rock Island Addition, City of Chickasha (Surface Rights Only) a/k/a 923 Minnesota and authorize the issuance of a Quit Clam Deed contingent upon payment of balance due.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Spencer Winzenried, Parks & Rec Director	Fund	Account	Amount
	(To) 31		\$3,000.00
	4400-020		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		

January 3, 2023

V. ATTACHMENTS:

1. CMA Agenda Item declaring 923 W. Minnesota as surplus
2. Proof of Publication



City of
CHICKASHA

Meeting Type: CMA Agenda 10-3-2022

Meeting Date: 10/3/2022

Department: Administration

Agenda Item No. 4.d.

AGENDA ITEM: Discussion, consideration, and possible action to declare surplus real property described as all of Lot threee (3), Block one (1) in Rock Island Addition, City of Chickasha (Surface Rights Only) and authorize the sale of the property by sealed competitive bid. (a/k/a 923 Minnesota)

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
October 3, 2022

V. ATTACHMENTS:

**AMENDED NOTICE OF SALE OF
REAL PROPERTY BY SEALED
COMPETITIVE BIDS**

Notice is hereby given that the Chickasha Municipal Authority, will on the **21st day of November, 2022, at 1:30 p.m., at the Council Chambers at the City Hall at 117 N. 4th Street in the City of Chickasha, Grady County, Oklahoma**, offer for sale and sell to the highest sealed competitive bid for cash, the following surplus property in Grady County, being described as, to wit:

Address

Legal Description

2111 Dakota
Parcel ID
C510-00-015-003-0-000-00
Lot 3 and 5-foot wide and 165-foot long strip of the east side of Lot 4 Phillips Addition in the City of Chickasha (Surface Rights Only).
1103 N 11th Street
Parcel ID
C450-00-004-018-0-000-00
Lots 18, 19, 20 Block 4 Kenwood Addition in the City of Chickasha (Surface Rights Only).
1407 S 1st Street
Parcel ID
C560-00-001-003-0-000-00
Lot 3, Block 1 in Rock Island Addition, City of Chickasha (Surface Rights Only).
923 Minnesota
Parcel ID
C001-00-142-003-0-001-00
The west sixty (60) feet of lot three (3) and the east six (6) feet of lot four (4) and the west ten (10) feet of Lot two (2) and the east forty (40) feet of lot three (3) in Block 142 in the City of Chickasha (Surface Rights Only).
Parcel C240-00-001-012-0-000-00
Lots 12 and 13 of Block 1, East Side Addition, City of Chickasha (Surface Rights Only).
Parcel C071-00-012-004-0-000-00
Lots four (4) and five (5) in Block twelve in Bookers 2nd Addition to the City of Chickasha (Surface Rights Only).
1007 N 9th Street
Parcel ID
C450-00-008-017-0-000-00
Lots seventeen (17) and eighteen (18), Block eight (8) Kenwood Addition to the City of Chickasha (Surface Rights Only).

CONDITIONS:

Said real properties are being sold in AS-IS condition. No warranty is made or inferred to the title or condition of the property. Bidders shall be responsible for actual survey of property along with providing a marketable title for use with the property.

It is a requirement of the sale that the property be used for the construction of single-family residential structures. The Authority will provide a quitclaim deed to the successful bidder when a building permit has been obtained (see below conditions).

The City/Authority will accept a 25% deposit of the full bid amount on the day of the bid in the form of cash or certified check from the successful bidder. If a building permit is not obtained within six (6) months of the bid date then the successful bidder will forfeit their deposit and the Authority will retain

ownership of said property. If the building permit is allowed to expire without the residential use of the property being met, the bidder may be subject to legal action by the Authority for the purpose of enforcing compliance with the conditions of sale, or seek cancellation of the sale and reversion of the property to the Seller.

The City/Authority reserves the right to waive the above condition if at the time of the bid, the bidder discloses that the parcel is immediately adjacent to the bidder's property and is not separated by street, alley, or other easement or property of other ownership, and will be used to enlarge their single-family lot for their personal use.

The successful bidder will be required to make a 25% deposit of the full bid amount for each parcel on the day of the bid. The remaining balance is due when the building permit on the parcel is issued, at which time the quitclaim deed will be issued to the purchaser. The quitclaim deed may contain a reversionary clause to ensure the above conditions are met.

The successful bidders are required to comply with all Federal, State, and local building codes, and rules and regulations.

Each bidder will be responsible for reviewing each parcel and be familiar with the physical condition of the property along with the conditions of the sale prior to bidding on the property.

The successful bids will be placed on the Chickasha Municipal Authority agenda for formal acceptance.

The successful bidders will be notified following the meeting.

The Chickasha Municipal Authority reserves the right to reject any or all bids at its sole discretion.

Bid forms may be obtained from the Office of the City of Chickasha City Clerk located at the Chickasha City Hall.

PROOF OF PUBLICATION

*Amended Notice
of Sale*

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Express Star, do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication October 27, 2022

2nd Publication November 3, 2022

3rd Publication November 10, 2022

4th Publication _____

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That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

[Signature]

Signature

Subscribed and sworn before me on the 25 day of Nov. 2022.

My commission expires

09/30/26

Notary Public

Commission #

27013298

Cost of Publication \$ 315.43

PAY TO:

The Express-Star
P.O. Drawer E
Chickasha, OK 73023

