

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE OFFICE OF THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS AGAINST MARILYN HUMPERT ON THE PROPERTY LOCATED AT 312 NORTH CREST ROAD, CHATTANOOGA, TN 37404.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Office of the City Attorney be and is hereby authorized to institute eminent domain proceedings against Marilyn Humpert on the property located at 312 North Crest Road, Chattanooga, TN 37404, Tax Map Nos. 147A-A-010 and 136M-U-010, for a Temporary Work Agreement for Geotechnical Investigation, relative to the Construction Feasibility Study and Conceptual Design for Improvements to the Wilcox Tunnel, Contract No. E-10-013, for an estimated amount of \$2,615.00.

ADOPTED: _____, 2013

/mms

City of Chattanooga



Resolution/Ordinance Request Form

Date Prepared: December 14, 2012

Preparer: Dennis Malone

Department: Public Works

Brief Description of Purpose for Resolution/Ordinance:

Res./Ord. # _____ Council District #

5

A City Council resolution is requested to authorize the City Attorney to initiate Eminent Domain proceedings against Marilyn Humpert, (Property address 312 N. Crest Road, Chattanooga, TN 37404), Tax Map & Parcel No. 147-AA-010 and 136-MU-010, for a Temporary Work Agreement for Geotechnical Investigation, relative to the Construction Feasibility Study and Conceptual Design for Improvements to the Wilcox Tunnel, Contract No. E-10-013.

Name of Vendor/Contractor/Grant, etc. Marilyn Humpert

New Contract/Project? (Yes or No) No

Total project cost \$ 2,615.00

Funds Budgeted? (YES or NO) Yes

Total City of Chattanooga Portion \$ 2,615.00

Provide Fund 4016

City Amount Funded \$ 2,615.00

Provide Cost Center K12104

New City Funding Required \$ _____

Proposed Funding Source if not budgeted _____

City's Match Percentage % _____

Grant Period (if applicable) _____

List all other funding sources and amount for each contributor.

Amount(s)

Grantor(s)

Agency Grant Number _____

CFDA Number if known _____

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

Approved by: _____

Reviewed by: FINANCE OFFICE

DESIGNATED OFFICIAL/ADMINISTRATOR

Please submit completed form to @budget, City Attorney and City Finance Officer

Revised: 1/26/09

Description of Work to be Conducted

Geotechnical Borings and Access – Missionary Ridge Wilcox Tunnel Project

Introduction – Proper geotechnical information is critical for both the design and construction of the new Wilcox tunnel. The geotechnical investigation will be performed approximately January through April of 2013. The geotechnical drilling will be performed using a tracked drill rig. In addition, we will be performing downhole geophysical and permeability testing. Both activities will utilize the tracked drill rig. We are currently planning eleven borings as our initial investigation, with an additional 5 borings (maximum) if geologic anomalies are encountered.

The work will include two tasks:

- Preparing access roads to the boring locations on both the west and east side of the mountain.
- Preparing sites adequate for the drilling operation

Both are described in more detail below.

Access Roads – The access roads will begin at city streets, as shown on the drawing. The road will be advanced by disturbing the ground and vegetation to the least extent possible. We will be selectively advancing the route by avoiding steep terrain and large trees. To the extent possible, we will advance perpendicular to slope. In general, we will not use a bulldozer to significantly remove the ground cover. If that is required, we will use silt fences to control erosion. Upon completion, the terrain will be restored using mulch or locally available material

Boring Locations – The boring locations require a relative flat spot approximately 20 feet by 20 feet. Some shallow excavation and fill may be required at these locations. To the extent we disturb the ground, we will use silt fences and restoration as described above.

Schedule – We will initiate the work with surveyors to identify the proposed boring locations. This will also provide a better understanding of the work required to prepare the access roads, and boring locations.

After this initial work is complete, we anticipate the initial phase of the work (eleven borings plus down hole geophysical and permeability testing) will take 4 to 6 weeks. Based on this work, we may also perform contingency borings. These would take an additional 2 to 3 weeks. Thus, we anticipate that the field work could be completed in 2 to 2 ½ months.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <i>(MH)</i> 	<p>A. Signature <i>Marilyn E. Humpert</i></p> <p>B. Received by (<i>Printed Name</i>) _____ C. Date of Delivery <i>12-5-12</i></p>
<p>1. Article Addressed to:</p> <p>Mrs. Marilyn Humpert 312 N. Crest Road Chattanooga, TN 37404</p>	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchant <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number: <i>(Transfer from service label)</i></p>	<p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p> <p>7011 1150 0000 9536 3352</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02</p>	

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee <small>(Endorsement Required)</small>		
Restricted Delivery Fee <small>(Endorsement Required)</small>		

(MH)

Postmark Here

Mrs. Marilyn Humpert
312 N. Crest Road
Chattanooga, TN 37404

See reverse for instructions

7011 1150 0000 9536 3352



City of Chattanooga
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT RESOURCE CENTER
ENGINEERING DIVISION
1250 MARKET STREET, SUITE 2100
Chattanooga, Tennessee 37402-2713

TEMPORARY WORK AGREEMENT FOR GEOTECHNICAL INVESTIGATION

I (We), Marilyn Humpert, hereinafter called "owner(s)," hereby grant unto the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, hereinafter called "City," or its agents, the right to enter onto Parcel No's. 147AA010 and 136MU010, Chattanooga, Tennessee, as shown by deeds of record in Plat Book 9, page 29 and Plat Book 3, Page 2 respectively, in the Register's Office of Hamilton County, Tennessee, and indicated on Exhibit A, for the purpose of conducting a **Geotechnical Investigation**. Said right of entry terminates with the completion of the aforesaid work.

The City or its agents will clear brush and small trees where necessary to create an access path approximately 10 feet wide for the purposes of providing access for a tracked vehicle that will be used to drill a 6 or 8 inch diameter hole into the ground. Preparation of the actual drill sites will require a clearing of approximately 15 feet wide by 20 feet long. The City or its agents will stabilize any disturbed areas upon completion of the investigation to allow for natural re-vegetation to occur.

The City of Chattanooga and/or its agents shall be responsible for any and all damages, except as described above, that are a direct result of said work.

This is not an easement, or a taking of any kind or nature, and said property shall at all times remain under the owner's (owners') control and domination and shall at no time be owned, purchased, or otherwise encumbered by the City of Chattanooga, Tennessee, or its agents.



City of Chattanooga

DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT RESOURCE CENTER
ENGINEERING DIVISION
1250 MARKET STREET, SUITE 2100
Chattanooga, Tennessee 37402-2713



EXHIBIT "A"



Donald L. Tindell Inc.
6257 E. Brainerd Road
Chattanooga, TN 37421
423-892-0051

October 15, 2012

City of Chattanooga
1250 Market Street
Chattanooga, TN
37402

Property - Wilcox Blvd
Chattanooga, Tenn 37404
Borrower - OWNER: Marilyn Humpert
File No. - 147AA10
Case No. -

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at Wilcox Blvd, Chattanooga, Tenn.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of Oct. 8, 2012 is :

\$1,875

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Donald L. Tindell Inc.



**SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT**

Wilcox Blvd

Chattanooga, Tenn 37404

as of

Oct.8, 2012

for

City of Chattanooga
1250 Market Street
Chattanooga, TN
37402

by

Summary Appraisal Report

LAND APPRAISAL REPORT

File No. 147AA10

IDENTIFICATION	Borrower, OWNER: <u>Marilyn Humpert</u>	Census Tract	Map Reference <u>147A-A-010</u>	
	Property Address <u>Wilcox Blvd</u>			
	City <u>Chattanooga</u>	County <u>Hamilton</u>	State <u>Tenn</u>	Zip Code <u>37404</u>
	Legal Description <u>Lot Part 4 North Crest Terrace PB 9 PG 29</u>			
	Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD		
Actual Real Estate Taxes <u>\$135.74</u> (yr.)	Loan charges to be paid by seller \$ _____	Other sales concessions _____		
Lender/Client <u>City of Chattanooga</u>	Address <u>1250 Market Street, Chattanooga, TN, 37402</u>			
Occupant <u>Vacant</u>	Appraiser <u>Donald L. Tindell</u>	Instructions to Appraiser <u>Estimate Value of Temporary Construction Easement</u>		

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural		Good	Avg.	Fair	Poor
	Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Present Land Use	<u>85</u> % 1 Family <u>3</u> % 2-4 Fam <u>2</u> % Apts. _____ % Condo <u>5</u> % Commercial			Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Adequacy of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>5</u> % Vacant	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single Family Price Range	\$ <u>25,000</u> to \$ <u>350,000</u>	Predominant Value \$ <u>85,000</u>		Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>1</u> yrs. to <u>80</u> yrs.	Predominant Age <u>45</u> yrs.		Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) The subject property lies within an established residential district, along the side of Missionary Ridge. The land has sloping topography, is mostly wooded and appears to have adequate drainage. The area has good access and all support facilities are located within close proximity.

SITE	Dimensions <u>95'x746' IRR</u>	= <u>60,984 sf +/-</u>	<input type="checkbox"/> Corner Lot
	Zoning Classification <u>R-1</u>	Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations	
	Highest and best use: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) _____		
	Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) _____	Topo <u>Gentle to a steep slope</u>	
	Gas <input checked="" type="checkbox"/> _____	Size <u>Typical for the area</u>	
	Water <input checked="" type="checkbox"/> _____	Shape <u>Irregular</u>	
	San. Sewer <input checked="" type="checkbox"/> _____	View <u>Neighborhood</u>	
	<input type="checkbox"/> Underground Elect. & Tel.	Drainage <u>Adequate</u>	
	OFF SITE IMPROVEMENTS	Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Street Access: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		
Surface <u>Asphalt</u>			
Maintenance: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private			
<input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter			
<input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights			

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The subject site fronts along Crest Terrace Drive as well as Wilcox Blvd, the land has sloping topography, is wooded and appears to have adequate drainage. The temporary construction easement will contain 3,750 sf and will be utilized for access for core drilling.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS	ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	<u>Wilcox Blvd Chattanooga, Tenn</u>	<u>4712 Midland Pike Chattanooga, Tn 37411</u>	<u>Alta Vista Drive Chattanooga, Tn 37411</u>	<u>111 North Crest Road Chattanooga, Tn 37404</u>
Proximity to Subj.					
Sales Price	\$ _____	\$ <u>9,500</u>	\$ <u>13,000</u>	\$ <u>21,000</u>	
Price	\$ _____	\$ <u>1</u>	\$ <u>1</u>	\$ <u>1</u>	
Data Source	<u>Inspection</u>	<u>Tax Records/MLS</u>	<u>Tax Records/MLS</u>	<u>Tax Records/MLS</u>	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	
	<u>Oct. 2012</u>	<u>02/23/2012</u>	<u>09/29/2011</u>	<u>08/15/2012</u>	
Location	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>	
Site/View	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>	
Site Area	<u>60,984 sf +/-</u>	<u>10018 sf</u>	<u>18000 sf</u>	<u>14810 sf</u>	
Zone	<u>R-1</u>	<u>R-1</u>	<u>R-1</u>	<u>R-1</u>	
Topo	<u>Sloping</u>	<u>Level</u>	<u>Sloping</u>	<u>Sloping</u>	
Sales or Financing Concessions		<u>Conv. sale</u>	<u>Conv. sale</u>	<u>Cash sale</u>	
		<u>None known</u>	<u>None known</u>	<u>None known</u>	
Net Adj. (Total)		<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$ _____	<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$ _____	<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$ _____	

Borrower or Owner **OWNER: Marilyn Humpert**

Property Address **Wilcox Blvd**

City **Chattanooga**

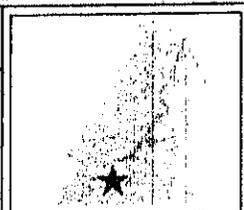
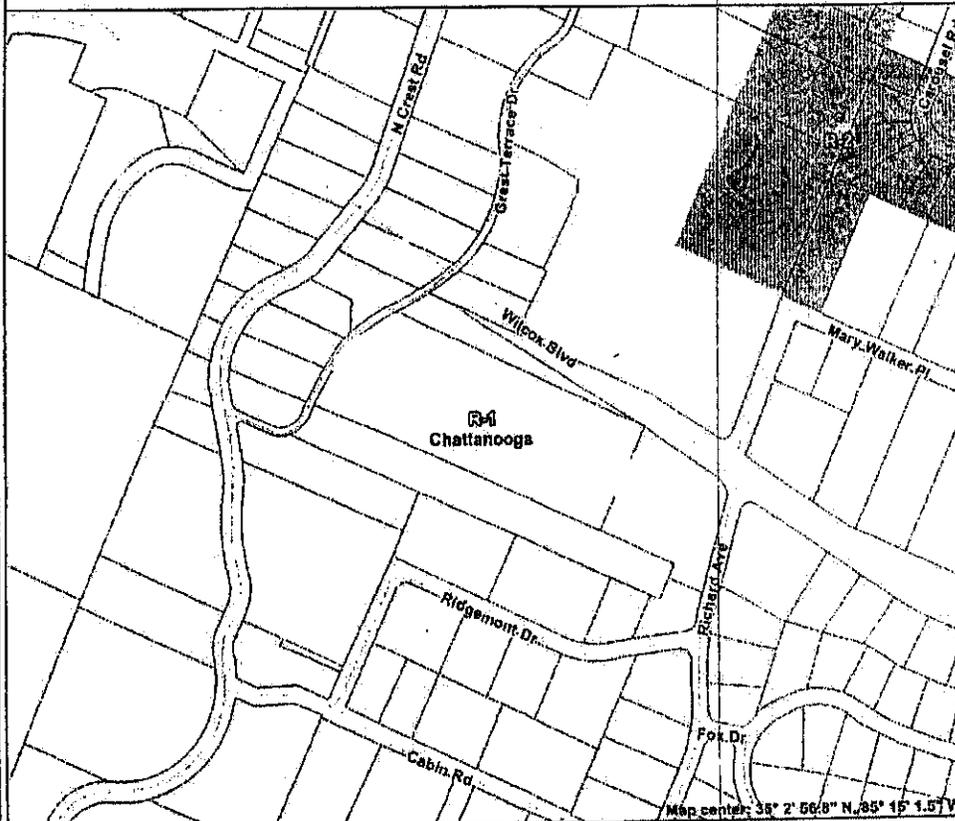
County **Hamilton**

State **Tenn**

Zip Code **37404**

Client **City of Chattanooga**

HCGIS - Internet Mapping Service



Legend

- Interstates
- Railways
- Roads
- Parcels
- Water Bodies
- Zoning
- A-1
- A-2
- B-1
- B-2
- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- C-7
- CC
- HC
- MDR
- M-1
- M-2
- M-3
- M-4
- MDR
- MDR
- MXU
- MXU-OC
- NC
- NO



Scale: 1:3,598

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED AS A LEGAL DOCUMENT.

Map center: 36° 2' 56.8" N, 85° 15' 1.5" W

SITE PLAN

Borrower or Owner **OWNER: Marilyn Humpert**

Property Address **Wilcox Blvd**

City **Chattanooga**

County **Hamilton**

State **Tenn**

Zip Code **37404**

Client **City of Chattanooga**

Hamilton County, Tennessee

Property Features

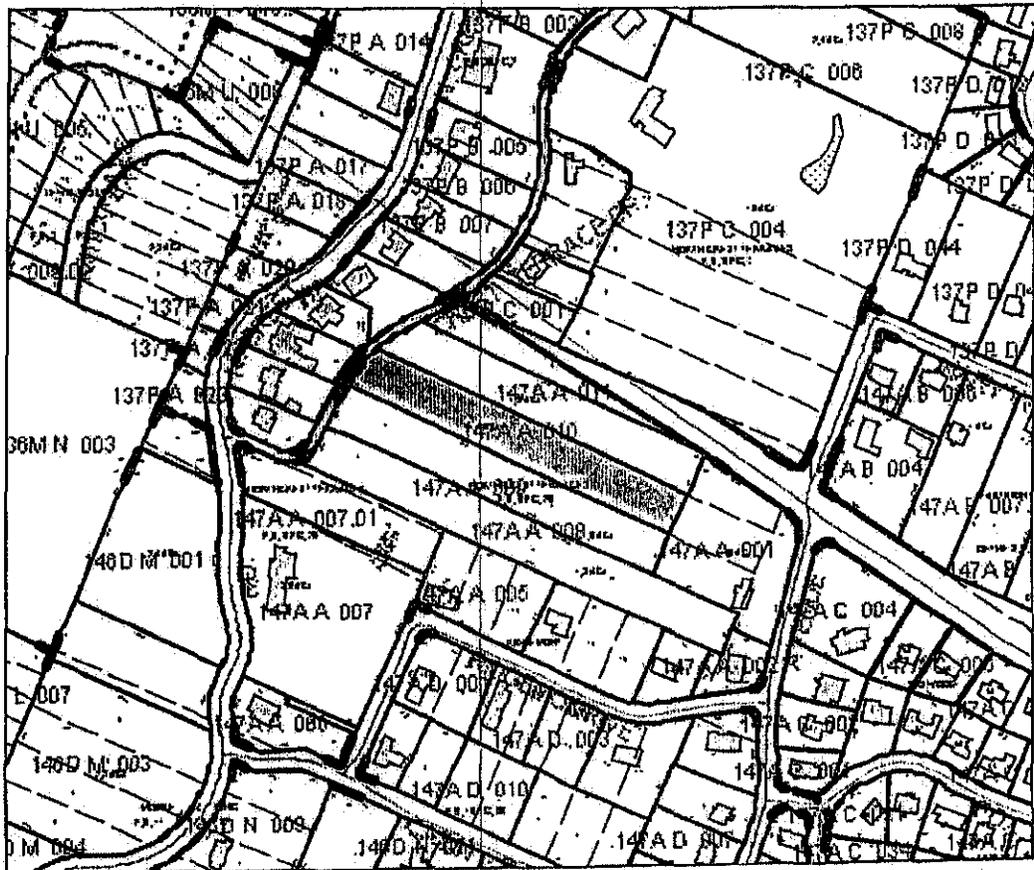
- Parcels
- Abc Acreage Text
- Abc Plat Reference Text
- Abc Section Line Text
- Abc Subdivision Block Text
- Abc Subdivision Name Text
- Abc Conflict Line Text
- Abc Dimension Text
- Abc Easement Text
- Abc Error Text
- Abc Exempt Text
- Abc Group Text
- - Easement Line
- Lot Line Interior Tract.
- Parcel Land Hook
- Parcel Group Corner
- Condo Footprint

District/Utility Boundaries

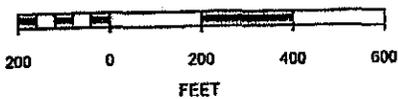
- Abc County Line Text
- Abc City Limit Text
- Abc State Line Text
- County Line
- City Limit Line

Transportation Features

- Abc Rail/Road Text



SCALE 1 : 4,222



DISCLOSURE ADDENDUM

Borrower or Owner	OWNER: Marilyn Humpert				
Property Address	Wilcox Blvd				
City	Chattanooga	County	Hamilton	State	Tenn
Lender or Client	City of Chattanooga				
				Zip Code	37404

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

USPAP COMPLIANCE ADDENDUM

Borrower or Owner **OWNER: Marilyn Humpert**
 Property Address **Wilcox Blvd**
 City **Chattanooga** County **Hamilton** State **Tenn** Zip Code **37404**
 Lender or Client **City of Chattanooga**

Purpose of the Appraisal
 The purpose of this appraisal is to provide an opinion of the Market Value of the subject property as of October 8, 2012, which is the effective date of the appraisal.

Scope of Work
 All data that was considered to be pertinent to the valuation of the subject property was assembled. The investigation undertaken and major sources used will be discussed. The area and neighborhood analysis included economic and demographic data was obtained from the U.S. Census Bureau, U.S. Dept. of Labor, The City of Chattanooga and Hamilton County web sites, and Chattanooga Chamber of Commerce. The existing improvements were inspected and measured at that time. See deed for legal description. Market data has been obtained by reviewing public records in the Hamilton County tax assessor's office and Chattanooga MLS records. Sufficient data was found to limit comparable sales and comparable rental data to the county in which the subject is located. The information utilized in this report has been verified with a knowledgeable party in each transaction whenever possible.

Report of the prior sales history for the subject property
 Is the subject property currently listed? Yes No List Price: \$ _____
 Has the property sold during the prior three years? Yes No If yes, describe below

Exposure Time
 What is your estimate of exposure time for the subject property? 4/6 months Describe below the basis (rationale) for your estimate?
Based on a careful analysis of relevant competitive listings & sales in the subject market area.

Non-real property transfers
 Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? Yes No
 If yes, provide description and valuation below.
Any non-real properties and/ or personal items that may be included in this transaction have not been considered during the appraisal process.

Additional Limiting Conditions or Additional Comments

Additional Certification Statements or Additional Comments

Borrower or Owner OWNER: Marilyn Humpert

Property Address Wilcox Blvd

City Chattanooga County Hamilton

State Tenn

Zip Code 37404

Client City of Chattanooga



Location Map

Borrower or Owner **OWNER: Marilyn Humpert**

Property Address **Wilcox Blvd**

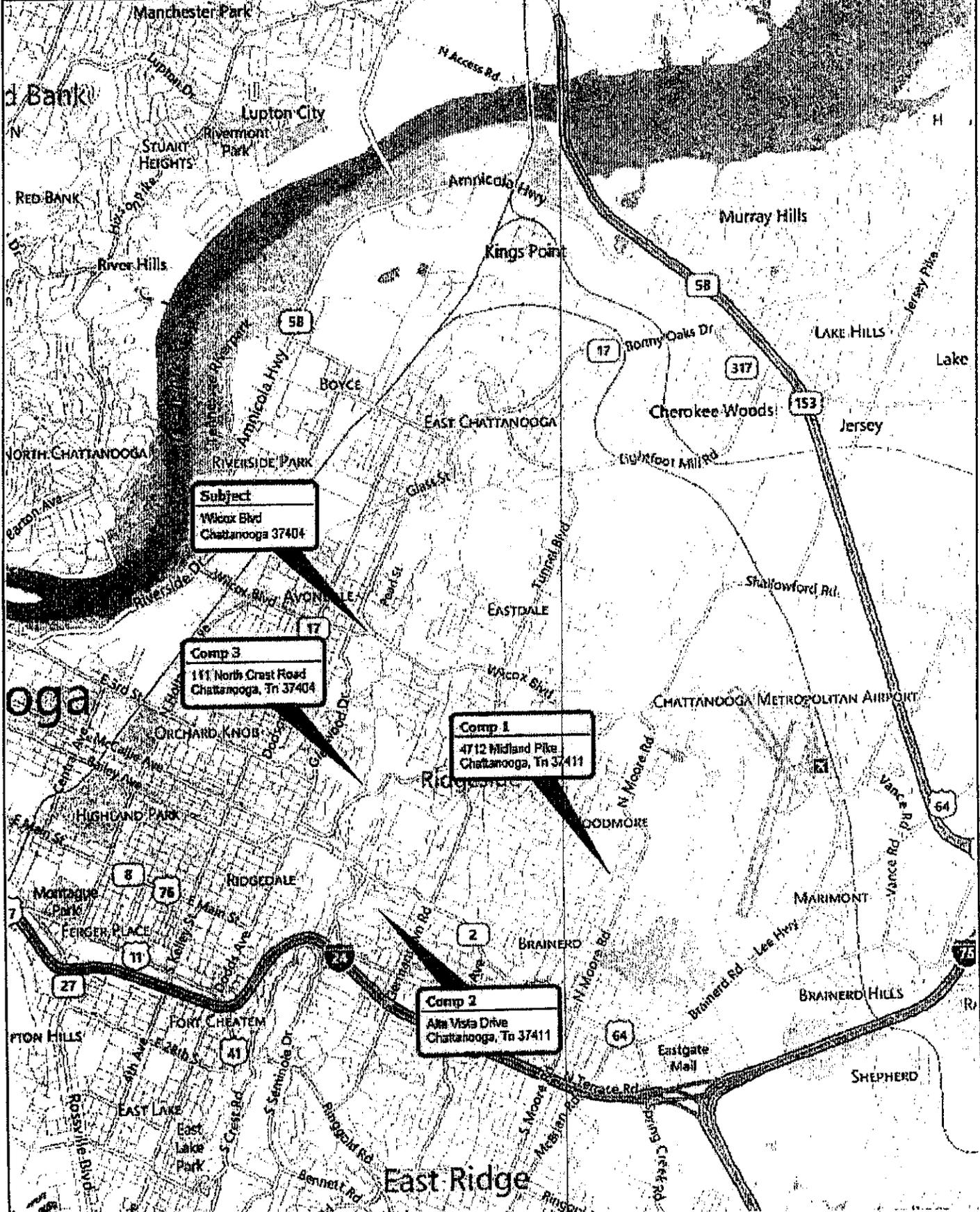
City **Chattanooga**

County **Hamilton**

State **Tenn**

Zip Code **37404**

Client **City of Chattanooga**



Subject
 Wilcox Blvd
 Chattanooga 37404

Comp 3
 111 North Crest Road
 Chattanooga, Tn 37404

Comp 1
 4712 Midland Pike
 Chattanooga, Tn 37411

Comp 2
 Alta Vista Drive
 Chattanooga, Tn 37411

FLOOD MAP

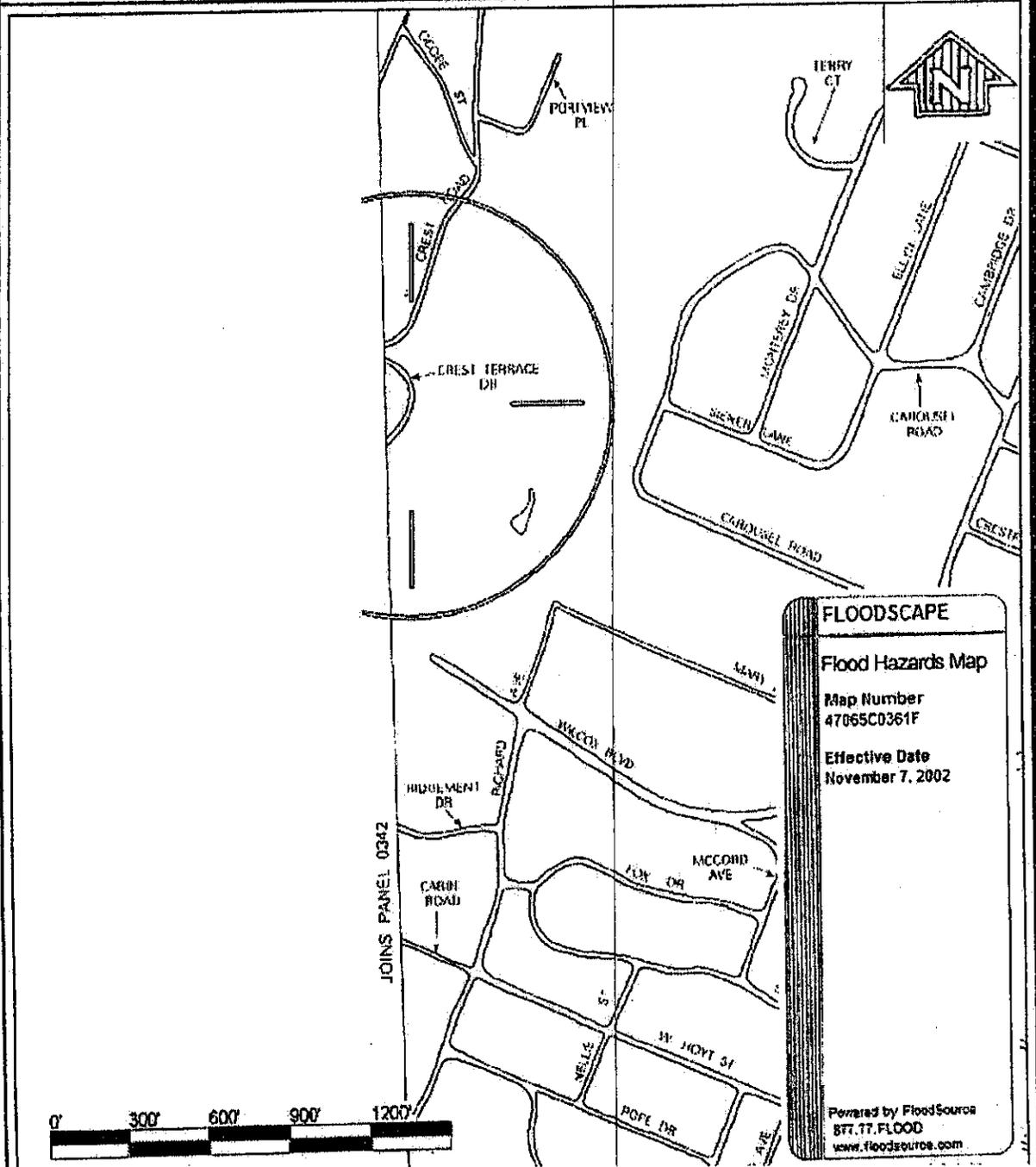
Borrower or Owner OWNER: Marilyn Humpert	
Property Address Wilcox Blvd	
City Chattanooga	County Hamilton State Tenn Zip Code 37404
Client City of Chattanooga	

9/7/12

Your InterFlood map

InterFlood  by a la mode
www.interflood.com • 1-800-252-6633

Prepared for:
 Donald Tindell Inc.
 Crest Terrace Dr
 Chattanooga, TN



PHOTOGRAPH ADDENDUM

Borrower or Owner **OWNER: Marilyn Humpert**

Property Address **Wilcox Blvd**

City **Chattanooga**

County **Hamilton**

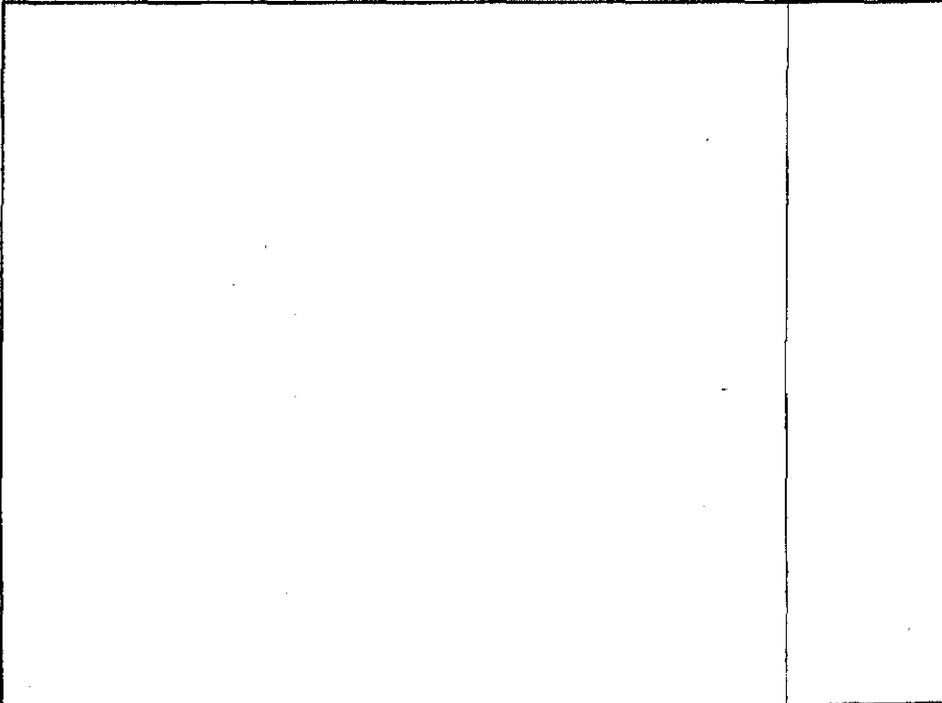
State **Tenn**

Zip Code **37404**

Client **City of Chattanooga**



Wilcox Blvd
GENERAL VIEW



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 price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his 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 sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of 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 appraisal. Unless otherwise stated in the appraisal report, the appraiser has 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 has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser 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 appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was 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 compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I 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 am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Wilcox Blvd, Chattanooga, Tenn 37404

Donald L. Tindell Inc.
6257 E. Brainerd Road
Chattanooga, TN 37421
423-892-0051

October 15, 2012

City of Chattanooga
1250 Market Street
Chattanooga, TN
37402

Property - Wilcox Blvd Prjt
Chattanooga, Tenn 37404
Borrower - OWNER: Marilyn Humpert
File No. - 136MU10
Case No. -

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at Wilcox Blvd Prjt, Chattanooga, Tenn.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of Oct. 8, 2012 is :

\$740

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Donald L. Tindell Inc.



**SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT**

Wilcox Blvd Prjt
Chattanooga, Tenn, 37404

as of

Oct.8, 2012

for

City of Chattanooga
1250 Market Street
Chattanooga, TN
37402

by

Summary Appraisal Report

LAND APPRAISAL REPORT

File No. 136MU10

IDENTIFICATION	Borrower <u>OWNER: Marilyn Humpert</u>	Census Tract _____	Map Reference <u>136M-U-010</u>	
	Property Address <u>Wilcox Blvd Prjt</u>			
	City <u>Chattanooga</u>	County <u>Hamilton</u>	State <u>Tenn</u>	Zip Code <u>37404</u>
	Legal Description <u>Lot 1-7 Lewis PB 3 PG 2</u>			
	Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD		
Actual Real Estate Taxes <u>\$131.93</u> (yr.)	Loan charges to be paid by seller \$ _____	Other sales concessions _____		
Lender/Client <u>City of Chattanooga</u>	Address <u>1250 Market Street, Chattanooga, TN, 37402</u>			
Occupant <u>Vacant</u>	Appraiser <u>Donald L. Tindell</u>	Instructions to Appraiser <u>Estimate Value of Temporary Construction Easement</u>		

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	
	Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Present Land Use	<u>85</u> % 1 Family	<u>3</u> % 2-4 Fam	<u>2</u> % Apts.	<u>5</u> % Condo	<u>5</u> % Commercial	Adequacy of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)		Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>5</u> % Vacant		Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single Family Price Range	\$ <u>25,000</u> to \$ <u>350,000</u>		Predominant Value \$ <u>85,000</u>		Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>1</u> yrs. to <u>80</u> yrs.	Predominant Age <u>45</u> yrs.		General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) The subject property lies within an established residential district, along the side of Missionary Ridge. The land has sloping topography, is mostly wooded and appears to have adequate drainage. The area has good access and all support facilities are located within close proximity.

SITE	Dimensions <u>300'x250' IRR</u>	= <u>100,188 sf +/-</u>	<input type="checkbox"/> Corner Lot	
	Zoning Classification <u>R-1</u>	Present improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations		
	Highest and best use: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) _____	Topo <u>Gentle to a steep slope</u>		
	Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) _____	Size <u>Typical for the area</u>		
	Gas <input checked="" type="checkbox"/> _____	Shape <u>Irregular</u>		
	Water <input checked="" type="checkbox"/> _____	View <u>Neighborhood</u>		
	San. Sewer <input checked="" type="checkbox"/> _____	Drainage <u>Adequate</u>		
	<input type="checkbox"/> Underground Elect. & Tel.	Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	OFF SITE IMPROVEMENTS			
	Street Access: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private			
Surface <u>Asphalt</u>				
Maintenance: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
<input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter				
<input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights				

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The subject site fronts along an unopened road and would be land locked if the owner did not own other adjoining land with road frontage. The land is mostly wooded and sloping topography the temporary construction easement will contain 1,480 sf and will be utilized for access for core drilling.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS	ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	<u>Wilcox Blvd Prjt Chattanooga, Tenn</u>	<u>4712 Midland Pike Chattanooga, Tn 37411</u>	<u>Alta Vista Drive Chattanooga, Tn 37411</u>	<u>111 North Crest Road Chattanooga, Tn 37404</u>
	Proximity to Subj.				
	Sales Price	\$ _____	\$ <u>9,500</u>	\$ <u>13,000</u>	\$ <u>21,000</u>
	Price	\$ _____	\$ <u>1</u>	\$ <u>1</u>	\$ <u>1</u>
	Data Source	<u>Inspection</u>	<u>Tax Records/MLS</u>	<u>Tax Records/MLS</u>	<u>Tax Records/MLS</u>
	Date of Sale and Time Adjustment	DESCRIPTION <u>Oct. 2012</u>	DESCRIPTION <u>02/23/2012</u>	DESCRIPTION <u>09/29/2011</u>	DESCRIPTION <u>08/15/2012</u>
	Location	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>
	Site/View	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>
	Site Area	<u>100,188 sf +/-</u>	<u>10018 sf</u>	<u>18000 sf</u>	<u>14810 sf</u>
	Zone	<u>R-1</u>	<u>R-1</u>	<u>R-1</u>	<u>R-1</u>
	Topo	<u>Sloping</u>	<u>Level</u>	<u>Sloping</u>	<u>Sloping</u>
	Sales or Financing Concessions		<u>Conv. sale</u>	<u>Conv. sale</u>	<u>Cash sale</u>
	Net Adj. (Total)		<u>None known</u>	<u>None known</u>	<u>None known</u>

USPAP COMPLIANCE ADDENDUM

Borrower or Owner **OWNER: Marilyn Humpert**
 Property Address **Wilcox Blvd Prit**
 City **Chattanooga** County **Hamilton** State **Tenn** Zip Code **37404**
 Lender or Client **City of Chattanooga**

Purpose of the Appraisal
 The purpose of this appraisal is to provide an opinion of the Market Value of the subject property as of October 8, 2012, which is the effective date of the of the appraisal.

Scope of Work
 All data that was considered to be pertinent to the valuation of the subject property was assembled. The investigation undertaken and major sources used will be discussed. The area and neighborhood analysis included economic and demographic data was obtained from the U.S. Census Bureau, U.S. Dept. of Labor, The City of Chattanooga and Hamilton County web sites, and Chattanooga Chamber of Commerce. The existing improvements were inspected and measured at that time. See deed for legal description. Market data has been obtained by reviewing public records in the Hamilton County tax assessor's office and Chattanooga MLS records. Sufficient data was found to limit comparable sales and comparable rental data to the county in which the subject is located. The information utilized in this report has been verified with a knowledgeable party in each transaction whenever possible.

Report of the prior sales history for the subject property
 Is the subject property currently listed? Yes No List Price: \$ _____
 Has the property sold during the prior three years? Yes No If yes, describe below

Exposure Time
 What is your estimate of exposure time for the subject property? 4/6 months Describe below the basis (rationale) for your estimate?
Based on a careful analysis of relevant competitive listings & sales in the subject market area.

Non-real property transfers
 Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? Yes No
 If yes, provide description and valuation below.
Any non- real properties and/ or personal items that may be included in this transaction have not been considered during the appraisal process.

Additional Limiting Conditions or Additional Comments

Additional Certification Statements or Additional Comments

DISCLOSURE ADDENDUM

Borrower or Owner	OWNER: Marilyn Humpert		
Property Address	Wilcox Blvd Prjt		
City	Chattanooga	County	Hamilton
		State	Tenn
		Zip Code	37404
Lender or Client	City of Chattanooga		

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

SITE PLAN

Borrower or Owner **OWNER: Marilyn Humpert**

Property Address **Wilcox Blvd Pjt**

City **Chattanooga**

County **Hamilton**

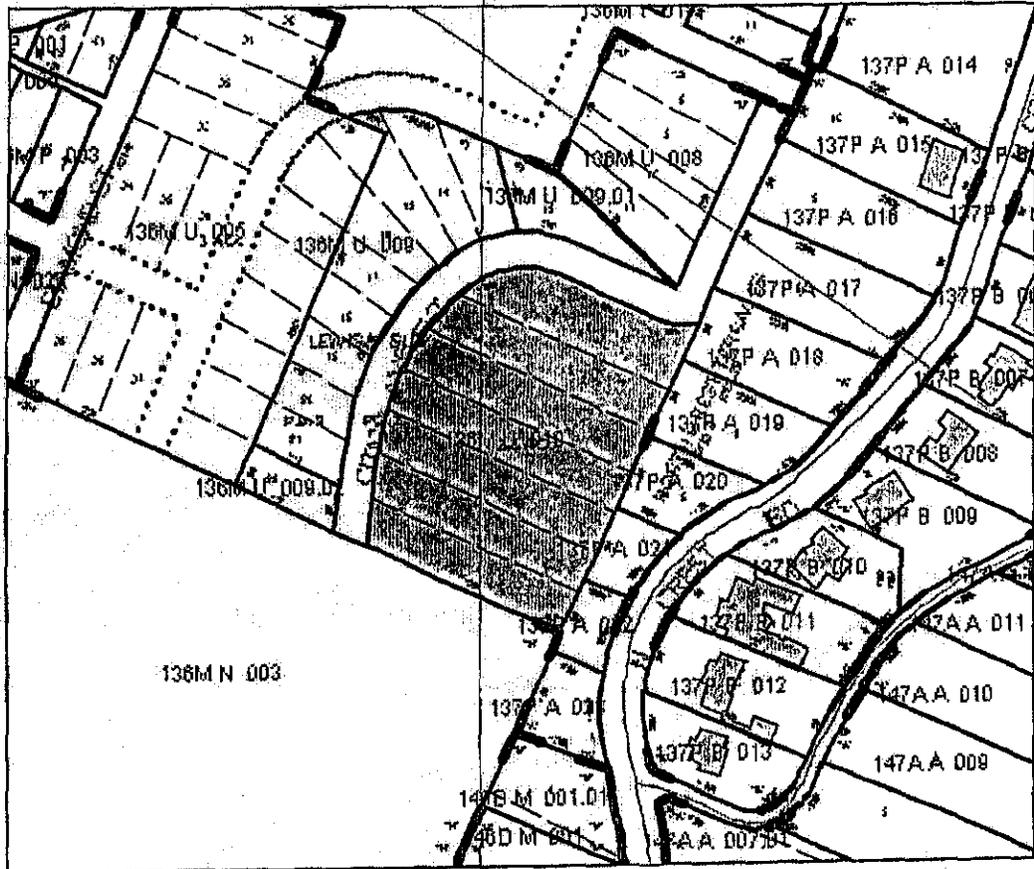
State **Tenn**

Zip Code **37404**

Client **City of Chattanooga**

Hamilton County, Tennessee

- Property Features**
-  Parcels
 - Abc Acreage Text
 - Abc Plat Reference Text
 - Abc Section Line Text
 - Abc Subdivision Block Text
 - Abc Subdivision Name Text
 - Abc Conflict Line Text
 - Abc Dimension Text
 - Abc Easement Text
 - Abc Error Text
 - Abc Exempt Text
 - Abc Group Text
 - - Easement Line
 - Lot Line Anterior Tract
 - Parcel Land Hook
 - Parcel Group Corner
 - Condo Footprint
 -  Parcels
- District/Muni Boundaries**
- Abc County Line Text
 - Abc City Limit Text
 - Abc State Line Text
 -  County Line
 -  City Limit Line
- Transportation Features**
- Abc Railroad Text



SCALE 1 : 2,323



FLOOD MAP

Borrower or Owner **OWNER: Marilyn Humpert**

Property Address **Wilcox Blvd Pjt**

City **Chattanooga** County **Hamilton** State **Tenn** Zip Code **37404**

Client **City of Chattanooga**

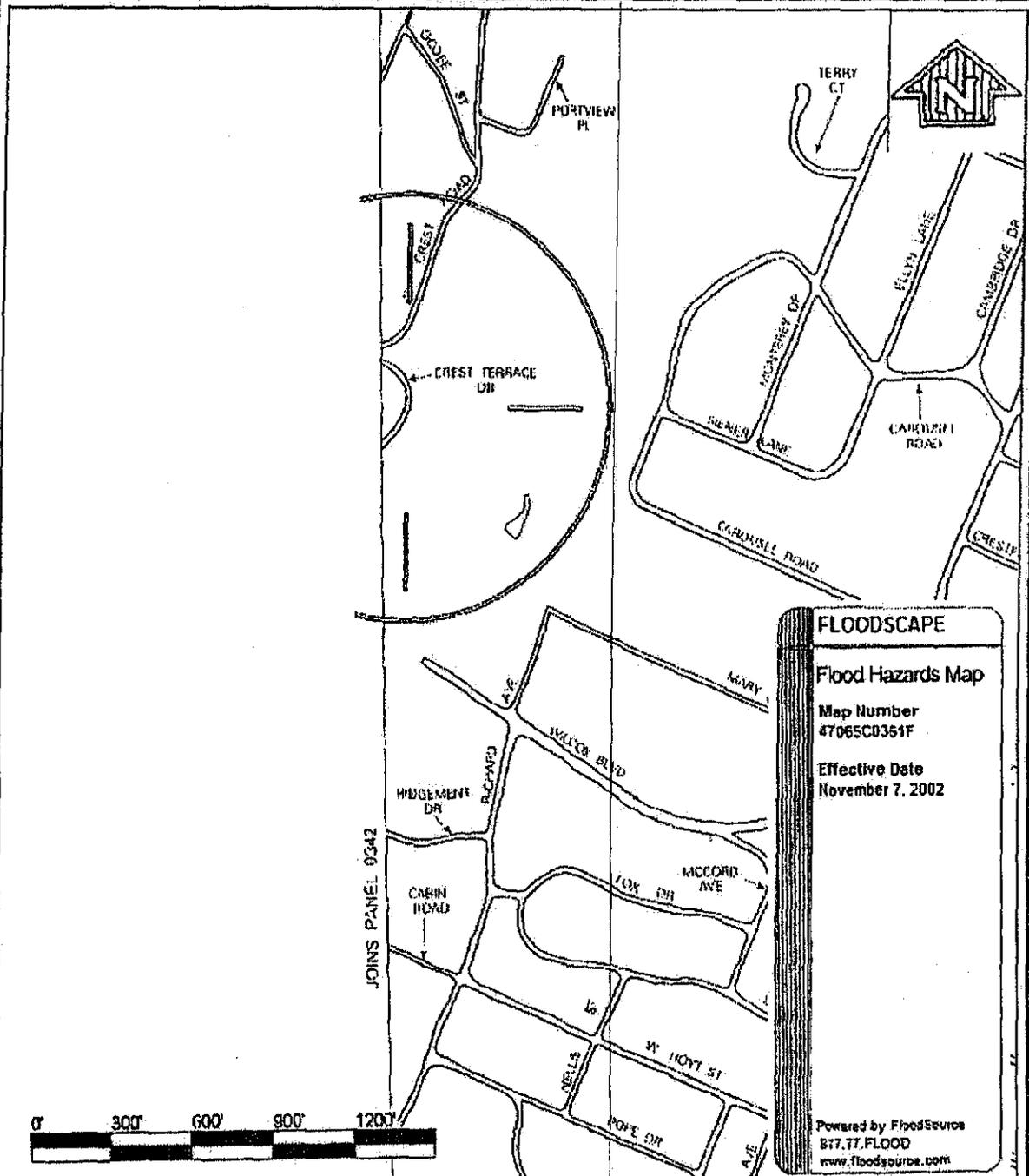
9/7/12

Your InterFlood map

InterFlood  by a th mode
 www.interflood.com • 1-800-252-6633

Prepared for:
Donald Tindell Inc.

Crest Terrace Dr
Chattanooga, TN



FLOODSCOPE
 Flood Hazards Map
 Map Number
 47065C0361F
 Effective Date
 November 7, 2002

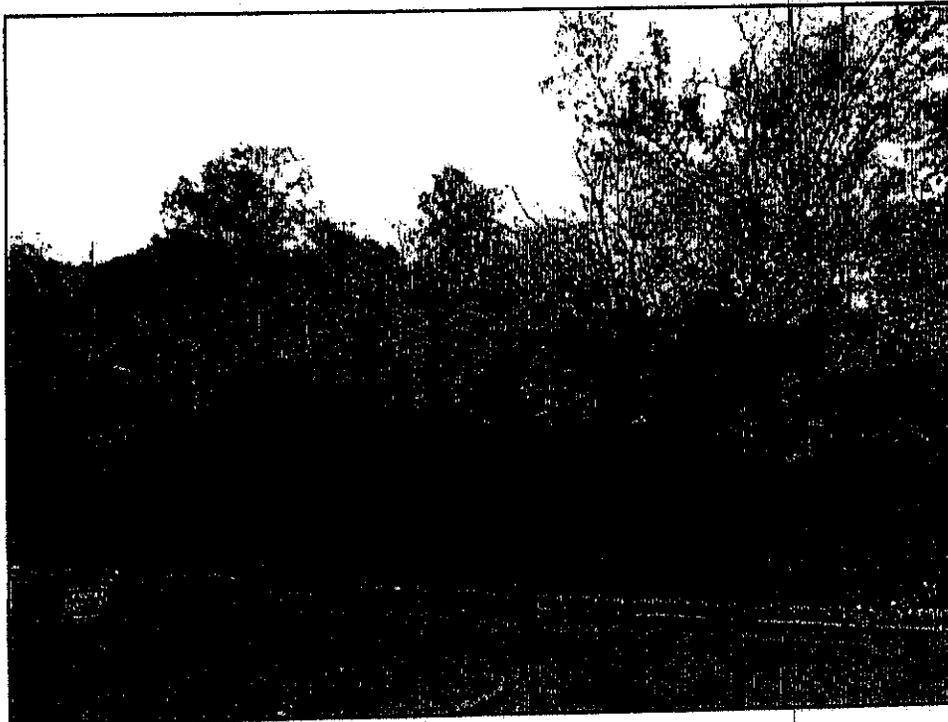
Powered by FloodSource
 877.77.FLOOD
 www.floodsource.com

PHOTOGRAPH ADDENDUM

Borrower or Owner	OWNER: Marilyn Humpert		
Property Address	Wilcox Blvd Prjt		
City	Chattanooga	County	Hamilton
		State	Tenn
		Zip Code	37404
Client	City of Chattanooga		



Wilcox Blvd Prjt
GENERAL VIEW



Wilcox Blvd Prjt
GENERAL VIEW



Wilcox Blvd Prjt
GENERAL VIEW

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 price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his 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 sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of 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 appraisal. Unless otherwise stated in the appraisal report, the appraiser has 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 has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser 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 appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was 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 compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I 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 am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Wilcox Blvd Prjt, Chattanooga, Tenn 37404

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2012-150		
It will require an on-site meeting due to potential conflicts with gas services.		
Harold Clarke 10-15-12		
490-4262 / 490-4332		

* Comments forthcoming

Chattanooga Gas Company
Harold Hyde

HIXSON UTILITY DISTRICT
Caroline Hickman

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2012-150		<input checked="" type="checkbox"/>
Please contact Ward Jackson @ Hixson Utility 875-6495		

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2012-150		<input checked="" type="checkbox"/>
* Please reserve any existing or future utility easements inside the proposed abandonment area.		

* Comments forthcoming

Dee South
Don Murray

Comcast Cable T.V.
Mike Skloft

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2012-150		<input checked="" type="checkbox"/>

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2012-150	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Comments forthcoming

Chattanooga Fire Dept
Kandall Herron

Dept of Transportation
Ray Rucker

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2012-150	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2012-150	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ms. woffe pulled & said she mailed. she said OK to close. 11-9-12 M.P.		

* Comments forthcoming

Dept of Transportation
Michelle Woffe

M.A.B.
Billy Mshere

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2012-150	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Comments forthcoming

