

# Radius Map

**350ft. Radius**






Map Produced by the City of Norman  
Geographic Information System.  
(405) 366-5316

The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



0 150 300 Feet

June 17, 2013

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area



24TH

HIGHWAY #9

24TH AVE SW

FRITZLAN ACRES

Subject Tract

PAYLESS CASHWAYS ADD  
SOUTHERN HILLS ADD

FARMINGTON

AVENUE

ADKINS CROSSING

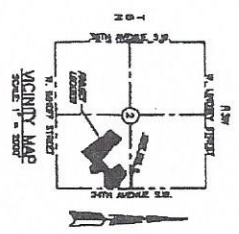
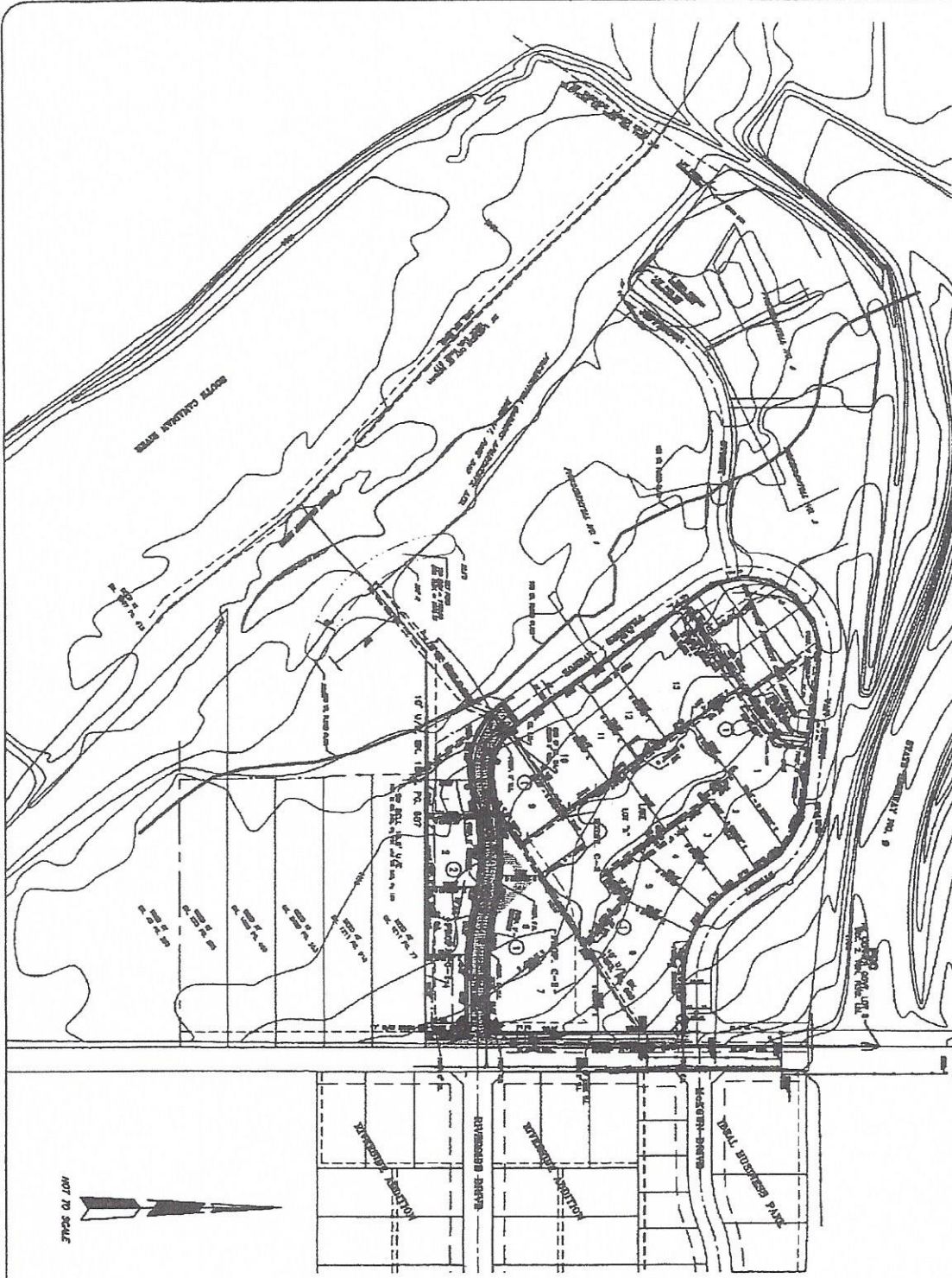
RIVERSIDE ADD

IDEAL BUSINESS PARK

MICKOWIN

RIVERCROSS C

PRELIMINARY PLAT  
 WATERFRONT PLACE  
 BEING A PART OF GOVERNMENT LOT 8, SECTION 2, T8N, R3W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



**LEGEND**  
 [Symbol] IMPROVED ROADS

- NOTES:**
1. THIS PLAT IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY BY THE ENGINEER AND SHALL BE SUBJECT TO THE FIELD AND THE CITY OF NORMAN APPROVAL AND ESTABLISHMENT.
  2. ALL UTILITIES SHOWN ARE TO BE CONSIDERED IN ACCORDANCE WITH THE FIELD PLAN AND THE CITY OF NORMAN APPROVAL AND ESTABLISHMENT.
  3. ALL OF BLOCK 1 & 2 IS LOTS C-4 EXCEPT THE EAST HALF OF BLOCK 1 & 2 IS C-3.
  4. ONE PLAIN ELEVATOR ADJACENT TO THE PLAT.
  5. EXISTING ALLEY ADJACENT TO BLOCK 1 SHALL BE MAINTAINED.
  6. OWNER OF THE PLAT SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN ON THE PLAT AND SHALL BE RESPONSIBLE FOR THE COST OF THE PLAT AND THE CITY OF NORMAN APPROVAL AND ESTABLISHMENT.
  7. THE PLAT SHALL BE SUBJECT TO THE FIELD AND THE CITY OF NORMAN APPROVAL AND ESTABLISHMENT.
  8. THE PLAT SHALL BE SUBJECT TO THE FIELD AND THE CITY OF NORMAN APPROVAL AND ESTABLISHMENT.

**OWNER / DEVELOPER**  
 LANDMARK DEVELOPMENT GROUP, L.L.C.  
 611 N.W. AVENUE, S.W.  
 OKLAHOMA CITY, OKLAHOMA 73107  
 PHONE: (405) 521-7799

**ENGINEER**  
 JAMES H. ANDERSON, P.E.  
 815 N. MAIN  
 OKLAHOMA CITY, OKLAHOMA 73107  
 PHONE: (405) 521-7715

THIS PLAT SUBMITTED FOR RECORD 12/15/12

DATE: 12/28/12	OWNER / DEVELOPER
PRELIMINARY PLAT	LANDMARK DEVELOPMENT GROUP, L.L.C.
WATERFRONT PLACE	611 N.W. AVENUE, S.W.
NORMAN, OKLAHOMA	OKLAHOMA CITY, OKLAHOMA 73107
ENGINEER & SURVEYOR CO., INC.	PHONE: (405) 521-7715
OKLAHOMA CITY, OKLAHOMA	
SCALE: AS SHOWN	
DATE: 12/28/12	
BY: J. ANDERSON	
1	

LEGAL DESCRIPTION

A tract of land being a part of the Northeast corner of Government Lot 8, Section 2, Township 8 North (T8N), Range 3 West R(3)W, of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

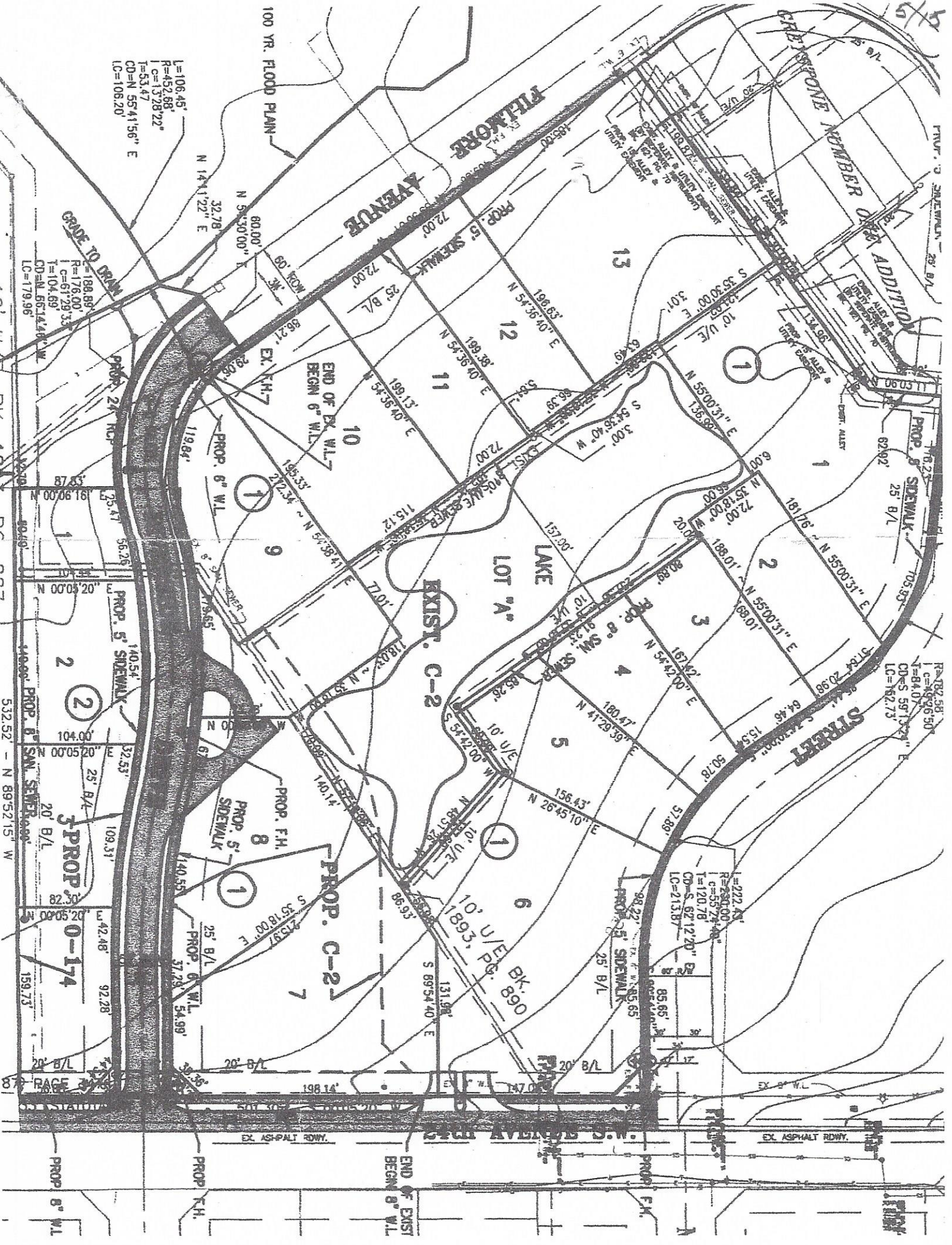
COMMENCING at the N.E. corner of said Government Lot 8; THENCE South 00°05'20" West along the centerline of 24th Avenue S.W. a distance of 429.78 feet; THENCE North 89°54'40" West a distance of 33.00 feet to the POINT OF BEGINNING.

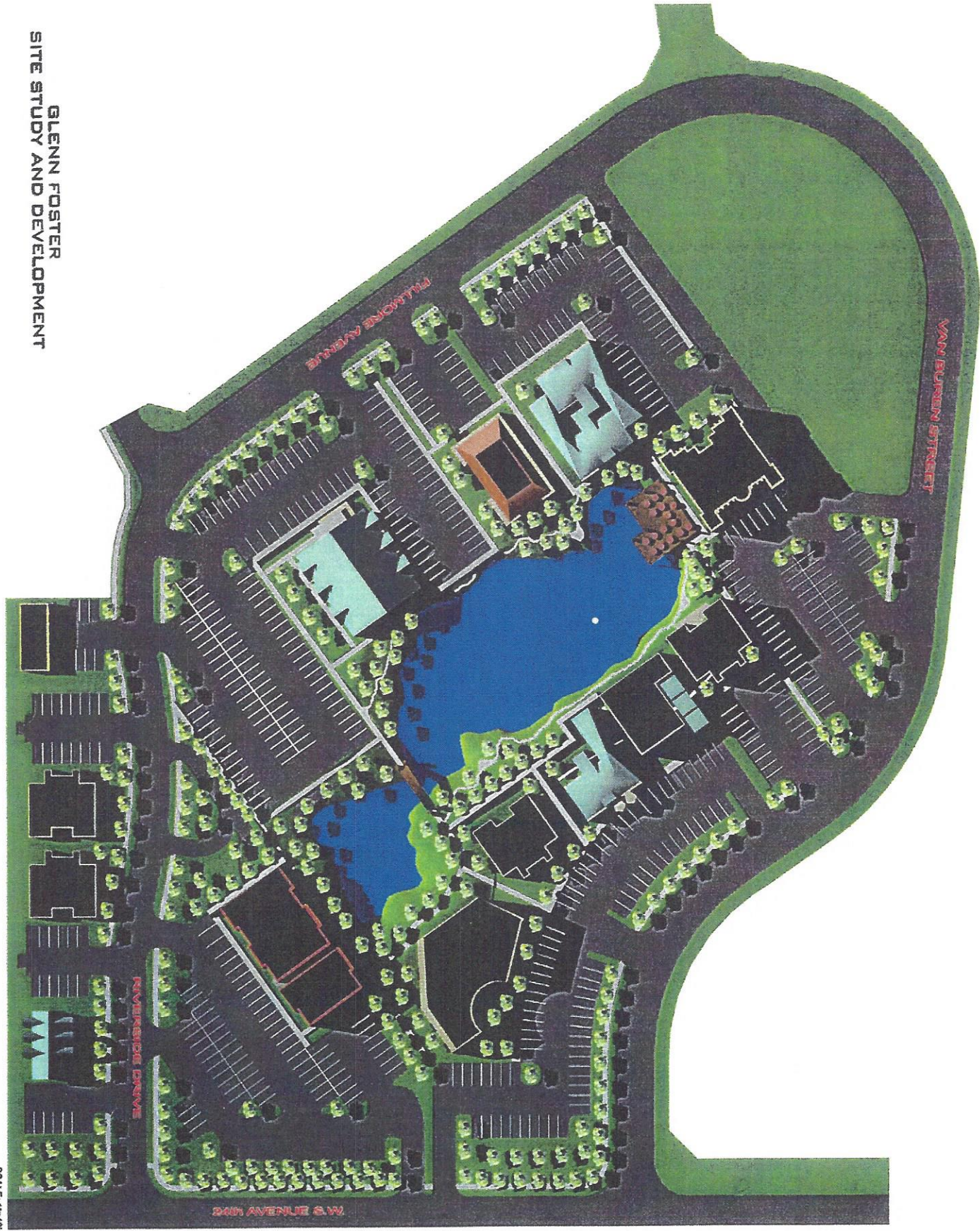
THENCE South 00°05'20" West a distance of 501.30 feet; THENCE North 89°52'15" West a distance of 516.73 feet; THENCE North 00°06'16" East a distance of 87.83 feet to a point of curvature; THENCE around a curve to the right having a radius of 176.00 feet (said curve subtended by a chord which bears North 66°14'46" West a distance of 179.96 feet) and a arc length of 188.89 feet; THENCE North 54°30'00" East a distance of 60.00 feet; THENCE North 35°30'00" West a distance of 414.91 feet; THENCE North 54°30'00" East a distance of 339.30 feet; THENCE North 06°03'11" East a distance of 56.18 feet; THENCE South 83°56'49" East a distance of 116.23 feet to a point of curvature; THENCE around a curve to the right having a radius of 182.58 feet (said curve subtended by a chord which bears South 59°13'24" East a distance of 152.73 feet) and an arc length of 157.57 feet; THENCE South 34°30'00" East a distance of 85.44 feet to a point of curvature; THENCE around a left having a radius of 230.00 feet (said curve subtended by a chord which bears South 62°12'20" East a distance of 213.87 feet) and an arc length of 222.43 feet; THENCE South 89°54'40" East a distance of 82.65 feet; THENCE South 44°54'40" East a distance of 35.36 feet to the POINT OF BEGINNING.

Said tract containing 10.65 acres more or less.

L=106.45'  
 R=452.88'  
 I=C=137.2822"  
 T=53.47'  
 CD=N 55°41'56" E  
 LC=108.20'

GRADE TO DRAIN  
 R=188.89'  
 I=C=61.2933"  
 T=104.69'  
 CD=N 65°14'46" W  
 LC=179.96'





GLENN FOSTER  
SITE STUDY AND DEVELOPMENT

SCALE: 1"=40'





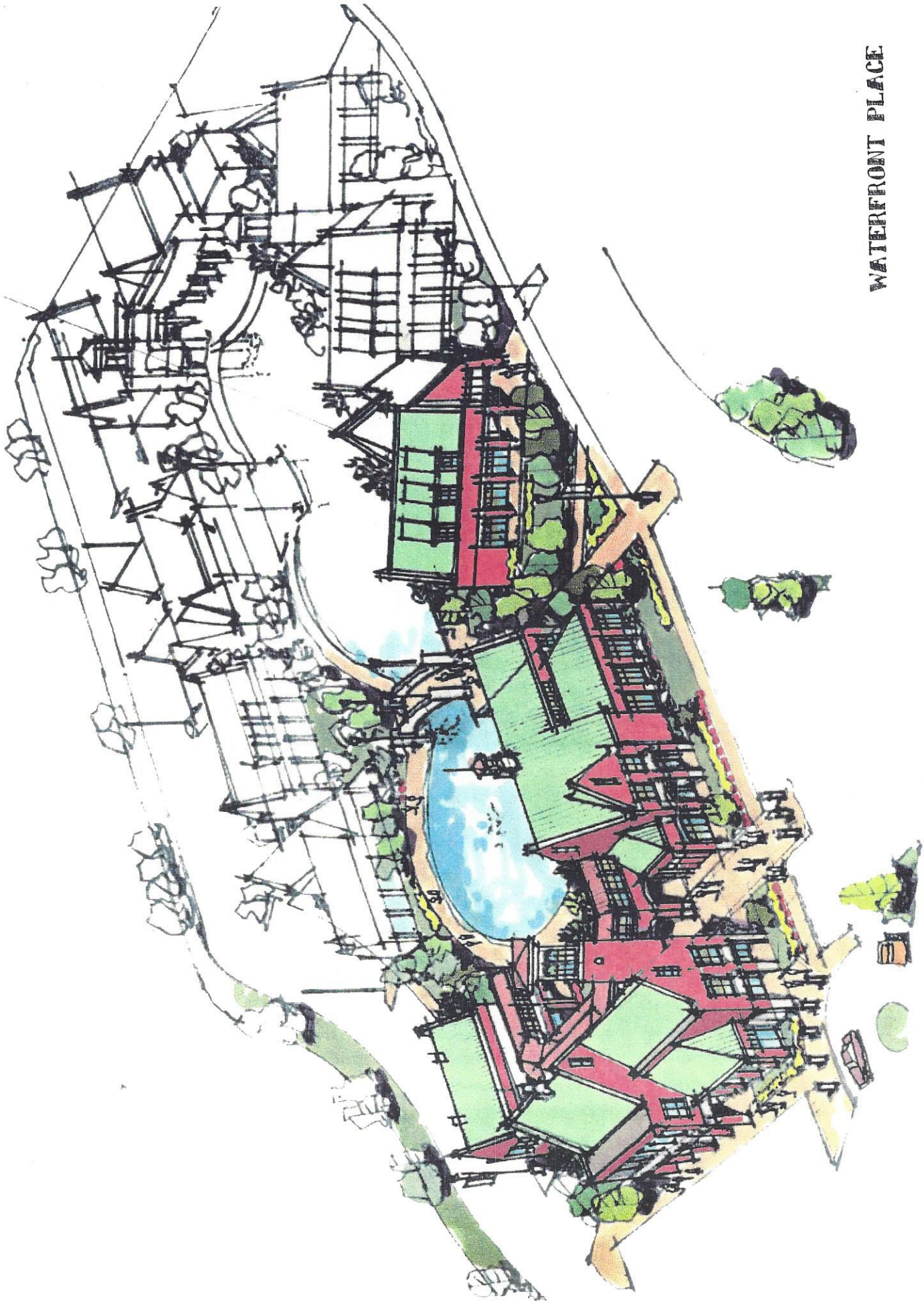
24th AVENUE S.W.

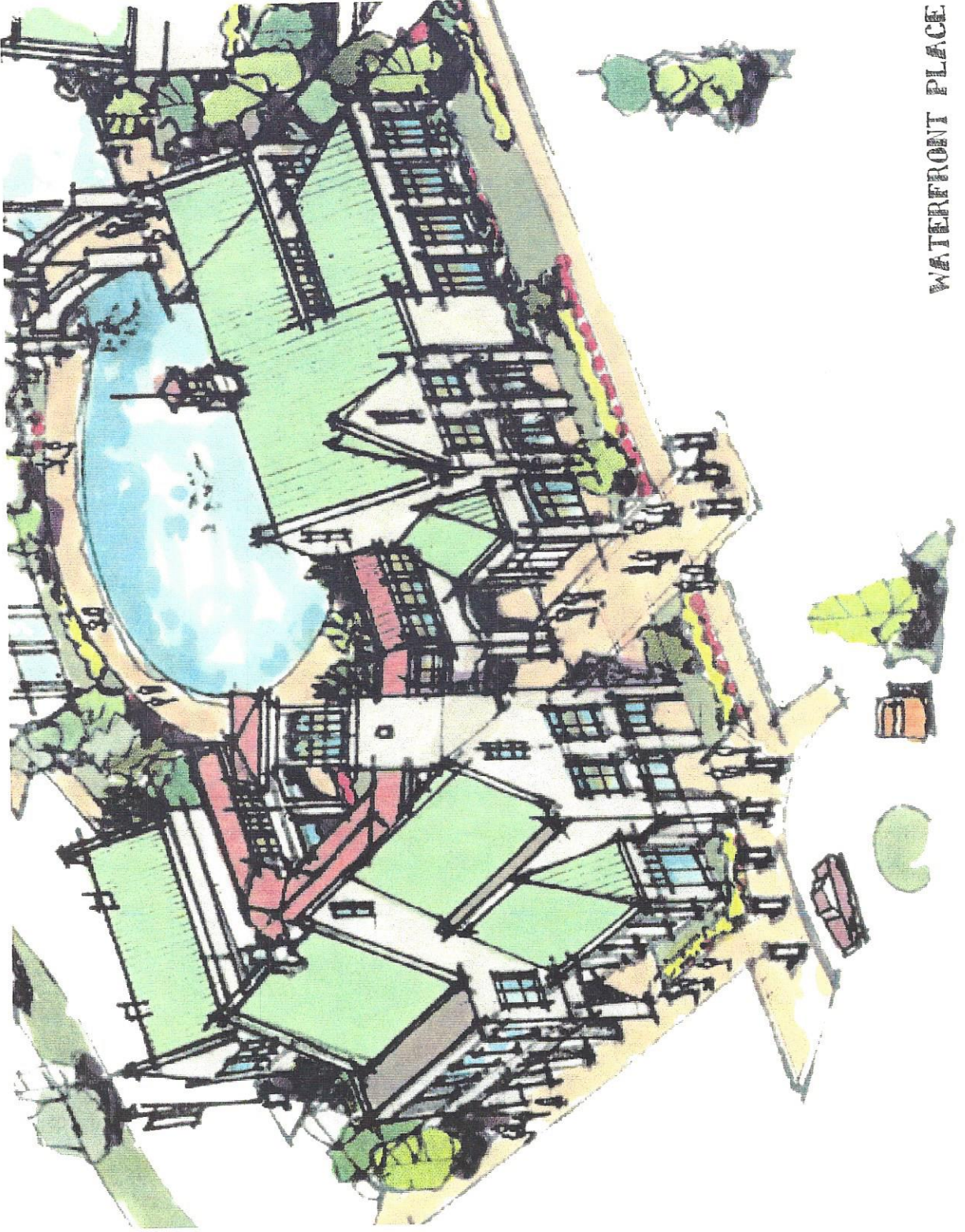
RIVER SHORES OFFICE PARK AND RETAIL CENTER  
 MAURICE KUTT ARCHITECTURAL GROUP, INC.



9/15

WATERFRONT PLACE





WATERFRONT PLACE

11/15

**APPRAISAL REPORT  
OF**

UNIMPROVED 10.65-ACRE COMMERCIAL TRACT OF LAND  
SOUTHWEST CORNER OF 24<sup>th</sup> AVENUE S.W.  
AND VAN BUREN STREET  
NORMAN, OKLAHOMA

**EFFECTIVE DATE OF APPRAISAL**

FEBRUARY 12, 2015

**DATE OF REPORT**

FEBRUARY 16, 2015

**PREPARED FOR**

MR. MARY BETH MILLER  
GROUP APPRAISAL REVIEW MANAGER  
ARVEST BANK  
201 NE A STREET  
BENTONVILLE, AR 72712

**PREPARED BY**

JIM R. ARTMAN  
**ARTMAN APPRAISAL COMPANY**  
4612 FOXBOROUGH COURT  
NORMAN, OKLAHOMA 73072  
(CERTIFIED GENERAL APPRAISER NO. 10289CGA)

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Appraisal Engagement Letter	

14/15

Ms. Mary Beth Miller  
February 16, 2015  
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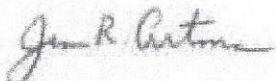
Based upon this appraisal, it is the appraiser's opinion that the market value of the property "as is" as of February 12, 2015 is:

**MARKET VALUE "AS IS"**

THREE MILLION FOUR HUNDRED EIGHTY THOUSAND DOLLARS  
(\$3,480,000.00).

Thank you for the opportunity to be of service. I trust you will find this report satisfactory.

Respectfully submitted,



Jim R. Artman  
Certified General Appraiser No. 10289CGA

**IN-HOUSE REAL ESTATE EVALUATION FORM**  
**Intended for Arvest Bank's Internal Use Only - Do Not Release Externally**

**PROPERTY INFORMATION:**

Property Name: Landmark Development  
 Property Description: Land - Commercial  
 Address: SWC of 24th Avenue SW and Van Buren St.  
 City, State, Zip: Norman, OK 73072  
 Land: 10.65 Acres  
 Improvements: N/A-Land Only  
 Year Built: N/A  
 Proposed Changes: None  
 Condition of Property (Check One):  Poor  Fair  Average  Good  Excellent  
 Inspected By: File Photo  
 Inspection Date: Not Specified  
 Previous Sale Price and Date: Not Specified  
 Assessed Value: Not Specified

**LOAN INFORMATION:**

Loan Officer: Ryan Cross  
 Borrower: Glenn Foster  
 Loan Number: 4239365 and 4241997  
 Loan Amount: \$2,250,000

**EVALUATION INFORMATION:**

Project Number: 17-002431-01-01

Purpose of the evaluation (check one):

- New real estate related transaction of \$250,000 or less
- New business loan of \$1,000,000 or less
- Renewal, extension, and refinance of existing real estate-related transaction (if there has been an obvious and material deterioration in market conditions or physical aspects of the subject property that threatens the adequacy of the real estate collateral, a new appraisal is required)
- Other (describe): Routine monitoring

Market conditions since last appraisal:  Stable  Declining  Improving  N/A

Basis for determining market value (check one):

- Sales comparison approach  Cost approach  Income approach  Previous appraisal dated \_\_\_\_\_
- TAV (Tax Assessed Value)  AVM  Other (explain)

Sources of information (supporting documentation is contained in the evaluation file):

- Property inspection report  Assessment records  Previous appraisal  Discussions with market participants and/or appraisers
- Online data services  Current rent roll  Historical operating statements  Published market data  Information in Arvest ARD files  Other (explain)

**Note: This document is not intended for use as an appraisal. It does not comply with USPAP as it is solely for internal analysis by bank personnel.**

**EFFECTIVE DATE AND VALUE CONCLUSION**

Type of Value	Effective Date	Value Conclusion
Market Value-As-Is (Fee Simple)	03/15/2017	\$3,595,000

**Extraordinary Assumptions/Special Conditions:** The legal description furnished is assumed to be correct. No title report has been received or analyzed. It has been assumed that there are no adverse easements, encroachments or encumbrances affecting the property and there is adequate access to the property. It has been assumed that there are suitable utilities readily available to the property and that flood, seismic and/or other hazards do not pose significant problems. We believe the information contained in this report which was furnished by others to be