

## APPRAISAL REVIEW AND APPROVAL OF JUST COMPENSATION

A. Owners of Record: VMM, LLC

B. Appraised Compensation: \$ 889,200.00 by: Connie Roe

C. Approved Compensation: \$ 889,200.00

D. Distribution of Compensation:

1. Amount of Line C payable to fee holder: \$ 878,700.00

a. Payment for land: \$ 146,400.00

b. Item, contributory value and salvage value of improvements within right of way and/or easement areas:

<u>Item</u>	<u>Salvage Value</u>	<u>Contributory Value</u>	
<u>Improvements</u>	\$ <u>1,000.00</u>	\$ <u>278,800.00</u>	
<u>Equipment</u>	\$ <u>1,000.00</u>	\$ <u>230,450.00</u>	
<u>Goodwill</u>	\$ _____	\$ <u>130,000.00</u>	
<u>Totals</u>	\$ <u>2,000.00</u>		\$ <u>639,250.00</u>

c. Total Land and Improvements: \$ 785,650.00

d. Damages to Remainder including permanent and temporary easements but excluding losses to tenant owned improvements: \$ 93,050.00

e. Total Value or Compensation to Fee holder: \$ 878,700.00

2. Amount of Line C. attributable to value of, or losses to tenant owned buildings, structures or improvements

<u>Item/Owner</u>	<u>Contributory Value</u>	<u>Damage</u>	<u>Leasehold Value</u>	<u>Salvage Value</u>
<u>Old Gas Sign</u>	\$ <u>10,500.00</u>	\$ <u>10,500.00</u>	\$ <u>0</u>	\$ <u>250.00</u>
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____

Total money due someone other than fee holder \$ 10,500.00

E. Value of entirety for purpose of prorating realty taxes \$ 911,150.00

1. Value of fee interest \$ 900,650.00

2. Value of tenant interest \$ 10,500.00

F. Value of Uneconomic Remnant(s) \$ 21,950.00

County:	<u>Butler</u>
Route:	<u>Business Hwy 67</u>
State Project No:	<u>JOP 2274</u>
Federal Project No.	<u>N/A</u>
Parcel No.	<u>02</u>

- G. That portion of Line C. attributable to borrow for Construction funding: \$ 0.00
- H. That portion of Line C. attributable to Capital Improvements Acquisition: \$ 0.00
- I. That portion of Line C. attributable to Mitigation Land: \$ 0.00
- J. Value of Realty Assets or Realty Rights: \$
- K. Comments and comparison with previously submitted appraisals:

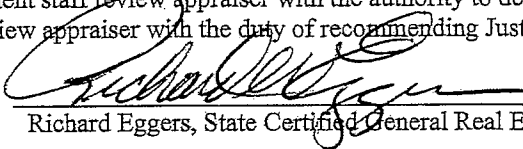
Appraisal approved as submitted

Appraisal approved subject to the following comments:

The reviewer certifies that, to the best of the reviewer's knowledge and belief: the facts and data reported by the review appraiser and used in the review process are true and correct; the analysis, opinions and conclusions in this review report are limited only by the standardized set of Assumptions and Limiting Conditions utilized by the appraiser, Form 236.6.3.1.A, unless additional contingent and limiting conditions are stated herein, and are the reviewer's personal, unbiased professional analyses, opinions and conclusion; the reviewer has no direct or indirect present or contemplated future personal interest in the subject realty, or in any benefit from its acquisition; and the reviewer has no personal interest or bias with respect to the parties involved; the reviewer's compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, this review report; the reviewer's analyses, opinions and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice; the reviewer has field inspected the subject realty, as well as the comparable sales and /or leases considered by the appraisers, unless otherwise indicated in the comments section; the reviewer's determinations have been reached independently; the reviewer has disregarded any increase or decrease in the fair market value of this property prior to the date of valuation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for such improvement, other than any loss in value due to physical deterioration within the reasonable control of the owners; the amount of approved compensation includes all compensable items as authorized by State and Federal laws. The reviewer is aware that the appraisal and review report may be made available to the owner of the subject property of the appraisal.

- I am a government staff review appraiser with the authority to determine the amount to be offered as Just Compensation.
- I am a staff review appraiser with the duty of recommending Just Compensation to a governmental authority.

Signature

  
 Richard Eggers, State Certified General Real Estate Appraiser

Date

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- I am a government agency official with the authority to determine the amount to be offered as Just Compensation.

Signature

Doug Bagby, Poplar Bluff City Manager

Date

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