



Southern
Southern West Virginia
Community and Technical College

Board of Governors

MAY 2, 2013
SPECIAL MEETING AGENDA

Members

Thomas A. Heywood, Chair
Wilma J. Zigmond, Vice Chair
Glenn T. Yost, Secretary
Linda Q. Akers
Kevin N. Fowler
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Jada C. Hunter
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George Morrison

Joanne Jaeger Tomblin
President

**SPECIAL MEETING OF THE
SOUTHERN WEST VIRGINIA COMMUNITY AND TECHNICAL COLLEGE
BOARD OF GOVERNORS**

**Southern West Virginia Community and Technical College
Room 428 - Building C and by Teleconference*
2900 Dempsey Branch Road • Mount Gay, West Virginia**

May 2, 2013 - 9:00 a.m.

AGENDA

1. Call to Order. Mr. Tom Heywood
Board Chair
2. Request for Approval to Purchase Real Property. Ms. Joanne Jaeger Tomblin
President
3. Additional Board Action and Comment. Chair Heywood
4. Adjournment. Chair Heywood

*** To join the meeting by teleconference, please dial the following numbers:
1-877-302-0757, participant code: 5190245 #.**

**SOUTHERN WEST VIRGINIA COMMUNITY AND TECHNICAL COLLEGE
BOARD OF GOVERNORS
MEETING OF MAY 2, 2013**

ITEM: Request for Approval to Purchase Real Property

RECOMMENDED RESOLUTION: *RESOLVED*, that the Southern West Virginia Community and Technical College Board of Governors approve the purchase of real property known as "Parcels 10, 10.5, and 10.8 as identified on Scott Tax Map 17, situated at Rock Creek and on Little Coal River, Scott District, near Danville in Boone County, West Virginia for the amount of \$275,000.00 for future development.

STAFF MEMBER: Joanne Tomblin

BACKGROUND:

At its August 21, 2012 meeting, the Southern West Virginia Community and Technical College Board of Governors authorized the Southern West Virginia Community and Technical College President, Vice President for Finance and Administration, and Director of Boone/Lincoln Campus Operations, to pursue the opportunity to meet with the Boone County Commission regarding the possibility of purchasing 11.7 acres of land near the Boone County Transfer Station just off of U. S. 119. Once a price has been determined, bring this item before the Board of Governors for consideration of approval to purchase.

Southern obtained an appraisal to estimate the market value of real property known as Parcels 10, 10.5, and 10.8 as identified on Scott Tax Map 17, situated at Rock Creek and on Little Coal River, Scott District, near Danville in Boone County, West Virginia. Mr. R. David Trent, License #CG0048, of Trent Appraisal and Consulting Service, Logan, West Virginia, conducted a Limited Summary Appraisal and prepared a Limited Summary Opinion of the above-mentioned property. The staff is providing a copy of the appraisal for the Board's review and consideration for approval to purchase.

APPRAISAL REPORT

OF

Boone County Commission property

LOCATED AT

Rock Creek, near Danville
Scott Tax District
Boone County, West Virginia

OWNER

Boone County Commission

PREPARED FOR

Southern WV Community & Technical College

BY

R. DAVID TRENT

DATE OF APPRAISAL

March 23, 2013

TRENT APPRAISAL AND CONSULTING SERVICE
607 RIVER DOWN DRIVE
LOGAN, WV 25601

March 23, 2013

Mr. Randy Skeens
Southern WV Community & Technical College
P.O. Box 2900 - Dempsey Branch Road
Mt. Gay, West Virginia 25637

RE: Limited Summary Appraisal of real property known as Parcels 10, 10.5 & 10.8 as identified on Scott Tax Map 17, Rock Creek, near Danville, Boone County, West Virginia

Dear Mr. Skeens:

Pursuant to your request, I have inspected (March 2013) the above referenced real property and researched/analyzed relevant area marketing sale situations for the purpose of estimating its current unencumbered (free and clear) market value in accordance with physical characteristics, zoning, highest and best use, economic annual gross (and net) income producing capability (if applicable) etc.

The function of the consultation is to assist the client in establishing a basis for possible negotiations with the present property owners. The limited summary appraisal and my valuation conclusion does not presume to advise as to the amount of money which might safely be advanced to the property under appraisal for security should only such be used for mortgage underwriting purposes. The property rights appraised herein involve all of those inherent with the fee simple ownership of the property. The report has been prepared in accordance with (and is subject to) the Standards of Professional Practice and Conduct, and Code of Ethics. This is a limited summary opinion and hence all approaches to value were considered but not reported.

Thus, based on my research and analysis, and contingent upon certain later stated limiting conditions, definitions, certification etc. I am of the belief, as of March 23, 2013, the current unencumbered (free and clear) market value of the subject property is...

**In a range of value from Four Hundred Thirty Five Thousand Dollars (\$435,000.00)
to Four Hundred Forty Five Thousand Dollars (\$445,000.00)**

Thanks for the opportunity to be of service, and please feel free to call if I may be of further assistance.

Respectfully submitted,


R. David Trent
WV State Certification #CG048

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: US 119, Rock Creek, north of Danville, Boone Co., WV

Tax District: Scott

Map/Parcels: Map 17 - Parcels 10 & 10.5

Client: Southern WV Community & Technical College

Owner: Boone County Commission

Purpose of Appraisal: Estimate Market Value

Report Type: Limited Summary Report

Rights Appraised: Fee Simple Subject to ROW and Easements

Type of Improvements: 700' Rail Siding & truck scales

Land Area: 11-12 Acres

Zoning: None

Highest and Best Use: Light Industrial/Commercial

Current Year Taxes: 2012 - \$832.33 - Property still Assessed in the name of Dean and Kathryn Lewis and Scott Development Co.

Date of Inspection: March 2013

Date of Appraisal: March 23, 2013

Market Value Estimate: Within a range of \$435,000 to \$445,000

CONTINGENT AND LIMITING CONDITIONS

The basic limiting conditions under which this appraisal was prepared is as follows:

1. The concluded value estimate is based on prevailing monetary conditions.
2. Title to the subject property is assumed to be good, clear, and marketable.
3. The locations, size, shape, etc of the subject land and the descriptive detail of the improvements are based on information gathered by the appraiser and data provided by the client.
4. It is assumed that restrictions, local and state building code requirements, etc. applicable to the property have not been violated and that it conforms with any regulations that may be imposed by local, state, and federal governmental agencies, including the Environmental Protection Agency (E.P.A.).
5. No detailed analysis has been made of the subject site's soil, and it is assumed no adverse conditions, soil stability or valuable minerals are evident.
6. Market data provided by sources considered reliable is believed to be accurate and correct.
7. The report has not been prepared for condemnation or any other courtroom involvement type purposes, and the appraiser will not be required to give court testimony concerning the valuation estimate unless previous written arrangements have been made.
8. The appraisal represents an opinion as to the subject property's unencumbered (free and clear) market value to informed buyers and sellers.
9. The appraiser reserves the right to alter his opinion of value if pertinent information related to the assignment has been withheld from him by client or other important developments occur.
10. Any reported allocation of the total valuation between land and improvements are not to be used in connection with any other appraisal and are invalid if so used.
11. It is assumed all necessary occupancy and use permits are obtainable.
12. This appraisal was obtained from R. David Trent and consists of trade secrets and commercial or financial information which is privileged and confidential. Please notify R. David Trent of any request of reproduction.

QUALIFICATION SHEET

Actively engaged in the general practice of the real estate profession in the Logan area since 1978. Member Logan Board of Realtors. Licensed Inactive Real Estate Broker.

Former associate Member of Society of Real Estate Appraisers.

Attended Ohio State University 1980 for Appraisal Course 101, sponsored by The Society of Real Estate Appraisers. This was a course in appraising real property. Completed and passed.

Attended Michigan State University November 1980 for Appraisal Course 201, sponsored by The Society of Real Estate Appraisers. This was a course in income property appraising.
Completed and passed.

Attended and passed course 202, sponsored by The Society of Real Estate Appraisers, East Brunswick, NY - October 1982. This was a course in advanced income producing applications.
Completed and passed.

Attended University of New Hampshire July 1983 for Appraisal Course 102, sponsored by The Society of Real Estate Appraisers. This was a course in applied residential property valuation.
Completed and passed.

Received G. R. I. (Graduate of West Virginia Association of Realtors, Inc.). This was completed at Parkersburg Community College. This was three (3) courses in all aspects of the real estate profession. Over ninety hours of classroom instruction with instructors from different parts of the country.

Attended Marshall University, Huntington, West Virginia.
Received BBA in May 1971.

Former Real Estate Broker for C-21 Hometown Real Estate Inc. with about thirty salespersons.

Have made appraisals for HUD, Executrans Corp., Homequity, Lenders Service, West Virginia Department of Highways, Appalachian Power Company, Condemnation proceedings, Merle Lynch, Relocations, WV Housing, residents, all sorts of income producing properties, land evaluations, lending institutions. Worked with and for T. W.

Johnson SRA-SRPA for over 7 years doing reports in all classes and kinds of different properties. Different special purpose properties, and others.

Responsible for all commercial leases and rentals at Trent Appraisal & Consulting Service. R. David Trent now manages over 15 large income producing properties.

Banks and lending institutions including American National Bank, Logan. National Bank of Logan, Logan, WV. Bank of Chapmanville, Chapmanville, WV. Matewan National Bank, Matewan, WV. Keystone National Bank, Keystone, WV. Logan Bank and Trust, Logan, WV. KB&T, Charleston, WV. First National Bank of Williamson, Williamson, WV., Chase Manhattan.

Attended Southern West Virginia Community College taking courses in Elementary Plane Surveying and advanced topo and mapping. These courses have been most helpful in deed descriptions, layout etc.

Testified as an expert witness in different Courts in Logan, Cabell and Mingo counties. Also testified in several Federal Courts in Huntington, WV.

West Virginia State Approved Real Estate Schooling Instructor. Instructor of Real Estate Courses at Southern West Virginia Community College. Students who pass both semesters receive 6 college hours credit and are eligible to take the West Virginia Real Estate Examination in Charleston.

President of Logan Board of Realtors 1983-84-85-86-87.

State Certified General Real Estate Appraiser No. 048. designation from The STATE OF WEST VIRGINIA.

SUBJECT PROPERTY

The subject property is a tract of land containing approximately 12 acres of land that includes a rail siding and set of truck scales. The property is located on Corridor G, Rock Creek, near Danville, Boone County, West Virginia. The property is identified on Scott Tax District Map 17 as parcels 10, 10.5 & 10.8.

DATES OF VALUES

The effective date of values, for the purpose of this appraisal, is March 23, 2013. Changing local and economic factors may affect the opinions expressed herein. Should such changes occur, the user of this report is encouraged to obtain an up-dated opinion of value.

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate so called market value of the fee simple estate of about 12 acres of land with infrastructure, rail siding and truck scales, and to assist in possible acquisition by and the intended user Southern WV Community & Technical College.

The information and opinions contained in this appraisal set forth the appraiser's best judgment based on the information available at the time of the preparation of this report. Any use of this appraisal by any other organization or person other than Southern WV Community & Technical College or any reliance or decisions based upon this limited summary appraisal are the sole responsibility and at the sole risk of the third party. The

appraiser accepts no responsibility for damages suffered by any third party as a result of a reliance on, decisions made, or actions taken based on this report.

FUNCTION OF THE APPRAISAL

The Market Value estimate of the two parcels and infrastructure of the 12 acre parcel estimated herein is to be used by the client as a basis for possible negotiations with the Boone County Commission, the present owner, for possible acquisition of the site for future expansion purposes.

APPRAISAL CLIENT

Southern WV Community & Technical College

PO Box 2900 - Dempsey Branch Road

Mt. Gay, WV 25637

Attn: Mr. Randy Skeens

DATE OF REPORT

The date of the observation and the effective date of the limited summary appraisal was March 23, 2013.

RIGHTS APPRAISED

The rights appraised were the fee simple interest subject to any easements or rights-of-way that would be revealed in a survey.

ENVIRONMENTAL CONDITIONS

The assumption is made that there are no adverse environmental conditions affecting the property caused by the present or previous ownership of the property which may adversely impact the value. It is always prudent to obtain a Phase I Environmental Audit to document any environmental conditions.

No environmental reports were submitted to the appraiser to document the existence or non-existence of environmental problems with the subject property.

TAX INFORMATION

The subject property is owned by The Boone County Commission but still assessed in two names. The first name is Dean and Kathryn W. Lewis and the other name is Scott Development Company.

Dean & Kathryn W. Lewis

Tax Map 17, Parcel 10 - 4.301 Ac

Land \$21,500.00

Building _____ \$0

Total \$21,500.00

Total Annual Tax \$325.96

Tax Map 17, Parcel 10.5 - 6.589 Ac

Land \$33,000.00

Building _____ \$0

Total \$33,000.00

Total Annual Tax \$500.31

Tax Map 17, Parcel 10.8 - 0.9875 Ac Riverside

Land \$400.00

Total Annual Tax \$6.06

WV County Assessors normally assess property at 60% of the 100% market value. However in this particular instance the property was appraised at \$91,500.

AREA & TOWN

Subject is located approximately 4 miles north of Danville, West Virginia, which is a thriving town, near the town of Madison, the County Seat, located in the southwesterly section of the state of West Virginia. This section of the state is a part of the rich coal industry, a major source of the wealth of the state.

The town of Madison serves as the county seat of Boone County and also as the major shopping area for the many coal producing communities surrounding the town.

The 2010 population for Boone county was estimated at 24,629 which was a about a 3% reduction in population from the 2000 Census. The October, 2011 West Virginia Labor Force Statistics indicated a civilian labor force in Boone county of 8,950 persons of which 8,310 were employed. The unemployment rate was 7.1% which compares to 8.2% in 2010.

Alpha Natural Resources purchased the former A. T. Massey Coal Company and its Central West Virginia office located at Wash Branch about 10 miles north on US 119, Corridor G. This office has about 150 employees and is about 30,000 sq feet in size. While this type investment is non typical it is in a very strategic location in the coal fields. Alpha has about 12,500 employees and major offices in Bristol, Tennessee and Julian, WV.

Several state highways and one national highway serve the area. These include U.S. Route 119 that connects Pennsylvania to the north and Kentucky to the southwest. Appalachian Corridor G links Logan with Charleston via a four land highway.

MARKETING AREA

This real estate is located on Corridor G, Rock Creek, near Danville, Boone County, West Virginia. The neighborhood, marketing area, of the subject property is considered to be the areas around Corridor G from Logan to Charleston, WV.

Utilities available to the subject property include electricity, water and public sewer. Other developments in the area of the subject property include residential lots and commercial businesses in nearby Danville and Madison, WV. The subject neighborhood is considered to be stable and no significant changes are likely to occur in the immediate future.

NEIGHBORHOOD DATA

A neighborhood is a portion of a larger community in which there is a homogenous grouping of inhabitants, buildings or business enterprises. The neighborhood boundaries may consist of well-defined natural or man-made barriers or they may be mor or less well-defined by a distinct change in land use or in the character of the inhabitants. The subject property is bounded by the Coal River and US 119. In evaluation of the neighborhood, the appraiser must consider physical boundaries, legal boundaries, use patterns and the availability of services.

The marketing area of the subject is considered to be the land usable land along Corridor G to the north and south.

SITE DATA

The subject property is an irregularly shaped tract of land as indicated on a map titled Plat of Re-Survey for Boone County Community & Economic Development Corporation & Boone County Commission containing a total area of approximately 12 acres more or less. The map indicates one parcel consisting of 0.99 ac is a drainage easement by WV DOT and contributes little if any value to subject property. A portion of the property is in the Floodway. The FEMA Flood Hazards Map 54005C 0060C - revised 09-06-1996 indicates areas of Zone (AE) - 100 year base flood BFE ranges from elev. (686.8' - 688.0'). The land about the 688' elevation is out of the flood zone. Greg Lay, The Boone County Flood Coordinator, has indicated that the either elevate any future structure by about 2-4' or add fill in certain areas. Shown on the another page is a copy of the survey map. As can be seen from the map, the site is irregular in shape. The majority of the tract of land is assumed above the 100 year flood plane and is considered to be all usable land.

The site is located about five miles more or less from Madison, West Virginia, and it does have access along Route 3/12 which is a frontage road connecting Corridor, US 119 at Hopkins Rd.

A private rail siding, about 700', located on a portion of the land has three separate spurs and was used by the aggregate business but little if any use since the aggregate business moved.

LEGAL DESCRIPTION

The subject property consists of two tracts conveyed to Boone County Commission from Kathryn W. Lewis and recorded in deed book 276 at page 101 in the Boone County Clerk's Office. Being all those certain lots, tracts, or parcels of real estate as shown on Tax Map 17 as Parcels 10; 10.5, and 10.8, situate at the mouth of Rock Creek on Little Coal River, Scott District, Boone County, near Danville, WV.

EXTENT OF DATA COLLECTION

The scope of the assignment is to formulate the appraiser's opinion of the estimated market value of the fee simple estate of the subject property as of March 23, 1013. The appraiser has attempted to use all applicable approaches to value to estimate the value of subject property. These approaches considered included the Income Approach, Sales Comparison Approach and the Cost Approach. Since this is primarily an appraisal of a vacant parcel, the Cost Approach and the Income Approach are not applicable, but could be developed, should an adequate amount of income information becomes available to process. Sources of data included discussions with various individuals; a physical inspection of the subject property; a review of the public records.

IMPROVEMENT ON THE LAND

The parcel is improved with only a private rail siding approximately 700' in length and with three separate spurs. Utilities include water, public sewer and electricity. Public water is available on the adjoining tract, Department of Transportation Garage. The water line now servicing the adjoining parcel is too small to accommodate a large development on subject parcel. Therefore a much larger water supply would be needed for any future development on subject land.

MARKETING PERIOD ESTIMATED FOR PROBLEM AT HAND

Appraiser estimates a marketing period that is reasonable for vacant type properties. Since property is a unimproved property and very few arms length sales in the immediate area can be found in the market place, marketing time estimate is not as easily supportable and defensible as say the residential dwelling.

A historic marketing time for properties in Southern West Virginia range from six to nine months. This marketing time estimate is based upon the assumption that a reasonable asking price is anticipated and there is no local labor unrest in the coal fields.

When local labor unrest is present a trend analysis is most certainly displayed in the real estate market. Typically the local economy in Southern West Virginia is greatly affected by the coal industry. As the coal economy goes so does the light industrial market go. Since many small machine shops repair equipment for the mining industry, then the relationship between coal and industry is logical.

Recent Federal Acid Rain Legislation should greatly effect the need for low sulfur coal at a premium price. Southern West Virginia has an abundance of this valuable mineral. The future looks very good for a low sulfur, high BTU, low ash coal product. This favorable coal outlook also is a plus in any trend analysis prediction.

DEFINITION OF MARKET VALUE

According to the Society of Real Estate Appraisers and the American Institute of Real Estate Appraisers, Real Estate Appraisal Terminology, First Edition, 1975, market value is defined by the highest price in terms of money which a property will 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 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 cash or its equivalent.
5. Financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale.
6. The price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction.

Numerous definitions of Market Value have been devised over the years by professional organizations, government bodies, courts, etc.

HIGHEST AND BEST USE OF SITE AND PROPERTY

Site is always valued in terms of its Highest and Best Use. The Highest and Best Use of a site is that reasonable and probable use which is most likely to produce the highest present worth, or will support the highest present value, of the site - as of the date of the appraisal.

In estimating Highest and Best Use, the appraiser goes through essentially four stages of analysis:

- a. Possible Use. To what uses is it physically possible to put the site in question?
- b. Permissible Use (Legal). What uses are permitted by zoning and deed restrictions on the site in question?
- c. Feasible Use. Which possible and permissible uses will produce any net return to the owner of the site?
- d. Highest and Best Use. Among the Feasible Uses, which use will produce the highest net return or the highest present worth?

Site analysis is necessary prior to a conclusion as to Highest and Best Use of the site. It also provides insights into the desirability of the current use program of the site. Should it be continued, or should it be changed? This is used later in appraisal analysis to ascertain what contribution the improvements are making to the value of the total property. It helps in comparing the Highest and Best Use of the property.

Improvement analysis is also estimated in terms of its Highest and Best Use. In this case it takes into consideration the existing improvements on the site in the form of maximum functional utility which will result in the most profitable (yield in dollars or amenity benefits) use program consistent with the existing improvements. Function dictates use, the market dictates the feasibility and profitability of the function.

ANALYSIS OF HIGHEST AND BEST USE

Considering the area (12 acres) of the site, the Possible Physical Uses can be a number of uses such as light industrial use, commercial development, apartment complex, a small housing development, mobile home lots, mini warehouses or storage facility. With the wide variety of possible uses caused by the size of this site, it is necessary to

continue the process of elimination to pinpoint the use which will result in the highest and best use of the site.

The next step in this elimination process is a review of all the Permissible Uses, that which is permitted by the zoning and deed restrictions on the site in question. A title search is not encompassed in this appraisal, and such is set forth in the limiting conditions. However, from conversations with the area owners and the examination of their deed, it is safe to assume that this site has no deed restrictions which might limit its use. The zoning of this site is of no detriment to the subject units. Since no zoning restrictions, this means that various uses of the subject property are presently permitted.

As a result of no zoning, we are not able to eliminate any of the possible uses of the site such as offices, stores, warehouses, etc. The possible uses remaining would be for all the previous possibilities. As a result, it is necessary to continue the process of elimination.

The last step in this process is that of determining the most Feasible Use; this deals with the remaining permissible and possible uses which will produce any net return to the owner of the site. For our purposes, net return is meant to be a dollars and cents return, not one of amenities. As a result of this concept, left with all the alternatives mentioned, it becomes necessary to consider cost of construction, maintenance, cash flow, market acceptability, etc. With this in mind, in conjunction with the basic makeup of the neighborhood (that of various types dwellings) we are not able to eliminate any combination of family units, and as a result, the best possible, permissible and most feasible use of this site would be that of a light industrial or commercial development.

Since this subject site is unimproved, it is not necessary to analyze the existing improvements versus the highest and best use of site vacant.

After the above process of analyzing site and improvements, which takes into account analysis of the neighborhood and site, inclusive of size of lot, zoning regulations, feasible uses, etc., the foregoing analysis determines that the Highest and Best Use for the subject property, as of the date of appraisal, March 23, 2013, is light industrial or commercial use.

-Ends Topic "Highest and Best Use"

Land Value Analysis

The most frequently used and best understood method of estimating a land value in Boone County, and elsewhere, is by a comparative process. People in the marketplace where land values are created and established will compare sale prices of land, with land sought or considered, comparing prices paid, locations, sizes, elevations, utilizations, and other factors that make, or do not make values. In the analogy that follows, actual marketplace land sales that have become public recorded are considered. Factors and other information, such as, but not limited to dimensions, dates, deed book and page references, and other such data as in promulgated in public records, deeds and the like are used. Except for certain engineered sub-division layouts and generally being residential, lots in Logan County, because of the narrow valley terrain, are irregular in shape. Hence the common denominator for land value used in this report will be "per acre", as this method differs from the "unit - front - foot - land - value method" wherein confusing so-called "depth factors" are applied.

For the evaluation problem at hand many marketplace sales and land situations were studied and encountered but, use was made of several situations in the comparable process.

COMPARABLE SALES APPROACH

The comparable sales approach compares the subject property with other properties which have recently sold and which are indicators of value of similar sites. Units of measure such as dollars per square foot or dollars per acre are generally developed in order to equate one property with another.

The properties should be similar in size, similar in location, have similar potential uses, and should be the type properties that would compete with each other if exposed to the market at the same time.

Because of the Eastern Kentucky-Southern West Virginia area community it is apparent that there are a limited number of transactions. Due to geography, economics, and other constraints, property is not actively sold and thus the market is limited in scope.

The following sales which have been obtained in the local market:

Sale Situation 1

LOCATION: Washington District, Boone County, WV TM 22 par 23 &25

SALE DATE: 7-18-2012

RECORDED: DB 276 PG 218

GRANTOR: SOS Enterprises, LLC

GRANTEE: State of West Virginia Department of Administration, RE Division

PRICE: \$305,151.48

FINANCING: cash to seller

UNIT PRICE PER DEVELOPABLE SITE: **\$40,686**

EST. LOT SIZE: 138.61 acres (7.5 usable acres)

HIGHEST & BEST USE: Light Industrial

SITE DESCRIPTION: Subject land was unimproved with hillside excess ac.

COMMENTS: Proximity to subject within 10 miles. No indication of any environmental soil conditions Location equal to subject. Out of 100 year flood area.

Sale Situation 2

LOCATION: Mud River Road (South of Danville, WV) Boone Co. US 119 TM

28/12.8

SALE DATE: 4-11-2005

RECORDED: DB 246 PG 771

GRANTOR: WV Department of Transportation

GRANTEE: Turtle Creek Properties

PRICE: \$64,000.00

FINANCING: cash to seller

UNIT PRICE PER DEVELOPABLE SITE: **\$21,333.00 per ac**

EST. LOT SIZE: 3 Acres

HIGHEST & BEST USE: Expansion of commercial property

SITE DESCRIPTION: A long narrow parcel adjoining Turtle Creek Properties. Fill and drainage was needed to expand into usable land. All utilities except public sewer.

COMMENTS: Proximity to subject within 60 miles. No indication of any environmental soil conditions as a result of past mining etc.
Location equal to subject. Out of 100 year flood area.

Sale Situation 3

LOCATION: US 119 Big Ugly Rd, Boone County, WV MP 18/27.2 Washington

SALE DATE: 11-07-2001

RECORDED: DB 233 PG 523

GRANTOR: Thomas Ryan, Angela Daniel, Rodney Carihfield, George Gunnell, Jr.

GRANTEE: The Home Show, LLC

PRICE: \$200,000.00

FINANCING: cash to seller

UNIT PRICE PER DEVELOPABLE SITE: **\$44,444.00**

EST. LOT SIZE: 4.5Acres+/-

HIGHEST & BEST USE: Light Industrial

SITE DESCRIPTION: Subject land was unimproved with good access to US 119.

Located about 5 miles south of subject. Utilized as Mobile

Home Sales Lot.

COMMENTS: Proximity to subject within 5 miles. No indication of any environmental soil conditions as a result of past mining etc.

Location equal to subject. Out of 100 year flood area.

Sale Situation 4

LOCATION: Garrett Fk , Logan County - Map 119/21.1 & 21.2

SALE DATE: 8-20-2005

RECORDED: DB 576 PG 293

GRANTOR: Edward & Cheryl Avis - Randall & Deborah Avis

GRANTEE: Danville Realty (Wally Thornhill & George Nisbet)

PRICE: \$180,000.00

FINANCING: cash to seller

UNIT PRICE PER DEVELOPABLE SITE: **\$96,000.00**

EST. LOT SIZE: 1.875 Acres (usable site)

HIGHEST & BEST USE: Commercial - adjacent to car dealership

SITE DESCRIPTION: Subject land was improved with dwelling that was later razed
to expand adjoining car lot.

COMMENTS: Proximity to subject within 20 miles. No indication of any
environmental soil conditions as a result of past mining etc.
Location inferior to subject.

Sale Situation 5

LOCATION: US 119 - Approx 10 miles south of Danville, WV

SALE DATE: 7-17-2001

RECORDED: DB 223 PG 99

GRANTOR: N. K. Hager

GRANTEE: George & Tamaea Boyteck

PRICE: \$100,000.00

FINANCING: cash to seller

UNIT PRICE PER DEVELOPABLE SITE: **\$36,364.00**

EST. LOT SIZE: 2.75 Acres usable (estimate 57 ac unusable hillside)

HIGHEST & BEST USE: Commercial - was developed into Commercial site

SITE DESCRIPTION: Subject land was unimproved and developed into usable land utilized in ongoing business. The excess land is hillside.

COMMENTS: Proximity to subject within 15 miles. No indication of any environmental soil conditions as a result of past mining etc.
Location inferior to subject.

Sale Situation 6

LOCATION: US 119 - Mud Fk Turtle Rd Approx 7 miles south of Danville, WV

SALE DATE: 9-28-2001

RECORDED: DB 223 PG 99

GRANTOR: Seven Up Dr. Pepper Bottling Co.

GRANTEE: Beverage Management Inc.

PRICE: \$51,540.00

FINANCING: cash to seller

UNIT PRICE PER DEVELOPABLE SITE: **\$63,630.00**

EST. LOT SIZE: 0.81 ac Acres usable +/-

HIGHEST & BEST USE: Storage Commercial

SITE DESCRIPTION: Subject land was unimproved and developed into usable land utilized in ongoing business.

COMMENTS: Proximity to subject within 7 miles. No indication of any environmental soil conditions as a result of past mining etc.

Location inferior to subject

SUMMARY

Sale Situation	Size	Consideration	Price per Ac
1	7.5 usable Ac	\$305,151.45	\$40,686.00
2	3 Ac	\$64,000.00	\$21,330.00
3	4.5 Ac	\$200,000.00	\$44,444.44
4	1.875 Ac	\$180,000.00	\$96,000.00
5	2.75 Ac usable	\$100,000.00	\$36,364.00
6	0.81	\$51,540.00	\$63,630.00

In reviewing these SIX sales and after having discussions with real estate brokers, agents, business investors, and other people deemed to be knowledgeable of real estate values, it is my opinion that a conditions exists in subject neighborhood which is not unlike other small southern West Virginia communities. Historically many of the lots were divided as small parcels, commercial activity was located very close to US 119 section or along major access roads, industrial activity was located near the railroads or along major arteries, and as uses changed due to technology, there was an inter-mingling of all uses if no zoning existed. Since the area outside of subject neighborhood does not have zoning this typical condition exists and it is not uncommon to see a mixed use such as in the subject property area to include single-family, commercial and industrial.

The range of value indicated from the above sales over a short period of time were from \$21,330 per usable acre to \$96,000.00 per acre. There are also other sales the appraiser has considered but has not included herein for the reviewer. All of the sales were similar

to subject in potential highest and best use and the subject property while all locations were somewhat equal in location. Two sales are older sales and demonstrate the demand for land along Corridor G are still high. The subject property has the advantage of being a consolidated tract of larger property which may have more utility for non-residential use or multi-housing or even light industrial use and therefore people are willing to pay for plottage. **Subject property contains about 9-10 acres of usable area which are not within the 100 year flood plane.**

The appraiser has made adjustments in this analysis even though it does not appear to have any paired sales to adjust for time, size, etc., it is my opinion that it has a value of about *\$41,000.00 per acre of usable land.*

In certain areas where zoning is present often density requirements dictate the size structure that may be built. In these situations then excess land may have value, although non-usable, it may be added into the area to compute the density. Due to a lack of zoning in subject property area this theory cannot be justified or supported.

Due to subject property location, present utilities, adequate sewage availability, proximity of rail road, unanswered environmental and elevation considerations etc. it is the appraisers estimate of value of subject land as of March 23, 2013.....

In a Range of Value from \$435,000 to \$445,000

THE FINAL ESTIMATE OF VALUE
(Correlation and Reconciliation of the Value Indicators)

Questions the appraisal must answer:

1. Which of the approaches or indicators of value is the most relevant, significant, and valid to the current market happenings?
2. How does the market indicate this in dollars? Conclusions:

Cost approach to value - The MARSHALL SWIFT Cost Service was not referred to in the cost approach. The subject parcel is basically vacant and this approach was not considered or used in the limited report. The cost approach often sets the upper limit of value.

Sales comparison approach to value - Because there are few recent sales of real estate comparable with or similar to the subject property in the immediate area, the appraiser had to consider past sales and make adjustments if possible. The sales comparison was more reliable in making estimates for land value of the subject property. The adjustments were made for size, location, ingress and egress etc..

Income approach to value - This method anticipates future income capitalized into present worth for an estimate of value. The appraiser DID NOT RECEIVE INCOME figures from the owner for subject property. The expenses, if furnished, would have then been stabilized into typical figures. This method, along with the other two methods, helps to guide the appraiser in estimating the market value of the subject property.

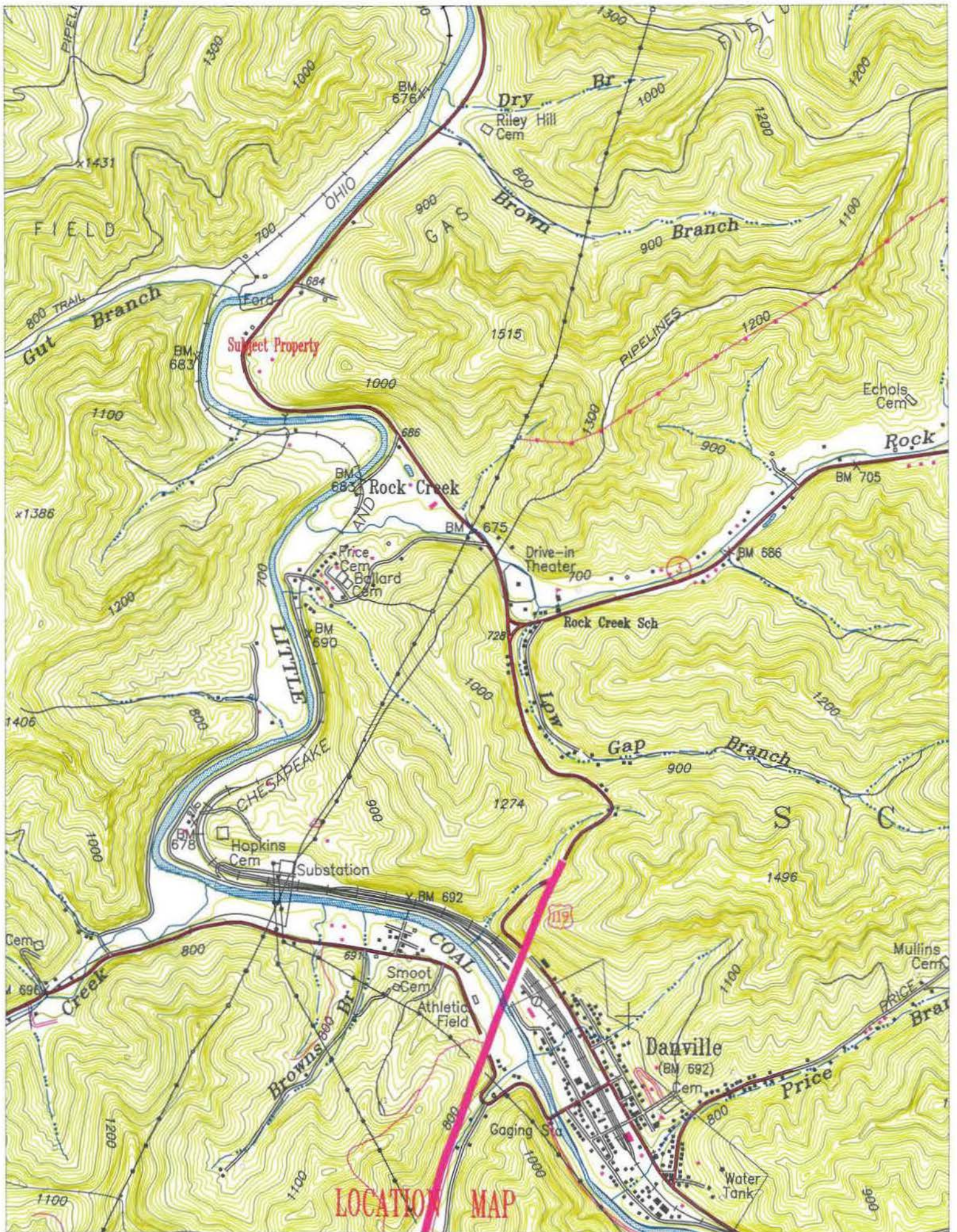
The value range established by the sales comparison methods used in the valuation of the subject property is estimated at a final estimate of value herein.

Based on the answers to the questions above, the value estimate of the subject property is located somewhere within this range. For the final estimate of value, one figure is selected that fits the conclusions.

As of March 23, 2013, the appraiser estimates the market value of the subject property to be as follows:

Within a range from Four Hundred Thirty Five Thousand Dollars (\$435,000.00)
to Four Hundred Forty Five Thousand Dollars (\$445,000.00)

ADDENDA



REFERENCES:
 DB 256/712 & DB 101/114
 TM 17 / PAR 10
 DB 192/342
 TM 17 / PAR 10.5
 WS 19/133
 DB 256/712
 TM 17 / PAR 10.8
 US 119 R/W PLANS
 AFD 323(44) SHEET 28A

NOTE:
 SURVEYOR DID NOT
 CONDUCT A TITLE SEARCH
 AND OFFERS NO OPINION.

TM 17 / PAR 10.8
 DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
C1	N 82°23' W	81.53
L1	S 04°45' W	110.01
L2	E 48°08' W	285.21
L3	S 53°35' W	155.27
L4	S 11°28' E	115.40
L5	N 12°08' E	91.88
L6	N 44°41' E	107.42
L7	N 42°03' E	87.23
L8	N 50°15' E	48.13
L9	N 58°52' E	113.19
L10	N 24°27' E	113.19

NOTE:
 FEMA - FLOOD MAP
 540050060C
 540007-0960 C
 REVISED DATE 09-08-1996
 ZONE (AE) - 100 YEAR BASE FLOOD
 BFE RANGES FROM ELEV. (686.0' - 688.0')

NOTE:
 CSX RAILROAD
 65' R/W
 33' EACH SIDE OF CENTER

BOONE COUNTY PSD
 DB 244/154
 TM 17 / PAR 10.6

NOTE:
 FLOODWAY LINE

NOTE:
 EXISTING RAILROAD SIDING
 WY DOH MAY HAVE EASEMENTS
 FOR USE OF SIDING
 A TITLE SEARCH
 SHOULD REVEAL THIS INFO. 11.77'

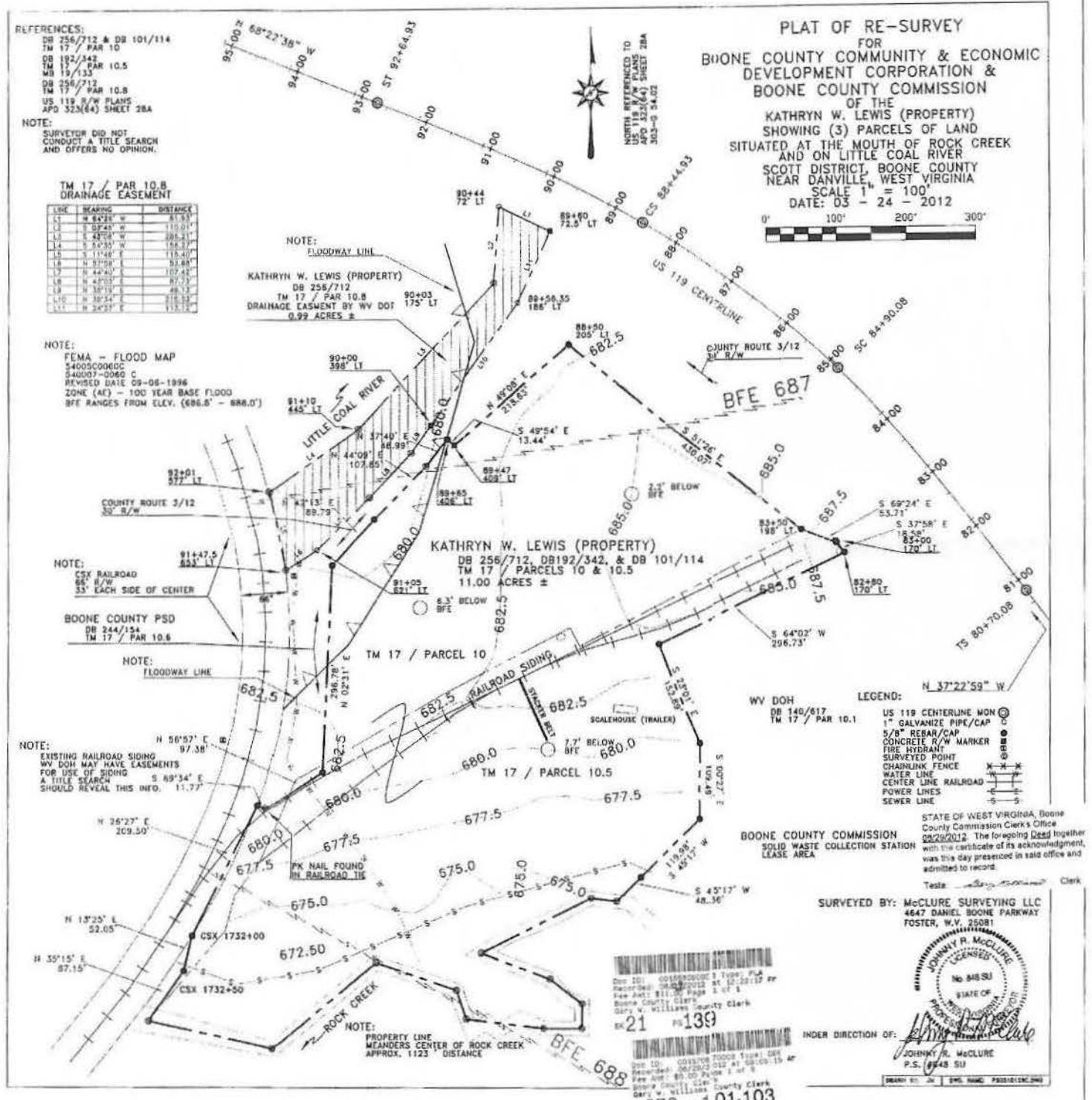
N 25°27' E
 209.50'

N 15°25' E
 52.05'

N 35°15' E
 87.15'

NOTE:
 PROPERTY LINE
 MEANDERS CENTER OF ROCK CREEK
 APPROX. 1123' DISTANCE

PLAT OF RE-SURVEY
 FOR
 BOONE COUNTY COMMUNITY & ECONOMIC
 DEVELOPMENT CORPORATION &
 BOONE COUNTY COMMISSION
 OF THE
 KATHRYN W. LEWIS (PROPERTY)
 SHOWING (3) PARCELS OF LAND
 SITUATED AT THE MOUTH OF ROCK CREEK
 AND ON LITTLE COAL RIVER
 SCOTT DISTRICT, BOONE COUNTY
 NEAR DANVILLE, WEST VIRGINIA
 SCALE 1" = 100'
 DATE: 03 - 24 - 2012



WV DOH
 DB 140/617
 TM 17 / PAR 10.1

- LEGEND:
- US 119 CENTERLINE MON
 - 1" GALVANIZE PIPE/CAP
 - 5/8" REBAR/CAP
 - CONCRETE R/W MARKER
 - FIRE HYDRANT
 - SURVEYED POINT
 - CHAINLINK FENCE
 - WATER LINE
 - CENTER LINE RAILROAD
 - POWER LINES
 - SEWER LINE

BOONE COUNTY COMMISSION
 SOLID WASTE COLLECTION STATION
 LEASE AREA

STATE OF WEST VIRGINIA, Boone County Commission Clerk's Office
 03/29/2012. The foregoing deed together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.
 Tests: _____ Clerk

SURVEYED BY: McClure Surveying LLC
 4647 DANIEL BOONE PARKWAY
 FOSTER, W.V. 25081



UNDER DIRECTION OF:
 JOHNNY R. MCCLURE
 P.S. 8748 SJ

Barcode and recording information:

Doc ID: 001868000 3 Type: PLA
 Record: 2012032012 at 12:22:17 PM
 Fee Amt: \$11.00 Page 1 of 1
 Boone County Clerk
 Gary W. Williams County Clerk

21 139

Doc ID: 0018708 70008 Type: DEK
 Record: 2012032012 at 12:00:15 PM
 Fee Amt: \$0.00 Page 1 of 8
 Boone County Clerk
 Gary W. Williams County Clerk

276 101-103



Subject Property

View from US 119 – Corridor G



Subject Property

View from back side of property



Subject Property

General View



Subject Property

Side view (River Bank) of property

THIS DEED, Made and entered into this 28th day of June, 2012, by and between

KATHRYN W. LEWIS, widow, party of the first part, Grantor; and the BOONE COUNTY COMMISSION, party of the second part, Grantee;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey, with covenants of General Warranty, and free of all liens and encumbrances, unto the said party of the second part, all those certain lots, tracts or parcels of real estate, together with all and singular the improvements thereon and the appurtenances thereunto belonging or in any manner thereunto appertaining, situate, lying and being in Scott District of Boone County, West Virginia, which are more particularly bounded and described as follows:

All those certain lots, tracts, or parcels of real estate as shown on Tax Map 17 as Parcels 10; 10.5; and 10.8, situate at the mouth of Rock Creek and on Little Coal River, Scott District, Boone County, near Danville, WV, bounded and described as follows:

Parcel 10 & 10.5 Combined

Beginning at a 5/8" rebar/cap at Sta 88+50/205' Lt. on the US 119 R/W, running with said R/W, S 51°26' E - 430.07' to a 5/8" rebar/cap at Sta 83+50/198' Lt. S 69° 24' E - 53.71' to a 5/8" rebar/cap at Sta 83+00/170' Lt. S 37° 58' E - 18.58' to a 5/8" rebar/cap at Sta 82+80/170' Lt. thence; Running with WV DOH property, S 64° 02' W - 296.73' to a 5/8" rebar/cap, S 23° 01' E - 152.89' to a 5/8" rebar/cap, S 00° 27' E - 109.49' to a 5/8" rebar/cap, S 45° 17' W - 119.98' to a 5/8" rebar/cap, S 45° 17' W - 48.36' to a point in the center of Rock Creek, thence; Running down and with the meanders of the center of Rock Creek for a distance of 1123' to a point on the Eastern R/W Line of CSX Railroad, thence; Running with last said R/W, N 35° 15' E - 87.15' to 5/8" rebar/cap at Sta 1732+50, N 13° 25' E - 52.05' to a 5/8" rebar/cap at Sta 1732+00, N 26° 27' E - 209.50' to a 5/8" rebar/cap, thence; Running with Boone County PSD, S 69° 34' E - 11.77' to a PK Nail in railroad tie, N 56° 57' E - 97.38' to a 5/8" rebar/cap, N 2° 31' E - 296.78' to a 5/8" rebar/cap, thence; Running with the Eastern R/W line of County Route 3/12, N 42° 13' E - 89.79' to a 5/8" rebar/cap, N 44° 09' E - 107.85' to a point, N 37° 40' E - 48.99' to a 5/8" rebar/cap at Sta 89+65/406' Lt. thence; Running with US 119 R/W, S 49° 54' E - 13.44' to a concrete R/W marker at Sta 89+47/409' Lt. N 49° 08' E - 218.63', to point of beginning and containing 11.00 acres, more or less.

Parcel 10.8 - River Lot

Beginning at a concrete R/W marker of US 119 R/W at Sta 90+00/398' Lt. running with said R/W, N 35° 34' E - 215.53' to a 1" galvanize pipe/cap at Sta 89+56.35/186' Lt. N 24° 27' E - 113.12 to a concrete R/W marker, N 64° 26' W - 81.93' to a 1" galvanize pipe/cap at Sta 90+44/72' Lt. S 3° 46' W - 110.01' to a point on the Eastern edge of Little Coal River, thence; Running with the Eastern edge of Little Coal River, S 43° 08' W - 286.21' to a point at Sta 91+10/445' Lt. S 54° 35' W - 156.27' to a point on the Eastern R/W Line of CSX Railroad at Sta

92+01/577' Lt, thence; Running with last said R/W, S 11° 46' E – 115.40' to a point at Sta 91+47.5/653' Lt, thence; Running with Boone County PSD, N 57° 59' E – 52.68' to a 1" galvanize pipe/cap at Sta 91+05/621' Lt, thence; Running with the Western R/W Line of County Route 3/12, N 44° 40' E – 107.42' to a point, N 43° 03' E – 87.73' to a point, N 35° 19' E – 49.13' to point of beginning and containing 0.99 acres, more or less. This parcel of land is also a drainage easement by US 119 R/W plans, which means no structures or improvements can be added to this parcel of land.

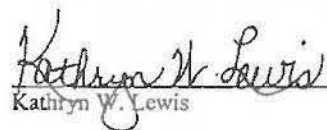
Being a part of the same property acquired by Dean E. Lewis and Kathryn W. Lewis, as joint tenants with the right of survivorship, by deed dated November 5, 2007, from Scott Development Company, a corporation, of record in said Clerk's Office in Deed Book 256 at page 712. The said Dean E. Lewis died a resident of Kanawha County, WV, on May 8, 2008, and by virtue of the survivorship provision in the aforementioned deed, his interest in the subject property vested in his widow, Kathryn W. Lewis, the Grantor herein.

This deed is further expressly subject to all prior reservations, restrictions, exceptions and conditions contained in former conveyances in the chain of title as if they were specifically set out herein.

DECLARATION OF CONSIDERATION OR VALUE

The party of the first part hereby declares that there is no excise tax due on the consideration of \$420,000.00, as this is a transfer to a political subdivision of the State of West Virginia, pursuant to West Virginia Code § 11-22-1(4).

WITNESS the following signature and seal:

 (SEAL)
Kathryn W. Lewis

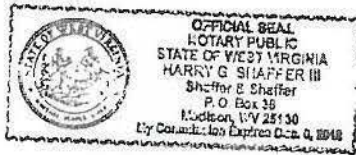
STATE OF WEST VIRGINIA,

COUNTY OF Boone, to-wit:

I, Harry G. Shaffer III, a Notary Public in and for said State and County, do hereby certify that Kathryn W. Lewis, whose name is signed to the writing above and hereto annexed, bearing the date of June 28, 2012, has this day acknowledged the same before me in my said State and County.

I further certify that my commission as a Notary Public will expire on the 6th day of December 2012

Given under my hand this 25th day of June, 2012.



Harry G. Shaffer III
Notary Public

This document was prepared by Harry G. Shaffer III, Shaffer & Shaffer, PLLC,
330 State Street, Madison, West Virginia 25130.

STATE OF WEST VIRGINIA, Boone
County Commission Clerk's Office
06/29/2012. The foregoing Deed together
with the certificate of its acknowledgment,
was this day presented in said office and
admitted to record.

Tests: Harry Kellum Clerk

