AGENDA REQUEST FORM

FOR: Council Meeting of December 3, 2019

FROM: Mayor Jordan and City Attorney Kit Williams

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

A RESOLUTION TO AUTHORIZE AN AGREEMENT WITH CHAMBERS BANK TO CONTRIBUTE AND THE CITY OF FAYETTEVILLE TO ACCEPT ABOUT 48 ACRES OF BANKED PARKLAND CREDITS FROM THE CREATION OF KESSLER REGIONAL PARK AND FOR THE CITY OF FAYETTEVILLE TO ACCEPT THE PROPOSED PARKLAND ACREAGE NEAR LIERLY LANE FROM TTO, LLC FOR A CITY PARK

APPROXED FOR AGENDA:

Mayor Lioneld Jordan

City Attorney Kit Williams

Date

Date



DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Jodi Batker Paralegal

TO: Mayor Jordan City Council

CC: Don Marr, Chief of Staff

Paul Becker, Finance Director

Susan Norton, Communications Director

Connie Edmonston, Parks and Recreation Director

FROM: Kit Williams, City Attorney

DATE: November 20, 2019

RE: Chambers Bank Agrees to Donate More Than Two Million Dollars' Worth of Banked Parkland Credits to City

For the last few months I have worked with Mayor Jordan's support to see if Chambers Bank would be willing to donate to the City of Fayetteville over Two Million Dollars of banked parkland credits it received for conveying 47.75 acres to increase the size of Kessler Regional Park.

Chambers Bank has already been very generous to the City and Citizens of Fayetteville by donating 200 acres of fairly level land to begin the creation of Kessler Regional Park. This 200 acres is where the baseball, soccer and softball fields, parking areas and many other amenities are located. Then in 2014, Chambers Bank sold about 328 additional acres at a very fair and reasonable price (half of which was paid by a generous grant from the Walton Family Foundation) to the City. Chambers Bank also dedicated and conveyed 47.75 adjoining acres which by our joint Agreement provided Chambers Bank with banked parkland credits to offset any future parkland credits in this quadrant that could be incurred because of residential development.

Chief Executive Officer John Ed Chambers III has now graciously decided to donate all of these banked parkland credits (now worth \$2,250,457.50) to the City of Fayetteville and signed the Agreement to accomplish this. It is my happy privilege to join with Mayor Jordan to recommend approval of this Agreement.

AGREEMENT OF CHAMBERS BANK TO CONTRIBUTE AND THE CITY OF FAYETTEVILLE TO ACCEPT ABOUT 48 ACRES OF BANKED PARKLAND FROM THE CREATION OF KESSLER REGIONAL PARK AND FOR THE CITY OF FAYETTEVILLE TO ACCEPT THE PROPOSED PARKLAND ACREAGE NEAR LOWRY LANE FROM TTO, LLC FOR A CITY PARK.

This Agreement is made and entered into on this _____ day of December, 2019, by and among the City of Fayetteville, Arkansas, Chambers Bank, and TTO, LLC.

WHEREAS, Chambers Bank has been very generous with the City of Fayetteville and its citizens to help create and enlarge Kessler Regional Park to become the most useful and beautiful City park in Northwest Arkansas: and

WHEREAS, Chambers Bank initially donated 200 acres of beautiful, fairly level parkland so that the City could begin to establish Kessler Regional Park and build several baseball, softball and soccer fields to serve our citizens and provide unmatched facilities to attract regional tournaments; and

WHEREAS, in March of 2014, Chambers Bank agreed to sell to the City of Fayetteville about 328 more acres at Mount Kessler to significantly enlarge Kessler Regional Park for Three Million Dollars half of which was generously paid by the Walton Family Foundation; and

WHEREAS, to further expand Kessler Regional Park, Chambers Bank agreed to convey an additional adjoining 47.75 acres as dedicated parkland to be banked and used by Chambers Bank to offset future parkland dedication requirements; and

WHEREAS, the City frequently and carefully analyzes the average cost per acre of raw land in order to determine the fairest amount possible for a developer to pay if the developer decides to pay rather than dedicate parkland for the residential development; and

WHEREAS, after extensive review of the Washington County Assessor's records of over 50 recent, comparable to parkland, raw land purchases, the Parks and Recreation Staff derived the average cost per acre of raw land that would be suitable parkland to be \$47,130.00; and

WHEREAS, the Parks and Recreation Advisory Board was presented with the Washington County Assessor's records and City staff's analysis and approved \$47,130.00 to be the proper value for parkland in Fayetteville; and

WHEREAS, this analysis and supporting data was presented to the Fayetteville City Council which determined that \$47,130.00 was the correct acreage valuation for parkland and enacted Ordinance No. 6166 on April 2, 2019 which established this valuation for all parkland dedications and payments in lieu thereof (please see Exhibit A for ordinance and supporting material from the Agenda Packet); and

WHEREAS, Chambers Bank has graciously and generously agreed to contribute to the City of Fayetteville the 47.75 banked acreage credits rather than using their banked credits to offset any required parkland dedications; this contribution would save the City substantial funds (\$2,250,457.50 in current valuation); and

WHEREAS, The City would like to accept the contribution of these banked parkland credits and also accept the proposed park within a subdivision near Lowry Lane in its almost finished condition.

NOW, THEREFORE, the City of Fayetteville, Arkansas, Chambers Bank and TTO, LLC mutually agree, promise and covenant together to perform all the duties and responsibilities as follows:

- 1. Chambers Bank shall convey all of its banked parkland credits it received from the conveyance of its 47.75 acres enlarging Kessler Regional Park to the City of Fayetteville.
- 2. The City of Fayetteville shall acknowledge the receipt of these valuable banked parkland credits on proper IRS forms presented to the City by Chambers Bank. The Mayor is authorized to sign for the City on all such necessary and proper IRS forms to acknowledge the City's receipt of these banked parkland credits.
- 3. TTO, LLC shall dedicate and convey the proposed Lowry Lane city park (as more particularly described in Exhibit B) to the City of Fayetteville.
- 4. The City of Fayetteville shall accept the donation of this proposed city park in its current, almost finished condition with no further responsibilities or requirements by TTO, LLC for this city park. This proposed park dedication completes the obligation of Chambers Bank and/or TTO, LLC for parkland dedication of its subdivision near Lowry Lane.
- 5. All Parties, by their signatures below, certify and affirm that their representative signing below has full and proper legal authority to bind the party to this agreement. This agreement shall become valid and enforceable upon the signature of all three parties.
- 6. This agreement may be executed in two or more counterparts, each of which shall be deemed an original.
- 7. For purposes of executing this agreement, a scanned signature shall be as effective as an actual signature.
- 8. This agreement contains the entire agreement among the parties.

IN AGREEMENT WITH ALL THE FOREGOING TERMS, PROMISES AND CONDITIONS, WE SIGN BELOW:

CHAMBERS BANK	CITY OF FAYETTEVILLE, ARKANSAS
John Ed Chambers III	By: LIONELD JORDAN, Mayor
ATTEST/WITNESS:	ATTEST:
TYO, LLC	By:KARA PAXTON, City Clerk
By: JPN	
Printed name: John R Meets	
Title: May	





113 West Mountain Street Fayetteville, AR 72701 (479) 575-8323

Ordinance: 6166

City of Fayetteville
State of Apkansas

I, Usa Danger De put Clerk

for the City of Fayetteville, do hereby certify that the
foregoing instrument is a true and correct copy of the
original filed in this office on the _____ day of

Title:

File Number: 2019-0142

AMEND §166.04 REQUIRED INFRASTRUCTURE IMPROVEMENTS - DEVELOPMENT IN CITY LIMITS:

AN ORDINANCE TO AMEND §166.04 REQUIRED INFRASTRUCTURE IMPROVEMENTS - DEVELOPMENT IN CITY LIMITS OF THE UNIFIED DEVELOPMENT CODE TO AMEND SUBSECTION (i) APPLICABILITY AND TO CHANGE THE PARK LAND DEDICATION RATIO FOR MULTI-FAMILY DWELLING UNITS AND THE FEE-IN-LIEU FORMULAS FOR SINGLE FAMILY AND MULTI-FAMILY DWELLING UNITS RELATED TO PARKLAND DEDICATIONS

WHEREAS, an amendment is needed for (i) Applicability to include small site improvement plans; and

WHEREAS, Parks and Recreation Department staff, in compliance with the Unified Development Code's requirements, worked with the Washington County Assessor's Office to review numerous raw land sales within Fayetteville's city limits over the last two years to determine the average per acre cost of undeveloped land most similar to land a developer would dedicate to the City for parkland requirements; and

WHEREAS, the average cost per acre for this raw land was determined to be \$47,130.00 which is an increase over the previous amount of \$40,000.00 as Fayetteville has been experiencing fairly rapid population growth, increasing demand for housing, and thus rising land costs for such housing; and

WHEREAS, Parks and Recreation Department staff continued to utilize the National Recreation and Park Association's standard for the amount of required parkland needed to serve our citizens; and

WHEREAS, Parks and Recreation Department staff used the Northwest Arkansas Regional Planning Commission's analysis of the United States census to determine the average number of persons per

household to arrive at the amount of dedication of parkland or payment in lieu thereof for newly constructed single-family and multifamily residential housing; and

WHEREAS, the Parks and Recreation Advisory Board spent two meetings analyzing the new valuations and then voted to recommend approval of these new amounts to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends §166.04 (B)(3) (1)(i) Applicability by repealing it in its entirety and enacting a replacement subsection (i) as follows:

"(i) Applicability. The requirements of this subsection shall apply to residential lot splits, subdivisions, large scale developments, planned zoning districts, large scale site improvement plans, and small scale site improvement plans; provided that these requirements shall not apply to a lot split or subdivision that does not create one or more vacant lots on which a residential structure could be erected pursuant to the Unified Development Code."

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends § 166.04(B)(3) (l)(ii)(f) and §166.04(B)(3)(l)(ii)(g) of the *Unified Development Code* so that, after amendment, the subsections shall read as follows:

"(f) Dedication Ratios. Land shall be dedicated at a ratio of 0.023 acres of land for each single-family dwelling unit and 0.020 acres of land for each multi-family dwelling unit.

(g) Fee-in-Lieu formulas. A contribution in lieu of land dedication shall be made according to the following formula:

\$1,089.00 for each single-family unit

\$952.00 for each multi-family unit based upon actual density

The Parks and Recreation Department shall review the contribution formula every two (2) years and make recommendations to the City Council following such review."

PASSED and APPROVED on 4/2/2019



Page 3 Ordinance No. 6166 File Number: 2019-0142

Approved:

Lioneld Jordan, Mayor

Attest:

Sondra E. Smith, City Cl

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CITY COUNCIL MEMO

MEETING OF MARCH 19, 2019

TO:

Mayor and City Council

THRU:

Don Marr, Chief of Staff

Connie Edmonston, Parks & Recreation Director

FROM:

Ted Jack, Park Planning Superintendent

DATE:

February 26, 2019

SUBJECT: An Ordinance to amend Park Land Dedication §166.04 (B) (3) (I) (f) Dedication Ratios of the Unified Development Code to .023 acres of land for single-family units and .020 acres for multi-family units; and (g) Fee in-Lieu Formulas to change the dedication ratios for single-family dwellings to \$1,089 per unit and multi-family units to \$952 based on the average cost per acre at \$47,130.

RECOMMENDATION:

Staff recommends approval of an Ordinance to amend Park Land Dedication §166.04 (B) (3) (I) (f) Dedication Ratios of the Unified Development Code to .023 acres of land for single-family units and .020 acres for multi-family units; and (g) Fee in-Lieu Formulas to change the single-family dwelling fee to \$1,089 per unit and multi-family dwelling fee to \$952 per unit based on the average cost per acre at \$47,130.

BACKGROUND:

The Park Land Dedication Ordinance, adopted January 20, 1981, requires residential developers to dedicate land for parks or pay a fee in lieu of land dedication. The city is divided into four park quadrants with College Avenue separating the east and west quadrants and Wedington/North Street/Mission Boulevard separating the north and south quadrants. Funds must be spent for acquisition or development of park land in the park quadrant in which it is collected. Collected funds must be expended within five years of the last day of the calendar year in which it was received. For the past 37 years (1981 – 2018), over 290 acres and \$7,836,229 in money in lieu of land have been collected for park development and to help maintain an enriched quality of life for Fayetteville's citizens and visitors.

The ordinance requires that the fees be reviewed every two years. The Park Land Dedication fee is set by a formula utilizing the following three factors: Land value x (acres per person x number of occupants per dwelling) = Fee. These factors are further explained below.

1. Acres per Person is the amount of park land required to serve the increased population

Staff reviewed acres per person and recommends continuing to utilize the National Recreation and Park Association's (NRPA) standard of 10 acres per 1,000 residents for the required park land needed to serve our citizens.

Mailing Address: 113 W. Mountain Street Fayetteville, AR 72701

CERTIFIED

2. Number of occupants in a dwelling unit

Staff at the Northwest Arkansas Regional Planning Commission analyzed the US Census for the number of occupants in dwelling units as follows:

- Single-family Units now average 2.31 occupants per unit compared to the currently used average of 2.32 occupants. This is a very minor change.
- Multi-family Units now average 2.02 occupants per unit compared to the currently used average of 1.39 occupants. This is a 45 percent increase.

3. Value of land in the City

Staff worked with the County Assessor's Office to review the land sales data within our City limits. Data from the two-year period of January 1, 2017 to December 31, 2018 was reviewed and analyzed by Parks Staff. The average cost per acre of raw land was calculated at \$47,130 per acre compared to the currently used average cost of \$40,000 per acre. This is an 18 percent increase.

Utilizing the new factors, the formula equates to the following fees:

- Single-family Units: \$47,130 x (.010 acres x 2.31 people) = \$1,089 Current rate is \$920 per unit. This change represents an 18.4 percent increase.
- Multi-family Units: \$47,130 x (.010 acres x 2.02 people) = \$952
 Current rate is \$560 per unit. This change represents a 70 percent increase.

The percent increase in the fee for Multi-family is greatest due to the increase in the cost of land and the increase in the number of people living in a unit. The fee has been reviewed every two years and the last ordinance update for the fees was in 2013.

DISCUSSION:

The Parks and Recreation Advisory Board (PRAB) discussed the Park Land Dedication Ordinance formula and new fees at the December 3, 2018, January 7, 2019 and February 4, 2019 monthly meetings. (February 4, 2019 Minutes are attached.) PRAB unanimously approved (9-0-0) Parks Staff's recommendation of changes to the Park Land Dedication Ordinances.

Staff and PRAB Recommendations:

- 1. Continue to use the 10.0 acres per 1,000 population as the park land acreage requirement.
- 2. Use new occupancy rates of 2.31 per unit for single-family and 2.02 per unit for multi-family which calculates to the following fees:

Single-family Units: \$1,089 per unit (increase of \$169 or 18.4%) Multi-family Units: \$952 per unit (Increase of \$392 or 70%)

3. Utilize \$47,130 per acre for the land value. Acers per unit remain the same for single-family at .023, and increase to .020 for multi-family.



PRAB also recommended the following motion to City Council: As soon as practicable, an Impact Study be done by a professional on the Park fees, so that it can potentially be changed. Motion approved unanimously (9-0-0).

Proposed Changes to Unified Development Code Park Land Dedication §166.04 (B) (3) (I)

- (f) Dedication Ratios. Land shall be dedicated at a ratio of .023 acres of land for each single-family dwelling unit and .014 .020 acres of land for each multi-family dwelling unit.
- (g) Fee-in-Lieu Formulas. A contribution in lieu of land dedication shall be made according to the following formula:

\$920.00 \$1,089.00 for each single-family unit

\$560.00 \$952.00 for each multi-family unit based upon actual density.

BUDGET/STAFF IMPACT:

Revenues from the Park Land Dedication Ordinance fluctuate each year depending upon the amount of development occurring within our City. Over the past five years, an average of \$428,673 was collected. The amount collected depends upon whether the residential development consists of single-family units or multi-family units; therefore, future impact on the increase in fees will range from 18 to 70 percent. These additional funds from the Park Land Dedication Fund will extensively help the City to keep up with our City's growing population needs for parks.

Attachments:

1. February 4, 2019 PRAB Meeting Minutes

CERTIFIED

19. 9 of 34



MEETING MINUTES

Parks and Recreation Advisory Board
February 4, 2019
5:30 p.m.
City Administration Building Room 326
113 West Mountain Street
Fayetteville, AR

Members: Richie Lamb, Nicole Claesen, Wade Colwell, Will Dockery, Joel Freund, Jennifer Neill, Bill Putman, Dana Smith, Keith Tencleve City Staff: Connie Edmonston, Director; Byron Humphry, Maintenance Superintendent; John Crow, Recreation Superintendent; Ted Jack, Park Planning Superintendent; Ken Eastin, Park Planner; Sonya Morell, Operations Assistant

7. Park Land Dedication Proposed Fees: Ted Jack, Planning Superintendent

Jack updated board on information meeting with Assessor's Office:

- Staff asked for data set that included more land types than previous sets in order to capture more relevant land sales.
- Staff worked on analyzing new data set and updated numbers.
- New data set was also updated to 24-month period from January 1, 2017 to December 31, 2018

Jack reviewed Park Land Dedication and the reason for fees. He also reviewed the New Data with the board.

Jack gave new numbers:

- For Single Family \$47,130 x (.010ac x 2.31 people) = \$1089
- For Multi Family \$47,130 x (.010ac x 2.02 people) = \$952
- Current Single-Family fee is \$920
- Current Multi Family fee is \$560
- \$920 to \$1089 is an increase of 18.4%
- \$560 to \$952 is an increase of 70%

Jack gave staff recommendation for Park Land Dedication Fee-In-Lieu Allocation Change:

- Use \$47,130 per acre for land value
- Use new occupancy rates of 2.31 for Single Family and 2.02 for Multi Family
 - Single Family dedication ratio: (Current = .023 acres per unit)
 Proposed = .023 acres per unit
 - Multi Family dedication ratio: (Current = .014 acres per unit)
 Proposed = .020 acres per unit
- Continue to use 10.0 acres per 1000 population
- For Single Family \$47,130 x (.010ac x 2,31 people) = \$1089

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www.fayetteville-ar.gov



For Multi Family \$47,130 x (.010ac x 2.02 people) = \$952

Lamb asked for public input.

Jessie Fulcher, Rausch Coleman, said he feels like the data is more accurate than what was provided before. He still believes that single family is too high and maybe being charged too much already. Maybe, multi family is not being charged enough, which can be skewing the math tremendously.

Lamb said this will require approval by City Council, and this would allow time for Fulcher to go through the new data and give input.

Edmonston said the dates it would likely go before City Council would be March 5th or March 19th.

Smith asked if the numbers could be pulled annually for the board to review.

Jack said it took many hours to go through the data and stated it should be done every 2 years. Additionally, the possibility of a new Impact Study would help determine if we will continue to use this method.

Edmonston said she reviewed the minutes and in January 2016, this issue was brought to the board, but the board didn't want to change, it was reviewed.

Board discussed the Park Land Dedication Fees.

Edmonston said the City Attorney feels strong that we need to stick with the same formula until an Impact Study can be done.

<u>PRAB Motion:</u> Joel moved to accept the recommendation of the new fees, based on the new data, Lamb seconded the motion. Motion passed 9-0-0.

<u>PRAB Motion:</u> Dockery made a motion to send a recommendation to City Council as soon as practicable that an Impact Study be done by a professional on the Park's fees, so that it can potentially be changed, Freund seconded the motion, Motion passed 9-0-0.

Edmonston said staff could get estimates.

Jack added other departments in the city may join in on the Impact Study.

Board further discussed Park Land Dedication Fees.



pg. 11 of 34

CityClerk

From:

Smith, Sondra

Sent:

Thursday, March 21, 2019 9:19 AM

To:

Batker, Jodi; Bolinger, Bonnie; Pennington, Blake; Bunch, Sarah; CityClerk;

citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Gutierrez, Sonia; Henson, Pam; Kinion, Mark; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Marsh; Sarah; Mulford,

Patti; Norton, Susan; Scroggin, Sloan; Smith, Kyle; Smith, Sondra; Turk, Teresa; Whitney, Jenny

Cc:

Jack, Theodore

Subject:

FW: FW: Information on PLD for Council

Attachments:

Park Land Dedication Spreadsheet 3 21 2019.xlsx

Categories:

Follow Up

From: Jack, Theodore

Sent: Thursday, March 21, 2019 8:36 AM

To: Smith, Sondra <ssmith@fayetteville-ar.gov>

Cc: Marr, Don <dmarr@fayetteville-ar.gov>; Edmonston, Connie <cedmonston@fayetteville-ar.gov>

Subject: FW: FW: Information on PLD for Council

Councilman Smith has asked for the excel spreadsheet with the land data, which is attached. In the spreadsheet, there is a tab with all land sales given to us by the accessor, another tab with only the land sales that we thought were relevant, and tabs that define some of the terms used by the accessor.

Thank You!

Ted Jack, CPRP, PLA Park Planning Superintendent City of Fayetteville, Arkansas 72701 T 479.444.3469 | F 479.521.7714 Website | Facebook | Twitter | Instagram | YouTube



From: Kyle Smith < citycouncil@kyle4fay.org> Sent: Thursday, March 21, 2019 7:36 AM To: Jack, Theodore <tjack@fayetteville-ar.gov>

Cc: Marr, Don dmarr, Don dmarr@fayetteville-ar.gov>; Edmonston, Connie cedmonston@fayetteville-ar.gov>

Subject: Re: FW: Information on PLD for Council

Ted, thanks for the extra info!

Can you share the actual Excel file instead of just screen shots? I want to be able to look at formulas and experiment the data in different ways to better understand it's complexities.



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N. 12-5-51 AMERITENIES COLIDORS 12-521 MG 17-15-1001 55-250 15-25	765-14607-001	È	19-16-30 FAYETTEVILLE CUILOTS	25.7	Q.M.	2/16/3017	285,000	\$ 62.775	1	IENSON, WILLIAM III
N. 12-56-36 FRETERIULE COLLOTS 15.61 WID 21/26/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 55.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 15.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 15.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 15.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 15.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 15.000 197 WID 15.64-36 FRETERIULE COLLOTS 15.64 WID 31/17/2017 15.000 197	765-16269-104	N.	12-16-31 FAVETTEVILLE CUTIOTS	2352	QM	1/1/2017	8,000	\$ 40.134		RIVERNOCOHONESTIC
No. 51-56-56 FARTETPOLITE COLLORS	765-16369-105	AV.	12-16-33 FAYETTEVILLE OUTLOTS	15.21	WD	7123/2017	400,000	S 25.000		RVERWOCO HOMES ILC
N. \$2,500 SWETTERFILE OLINOYS	765-13550-000	8	9-16-30 FAYETTEVILLE OUTLOTS	0.16	WD	2/28/2017	75,000	5 468,750	1,	BOSTON MOUNTAIN HOLDINGS LIC
N. \$5.29 GANCHERVILLE OLITOTS 39.44 347 7021 2.146,570 5.54.40 0.0 N. \$1.54.59 GANCHERVILLE OLITOTS 0.25 0.00 3.427,7021	765-15063-000	\$	21-16-30 FAYETTEVILLE OLITIONS	0.519	GW	3/1/2017	25,000	\$ 78,370		ANDERSON INVESTAMETS LLC
No. 15-55 SPAPETENILE OLITIONS 10	765-15630-000	A	25-17-30 FAYETTEVRILE CUTTOTS	39.43	AS.	3/7/2017	2,146,570	\$ 54,440	Ū	ONETWELVE VILLAGE LLC
No. 15-6-5-9-PAPETENHIE OUTLONS	765.0302.000	2	BRADEN ADO	90	O.M	3/29/2017	60,000	\$ 100,000	Į.	LENNON, JAMES HIR GST EXEMPT
Mail 1975	765 1411-000	N.	15-16-30 FAYETTEVILLE OUTLOTS	6Z 0	OW	3/30/2017	45,000	\$ 155,172		DAVIDSON BUILDERS INC
M. DOTESTRATEMENT CONTINUES Mail 61/40017 13/2006 51/2004 Mail	765-16269-106	λĶ	12-16-31 FAYETTEVILLE OUTLOTS	N	WD	3/30/2017	80,000	\$ 40,000		STRIKELDEVELOPMENTING
Mail	765-01770-000	RV	FAYETTEVILLE OSIGINAL	0.126	W	5/19/2017	225,000	\$1,785,714		MEADEJAWEHUNT
March Marc	75513251-002	AV	30-17-29 FAYETTEVILLE CURLOTS	22.555	QM	5/2017	3,252,500	\$ 149,965	3	BEGEANTIEVILLE PROPED ILC
M. 17-17-36 FAVETTRVILLE CONTIONS 446 WO 46/20/2017 0.000 5 127 800 UV M. 15-56-11 FAVETTRVILLE CONTIONS 4.15 MO 47/20/2017 0.000 5 14.21 UV M. 15-56-11 FAVETTRVILLE CONTIONS 2.15 MO 14/20/2017 0.000 5 14.21 UV M. 15-56-11 FAVETTRVILLE CONTIONS 2.15 MO 14/20/2017 0.000 5 14.21 UV M. 15-56-21 FAVETTRVILLE CONTIONS 2.15 MO 14/20/2017 0.000 5 14.22 UV M. 15-56-20 FAVETTRVILLE CONTIONS 0.000 0.000 0.000 0.000 M. 15-56-20 FAVETTRVILLE CONTIONS 0.000 0.000 0.000 0.000 M. 15-56-20 FAVETTRVILLE CONTIONS 0.000 0.000 0.000 0.000 0.000 M. 15-56-20 FAVETTRVILLE CONTIONS 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0	765-16223-200	FRE	14-16-31 FAYETTEVILE OUTLOTS ANY	1.78	CM	6/14/3017	100,000	\$ 78,125		KITHAN, GARY D. S. JOHNNE C.
A	765-15773-008	AV.	72-17-30 FAYETTEVILLE CUTLOTS	4.05	WD	6/20/2017	882 090	\$ 217.800		115S PROPERTIES II C
March Marc	765-161-5-450	AM	08-16-31 FAYETTEVILLE CUILOTS	8	ow	700/00/9	600,000	\$ 15,000		MARINGWI, SUELLEN M 2007
M. 34-36-11 FAFFTDVIIIE CUTLOTS 24.38 WD 57/24/2017 120/005 5 145-311 WJ W 556-25-25-25-25-25-25-25-25-25-25-25-25-25-	765.24389-200	A.	15-16-31 FAYETTEVILLE CUTIOTS	9.15	SW	6/28/2017	275,000	\$ 29.923	Ü	DBSOFINMALLC
March Marc	765-16289-000	RV	24-16-11 FAYETTEVRIE CUROTS	0.82	CW	5/23/2317	120,000	\$ 146,311		DUGGAR, JAMES RS, MICHELL A
WOUNTWOLKE BITATES 2.2 WO 11/2/2017 20.005 5.001 UV	76513117.100	W	19:16-29 FAVETEVILLE CUITOTS	24.38	WD	8/14/2017	23,000	\$ 19,811	3	HANPTONS REAL STATE LLC
Mail	7651537501	š	COUNTRY QUE ESTATES	22	Q.M	10/11/2017	20,000	\$ 5,091	3	S65 PROPERTIES LLC
A 19-bis Northernous Curings A 10-bis Northernous Curings Northernous Curings A 10-bis Northernous Curings Northernous Curings North	765-18065-016	×	36-17-30 FAYETTEVILLE OUTLOTS	60	WD	11/2/2017	55,735	\$ 76.594	3	JEHAWK PROPERTIES LLC.
No. 15-16-20 COUNTYCCOMP PLATE 0.155 NO. 12/15/2027 16.50 CO 5 92/17/2 UV 12-16-20 COUNTYCCOMP PLATE 0.155 NO. 12/15/2027 16.50 CO 5 92/17/2 UV 12/15-20 CAVETTEVILLE COUNCYS 5.44 S. 12/15/2027 15.50 CO 5 92/17 UV 12/15/2027 15.50 CO 5 92/17 UV 12/15/2027 15.50 CO 1	765-16450-850	7	09-16-31 FAYETTEVILLE OUTLOTS	m H	WD	11/30/2017	135,000	5 21.429	Š	COMBS, EDOY 6
W. \$4.500 FAVETENILE COULDTS \$4.70 \$1.707/2027 \$3.50.00 \$4.500	765-17811-000	2	15-16-30 COUNTY COUNT PLAT	613	WD	12/15/2027	145,000	\$ 947,712	š	GLORIOUS HOLDINGS LLC
M	765-14205-003	è	14-16-30 FAYETTEVILLE OUTLOTS	0.71	WD	D/25/2017	005'29	\$ 94,366	3	HOFER, CUNT & MONICA
M. M. S.	765-15289-308	Y	25-16-30 FAYETTEVILLE OUTLOTS	15.03	NS.	27/27/2013	336,210	5 22,395	3	RIGGINS COMMERCIAL CONSTRUCTION
1	mes seem	21	A-17-30 PAYELIEVILLE CALIGOS	9	QM	1/4/2015	1,500,000	5 50,916	3	SLOWE, RAMAH SUE UFETIME ASSETTRUST
M M-16-30 for FETTINILE CONTLOTS 14	7051500-105	2	STEPPENS TO STEPPENS AND STATE OF STATE	7		1/11/2018	0000	S X X S	5	DEAD HORSE DEVELOPMENTILC
No. 2412-20 FARTERINIE CONTONS 24.35 NO. 1712/2018 671,000 5 94.44 No. 2412-20 FARTERINIE CONTONS 21.077 NO. 2472/2018 21.250 5 94.44 No. 2412-20 FARTERINIE CONTONS 21.077 NO. 2472/2018 21.250 5 94.44 No. 2412-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 21.250 5 94.44 No. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 23.20 S 94.44 No. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 25.20 S 94.44 No. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 25.20 S 94.44 NO. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 25.20 S 94.44 NO. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 25.20 S 94.44 NO. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 25.20 S 94.44 NO. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 25.20 S 94.44 NO. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 20.20 S 94.25 NO. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 20.20 S 94.25 NO. 24.25-20 FARTERINIE CONTONS 21.25 NO. 2472/2018 20.20 S 94.25 NO. 24.25-20 FARTERINIE CONTONS 21.25 NO. 24.25-20 S 94.25 NO. 24.25-	(C) 14.42.000	2	IVID-SURATE IEVILLE CORDIS	3 (2	2/8/2018	888	\$ 108.929	3	MONTICELLO INVESTMENTS LLC
N 3-15-35 AVETTEWILE CONTINUES 1-35 NO 3/2/2018 1-355,000 5 3.54 N	TOT SOUTH ON		SCHOOL STREET,	2	OM.	7/17/2018	20,000	5 15.371	3	STAFFORD, ROBERT B& MOS. EVELYN
N	THE LEVEL AND	30	TO SE EXPERIENCE COMOSE	200	200	Has and	000,000	3 98.424	3	COLETTE HOLDINGS LLC
N. 12.55 STATETIONILE CONTOTS 1.02 W.D. 4/6/2018 50.000 5.6.851 W.D. 4/6/2018 50.000 5.6.851 W.D. 4/6/2018 50.000 5.6.851 W.D. 4/6/2018 50.000 5.6.852 W.D. 4/6/2018 50.000 5.6.852 W.D. 4/6/2018 50.000 5.6.852 W.D. 4/6/2018 50.000 5.11.854 W.D. 4/6/2018 50.000 5.11.8	765-1555,1000	2	Season for the remons	100	000	2/34/2018	20 200	2000	S	SOMEONES IN THE
No. 128-50 FAVETTEPHILE CUTIONS 1.18 W/D 4-9/2018 55.000 5 16.055 W W 10-16-35 FAVETTEPHILE CUTIONS 1.17 W/D 4-9/2018 55.000 5 10.054 W W 5-55 SAFATTEPHILE CUTIONS 1.17 W/D 6-9/2018 55.000 5 10.054 W W 5-55 SAFATTEPHILE CUTIONS 1.17 SW 6-9/2018 55.000 5 10.054 W W 5-55 SAFATTEPHILE CUTIONS 1.27 W/D 6-9/2018 55.000 5 10.054 W W 1.2-5-56 FAVETTEPHILE CUTIONS 1.25 W/D 7/12/2018 66.000 5 10.054 W W 1.2-5-56 FAVETTEPHILE CUTIONS 1.24 W/D 7/12/2018 60.000 5 10.054 W W 1.2-5-56 FAVETTEPHILE CUTIONS 1.24 W/D 7/12/2018 60.000 5 10.054 W W 1.2-5-56 FAVETTEPHILE CUTIONS 1.24 W/D 7/12/2018 60.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 3.25 W/D 7/12/2018 60.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 3.25 W/D 7/12/2018 60.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 3.25 W/D 7/12/2018 50.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 3.25 W/D 7/12/2018 50.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 4.25 W/D 4/12/2018 5.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 4.25 W/D 4/12/2018 5.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 4.25 W/D 4/12/2018 5.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 4.25 W/D 4/12/2018 5.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 4.25 W/D 4/12/2018 5.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 4.25 W/D 4/12/2018 5.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 4.25 W/D 4/12/2018 5.000 5 10.054 W W 4-15-20 FAVETTEPHILE CUTIONS 4.25 W/D 4/12/2018 5.000 5 10.054 W W 4/12/2018 5.000 5	765-14309-003	S	12-16-30 FAYETTEVILLE CURCIS	1.00	CM.	2/6/2018	20,000	S 54.835	3	A NI PAGE HOSEL OF COMME
N. 15-15-51 FAVETTEVILLE COLLIDOTS 2,007 554/7018 2,400 5,51,054 0.0 R. 5-15-50 FAVETTEVILLE CUTLOTS 1,77 WO 5,6/2018 375,000 5,11,554 0.0 R. 5-15-50 FAVETTEVILLE CUTLOTS 1,77 SW 6/2/2018 375,000 5,11,554 0.0 R. 5-15-50 FAVETTEVILLE CUTLOTS 1,77 SW 6/2/2018 375,000 5,11,554 0.0 R. 15-15-50 FAVETTEVILLE CUTLOTS 1,27 SW 6/2/2018 65,000 5,21/56 0.0 R. 15-15-30 FAVETTEVILLE CUTLOTS 1,24 WO 7/2/2018 65,000 5,21/56 0.0 R. 15-15-30 FAVETTEVILLE CUTLOTS 1,24 WO 7/2/2018 65,000 5,21/56 0.0 R. 14-15-30 FAVETTEVILLE CUTLOTS 1,24 WO 7/2/2018 65,000 5,21/56 0.0 R. AUDESTON FRANKE CUTLOTS 1,24 WO 7/2/2018 60,000 5,21/56 0.0 R. AUDESTON FRANKE CUTLOTS 2,54 WO 7/2/2018 30,000 5,01/56 0.0 R. AUDESTON FRANKE CUTLOTS 2,54 WO 3/2/2018 30,000 5,01/56 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,54 WO 3/2/2018 30,000 5,01/56 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,54 WO 14/2/2018 32,000 5,01/56 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,54 WO 14/2/2018 32,000 5,01/56 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,54 WO 14/2/2018 32,000 5,01/56 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,54 WO 14/2/2018 32,000 5,01/56 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,55 WO 3/2/2018 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,55 WO 3/2/2018 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,50 WO 3/2/2018 0.0 R. AUDESTON FRANKETEVILLE CUTLOTS 2,50 WO 3/2/2018 0.0	765-1577-001	2	28.16-30 FAYETTEVILLE OUTLOTS	7 12	WD	4/9/2013	35,000	\$ 16.655	3	APSERA CARVA CINDA
No. 9.56 MACHIEVILE CUTLOTS 1,77	765-16157-000	à	10-16-31 FAYETTEVILLE CUTIOTS	0.007	SW	4/26/2018	2,400	5 51,064	3	BARGER, JERMAIN & CHANG VERONICA
K	765-14010-000	2	9-16-30FAYETTEVILLE OUTLOTS	1.77	cox	6/6/2018	375,030	\$ 231,854	3	DYAN DEVELOPMENTIC
No. 545-50 FARTETULE OUTLOTS 1,77 559 642/2018 575,200 5,11,854 UV	765-16035-002	2	36-17-30 SAVETTEVILLE CURLOTS	62	WD	6/5/2018	25,000	\$ 375,000		BAUMANN CONSTRUCTION LLC
15 54 STAMETHORITE CUTLOTS 72-46 WD 54/24/2318 6665,000 5 54,976 W AV	765-14010-000	28	9-16-30FAYETTEVILLEOUTIOTS	1.77	MS	E/2/2018	375,000	\$ 21,864		GREGG STREET APARTMENTS LLC
N 6-16-30 FAPETERVILLE CUTLOTS 13.2 WD 6/25/2013 20.310 5 12/44 UV N 12-56-31 FAPETERVILLE CUTLOTS 15.34 WD 7/32/2018 66.000 5 6.216 UV N 12-56-31 FAPETERVILLE CUTLOTS 15.34 WD 7/32/2018 66.000 5 6.216 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 7/32/2018 66.000 5 6.216 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 7/32/2018 80.000 5 6.216 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 7/32/2018 80.000 5 71,776 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 71,276 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTLOTS 12.4 WD 14/24/2018 13.000 5 70,244 UV N 12-56-30 FAPETERVILLE CUTL	765-14/21-000	7	15-16-30 FAYETTIVILLE OUTLOTS	12.46	WD	6/14/3318	665,000	27,976		STEPHENSON, SAMUEL & NICOLE MARIE
AV 12-63.1 FAVETINILE CONDOTS 1.6334 WD 7/12/2018 6.000 5 40.239 UV 11-65.9 FAVETINILE CONDOTS 1.6334 WD 7/12/2018 6.000 5 40.239 UV 11-65.9 FAVETINILE CONDOTS 1.124 WD 7/12/2018 6.000 5 40.239 UV 11-65.9 FAVETINILE CONDOTS 34.54 WD 7/12/2018 6.000 5 40.239 UV 11-65.9 FAVETINILE CONDOTS 34.54 WD 7/12/2018 6.000 5 40.239 UV 11-65.9 FAVETINILE CONDOTS 34.54 WD 12/12/2018 155.000 5 37.399 UV 11-65.9 FAVETINILE CONDOTS 4.54 WD 12/12/2018 155.000 5 37.399 UV 11-65.9 FAVETINILE CONDOTS 4.54 WD 12/12/2018 155.000 5 37.399 UV 11-65.9 FAVETINILE CONDOTS 4.54 WD 11/12/2018 155.000 5 37.399 UV	765-13627-004	2	6-16-30-FAYETTEVILLE OUTLOTS	13.2	OW.	6/25/2018	230,130	2 17,624		MEADOWS OF WOODS CREEK INC.
W 11-54-30 FAVETERVILLE CONTIONS 11-34 WO 77/2/2018 80,000 5 62,518 UV	1671500 tr	200	12 to 21 severment Comore	87	ON.	1/2/2018	20,600	5 25,216		BET RENTAL LLC
No. 14-5-34 FAVETENILE CONCOS AND 17-13/2018 80.000 5 00.189 UV	76.514707.000	1	TOTAL SOCIAL STREET, CALLOUR	100	000	A Parison	00000	2000	3	MAYERWOOD HOMES ILC
N 34-16-30 FARTETION CONDOTS 34-54 WD 34/4/2018 70,000 5 /17,766 UV V V V V V V V V	765 1620 301	à	14-16-31 CAVETTEVILLE CUITORS AND	2.66	WD	2/44/2018	20000	A 37 180	5 2	TREAT RORA PORINA IONT SEUCCESS FINE
RV AUCESCON FARMPLAT 3.55 WD 10/13/2028 135,000 \$ 37,345 UV 15-15-30 FAVETTEVILLE CUTLOTS 5,000 \$ 10,245 UV 14/1-30 FAVETTEVILLE CUTLOTS 5,000 \$ 10,245 UV 14/1-30 FAVETTEVILLE CUTLOTS 5,000 14/1-34/2018 5,000 \$ 5,000 \$ 10,245 UV 14/1-34/2018 5,000 \$ 5,000 \$ 10,245 UV 14/1-34/2018 5,000 \$ 5,000 \$ 10,245 UV 14/1-34/2018 UV 14/	765-15/51-000	2	34-16-30 FAYETTEVILLE OUTLOTS	35	OW	9/6/2018	20,000	\$ 17.756	25	HOLKE BYGON IV III & GARAN
RV 145-16-30 FAVETTRVILLE CUTLOTS 4,55 WD 14/14/2018 92,000 5,00,564 UV RV 24-17-30 FAVETTRVILLE CUTLOTS 0,46 WD 14/14/2015 \$1,00 5,07,531 UV TOTAL 468,559 se \$22,900,44 \$0,723 UV	765-02259-002	R	ANDERSON FARMPLAT	3.61	WD	10/13/2018	135,000	\$ 37.336	3	BUFFORD LOWIN SHAY
RV 24-17-30 FATETRIVILE CUTIONS 0.40 WO 11/04/2015 58.350 (3 67.75) UV	765-14807-001	š	19-16-30 FAYETTEVILLE CONDOTS	157	0.0	10/2/2018	92,000	5 20,364	70	RIDBINVESTMENTS LLC
466.3854 ac	765-15624-000	8	24-17-30 FAYETTEVILLE COTLOTS	0.86	CM	11/14/2018	58.300	\$ 67,791	5	EMSPRINGS GINTERLIC
			Totale	466.5354	90		\$21,990,143	The latest	Samuel Control	
Average GRI Per Acre		100	*	Werzge Con	Per Acre	Street Street	\$47,130	4000000		

cost per acre.
The next page has the spread sheet with all parcels from the Assessor's office.

This spreadsheet has the land parcels that were kept

for determining average

CERTIFIED

	I II I PACE	1	Sutidi vidion	T com	Transf Tie	almot for		1 4200 4000	V. Com	
l I.,	74 -14 000	A	1-16-30 FAYETTE VILLE OUTLOTS	Atres 2.3		trio/2017	950 coo	Acre Cost	Validati	TAYLOR ANYHONYS, SIGNOF OF THE
	74-160902		\$4-15-30 PAVETTEVILLE OUTLOTS	5.04		1/24/2017	135,000			LEWS, AARON & MONRILE
	176-3335-900	RV	BURUNGTON HEIGHTS S/D	6.33	110	D27/2017	22,000	5 77,143	. UV	ESIT SUILDERS INC
	2 765-15850-007	AC	29-17-30 FAVETTEVELS OUTLOTS	26.23	WD	D31/2017	959,708		uv	SHINECAPITAL HC, SCAT
	5 755-15065-000 g 755-14405-000	80	22-15-30 PAYETTEVILLE CUTECTS 25-15-30 PAYETTEVILLE CUTECTS	71,305	V.D	L 2 L 2017		Carlotte Contraction		RC PARK MEADOWS LLC
	; 7 5 -13391-000	EV	3-15-30-FAYETTE VILLE OUT (DTS	0.5	GW.	2/7/2017				TO INVESTMENT GROUP LLC
	£ 765-02615-001	RV	EATE ADD	0.16		2/16/2017	43,500 200,000	A 100 120 120 17	direction of the same	DOCIE LANDING B.C
	3 765-15359-10B	99	12-15-31 FAYETTEVILLE CUTLOTS	29.54	- V.D	2/10/2017			UV	FERRIS APAWELLS, LOGIN, ROYALD E
	10-745-14807-00:	#W	15-15-30 FAYSTTEVILLE OUTLOTS	4.54	CV.V	2/15/3017			- 04	HENSON WILLIAM III
	765-18532-000	CV	CIM BUSINESS PARK	1.14	WD	2/17/2017	100,000		DV	TROICEUC
	12-766-15269-101	AV	12-15-31 FAYETTEVILLE CUTLOTS	2.392	WD	2/17/2017	\$6,000		A	RIVERWOOD HOMES LLC
	11765-1525-105	AV	12-15-31 PAYETTEVELS OUTLOTS	1.5.81	WD	2/23/3017	400,000	\$ 25,300	uv	RIVEWOOD HONESUC
	14 765-13950-000	57	9-15-30 FAYETTE VILLE OUTLOTS	0.15	WD	2/24/2017		\$ 458,750	n.	BOSTON MOUNTAIN HOLDINGS LLC
	15 755-15063-000	RV	.21-15-90 FAYETTEVILLE OUTLOTS	0.513	900	3/1/2017	25,000	STATE OF THE PARTY	UV	ANDERSON INVESTMENTS LLC
	17 755-03002-000	V.R.	S-17-30 €AYETTEVILLE OUTLOTS	30.41	SV/	1/7/2017	2,146,570		עע	ONETWEVEVILLAGELIC
	18 755-14411-000	- RV	EPACENIADO 15-15-10 PAYETTEVILLE CUYLOTS	0.5	- WD	3/24/2017 3/24/2017	60,000	5 100,000	uv	(LENNON, JAKES HIR GSTEXENDT
	14 765-15259-106	ÁV	12-15-11 FAYETTEVILLE OUTLOTS	2	WD	2/30/3017	35,000	The second of the second of the second	UV	DAVIDSON BUILDERS INC STRIKER DEVELOPMENT INC
	10 765-15671-000	Aú	25-17-30 FAYETTEVILLE OUTLOTS	11.0	WD	1 3/30/2017	975,000		The second second	HUDSON, LOVDE HTRUST
20	11 765-1514P-110	- 44	15-15-31 FAVETTEVILLE DUTLOTS	6.75	V/D	410 3017	475,000	5 70,265	עע	PELT, TANYA
	11 765-13 569-000	UP.	2-16-50 PAYETTEVILLE OUTLOTS	0.73	V40	411/2017	350,000		VV	IWHISTUR WOODS LLC
	11 765-13305-002	ц	16-17-29 FAYETTEVELLE OUTLOTS	5,1	WD	5/10/2017	435,000		UY	PEARSON, JOHN & DEIDLA
	24 765-01770-000	AV	FAYETTEVELL ORIGINAL	0.126	WD	5/15/2017	225,000	\$1,785,714	uv	MEADE JANEHUNT
	21 765-13251-002	- AV	30-17-29 FAVETTEVELE CURTOTS	22.555	WO	6/9/3017	3,252,500	\$ 1.49,953	UV	SFGFAYETTEVELEFFCPCOLLC
	26 765-12221-200	SM	14-15-5) FAYETTEVELE OUTLOTS ANNE	7	WO	\$142017	100,000		UV	FITHAN, GARYD & JOANNEC
	19/765-15773-005	AV	27-17-30 FAYETTEVILLE OUTLOTS	4.05	WO	6/20/2017	267,090		UV	LISSPACE EXTESSIO
	11 765-16145-850	AM Al	05-16-31 FAVETTEVALE OUTLOTS	30	WD	5/20/2017	600,000	5 15,000	uv	(MARRICH), SURLESS M 2007
	10 765-16280-000	RV.	25-15-31 MAYETTEVILLE OUTLOTS	9,19	SW	6/25/2017	275,000	5 29,524	uv	D65 OF NWALLC
	J1 765-22234-000	CV	CMN BUSINESS PARK II PHASE I	134	WD	7/11/2017	120,000	\$15 A P 1 - 2 C - 4	uv	DUGGAR JANES R & NICHELLE A
	31 765-13345-0CL	cv	2-16-50 FAYETTEVILLE OUTLOTS	1.28	WD	8/8/3017	L-21,798 250,000	\$ 742,188	uv	PAYMETUE
	11 765-10506-000	CV	SKELTONS SAD	0.59	5W	8/11/2017	85,500		UV	ARFAY CHOSSOVER ILC VAB PLT LLC
	4 = 765-16151-501	and	09-15-31 FAYETTEVALE CUTLOTS	2.05	WD	W11/2017	54,500	5 26,202	UV	CHIDA BRIAN N & KAREN
	23 765-13117-100	AV	19-15-29 FAVETTEVILLE CUITOTS	24.38	WD	W14/2017	483,000	5 19,511	uv	HANFIONS REAL ESTATE LIC
	16 765-17176-000	RV	GADDYACRES	0.73	- WO	6/15/2017		5 161,644	uv	DUNN, PAULE
	17 765-22252-025	100	CHAN BUSINESS PARK IJPHASE I	2.05	- 5W	9/6/2017	975,000	\$ 475,610	·······································	HAWGEYELLC
	11 765-14505-001	AM1	14-15-30 FAYETTEVILLE CURGIS	0.72	- WD	9'14/3017	65,500	\$ 90,972	UV	STRACK, JOHN M& CRYSTALL
	11 765-15574-000	Rr.	FAYETTEVELE IND. PARK WEST	14.9	WD	9/25/2017	273,500	5 15,000	uv	PETER O KOHLER LLC
	40 765-15397-901	CV CV	COUNTRY CLUB ESTATES 12-16-31 PAYETTEVELE OUTLOTS	2.2	MD	10/12/2017		\$ 9,001	UV	SAS PROPERTESLIC
2	41 765-15065-016	RV	36-17-30 PAYETTEVALE CUTLOTS	12	TD.	11/1/2017		3 412,500	uv.	ON STRUCT AUTOMOTIVE STORES, MC
	41 765-16150-650	A	09-16-31 FAVETTEVELE CUTIOTS	63	V/D	11/2/2017	65,935	\$ 76,590	UV	HAWKPROFESTESLE
	44 795-00615-001	EV.	BATES ADD	0.13	- WD	12/7/2017	222,500	5 21,429 51,236,111	UV	COMBS, EDDY G
	45 765-23565-001	CV	CMN BURNESSPARK HPH # LOT 13 IRES		WD	12/12/2017	1,500,000	5 240,185	UV	B & T ARKAY SAS HOTELS II U.C.
	48 765-12815-000	RV.	15-16-30 COUNTY COUNT PLAT	0.155	WD.	12/19/2017	145,000		UV	GLCATOUSHCLDINGS 11C
	41 765-14305-003	80	\$4-15-30 FAYETTEVILLE CUTLOTS	0.72	- WD	12/20/3017	67,000	5 91,366	บท	BOFER, CLINT & MONICA
	41 765-15209-308	AV	25-15-10 FAYETTEVILLE OUTLOTS	15.01	200	12/27/2017	336,210	5 22,300	UV	RIGGINS COMMERCIAL CONSTRUCTION
	49 765-15628-000	AJ III	24-17-30 FAYETTEVILLE CUTLOTS	25.46	WD	1/4/2013	1,500,000	\$ 50,915	UY	SLORE, RAMAH SUELIFETIME ASSETTRUST
	20 788-11127-000	ČV.	NCMILLAN ESTATES	1.23	WD	1/1/2072	250,000	5 447,151	UV	SPRINGS HOSPITAUTYLLE
	31 765-15367-100 31 765-16151-800	RV At	25-16-30 FAVETTEVILLE OUTLOTS 97 AX	1.82	SW	1/11/2019	100,000	5 34,045	TOV	DEAD HORSE DEVELOPMENTILC
	33 765-34562-000	A	17-16-31 FAISTTEVALE CURIOTS	175 14	WO	2/5/2015	331,735	5 55,041	vv	SMILEY, PHILIP THOMAS & JANELLE LOUISE BRADE
	1176-1535-00L	AJ.	27-16-30 PAYETTEVELE OUTGES	100	VID.	2/12/2015	1,125,000	5 105,929	UV	MONTRELLO INVESTMENTS LLC
	33 765-22234-002	ev	CNN BUSINESS PARK II PHASE I	3.21	WD	2/11/2015	273,000 4,153,577	\$ 90,750	űν	SELLERS, STERUNG & & KIRSTEN A
	54 765-15551-001	AV	34-50-30 FAYETTEVELE CUTLOTS	3.51	WD	7/15/2015	85,000	5 359,570	UV.	STAFFERD, ROBERT & & RICE, EVELYN
- 4	37 765-35073-000	TO AL ST	35-17-30 FAYETTEVELL OUTLOTS	695	Wo	2/24/2018	691,000	5 97,434	uv	CONTEHOLONGSLIC
	31 765-15271-400	AV	34-15-31 PAYETTEVILLE OUTLOTS	21.072	WD	3/2/2013	1,315,000	5 61,151	UV	WCCOVES IV UC
	11 765-15355-000	AV	34-16-30 FAYETTEVALE OUTLOTS	400	WD	VI42018	50,500	5 11,552	uv	BRAVO, XOHN & REISHA
	£0.765-05570-000	CM	COLLEGEADD	0.579	WD	3/30/2015	235,000	\$ 622,691	UV	CAJAKAJOHOLDINGS FIC
	11 76E-14309-005	RV	14-16-30 FAVETTEVALE OUTLOTS	1.06	- WD	1/6/2018	70,000	5 64,815	uv	COMO, JOSEPH & PAULA
	41 765-15374-001	*V	28-16-30 FAYETTEVELE OUTLOTS	2.18	WD	4/9/2015	35,000	\$ 15,055	UV	ARSAGA, CARY & CHOY
	91 765-16197-000	RV:	10-16-31 FAYETTEVELE OUTLOTS	0.047	244	4/25/2015	2,400	5 51,064	uv	BARGER, JERNAIN & CHANG, VERONICA
	44 765-13209-001	A	19-17-29 FAYETTEVALE CORDIS	A.57	WD	5/11/2015	577,150	\$ 67,145	UV	KEYPONTCHURCHING
	45 765-21902-000 44 765-27677-000	CV.	MILLERNAM PLACE COMMIS/D	1.8	WD	6/4/2016		\$ 507,513	UY	1816)OYCE LLC
	47.765-24030-000	CV RV	TIAMERIANE OFFICE PARK 9-16-30 FAVETTE VILLE DUTIDITS	0.45	5W	6/6/2015	-	\$ 333,333	UV.	RIGGINS COMMERCIAL CONSTRUCTION
	41 765-15035-002	RV.	36-17-30 FAVETTEVILLE OUTLOTS	177	WD	6/6/2018		5 211,864	UV	TITAN DEVILOPMENTILIC
	61 765-14CLO-COD	RV	9-16-30 FAYETTEVILLE DUTIOTS	277	SW	6/8/3015		5 375,000	UV	BAUMANN CONSTRUCTION LLC
	70 765-14421-000	A	15-15-30 PAYETTEVELE OUTGIS	12.40	WD	6/14/2015	575,000 655,000	5 51,976	nA.	GREGG STREET APARIMENTS LLC
	71 755-11527-001	AV	\$1630/AYETTEVILLEOUTIONS	- 82	CW	6/15/2018	230,150	5 17,434	UV	STEFFENSON, SAMLEL & NICOLE MARE MEADON'S OF WOODS CREEK INC
	11 765-22234-003	cv	CMN BUSINESS PARK II PHASE I	0.73	WD	7/2/2018	550,000		uv	FRST HATIONALBANK OF FORT SWITH
	11 765-15850-005	AV	25-17-30 /AYETTEVILLE CURIOTS	235	WD	7/2/3018	90,600	5 33,115	uv	BFTRENTALUC
	74 765-15152-000	12 12	22-25-30 PAYETTEVILLE OUTLOTS		WD	7/18/2018		\$ 22,500	UV	MORNINGSIDE INVESTMENTS LLC
	73 765-16152-250	285	10-15-31 FAYETTEVILLE OUTLOTS	0.25	WO	7/23/2013	20,000	5 40,000	UV	WIT TRANSFER HOLDING CONFANY LIC
-	74 765-16259-107	AV	12-35-31 PAYETTEVALE OUTLOTS	1 5374	WD	7/30/2015	65,000	5 40,305	UV	RIVERWOOD HOMESTLD
	77 765-14207-000	RV	11-14-30 FAYETTEVELLE OUTLOTS	L24	WO	7/31/3013	80,000	5 64,515	QV.	GARDNER, KIAH
1	7 8 765-15220-305	RV	14-15-31 FAYETTEVALE OUTLOTS ANN DE	16	WO	7/31/2013	80,000		UV	TREAT, BOS & DONNA JOINT REVOCABLE TRUST
1	75 765-00:015-002	RV	SATES ADD	0.13	WD	2/7/2015		\$1,236,111	UV	PATTON, STEVEN W& ANITAL
÷,	81 765-16225-200 81 765-30078-000	RM :	14-16-31 PAYETTEVILLE OUTLOTS ANN DE	1.25	WO	M175072		5 85,935	UV	ALEXANDER CHARLES & EVELYN
1	11 765-22643-005	CV	TWIN CRED'S VILLAGE - PHILLOT 19A	0.67	WD	8/21/2015		5 5-14,500	uv	IRWIN REAL ESTATE INVESTORS LLC, CMB PROPER
25	21 765-15351-000	EV	SROOKSTONE S/D S4-M-30 / AVETTEVILLE OUTLOTS	2.62	WD	9/5/2018		5 286,260	UV	SOUTHWEST SPRINGDALE FORTY-RINELLO
	14 785-14105-000	RATE OF	10-15-30 PAYETTEVILLE CORDIS	0.766	WD	9/6/3015	70,000	CONTRACTOR AND AND	UV	HOUSE, BYRCH WITE SHAFM
11	83 765-29-K5-000	CV	FORESTHELS	3.24	SW	\$/28/2013		5 300,261	UV	GRAY, SESSE & KRISTIN
1	86 765-15152-675	EM	10-16-31 FAVETTEVELE CUTTOTS	03	WD	10/5/2015		5 231,481	UV	DONDA INVESTMENT LIC
1	17 755-16573-000	N	FAYETTEVILLE IND. PARK WEST	15.7	WD	10/12/2015		\$ 23,952	UV	SERRA, EDITH DEJESUS BRIDGETON LLC
	11 765-02259-002	RV	ANDERSON FARMFLAT	3.51	WD	10/23/2015	135,000		UV	BUFFORD, LONNA SHAY
	11 765-22 254-001	CV	CMI BUSINESSPARK II PHAZE I	2.30	WO	10/25/2015		5 512,821	uv	KLAPW SUB LLC; KLAPW SUB II LLC; KLAPW SUB III L
	10 755-14807-001	RV	19-15-30 PAYETTEVALLE OUTLOTS	4.51	WO	10/29/2018		5 20,264	uv	ADS INVESTIMENTS LLC
	11 765-15159-550		09-15-31 FAYETTEVILLE CUTLOTS	5.90	. 70	11/7/2013		5 5,160	UV	BUSH, DANNYL & LIANKA O
	12 765-15624-000		34-17-30 FAYETTEVELE CUTLOTS	0.86	WD	11/14/2019	56,300		UV	EUNISPRINGS CONTER LLC
	93 765-05438-000		MOPPERSAUD	QP:	WO :	12/20/2018	150,000	5 478,725	UV	HO PAYETTEVILLE LLC
- 4	THE REAL PROPERTY.		Totals	591,4144	ac		540,054,115	- "		