

AN ORDINANCE AUTHORIZING THE CITY OF ST. MARY, MISSOURI TO ACCEPT ALL OF LOTS ONE (1) THRU NINE (9) IN CITY BLOCK NO. TWENTY-FIVE (25) IN THE CITY OF ST. MARY, MISSOURI AS A GIFT FROM WILLIAM AND JOYCE SIMS; STATING WHEN THIS ORDINANCE SHALL TAKE EFFECT AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. MARY, MO. AS FOLLOWS:

SECTION 1. The city of St. Mary, Missouri is hereby authorized to accept all of Lots One (1) thru Nine (9) in Block No. 25 in the City of St. Mary, Missouri as a gift from William and Joyce Sims,

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this the 12th day of June, 1989.

Robert L. Grass  
Mayor Robert L. Grass

Attest:

JoAnn E. Donze  
City Clerk JoAnn E. Donze

<u>ALDERMEN</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Francis Bader	X			
Henry Coffman	X			
Robert Schultz	X			
Stephen Schwent	X			

I, JoAnn E. Donze, Clerk of the City of St. Mary, Missouri do hereby certify that the foregoing ordinance was duly passed and adopted by the Board of Aldermen of the City of St. Mary, Missouri at a regular meeting thereof assembled this the 12th day of June, 1989.

JoAnn E. Donze  
City Clerk Joann E. Donze



# GIESLER APPRAISAL AND RENTAL SERVICE

DONALD L.  
GIESLER

101 West St. Joseph  
Perryville, Missouri 63775  
547-1214 or 547-1314

CERTIFIED APPRAISER

*Specializing in Farms, Houses & Commercial Appraisals and Real Estate Rental & Management*





**DEFINITION OF MARKET VALUE:** 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 of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in 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. ("Real Estate Appraisal Terminology," published 1975.)

#### CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

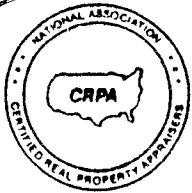
**CERTIFICATION:** The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

**CONTINGENT AND LIMITING CONDITIONS:** The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

Date: Oct. 28, 1988 Appraiser(s) Donald L. Seidler



CERTIFIED APPRAISER

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October 28, 1988

Lynn Hanquist  
c/o Hanquist Oil Co., Inc.  
420 Magnolia Street  
Perryville, MO 63775

RE: Station Building and Lots.  
St. Marys, MO

Dear Mr. Hanquist:

As per your request, Donald L. Giesler, Appraiser for Giesler Appraisal Service has made an appraisal of property located on lots 23 and 24 in Block 17 in the city of St. Marys, MO.

I have personally inspected the property and have made an analysis of factors pertinent to the estimate of value.

APPRAISER'S NOTE: That no survey of the property has been made by this appraiser and no liability is assumed on matters of legal character affecting the property.

The purpose of this appraisal is to estimate the fair market value of the property with fair market value being referred to as the price at which a willing seller would sell and a willing buyer would buy, neither being under abnormal pressure.

This appraiser considered the three basic approaches to value.

1. Cost Approach - used only in adjusting comparable properties with buildings, if any.
2. Income Approach was considered.
3. Market Data Approach - this appraiser places more emphasis on this approach than the other two. In this case checking comparable property sales with adjustments being made to compare properties.

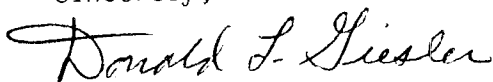
Upon personal inspection I find a concrete block and brick building consisting of 1,116 sq.ft. This building has a 713 sq.ft room with 16 foot high walls and a heavy duty hoist in the floor to lift cars and trucks. The building also has a store area with two rest rooms and a furnace room. The floors are concrete and there is no basement. There is a 23 X 16 canopy with brick corner posts. The roof is slate. The grease and wash room has a tar roof. The building is on two lots, 25 X 125 each, fronting on Highway 61 in the business part of town.

In doing this appraisal I used comparable sales plus I used the construction cost approach at \$15.00 per sq.ft. totaling \$16,740.00 I depreciated 60% for the age of the building, leaving a total value of \$6,696.00.

I value the lots at \$2,000.00 each or total \$4,000.00.

Therefore as a result of my analysis and appraisal, it is my opinion that the fair market value of the property is..... \$10,696.00.

Sincerely,



Donald L. Giesler,  
Certified Appraiser

DLG/djb