

Greenville

North C THIRD ACQUISITION APPRAISAL

of the

Dub Shore Drive Redevelopment Project

N. C. R-15

It is my pleasure that I forward to you the accompanying

report on the Shore Drive Redevelopment Project

to the Local Public Agency on June 12, 1964.

W. CALVIN REYNOLDS

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THIRD ACQUISITION APPRAISAL
of the
Shore Drive Redevelopment Project
N. C. R-15

FOR

The Redevelopment Commission
of the City of Greenville
Greenville, North Carolina

BY

W. Calvin Reynolds, SRA
635 North Main Street
High Point, North Carolina

W. CALVIN REYNOLDS

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APPRAISER
August 11, 1964

Colonel "A. E." Dubber
Executive Director
Redevelopment Commission
of the City of Greenville
Greenville, North Carolina

Dear Colonel Dubber:

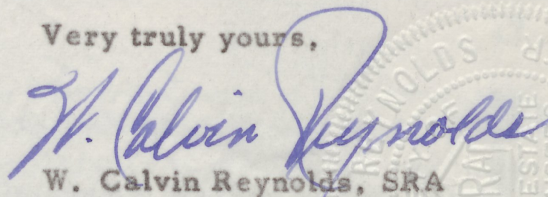
It is with great pleasure that I forward to you the accompanying Acquisition Appraisal Report on the Shore Drive Redevelopment Project N. C. R-15, authorized by the Local Public Agency on June 12, 1964.

The report is divided into two sections. The first section is the "narrative" or book portion and the second is the individual parcel reports.

I have enjoyed preparing this report for you and I appreciate the excellent cooperation extended me by the people of Greenville and Pitt County.

Please call me if I may be of service to you at any future time.

Very truly yours,


W. Calvin Reynolds, SRA

WCR:mb

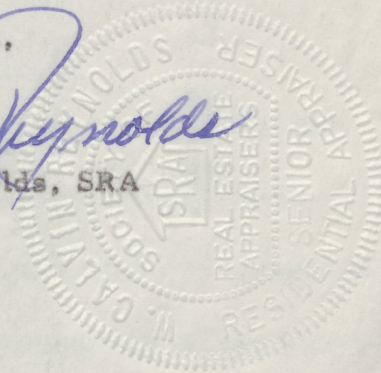


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ASSUMPTIONS AND LIMITING CONDITIONS

1. No responsibility is assumed or will be assumed for matters legal in nature.
2. Participation in legal proceedings is restricted solely to the contract authorizing this appraisal.
3. No opinion on title is rendered as this appraisal has assumed marketable title on all properties.
4. Liens and encumbrances, if any, have been disregarded and the property appraised as if free and clear and in fee simple.
5. No survey has been made of the property and dimensions and land areas furnished by the local Public Agency are considered to be correct and without recourse.
6. No responsibility is assumed for any data furnished by the local Public Agency.
7. The appraiser agrees that this report and its conclusions are for the confidential use of the Greenville Redevelopment Commission, and that the appraiser will not disclose his opinions in whole or in part to anyone other than the client without expressed authorization or due process of law.

QUALIFICATIONS OF W. CALVIN REYNOLDS, APPRAISER

Age 33: married with two children, residing at 2830 Hermitage Drive, Winston-Salem, North Carolina and manager, Appraisal Department, Curtis Smithdeal, Incorporated (Realtors) 635 North Main Street, High Point, North Carolina.

Educational Background and Training:

Bachelor of Science Degree in Business Administration, majoring in Personnel Management and Finance at Bryant College, Providence, Rhode Island, graduating August, 1951.

Advanced Economics at Wake Forest College, Winston-Salem, North Carolina.

Course #1, American Institute of Real Estate Appraisers at the University of Georgia - March, 1962.

Course #2, American Institute of Real Estate Appraisers at the University of Indiana - February, 1964.

Course #6, American Institute of Real Estate Appraisers at the University of Chicago - August, 1963.

Appraisal Seminars and Workshops - 1960, 1961, 1962, 1963 for both American Institute of Real Estate Appraisers and Society of Real Estate Appraisers.

Experience:

Realty Representative, Western Electric Company, Incorporated, Winston-Salem, North Carolina from February 1955 to 1963 - duties included appraisal and review appraising of residential properties, acquisition, management and disposal of residential properties, administration of realty policies, trouble-shooting realty problems, counseling of employees on realty and home financing matters.

Industrial Relations Representative, Western Electric Company, Winston-Salem, North Carolina - August, 1951 to February, 1953 - duties included administering benefits program and personnel policies.

Military Service in U. S. Army from February, 1953 to February, 1955.
U. S. Army Reserve from 1955 to present.

Qualified as an Expert Appraisal Witness in the following Courts of Law:

Superior Court, Forsyth County, North Carolina

United States District Court, Middle District of North Carolina

Professional Memberships:

Senior Residential Appraiser, Society of Real Estate Appraisers
American Right of Way Association
American Society of Appraisers - Associate
Winston-Salem Board of Realtors - Affiliate Member
North Carolina Association of Realtors - Associate

Appraisal Clients: (Including appraisals of single and multi-family dwellings, rural and farm land, commercial and special properties.)

North Carolina State Highway Commission
United States Department of Justice
Western Electric Company, Incorporated
City of Winston-Salem, North Carolina
Mortgage Guaranty Insurance Corporation
Jefferson Standard Life Insurance Company
County-Municipal Court, Guilford County, Greensboro, North Carolina
Redevelopment Commission, City of Winston-Salem, North Carolina
Redevelopment Commission, City of High Point, North Carolina
Farmer's Cooperative Exchange, Raleigh, North Carolina
Individuals, Lenders, Attorneys, Realtors, Insurers.
General Services Administration
Bell Telephone Laboratories

PURPOSE OF APPRAISALS

The purpose is to estimate the fair market value of the individual parcels as of the date shown on each parcel report. These appraisals are to be used by the local Public Agency as a basis for negotiation in connection with the land acquisition for the Shore Drive Redevelopment Project, North Carolina R-15, Greenville, North Carolina. Fair market value may be defined as:

the highest price estimated in terms of money which a property will bring if exposed for sale in the open market allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

PROPERTY RIGHTS APPRAISED

The property rights appraised are those of a fee simple owner of the various parcels in this report as shown on the individual parcel appraisals each of which is part of the composite report.

PROJECT LOCATION

The project area is located between the central business district of Greenville, North Carolina, and the Tar River. Greenville, the county seat of Pitt County, is located in the Coastal Plains Section of North Carolina; 84 miles east of Raleigh; 157 miles south of Richmond, Virginia; 265 miles south of Washington, D. C.; and 425 miles north of Atlanta, Georgia.

CITY AND COUNTY DATA

The City of Greenville has experienced a continued steady growth since its origin in 1786. It is one of the largest bright leaf flue-cured tobacco markets in the nation, and it is one of two cities in North Carolina having five sets of buyers. Although it is in a predominantly agricultural area with Pitt County ranking first in North Carolina in the amount of farm products sold, Greenville is expanding industrially having 63 manufacturing and industrial plants and expecting two additional ones in the near future. The principal products include: boats, carpet yarns, chemicals, dry cell batteries, bottled soft drinks, bakery and dairy products, fertilizers, hosiery, livestock feed, leaf tobacco, lumber, millwork and meat products.

Early in its history, the citizens were interested in education and with East Carolina College Greenville has become the educational center of the North Carolina coastal area. The effect has been favorable upon the cultural life of the community and surrounding area. Since the origin of the college in 1907, the college has attained a present on campus enrollment of 5,900 students with a plant value over \$24,000,000. It is estimated that with the new grant of \$12,000,000 from the state legislature the college enrollment will reach 10,000 within the next five years.

The local government is composed of five council members, one of whom is the Mayor. Municipally owned public utilities are adequate to serve a growing and progressive community. Commercial transportation

is provided by one inter-state bus line and two railroads. Air transportation is in nearby Kinston and Rocky Mount.

With the increase in population and industrialization, the post office receipts have tripled within a ten year period and the retail sales volume was \$34,210,000 for the year 1960.

Population growth and projections:

	1950	1960	1970	1980
City of Greenville	16,700	22,900	31,300	42,800

Population of Pitt County: 1950, 63,800; 1960, 69,900.

As further evidence of growth in the city and county, ad valorem tax values have risen as follows:

	1958	1960	1962	1964
City	\$80,371,023	\$91,516,158	\$98,232,543	\$107,236,293
County	\$71,859,358	\$78,899,539	\$84,095,722	\$91,227,774

DESCRIPTION OF PROJECT AREA

The properties covered by this appraisal are located on the south side of the Tar River. Bounded on the east by Town Creek, it has its principal southern boundary at Second Street from Pitt Street on the west to a point midway between Cotanche and Reade Streets where the project extends south two blocks to Fourth Street. The western boundary is an irregular line lying just east of Alton Hill to include First Street to the cemetery, the 100 block of South Pitt Street to Second Street. The north

boundary is the Tar River.

The majority of the structures located within the area are single family, frame residences, duplexes and apartments with recreational and religious facilities within the project. Most of the structures, with a few exceptions, are occupied with the Negroid race with a high population density. The area is served with refined water, sanitary sewer facilities, and natural gas is available to a good portion of the area. With few exceptions, streets in the project area are paved but lack adequate storm drains. Sidewalks are almost non-existent.

Public school facilities, including elementary and secondary school, are immediately outside the project area. The local public library is four blocks south of the project proper.

The topography, for the most part, is gently rolling. Drainage from the sandy soil is in a northerly direction to the river.

Because of the housing shortage in Greenville, for the residences of this area, high rentals have been maintained and the vacancy rate is exceptionally low.

HIGHEST AND BEST USE

The highest and best use of the various parcels in the project varies with their location. The highest and best use of each parcel is indicated in each of the parcel appraisal reports.

MARKET ANALYSIS

Records show that there has been relative little turnover in sales of the real estate in this area. Most of the properties are in violation of the present zoning ordinances and building codes. Current zoning in the Project area includes residential, commercial, and light industrial.

Since there has been a limited number of sales in the Project area, a comparison of sales data to the several parcels covered by this report is almost non-existent and meaningless.

An investigation by your appraiser has shown that purchasers and sellers in Project area customarily use the gross rent multiplier method of determining price; thus making the income approach of primary importance in estimating value. The shortage of low income rental houses and its effect on real estate in the project area has been stabilizing in spite of physical deterioration which, in many instances, has gone unchecked. An investigation also disclosed that those trading in properties located in Project area buy and sell on the basis of a gross annual rent multiplier ranging from a low 7 to a high 10 with the most common multiplier being 8.

Sales data compiled during the appraisal that is believed to have some comparative merit is made a part of this report on the following pages.

COMPARABLE SALES

DESCRIPTION	COMMENTS
<p>Sale #1</p> <p>Location: S. E. Corner of Greene and Second Streets</p> <p>Buyer: F. M. Wooten, Jr.</p> <p>Seller: N. C. Brooks</p> <p>Date of sale: July, 1961</p> <p>Size: 82.5' x 135'</p> <p>Area: 11,137 s. f.</p> <p>Sales Price: \$12,000</p> <p>Unit Value: \$144 f. f. \$1.08 s. f.</p>	<p>Level, open, corner lot. Paved streets, curbs and gutters.</p>
<p>Sale #2</p> <p>Location: E. side of Greene between Second and Third Streets</p> <p>Buyer: F. M. Wooten, Jr.</p> <p>Seller: Harriett L. Gucker</p> <p>Date of sale: December, 1959</p> <p>Size: 70.33' x 139' x 11.67' x 79' x 58.67' x 60'</p> <p>Area: 5,141 s. f.</p> <p>Sales Price: \$5,500</p> <p>Unit Value: \$79 f. f. \$1.07 s. f.</p>	<p>Level, open, interior lot. Paved streets, curbs and gutters. Only land considered in purchase according to purchaser.</p>
<p>Sale #3</p> <p>Location: N. side of Second Street between Evans and Cotanche</p> <p>Buyer: T. W. Rivers</p> <p>Seller: Charlotte Flanagan</p> <p>Date of sale: November, 1961</p> <p>Size: 45.81' x 165' x 71.81' x 80' x 26' x 85'</p> <p>Area: 9,639 s. f.</p> <p>Sales Price: \$12,000</p> <p>Unit Value: \$262 f. f. \$1.24 s. f.</p>	<p>Level, open, interior lot. Paved streets, curbs and gutters. Purchaser says only land considered in purchase.</p>

Sale #4

Location: N. side of Second Street
between Evans and Cotanche
Buyer: T. W. Rivers
Seller: R. L. Vines
Date of sale: November, 1961
Size: 26' x 85'
Area: 2,120 s. f.
Sales Price: \$4,000
Unit Value: \$154 f. f.
\$1.81 s. f.

Level, open, interior lot.
Paved streets, curbs and
gutters. Purchaser says
land object of purchase.

Sale #5

Location: N. side of Second Street
132' W. of Cotanche
Buyer: T. W. Rivers
Seller: E. G. Flanagan
Date of sale: April, 1960
Size: 25' x 85.5'
Area: 2,137 s. f.
Sales Price: \$4,000
Unit Value: \$160 f. f.
\$1.80 s. f.

Level, open, interior lot.
Paved streets, curbs and
gutters. Buyer says only
land considered in purchase.

Sale #6

Location: N. E. Corner of Cotanche
and Evans
Buyer: Pitt County ABC
Seller: J. E. Waldrop
Date of sale: November, 1961
Size: 92' x 165' x 132' x
95' x 40' x 70
Area: 18,980 s. f.
Unit Value: \$174 f. f.
\$0.85 s. f.

Open corner lot. Paved
streets, curbs and gutters.
Purchase made for land
only.

Sale #7

Location: W. side N. Washington
near Tar River
Buyer: J. B. Smith, Jr.
Seller: H. Williams et al
Date of sale: March, 1960
Size: 88' x 180'
Area: 15,840 s.f.
Sales Price: \$500
Unit Value: \$57 f. f.
\$0.03 s. f.

Open, rolling lot. Soil
streets. Good location
for rental property.

Sale #8

Location: N. side of Second between
Evans and Cotanche Streets
Buyer: Wachovia Bank & Trust Co.
for Rivers
Seller: Nelson Hopkins et al
Date of sale: February, 1960
Size: 118' x 132'
Area: 15,576 s. f.
Sales Price: \$20,000
Unit Value: \$169 f. f.
\$1.28 s. f.

Open, level, interior lot.
Paved streets, curbs and
gutters. Purchase made
for land only.

Sale #10

Location: N. W. Corner Second and
Washington Streets
Buyer: W. M. Scales et al
Seller: D. W. Branch
Date of sale: April, 1961
Size: 60' x 86'
Area: 5,160 s. f.
Sales Price: \$6,200
Unit Value: \$103 f. f.
\$1.20 s. f.

Old house razed, of no
value. Corner lot. Paved
streets, curbs and gutters.
Purchase made for land only.

Sale #11

Location: N. W. Corner Second
and Washington Streets
Buyer: D. W. Branch
Seller: S. O. Worthington
Date of sale: December, 1956
Size: 60' x 86'
Area: 5,160 s. f.
Sales Price: \$6,050
Unit Value: \$101 f. f.
\$1.17 s. f.

Corner location, sloping
lot with old frame house.
Land only considered in
purchase.

Sale #12

Location: N. side of Second Street
60' from Evans
Buyer: Dunn Association
Seller: T. W. Rivers
Date of sale: May, 1962
Size: 50' x 165'
Area: 8,250 s. f.
Sales Price: \$12,000
Unit Value: \$240 f. f.
\$1.45 s. f.

Open, level, interior lot.
Paved streets, curbs and
gutters. Ready for develop-
ment. Part of land T. W.
Rivers assembled in 1960-1961.

Sale #13

Location: E. side of Cotanche
69' N. of Third Street
Buyer: M. R. Joyner et al
Seller: J. F. Edwards
Date of sale: May, 1964
Size: 48' x 127'
Area: 6,096 s. f.
Sales Price: \$10,000
Unit Value: \$208 f. f.
\$1.64 s. f.

Open, level, interior lot.
Paved streets, curbs and
gutters. Used as a parking
lot.

Sale #14

Location: 205 Pitt Street
Buyer: Pauline Dail
Seller: Mary J. Smith
Date of sale: June, 1963
Size: 48.5' x 140'
Area: 6,790 s. f.
Sales Price: \$5,000
Rent: \$50 monthly
GRM: 8

One and two story frame with bath. Seven rooms 2,084 s. f. Residential. Paved street, curbs and gutters. Considerable improvements made since purchase.

Sale #15

Location: S. W. Corner of Ford and Sixth Streets
Buyer: D. A. Evans, Jr.
Seller: Mrs. R. M. Moore
Date of sale: October, 1960
Size: 95' x 142.5'
Area: 13,537 s. f.
Sales Price: \$16,500
Rent: \$6 weekly each
GRM: 9

Six, one-story frame dwellings, 4 rooms with bath, containing 900 s. f. each. In fair to good condition.

Sale #16

Location: 409 West Fourth Street
Buyer: L. E. Hignite
Seller: Alec Dail
Date of sale: October, 1963
Size: 45' x 170'
Area: 7,850 s. f.
Sales Price: \$6,000
Rent: \$75 monthly
GRM: 8

One-story frame, 6 rooms and bath. 1,200⁺ s. f. FWA heat. Paved street, curbs and gutters.

Sale #17

Location: 313 W. Fourth Street
Buyer: E. Fisher, Jr.
Seller: P. Papageorge
Date of sale: May, 1963
Size: 45' x 104'
Area: 4,680 s. f.
Sales Price: \$5,500
Rent: \$65 monthly
GRM: 8

One-story frame dwelling,
5 rooms with bath. 1,000 \pm s. f.
Fair condition. Paved street,
curbs and gutters.

Sale #18

Location: S. side of Greene Hill Alley
Buyer: J. B. Smith, Jr.
Seller: G. W. Hyman
Date of sale: March, 1960
Size: 60' x 61'
Area: 3,660 s. f.
Sales Price: \$2,500
Rent: \$6 weekly
GRM: 8

One-story frame dwelling,
4 rooms, 900 \pm s. f. Soil
street. Renovated since
purchase.

Sale #19

Location: N. side of Greene Hill Alley
Buyer: J. B. Smith, Jr.
Seller: R. B. Lee, Commr.
Date of sale: May, 1960
Size: 60' x 109'
Area: 6,540 s. f.
Sales Price: \$800
Rent: \$6 weekly
GRM: 2.5

One and one half story
frame dwelling, 6 rooms,
1,056 s. f., age 35 \pm years
in poor condition. Soil
street.

Sale #20

Location: 105 Reade Street
Buyer: Mary L. Hardy
Seller: Mary M. B. Johnson
Date of sale: March, 1960
Size: 54' x 125'
Area: 6,750 s. f.
Sales Price: \$3,500
Rent: \$6.50 weekly
GRM: 10

Five room frame dwelling
with hall and bath. 880 s. f.
Soil street.

Sale #21

Location: Corner Third and Elizabeth
Buyer: Johnnie F. Edwards
Seller: James R. Harris
Date of sale: December, 1960
Size: 48.33' x 110'
Area: 5,316 s. f.
Sales Price: \$4,000
Rent: \$50 monthly
GRM: 8

One and one-half story
frame dwelling, 7 rooms
and bath. 795 s. f. first
floor and 648 s. f. second
floor. Paved streets, curbs
and gutters. Fair condition
at time of sale.

Sale #23

Location: 406 E. Fourth Street
Buyer: C. S. Green
Seller: Trustees of St. Paul's
Episcopal Church
Date of sale: April, 1961
Size: 69' x 170' x 40' x 168'
Area: 9,225 s. f.
Sales Price: \$12,500
Rent: Owner occupied

Two-story frame dwelling
with bath, 9 rooms. Paved
street, curbs and gutters.
Fair to good condition.

CORRELATION

The parcels covered by this report, for the most part, were improved. Each parcel was considered on its own merit and a highest and best use determined for each. In nearly every case, the land value was found to be more than the improvements warranted. This, of course, is primarily due to the crowded downtown area of Greenville and its expansion which in the opinion of this appraiser would have taken place even without the Project. The activities of Mr. T. W. Rivers and the Professional Building investors are cited as examples. Nevertheless, the improved parcels are providing shelter, business opportunities and furnishing an income stream. It is worth noting that even with the high land values, the shortage of housing for low income groups has kept the rents high and the vacancy rate low there and has prolonged the life of many of the improvements. The area under appraisal is very convenient for its residents and is, therefore, popular.

In the analysis of this Project and the appraisal thereof, several factors were ever apparent:

- a. Many buildings were obsolete and cannot be replaced because of cost and violation of zoning and building codes.
- b. The market has not been sufficiently active in the Project for the appraiser to define a dependable future growth pattern for the several classifications of neighborhoods.
- c. The income approach proved to be the basis for the trading done in the Project. It also proved to be a good measure of the present worth of present and future benefits and therefore

was given primary consideration as an indicator of value.

d. The economic growth of Greenville and Pitt County shows every indication of being a long and stable growth. The emphasis on East Carolina College's growth and expansion as well as the improvement of the area's industrial output are examples. The attitude and increasing efficiency of its government is in keeping with good economic principles.

ESTIMATE OF VALUE

This appraisal does not include all parcels within the boundaries of the Shore Drive Redevelopment Project, N. C. R-15, but covers fifty-four parcels on which your appraiser estimated the fair market value to be Five Hundred Twenty-seven Thousand, Five Hundred Twenty-five dollars.

(\$527,525.00)

A summary of the parcel valuations will be found on the following pages.

Block & Parcel No.	Area in square feet	Land	Valuation Improvements	Total
1-1	135,240	7,000	9,000	16,000
3-11	5,425	3,500	4,000	7,500
4-1	71,360	5,000	-0-	5,000
4-2	50,670	15,750	4,000	19,750
4-3	4,125	3,500	500	4,000
4-4	3,000	3,000	9,000	12,000
4-5	4,655	3,675	825	4,500
5-2	30,420	5,000	-0-	5,000
5-6	9,900	4,500	2,850	7,350
5-10	20,460	3,000	-0-	3,000
6-6	8,025	3,000	12,000	15,000
6-10	17,600	4,000	6,750	10,750
7-1	6,885	2,050	450	2,500
7-5	8,085	1,250	2,500	3,750
7-6	8,085	1,250	3,500	4,750
7-14	6,075	1,800	5,700	7,500
8-1	26,560	600	-0-	600
8-2	59,610	6,500	4,500	11,000
8-3	8,859	2,200	1,800	4,000
8-5	4,884	900	2,600	3,500
9-1	12,696	2,750	3,250	6,000

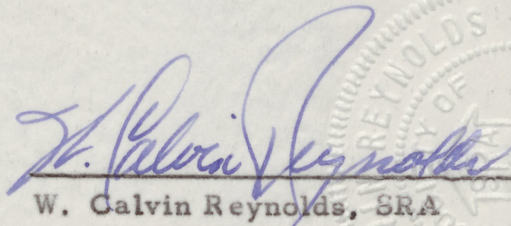
Block & Parcel No.	Area in square feet	Land	Valuation Improvements	Total
10-2	8,525	3,750	8,750	12,500
11-5	6,783	3,150	3,350	6,500
11-6	8,250	3,600	6,400	10,000
11-8	11,635	4,900	7,350	12,250
11-9	12,960	5,400	4,000	9,400
11-10	5,070	7,500	37,500	45,000
11-11	2,850	1,900	1,600	3,500
12-8	9,088	6,750	7,600	14,350 *
12-10	10,550	7,000	5,250	12,250
12-11	5,400	4,500	2,000	6,500
12-14	3,724	4,200	2,300	6,500
13-1	42,240	26,500	8,500	35,000
13-2	4,272	5,125	7,675	12,800
13-4	4,755	5,950	-0-	5,950
13-6	3,608	47,500	47,000	500 *
14-1	11,120	6,950	7,050	14,000
14-4	2,870	1,200	1,800	3,000

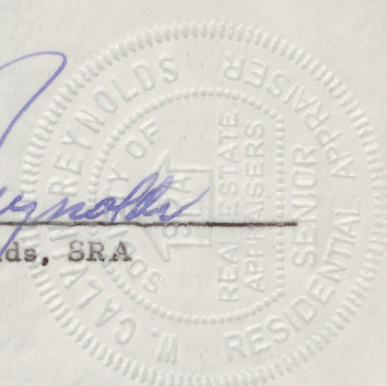
* 12-8 9,088 6,210 -0- 6,210
 *Severance

Block & Parcel No.	Area in square feet	Land	Valuation Improvements	Total
14-5	2,718.6	1,000	2,250	3,250
14-11	3,570	2,900	2,100	5,000
14-13	5,438	2,100	1,900	4,000
16-1	20,770.5	3,200	2,800	6,000
16-2	16,715	2,500	2,000	4,500
18-1	13,428	2,500	-0-	2,500
18-6	8,064	2,500	1,000	3,500
18-10	19,135	8,500	7,000	15,500
19-1	4,320	4,500	2,250	6,750
19-2	2,720	2,800	-0-	2,800
19-6	24,140	18,625	6,375	25,000
20-2	24,500	13,875	6,125	20,000
20-3	5,005	5,500	4,500	10,000
20-4	10,647	11,700	20,800	32,500
21-3	12,375	6,000	1,200	7,200
21-7	6,650	4,000	8,250	12,250
21-10	20,881	3,325	-0-	3,325

CERTIFICATION

I certify that the subject properties have been personally inspected by me and that no facts have been knowingly overlooked and that all data assembled and in my files is accurate and true to the best of my belief. I further certify that I have no interest, past, present or contemplated, in the properties appraised and that the amount of my fee is in no way contingent upon the value reported.


W. Calvin Reynolds, SRA



ADDENDA

Photographs of Comparable Sales

Comparable Map

P674/283



Sale #1

P674/284



Sale #2

p 274/285



Sale #3

p 274/286



Sale #4

p 274/287



Sale #5 and Sale #12

p 274/288



Sale #6

p274/289



JUNE 1964

Sale #7

p274/290



Sale #8

W. CALVIN REYNOLDS

p274/291



Sale #10 and Sale #11

p274/292



Sale #13

W. CALVIN REYNOLDS

P-274/293



Sale #14

P 274/294



Sale #15

W. CALVIN REYNOLDS

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Sale #16

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Sale #17

W. CALVIN REYNOLDS

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Sale #18

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Sale #19

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Sale #20

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Sale #21

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Sale #23

GILBERT BOND

25% COTTON FIBRE

USA



