

APPRAISAL REPORT

FOR

CITY OF JONESBORO

**2916 WOOD STREET
JONESBORO, AR 72404**

JULY 11, 2014 (Inspection Date)

BY

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July 28, 2014

City of Jonesboro
300 Church St
Jonesboro, AR 72401

Attn L.M. Duncan:

At your request, we have inspected and appraised 2916 Wood St located in the City of Jonesboro, AR. The enclosed report is being presented in the form of an appraisal report as directed by Standard 2, Rule 2-2^(b) of the USPAP.

The purpose of this appraisal is to express our opinion of the market value of the fee simple interest in the real estate, subject to the definition of value, assumptions and limiting conditions, and certifications contained in the attached report.

It is our understanding that this appraisal report is to be used for the purpose of assisting the City of Jonesboro in determining a sales price; it may be invalid if used for any other purpose or valuation date. The intended user is City of Jonesboro.

Based on the data and conclusions presented in the attached report, it is our opinion that as of July 11, 2014, the market value of the subject property appraised was:

TWO HUNDRED THIRTY-EIGHT THOUSAND DOLLARS
\$238,000

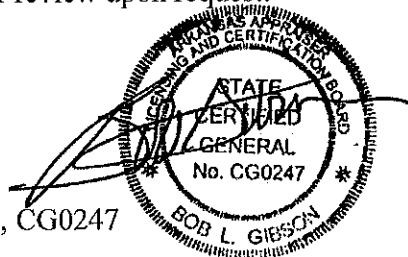
Bob Gibson and Associates has performed the subject appraisal under the requirements and policies of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA). It is our practice to adhere to the Uniform Standards Board of the Appraisal Foundation. In addition, we have followed the implementation rules of the Office of the Comptroller of the Currency and Federal Reserve Board.

Descriptions of the property appraised, together with explanations of the appraisal procedures used, are presented in this report.

A copy of this report and the field data from which it was prepared will be retained in our files and are available for review upon request.

Sincerely,

Bob Gibson, CG0247



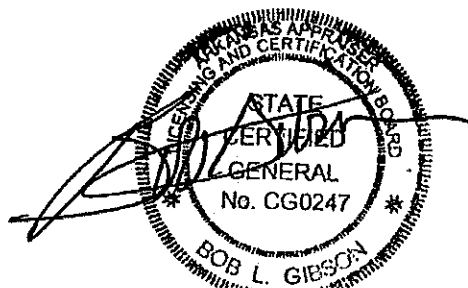
SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

LOCATION:	2916 Wood St, Jonesboro, AR 72404
PROPERTY RIGHTS APPRAISED:	Fee Simple Interest
OWNERSHIP:	City of Jonesboro (per tax card)
ZONING:	R-1, Single Family Residential (Rezoning Recommended)
LAND AREA:	0.698 +/- acres or 30,405 +/- Sq Ft
PRINCIPAL IMPROVEMENTS:	3,406 +/- Sq Ft Fire Station
UTILITIES:	Public water and sewer, natural gas, refuse collection, electricity & telephone services.
AGE OF THE IMPROVEMENTS:	Actual: 42 Years (estimated) / Effective: 21 Years
HIGHEST AND BEST USE:	Commercial
MARKET VALUE:	\$238,000
EFFECTIVE DATE (Inspection Date):	July 11, 2014
REPORT DATE:	July 28, 2014

Additional Certifications to Comply with requirements of Standards Rule 2-3.

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reported predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification. (Any exception is stated below.)



Bob Gibson, CG0247

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IDENTIFICATION OF THE PROPERTY

Subject is the real property and land located at 2916 Wood St in Jonesboro, AR. A legal description can be found in the addenda of this report.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to express our opinion of the market value of the fee simple interest.

EFFECTIVE DATE

The property was inspected by personnel of Bob Gibson and Associates Appraisal Services, on July 11, 2014, which is also the effective date of the report. This appraisal assumes that there would be no substantial changes between the inspection date and the report date.

INTENDED USE/USER OF THE APPRAISAL

It is our understanding that this appraisal report is to be used to determine fair market value. The client is the City of Jonesboro and the intended user is the same. It may be invalid if used for any other purpose or valuation date or by any other user.

ENVIRONMENTAL ISSUES

An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property unless otherwise noted in this report.

SCOPE OF WORK

The City of Jonesboro asked Bob Gibson & Associates to appraise the real estate located at 2916 Wood St in Jonesboro, Arkansas for the purpose of determining fair market value. This report is made for the use of the City of Jonesboro only and is being developed for the purpose of determining a market value for the subject property as of July 11, 2014 (date of inspection). Subject site and improvements (both interior/exterior) were physically inspected by this appraiser. When performing the inspection of this property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or move anything that obstructs access or visibility. The inspection is not technically exhaustive. The inspection of subject site does not offer warranties or guarantees of any kind. Appraiser has researched/analyzed market data/trends in both the region and subject neighborhood. Appraiser has researched county records and MLS. He has also had discussions with local Realtors. All market data in this report has been verified by buyer, seller, broker, deed, title company, and/or leasing agent wherever possible. All approaches to value were considered in this report. This report summarizes the significant data found during research as well as appraiser's analysis of this data in support of establishing fair market value of subject property. The appraisal has accordingly been completed under those assumptions and limiting conditions that are contained in this report.

APPRAISAL DEFINITIONS

The following definitions are pertinent to this report.

Market Value

The most probable price which a property should bring in a competitive 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 consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised and each acting in what he considers his own best interest.
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value is synonymous with the legal term "fair market value."

(Source: Rules and Regulations, Federal Register, Vol. 55, No. 129, page 277771)

Fee Simple Interest

Fee simple interest is defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation.

Reproduction Cost New

Reproduction cost new is the cost of construction, at current prices, of an exact duplicate, or replica, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, super-adequacies, and obsolescence of the subject building.

Replacement Cost New

Replacement cost new is the cost of construction, at current prices, of a building having utility equivalent to the building being appraised but built with modern materials and according to current standards, design and layout.

Depreciation

Depreciation is defined as a loss in value from all causes, including factors of deterioration, functional obsolescence, and/or external obsolescence.

JONESBORO AREA ANALYSIS

Jonesboro is the county seat of Craighead County and is the 5th largest city in Arkansas. Jonesboro has a population of 67,263 according to the 2010 census. Jonesboro is located in Craighead County, Northeast Arkansas. Memphis International Airport is only 1 hour to the southeast. Little Rock, the capital of Arkansas, is only about 2.5 hours southwest of Jonesboro. Jonesboro is serviced by two railroads and a regional airport.

Jonesboro has not experienced the degree of economic downturn that much of the rest of the country has recently experienced. It is one of the state's most dynamically developing centers, growing in areas of industry, retail and medicine. Jonesboro is also a hub of agricultural production (cotton, rice and soybean fields) and the home of Riceland Foods, the largest rice mill in the world. Several large industries support the growing community to include but not limited to Hytrol, Kraft Foods, Frito Lay, and Nestle. Jonesboro has a rich assortment of retail stores to include all major categories of merchandise at various price levels. The Mall at Turtle Creek was recently opened and offers 750,000 sf of retail shopping.

Jonesboro is serviced by 128 police officers and 98 firefighters. It is also home to Arkansas State University. Jonesboro offers many employment opportunities in industry, retail, medical, education, and agriculture. Jonesboro has over 3,200 businesses that may offer opportunities for employment, according to the number of business permits issued. Some of the major employers include St. Bernard's Medical Center, Arkansas State University, Wal-Mart Super Centers (2), and Hytrol. A complete list as well as more information on the city of Jonesboro can be found in the addenda of this report.

Information has been taken from the Jonesboro Regional Chamber of Commerce's website.

More information can be found at www.jonesborochamber.com.

NEIGHBORHOOD ANALYSIS

A 'neighborhood', as defined in Real Estate Appraisal Terminology, Revised Edition, copyrighted 1984 is:

"A portion of a larger community, or an entire community, in which there is a homogenous grouping of inhabitants, buildings, or business enterprises. Inhabitants of a neighborhood usually have more than a casual community of interest. Neighborhood boundaries may consist of well defined natural or man made barriers or they may be more or less well defined by a distinct change in land use or in the character of the inhabitants."

The term 'neighborhood' as used in this report is defined as 'a group of complimentary land uses'. Social, economic, governmental and environmental forces influence property values in the vicinity of a subject property which in turn, directly affect the value of the subject property itself. Therefore, it is necessary to delineate the boundaries of the area of influence to conduct a thorough analysis. (From The Appraisal of Real Estate, 13th Edition, published by the American Institute of Real Estate Appraisers, 2008).

In smaller communities, the Area Analysis may conform to the first definition of a neighborhood; whereas the latter definition calls for a more refined analysis. For the purpose of this report, I have considered the Area Analysis synonymous with a Macro Neighborhood Analysis. The following analysis is considered a Micro Neighborhood Analysis.

Subject is located in the City of Jonesboro. The subject is bound by Hwy 63 Bypass (Joe N Martin Expy) to the north, Southwest Dr to the east and south and Covey Dr to the west. The subject's immediate area is a combination single family residential and commercial.

SITE DATA

Subject site is irregular shaped and contains 0.698 +/- acre or 30,405 +/- Sq Ft. Subject is gently sloping, street curb and gutters, street lights and has good access to Wood St.

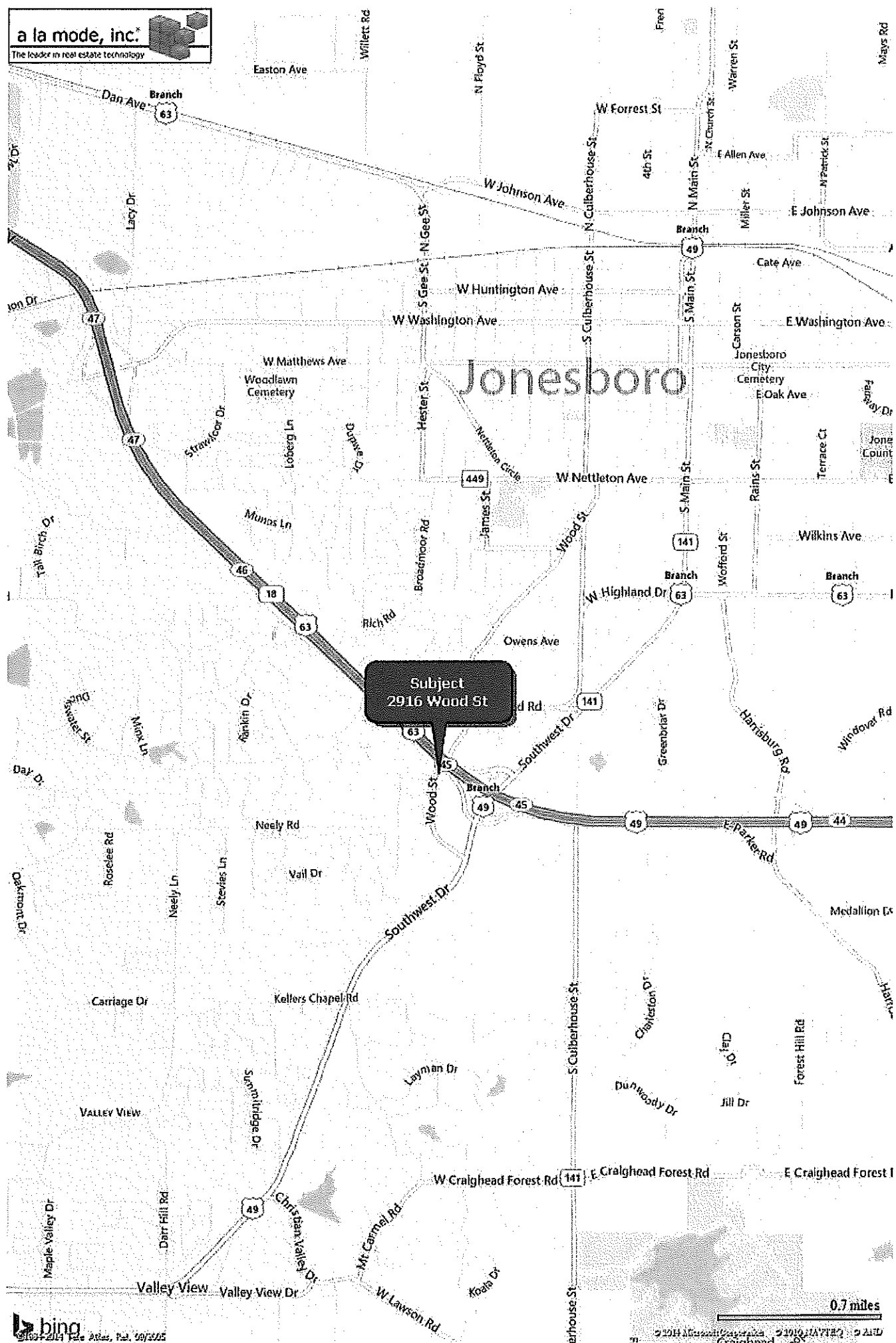
According to the Arkansas State Highway and Transportation Department, 7,700 cars travel on Parker Rd each day.

The exact soil and subsoil content of the subject site and the neighborhood are unknown and there have been no samples or analyses made available. Due to the condition of existing improvements in the neighborhood, there are apparently no atypical soil related construction problems that would make building prohibitive.

The subject is not situated in a HUD flood hazard area, according to flood map Community Number 05031C0131C, dated September 27, 1991, which is included in the addenda of the report.

Water, gas, electric, sewer, cable and telephone services are available to the site.

The subject is encumbered by various minor utility easements, none of which adversely affects overall site utility.



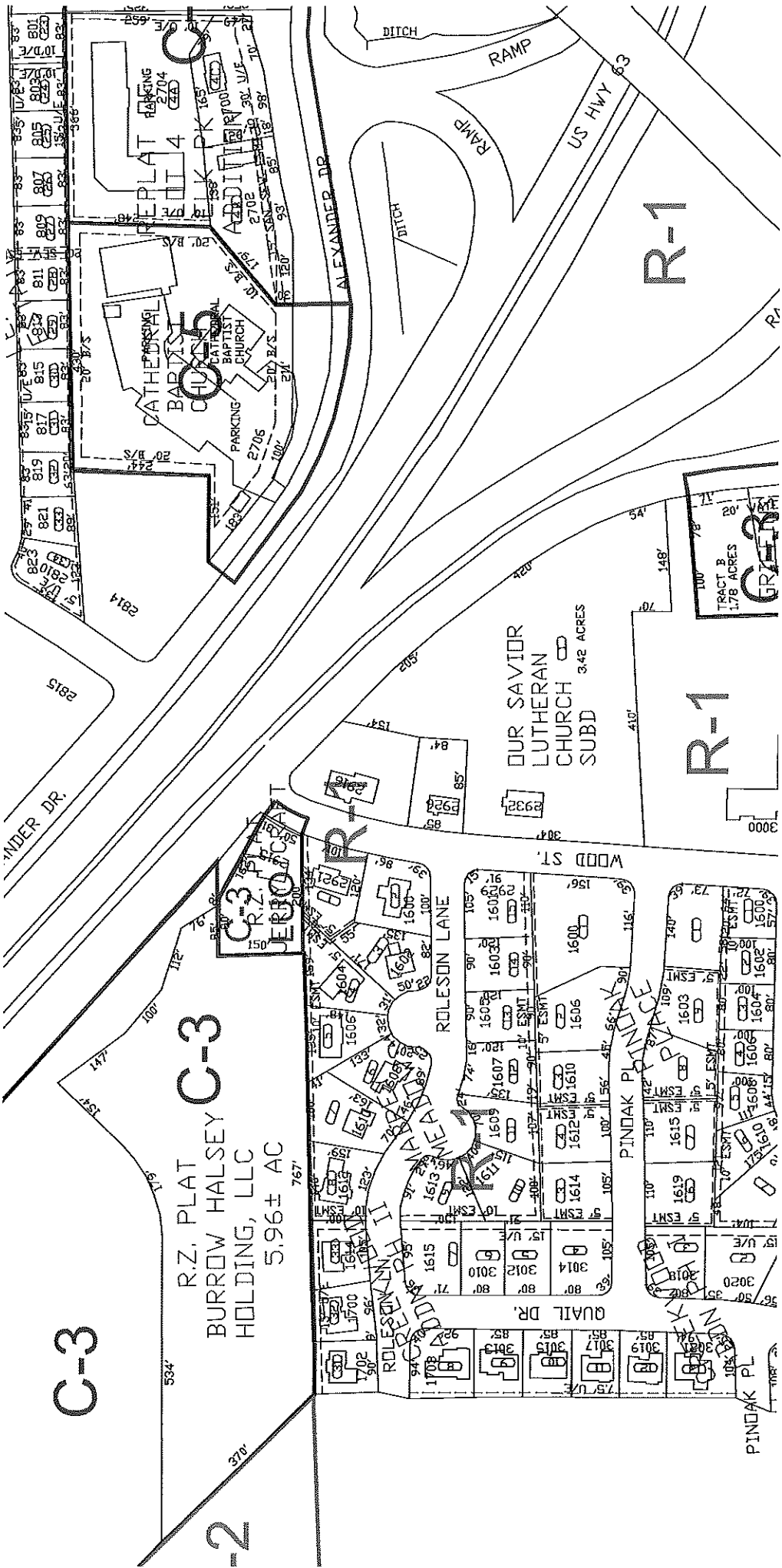
Subject
2916 Wood St

ASSESSMENT AND TAXES

The Craighead County Tax Assessor's parcel number for the property is 01-143253-02100. The subject is tax exempt.

ZONING

The subject property is zoned R-1, Single Family Residential. Rezoning to commercial is highly recommended.



C-3

R.Z. PLAT
 BURROW HALSEY C-3
 HOLDING, LLC
 5.96± AC

2

R-1

R-1

OUR SAVIOR
 LUTHERAN
 CHURCH
 SUBD 3.42 ACRES

TRACT B
 1.78 ACRES

ALEXANDER DR

US HWY 63

ALEXANDER DR

ROLESON LANE

QUAIL DR

PINDAK PL

PINDAK PL

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IMPROVEMENT DATA

Subject is improved with a 3,406 +/- Sq Ft brick building on concrete block construction. It is currently used as a fire station. Approximately 40 % of the building is a garage/shop area. It is only heated. It has concrete floors and two overhead doors. The remainder of the building has central heat and air and is finished into a living area, kitchen, sleeping quarters and bath areas. This could easily be divided into office space. The ceiling in this area is a drop ceiling with recessed lighting. Floors are a combination of concrete and vinyl tile. Windows are metal and the roof is composition shingles.

CONDITION AND FUNCTIONAL UTILITY

The subject improvements are in new condition and typical of other facilities of this type. The building has an effective age of approximately 21 years. Overall, the property appears to be in reasonably average condition for its age and is functional for its current use.

EXPOSURE AND MARKETING TIME ESTIMATES

A determination of a "reasonable" marketing period must recognize that real property is not generally a highly liquid asset. Marketing periods vary significantly with respect to property type, location and market conditions. Sales, offerings, options, and transactions involving properties having comparable marketability are considered. Information from multiple listing services, Realtors, lenders, owners, and investors is also considered. All data is considered in relationship to current national, regional, and local economic and development trends.

The improved sales indicated that exposure time (i.e. the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) would have been about 12 months. The estimated marketing time (i.e. the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this valuation) is estimated to be 12 months.

STATEMENT OF OWNERSHIP

According to the Craighead County Tax Assessor's Office, the property has not had a change in ownership in the last 36 months.

SUBJECT PROPERTY OFFERING INFORMATION

According to the owner MLS, the subject property has not been offered for sale in the past year.

ITEMS OF PERSONAL NATURE

Items of personal nature were not included in the final value estimate.

HIGHEST AND BEST USE

Highest and Best Use, as used in this appraisal report, is defined as, "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (From The Appraisal of Real Estate 13th Edition, prepared by The American Institute of Real Estate Appraisers.) A basic economic principle applicable in the estimation of highest and best use is the principle of conformity. Again, quoting from the 13th Edition of The Appraisal of Real Estate, "Market forces create market value, so the analysis of market forces that have a bearing on the determination of highest and best use is crucial to the valuation process. When the purpose of an appraisal is to develop an opinion of market value, highest and best use analysis identifies the most profitable and competitive use to which the property can be put."

When determining the highest and best use of an unimproved site, it is necessary to determine the highest and best use of the site as if vacant and ready to be put to its highest and best use. This use has been determined with regard to what uses are physically possible, legally permissible, financially feasible, and maximally productive. In estimating (determining) the highest and best use, consideration is given to surrounding improvements, deed restrictions, the site's physical and legal constraints, location and trends in the neighborhood. Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners.

An additional implication is that the determination of highest and best use results from the appraiser's judgment and analytical skill - that is, that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. (From The Appraisal of Real Estate, 13th Edition, published by the American Institute of Real Estate Appraisers, 2008). The highest and best use of the subject site as vacant will be analyzed based on the aforementioned criteria for determining highest and best use.

Highest and Best Use is defined as "that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively that use, from among reasonable, probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value."

The following tests must be passed in determining the highest and best use:

The use must be within the realm of probability; that is, it must be likely, not speculative or conjectural.

The use must be legal.

A demand must exist for such use.

The use must be profitable.

The use must be such as to return to the land, as well as the property on the whole, the highest net return.

Four stages are included in the analysis of highest and best use:

Physically Possible: determine the physically possible uses for the subject site.

Legally Permissible: determine which uses are legally permitted for the subject site.

Financially Feasible: determine which possible and permissible uses will produce a net return to the subject site.

Maximally productive: determine which use, among the feasible uses, is the most profitable use of the subject site.

The highest and best use of the land as if vacant and available for use may be different from the highest and best use of improved property. This is true when the improvements do not constitute an appropriate use. The existing use will continue unless and until land value in its highest and best use exceeds the sum value of the entire property in its existing use and the cost to remove the improvements.

Since the appraisal of the subject property is based on a particular premise of use, the highest and best use analysis determines just what this premise of use should be. A highest and best use analysis consists of considering the highest and best use of a property under two assumptions: (1) with a vacant and available site and (2) with the property as improved. These two assumptions on highest and best use are correlated into one final estimate of highest and best use.

AS VACANT AND AVAILABLE

The first major aspect of the highest and best use analysis is considering the property as if it were vacant and available for development. This assumption is made to determine whether the land alone is worth more than the existing property, as is. In other words, this is the beginning benchmark to compare with the highest and best use of the property as is, to determine whether the site is presently under-utilized.

POSSIBLE USE - The physical aspects of the land impose the first constraints on any possible use of the property. The appraised tract is an irregular tract consisting of 0.698 +/- acres. The site is gently sloping and above and at street grade and has good access to Wood St. Based on the physical aspects of the land parcel, a variety of land uses are possible.

PERMISSIBLE USE - The subject is zoned R-1. There are no known easements that would negatively affect the development of the tract. Therefore, under the R-1 zoning, a variety of residential uses would be permissible. Rezoning to commercial is highly recommended.

FEASIBLE USES - The demand for vacant land along Wood St and Parker Rd is stable since the neighborhood is mature, and few vacant sites remain unimproved. Development along this area consists of single family residential and commercial businesses. It is my opinion that development of the site for commercial use would provide a positive net return to the land and would, therefore, be considered feasible.

MOST PROFITABLE USE - In the final analysis, a determination must be made as to which feasible use is the highest and best use of the parcel as if vacant. Based on the current demand for commercial space, coupled with the limited number of potential sites with Parker frontage, my opinion is that if the site were vacant and available, the highest and best use would be for commercial development.

AS PRESENTLY IMPROVED

The appraised property is presently improved with a fire station. The present improvements were designed and constructed as a fire station; however, the layout of the building allows for various other uses. The present improvements make a substantial contribution to the total property in excess of the site. Therefore, no alternative legal use will economically justify removal of the existing improvements. The existing facility represents the highest and best use of the site.

CONCLUSION OF HIGHEST AND BEST VALUE

Based on the preceding analysis of the site as if it were vacant and available for development, and also as presently improved, it is my opinion that the highest and best use is as commercial.

APPRAISAL PROCESS

Appraisers commonly think of value in three different ways.

COST APPROACH TO VALUE - The current cost of reproducing or replacing a property less depreciation from all sources, that is, physical deterioration, functional and external obsolescence. This appraisal utilizes replacement costs derived from publications of *Marshall and Swift Valuation Service*. This cost data has been further verified as accurate by interviews with contractors involved in construction of similar facilities.

Although entrepreneurial profit is recognized as a residual cost, it is not included in the replacement cost new estimate. Rather, the reconciliation portion of the report attempts to identify any such profit through other approaches to value.

SALES COMPARISON APPROACH TO VALUE - The value indicated by recent sales of comparable properties in the marketplace.

INCOME CAPITALIZATION APPROACH TO VALUE - The value which the net earning power of the property will support based upon a capitalization of net operating income of the real estate.

In the majority of our assignments, the appraiser will utilize all three approaches. On occasion he may believe the value indication from one approach will be more significant than the other two, yet he will use all three as a check against each one and to test his own judgment.

There are appraisal problems in which all approaches cannot be applied. A value indication for vacant land cannot be obtained through the use of the cost approach, nor one for a specialized property by the sales comparison approach, and but rarely for an owner-occupied home by the income capitalization approach. The use of all three approaches is pertinent in the solution of most appraisal problems; their application is well established in appraisal technique and held to be part of the fundamental procedure.

In any determination of value, local market data is sought on such factor as sales and offerings of similar properties and tracts of vacant land, current prices for construction materials and labor, rentals of similar properties and their operation expenses, and current rates of return on investments and properties. From this data, values may be developed for the land and the property as a whole.

Three generally accepted methods may be used in the valuation of the fee simple interest on an improved property: the cost approach, the sales comparison approach, and the income approach.

COMPARABLE LAND SALES

Land Sale # 1

Grantor/Grantee: First Presbyterian Church of Jonesboro / Kum & Go LC
Location: 700 Southwest Dr
Sale Date: 01/27/2014
Sale Price: \$150,000
Land Size: 0.826 +/- acres or 36,000 +/- Sq Ft
Price/Sq Ft: \$4.17
Source: JB2014R-001130

Land Sale # 2

Grantor/Grantee: Jim Walters Homes LLC / C&O Enterprises LLC
Location: 3309 E. Parker
Sale Date: 01/04/2010
Sale Price: \$125,000
Land Size: 1.61 +/- acres or 70,132 +/- Sq Ft
Price/Sq Ft: \$1.78
Source: Bk 811, Pg 834

Land Sale # 3

Grantor/Grantee: Regions Bank / Riverside Properties LLC
Location: Parker Rd – Lot 6, Rooks Subd
Sale Date: 01/04/2011
Sale Price: \$150,000
Land Size: 1.89 +/- acres or 82,328 +/- Sq Ft
Price/Sq Ft: \$1.82
Source: JB2011R-000170

Land Sale # 4

Grantor/Grantee: Mead / Putting Edge & Arcade LLC
Location: Mead Dr
Sale Date: 12/30/2011
Sale Price: \$468,000
Land Size: 2.60 +/- acres or 113,256 +/- Sq Ft
Price/Sq Ft: \$4.13
Source: JB2011R-019830

Land Sale # 5

Grantor/Grantee: Macon Enterprises LLLP / Central Arkansas Land Dev LLC
Location: Pt SW NE, Sec 31, Twn 14, Rng 4
Sale Date: 03/14/2012
Sale Price: \$40,000
Land Size: 0.28 +/- acres or 12,196 +/- Sq Ft
Price/Sq Ft: \$3.28
Source: JB2012R-003960

Land Sale # 6

Grantor/Grantee: Neil Stallings Properties 1 LLC / Rook
Location: Lot 1, Rook Subd
Sale Date: 04/11/2012
Sale Price: \$120,000
Land Size: 0.54 +/- acres or 23,522 +/- Sq Ft
Price/Sq Ft: \$5.10
Source: JB2012R-005911

Land Sale # 7

Grantor/Grantee: LAMCO LMTD Partnership / Mt Zion Baptist Assoc
Location: Sunnymeadow
Sale Date: 05/15/2012
Sale Price: \$70,000
Land Size: 0.71 +/- acres or 30,928 +/- Sq Ft
Price/Sq Ft: \$2.26
Source: JB2012R-008064 and MLS #10046563

Land Sale # 8

Grantor/Grantee: Stuart / Heritage Bank
Location: 3101 Southwest Dr
Sale Date: 03/17/2006
Sale Price: \$450,000
Land Size: 1.00 +/- acre or 43,560 +/- Sq Ft
Price/Sq Ft: \$10.33
Source: Bk 719, Pg 66

Land Sale # 9

Grantor/Grantee: Pebble Creek Prop / NEA Pharmaceutical Inc
Location: Parker Rd
Sale Date: 02/16/2007
Sale Price: \$450,000
Land Size: 1.07 +/- acres or 46,609 +/- Sq Ft
Price/Sq Ft: \$9.65
Source: Bk 742, Pg 558

Land Sale # 10

Grantor/Grantee: Glenwood Lmted Partnership / Jonesboro Investment
Location: Parker Rd
Sale Date: 02/29/2008
Sale Price: \$745,000
Land Size: 1.71 +/- acres or 74,488 +/- Sq Ft
Price/Sq Ft: \$10.00
Source: Bk 768, Pg652

Land Sale # 11

Grantor/Grantee: Mountain Park Place / BBD Etal
Location: 715 Parker Rd
Sale Date: 08/18/2006
Sale Price: \$266,000
Land Size: 1.00 +/- acre or 43,560 +/- Sq Ft
Price/Sq Ft: \$6.11
Source: Bk 730, Pg 415

Land Sale # 12

Grantor/Grantee: Mountain Park Place / WHCapital LLC
Location: 719 Parker Rd
Sale Date: 06/06/2007
Sale Price: \$200,000
Land Size: 0.53 +/- acre or 23,087 +/- Sq Ft
Price/Sq Ft: \$8.66
Source: Bk 750, Pg 383

The above sales reflect recent sales; as well as, older sales. More weight is given to the older sales because of location. It is my opinion, that if our subject site is rezoned to commercial, it would be worth approximately \$6.00/Sq Ft.

\$6.00/Sq Ft x 30,405 Sq Ft = \$182,430 ROUNDED \$182,000

COST APPROACH

In the cost approach to valuation, an estimate is made of the current cost of replacement of the improvements. This amount is then adjusted to reflect depreciation resulting from physical deterioration, wear and tear, and utility, on the basis of personal inspection and in comparison with component parts of similar new units. This analysis also recognizes factors of functional and economic obsolescence.

Functional obsolescence is a loss in value caused by factors inherent with a building equipment unit, such as changes in construction materials and techniques, which result in excess capital cost in existing facilities, lack of full use of space, and inability to expand or update the property. Economic obsolescence is caused by external factors, such as general economic conditions, availability of financing, or inharmonious uses.

The adjusted indicated cost is then added to the estimated market value of the land.

The estimated cost of replacement new of the building and land improvements is based on data in the Marshall and Swift Valuation Service, adjusted for costs prevailing in the Jonesboro area. Depreciation is based on the observed condition, with consideration given to age and economic life of the improvements and market conditions.

An analysis of the cost approach follows:

Note: Depreciation shown on the following page is based on effective age and Marshall & Swift depreciation tables.

Estimate Number : 964
 Property Address : 2916 Wood
 Property City : Jonesboro
 State/Province : AR
 ZIP/Postal Code : 72404

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Fire Station (Staff)	Masonry bearing walls	12.00	2.0
Total Area	: 3,406		
Number of Stories (Building)	: 1.00		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 21.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Brick with Block Back-up	100%	
HVAC (Heating):		
Warmed and Cooled Air	60%	
Land and Site:		
Land	182,000	
Site Improvements	10,000	
Cost as of 07/2014		

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	3,406	73.36	249,864
Exterior Walls	3,406	19.33	65,838
Heating & Cooling	2,044	14.53	29,699
Basic Structure Cost	3,406	101.41	345,401
Extras			
Site Improvements - Depreciated			10,000
Replacement Cost New	3,406	104.35	355,401
Less Depreciation			
Physical & Functional	52.5%		186,586
Depreciated Cost	3,406	49.56	168,815
Miscellaneous			
Land			182,000
Total Cost	3,406	103.00	350,815

**INCOME APPROACH
PROPERTY OPERATING STATEMENT**

GROSS ANNUAL INCOME:		
\$7.00/Sq Ft x 3,406 Sq Ft		\$ <u>23,842</u>
LESS: VACANCY LOSS (5%)		\$ <u>1,192</u>
PLUS: OTHER INCOME		\$ <u>-0-</u>
EFFECTIVE ANNUAL GROSS INCOME		\$ <u>22,650</u>

LESS EXPENSES

Fixed expenses:			
Real estate taxes	\$ <u>1,000</u>		
Insurance	\$ <u>1,000</u>		
		\$ <u>2,000</u>	

Operating expenses:			
Management Fees	\$ <u>-0-</u>		
Utilities	\$ <u>-0-</u>		
Maintenance/Repairs/Misc	\$ <u>600</u>		
		\$ <u>600</u>	

Reserves for Replacement:			
Roof	\$ <u>500</u>		
Heat-A/C	\$ <u>500</u>		
Hot Water	\$ <u>50</u>		
Floor Cover	\$ <u>-0-</u>		
		\$ <u>1,050</u>	

ANNUAL EXPENSES AND RESERVES: \$ 3,650

NET ANNUAL INCOME TO BE CAPITALIZED	\$ <u>19,000</u>
-------------------------------------	------------------

Using an 8% Capitalization Rate the subject Property would by valued at \$237,500

ROUNDED \$238,000

Mortgage-Equity Capitalization

Corp. 1986 a la mode, inc.

Holding Period (yrs)	=	10
Equity Yield Rate	=	12.00%
Loan Ratio	=	80.00%
Loan Term (yrs)	=	20
Loan Rate	=	6.50%
Appreciation/Depreciation	=	0.00%

Band of Investment Method			Cap Rate
Capital Source	Portion	Rate	
Mortgage Loan	= 80.00%	8.95%	7.1575%
Equity Funds	= 20.00%	12.00%	<u>2.4000%</u>
Overall Rate			= 9.5575%

Less Equity Buildup through Debt Reduction

Debt Reduction %	=	34.34%	
Sinking Fund Factor	=	0.05698	
Loan Ratio	=	80.00%	<u>1.5654%</u>
Basic Rate			= 7.9921%

Less Equity Buildup through Appreciation/Depreciation

Appreciation/Depreciation	=	0.00%	
Sinking Fund Factor	=	0.05698	<u>0.0000%</u>
Final Rate			= 7.9921%

Cap rate rounded to 8%.

Sufficient capitalization rates could not be extracted from the market because of the scarcity of recent sales. The Mortgage-Equity Capitalization approach is believed to be an acceptable approach when supported by other outside survey information such as the Korpacz Survey.

PwC REAL ESTATE INVESTOR SURVEY

Third Quarter 2013

	REGIONAL MALL		EDD OFFICE		WAREHOUSE		APARTMENT	
	3Q 2013	2Q 2013	3Q 2013	2Q 2013	3Q 2013	2Q 2013	3Q 2013	2Q 2013
Discount Rate (IRR) ^a								
Range	5.50% - 12.00%	5.50% - 12.00%	4.75% - 11.00%	5.25% - 11.00%	6.75% - 9.25%	5.75% - 9.50%	5.00% - 14.00%	5.00% - 14.00%
Average	8.78%	8.75%	8.09%	8.16%	7.96%	7.49%	7.98%	8.04%
Change (b.p.)		+4		-7		-13		-6

Overall Cap Rate (OAR) ^a								
	3Q 2013	2Q 2013	3Q 2013	2Q 2013	3Q 2013	2Q 2013	3Q 2013	2Q 2013
Range	4.50% - 9.00%	4.50% - 9.00%	4.00% - 10.00%	4.25% - 10.00%	5.00% - 7.75%	5.00% - 8.25%	3.50% - 10.00%	3.50% - 10.00%
Average	6.50%	6.52%	6.59%	6.63%	6.22%	6.40%	5.61%	5.70%
Change (b.p.)		-2		-4		-18		-9

Residual Cap Rate								
	3Q 2013	2Q 2013	3Q 2013	2Q 2013	3Q 2013	2Q 2013	3Q 2013	2Q 2013
Range	4.50% - 12.00%	4.50% - 12.00%	4.75% - 10.50%	5.25% - 11.00%	5.50% - 8.50%	5.50% - 9.00%	4.00% - 9.75%	4.25% - 9.75%
Average	7.04%	7.06%	7.07%	7.23%	6.76%	6.93%	6.15%	6.18%
Change (b.p.)		-2		-16		-17		-3

^a Rate on unleveraged, all-cash transactions. Definitions: b.p., basis points; Discount Rate (IRR), internal rate of return in an all-cash transaction, based on annual year-end compounding; Overall Cap Rate (OAR), initial rate of return in an all-cash transaction; Residual Cap Rate, Overall capitalization rate used in calculation of residual price, typically applied to the NOI in the year following the forecast. Source: PwC Real Estate Investor Survey, formerly known as the Kasper Real Estate Investor Survey. Personal survey conducted by PwC during September 2013. For subscription information, please visit www.pwc.com/us/realestatesurvey or call 1-800-654-3367.

For continuously updated economic indicators, visit www.appraisalinstitute.org/eno/econ_indicator/indicators.aspx.

RealtyRates.com INVESTOR SURVEY - 2nd Quarter 2014*

SPECIAL PURPOSE - ALL TYPES

Item	Input					DAR
Minimum						
Spread Over 10-Year Treasury	1.19%	DCR Technique	1.15	0.049409	0.80	4.55
Debt Coverage Ratio	1.15	Band of Investment Technique				
Interest Rate	3.90%	Mortgage	80%	0.049409	0.039527	
Amortization	40	Equity	20%	0.097067	0.019413	
Mortgage Constant	0.049409	OAR				5.89
Loan-to-Value Ratio	80%	Surveyed Rates				5.60
Equity Dividend Rate	9.71%					
Maximum						
Spread Over 10-Year Treasury	12.00%	DCR Technique	2.10	0.165573	0.50	17.39
Debt Coverage Ratio	2.10	Band of Investment Technique				
Interest Rate	14.71%	Mortgage	50%	0.165573	0.082787	
Amortization	15	Equity	50%	0.210455	0.105228	
Mortgage Constant	0.165573	OAR				18.80
Loan-to-Value Ratio	50%	Surveyed Rates				17.86
Equity Dividend Rate	21.05%					
Average						
Spread Over 10-Year Treasury	4.36%	DCR Technique	1.70	0.090460	0.64	9.88
Debt Coverage Ratio	1.70	Band of Investment Technique				
Interest Rate	7.07%	Mortgage	64%	0.090460	0.058121	
Amortization	22	Equity	36%	0.159430	0.056996	
Mortgage Constant	0.090460	OAR				11.51
Loan-to-Value Ratio	64.3%	Surveyed Rates				11.81
Equity Dividend Rate	15.94%					

*1st Quarter 2014 Data

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RealtyRates.com INVESTOR SURVEY - 2nd Quarter 2014*

OFFICE - ALL TYPES

Item	Input					DAR
Minimum						
Spread Over 10-Year Treasury	0.94%	DCR Technique	1.15	0.047573	0.90	4.92
Debt Coverage Ratio	1.15	Band of Investment Technique				
Interest Rate	3.65%	Mortgage	90%	0.047573	0.042815	
Amortization	40	Equity	10%	0.076788	0.007679	
Mortgage Constant	0.047573	OAR				5.05
Loan-to-Value Ratio	90%	Surveyed Rates				4.80
Equity Dividend Rate	7.68%					
Maximum						
Spread Over 10-Year Treasury	5.84%	DCR Technique	2.25	0.118521	0.50	13.33
Debt Coverage Ratio	2.25	Band of Investment Technique				
Interest Rate	8.55%	Mortgage	50%	0.118521	0.059250	
Amortization	15	Equity	50%	0.161676	0.080838	
Mortgage Constant	0.118521	OAR				14.01
Loan-to-Value Ratio	50%	Surveyed Rates				13.31
Equity Dividend Rate	16.17%					
Average						
Spread Over 10-Year Treasury	2.89%	DCR Technique	1.70	0.068889	0.73	8.50
Debt Coverage Ratio	1.70	Band of Investment Technique				
Interest Rate	5.60%	Mortgage	73%	0.068889	0.049945	
Amortization	30	Equity	28%	0.123476	0.033956	
Mortgage Constant	0.068889	OAR				8.39
Loan-to-Value Ratio	72.5%	Surveyed Rates				9.86
Equity Dividend Rate	12.35%					

*1st Quarter 2014 Data

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RENT ANALYSIS

The income to investment properties consists primarily of rent. Different types of rent affect the quality of the income studied in the income capitalization approach to value. The five types of rent are contract rent, market rent, excess rent, percentage rent, and overage rent.

Contract Rent is the actual rental income specified in a lease. It is the rent agreed on by the landlord and the tenant and it may be higher, lower, or the same as market rent.

Market Rent is the rental income that a property would most probably command in the open market; it is indicated by the current rents paid and asked for comparable space as of the date of the appraisal. Market rent is sometimes referred to as economic rent.

Excess Rent is the amount by which contract rent exceeds market rent at the time of the appraisal. Excess rent is created by a lease that is favorable to the lessor and may reflect an advantageous location, unusual management, or a lease negotiated in a stronger rental market. Excess rent can be expected to continue for the remainder of the lease but, due to the higher risk associated with the receipt of excess rent, it is often calculated separately and capitalized at a higher rate.

Percentage Rent is rental income received in accordance with the terms of a percentage clause in a lease. Percentage rent is typically derived from retail store tenants on the basis of a certain percentage of their retail sales.

Overage Rent is percentage rent paid over and above the guaranteed minimum rent. This type of rent should not be confused with excess rent. Overage rent is a contract rent; it may be market rent, part market and part excess rent, or excess rent only.

To a certain extent, the interest being appraised determines how rents are analyzed and estimated. The valuation of fee simple interests in income-producing real estate is based on the market rent the property is capable of generating. However, to value proposed projects without actual leases, properties leased at market rent, and owner-occupied properties, only market rent estimates are used in the income capitalization approach.

Market rent was used in valuing subject property

COMPARABLE RENTALS

Southwest Dr	5,070 sf (split into 3 units)	\$10.00/sf
Highland	1,750 sf	\$13.00/sf
Grant St	1,500 sf	\$ 9.60/sf
Grant St	6,000 sf	\$ 9.46/sf
Caraway	2,200 sf	\$11.25/sf
Caraway	1,600 sf	\$ 8.81/sf
Caraway	2,100 sf	\$14.00/sf
Huntington	2,137 sf	\$12.07/sf
Caraway	2,112 sf	\$11.31/sf
Huntington	3,870 sf	\$ 9.30/sf
Main St	3,500 sf	\$10.00/sf

Subject is being compared to office rentals. Due to the current condition of our subject, it would lease for less than those surveyed. In my opinion, \$7.00/Sq Ft is a fair market rent.

SALES COMPARISON APPROACH

In the Sales Comparison Approach to valuation, similar properties recently sold or offered for sale in the local market are analyzed and compared with the property being appraised. Adjustments are made for differences in such factors as time of the sale, location, size, type, age and condition of the improvement, and prospective use. This approach has its greatest value in appraisal situation involving common elements, such as land or improved properties within a particular development, all with similar amenities.

Two methods are utilized to arrive at a value by the sales comparison approach: the effective gross income multiplier and the price per square foot of net leaseable building area.

An effective gross income multiplier is usually not adjusted because the relative desirability in the market is presumable reflected in both the rental rate that the property can command and the selling price.

The price per square foot of net leaseable building area is calculated by dividing the sale price of the comparable by its net leaseable area. After all analysis has been converted, adjustments are made to the price per square foot of net leaseable area. This adjustment can include property rights conveyed, financing, conditions of sale, date of sale, location, and physical characteristics.

Comparable Sale #1

Grantor/Grantee: Residential Design / Hubbard
Location: 3006 Peabody
Date of Sale: 02/12/2007
Sales Price: \$280,000
Bldg Size: 6,000 +/- Sq Ft
Price/Sq Ft: \$46.67
Land Size: 1.00 +/- acre or 43,560 +/- Sq Ft
Source: Bk 742 Pg 174, Files

Comparable Sale #2

Grantor/Grantee: Waleszonia and Smothermon / CJP Real Estate LLC
Location: 3025 Peabody
Date of Sale: 02/28/2011
Sales Price: \$305,000
Bldg Size: 5,020 +/- Sq Ft
Price/Sq Ft: \$60.76
Land Size: 1.00 +/- acres or 43,560 +/- Sq Ft
Source: JB2011R-003111

Comments: This property sold (per MLS/realtor/appraisal files) in 2008 for \$305,000. The deed was never recorded. Tax record is now showing a transfer in 2011 for \$305,000. This in fact may be the same sale as 2008. Either way, no time adjustment is justified due to the lack of enough recent sales.

Comparable Sale #3

Grantor/Grantee: Wilkinson / BLB Investments LLC
Location: 3022 Peabody
Date of Sale: 02/24/2011
Sales Price: \$160,000
Bldg Size: 3,600 +/- Sq Ft
Price/Sq Ft: \$44.44
Land Size: 1.00 +/- acres or 43,560 +/- Sq Ft
Source: JB2011R-002960

Comparable Sale #4

Grantor/Grantee: Goodwin / Controltek Inc
Location: 3106 Orvil Orlan
Date of Sale: 06/10/2009
Sales Price: \$230,000
Bldg Size: 4,000 +/- Sq Ft
Price/Sq Ft: \$57.50
Land Size: 0.60 +/- acres or 26,136 +/- Sq Ft
Source: Bk 798, Pg 464

Comparable Sale #5

Grantor/Grantee: Barnhill / Cline
Location: 3109 Prosperity
Date of Sale: 10/09/2009
Sales Price: \$300,000
Bldg Size: 4,680 +/- Sq Ft
Price/Sq Ft: \$64.10
Land Size: 0.47 +/- acres or 20,473 +/- Sq Ft
Source: Bk 806, Pg 603

Comparable Sale #6

Grantor/Grantee: G Ray LLC / Smith
Location: 3411 Stadium
Date of Sale: 10/06/2011
Sales Price: \$308,000
Bldg Size: 4,000 +/- Sq Ft
Price/Sq Ft: \$77.00
Land Size: 1.00 +/- acres or 43,560 +/- Sq Ft
Source: Bk JB2011R Pg 015189, Files

Comparable Sale #7

Grantor/Grantee: Beaty / Tosh
Location: 3711 Stadium
Date of Sale: 04/19/2011
Sales Price: \$165,000
Bldg Size: 2400 +/- Sq Ft
Price/Sq Ft: \$68.75
Land Size: 0.38 +/- acres or 16,553 +/- Sq Ft
Source: JB2011R-006090

Comparable Sale #8

Grantor/Grantee: Drywall Systems Inc / Tyler
Location: 3717 Forest Hill
Date of Sale: 03/09/2011
Sales Price: \$70,000
Bldg Size: 2,000 +/- Sq Ft
Price/Sq Ft: \$35.00
Land Size: 0.47 +/- acres or 20,473 +/- Sq Ft
Source: B2011R-003692 and MLS

Comparable Sale #9

Location: 4119 Stadium Blvd
Date of Sale: 07/22/2011
Sales Price: \$256,500
Bldg Size: 4,000 +/- Sq Ft
Price/Sq Ft: \$64.13
Land Size: 0.89 +/- acres or 38,768 +/- Sq Ft
Source: MLS

Comparable Sale #10

Grantor/Grantee: Grinder / RES Development-Jbo LLC
Location: 3226 Shelby
Sales Price: \$155,000
Bldg Size: 4,800 +/- Sq Ft
Price/Sq Ft: \$32.29
Land Size: 1.00 +/- acres or 43,560 +/- Sq Ft
Source: Bk 795 Pg 215

After comparing our subject to the above sales and considering the condition of our subject, in my opinion the subject value "As Is" would be approximately \$70.00/Sq Ft.

$$\$70.00/\text{Sq Ft} \times 3,406 \text{ Sq Ft} = \$238,420 \quad \text{ROUNDED } \$238,000$$

*With certain improvements and modifications at a cost of approximately \$25.00 to \$30.00 per Sq Ft, the subject would be valued in the \$90.00 to \$100.00/Sq Ft range.

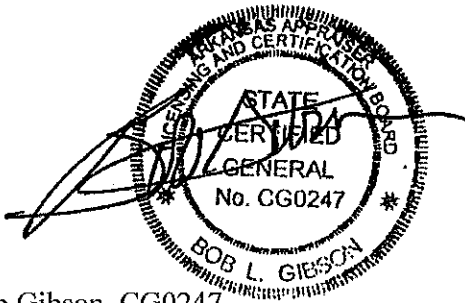
CORRELATION AND FINAL VALUE CONCLUSION

This appraisal was made to express an opinion of the value of the fee simple interest in the real estate as if offered for sale on the open market. Application of the three appropriate appraisal methods resulted in the following indications of value:

LAND VALUE:	\$182,000
COST APPROACH:	\$351,000
SALES COMPARISON APPROACH:	\$238,000
INCOME CAPITALIZATION APPROACH:	\$238,000

The cost approach is most appropriate when the improvements are new or nearly new and represent the highest and best use of the land, or when the facilities are of a special-purpose or specialized-use nature. In other circumstances, the extent of depreciation dictated by the age and character of the improvements and the external influences of the current industrial market make a market estimate by this approach less reliable. Generally, the sales comparison and income capitalization approaches are better indicators of the value of a property in the open market since they more accurately reflect current market activity and the motives of buyers and sellers for use or for investment purposes. The stated value conclusion therefore is heavily weighted on the Sales Comparison Approach.

Based on the investigation and premise outlined, as of July 11, 2014, the Market Value of the fee simple interest in the real estate, assuming it to be offered for sale on the open market is \$238,000 based on an estimated marketing (exposure) time of 12 months.

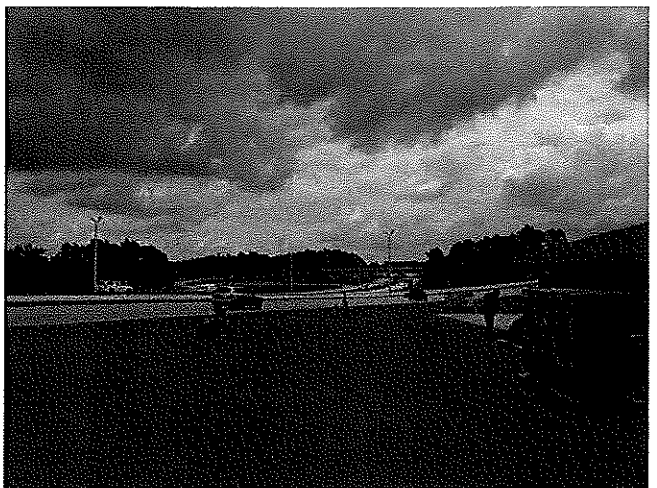
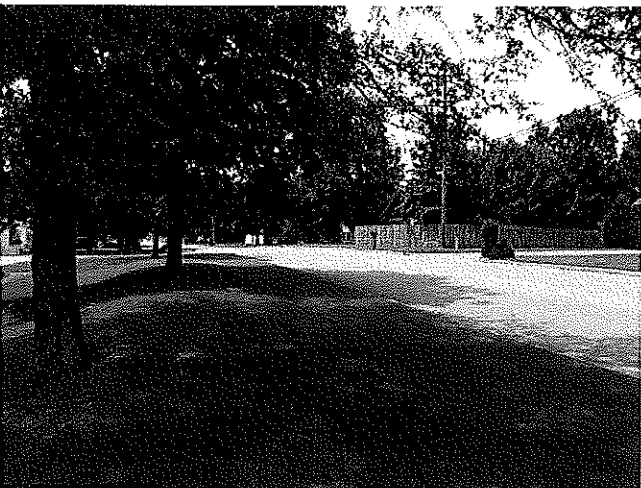
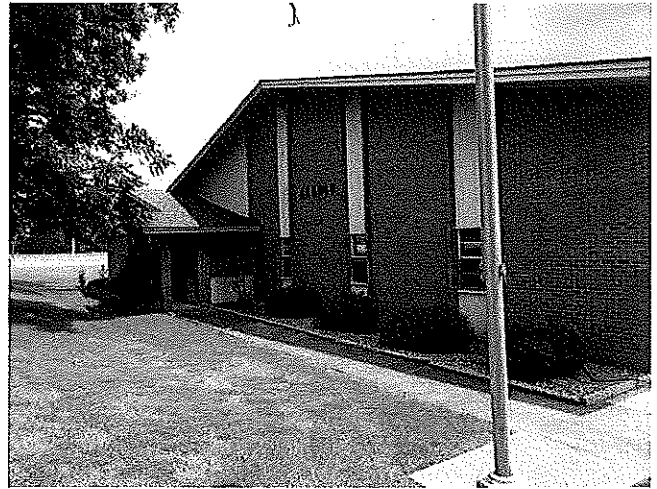
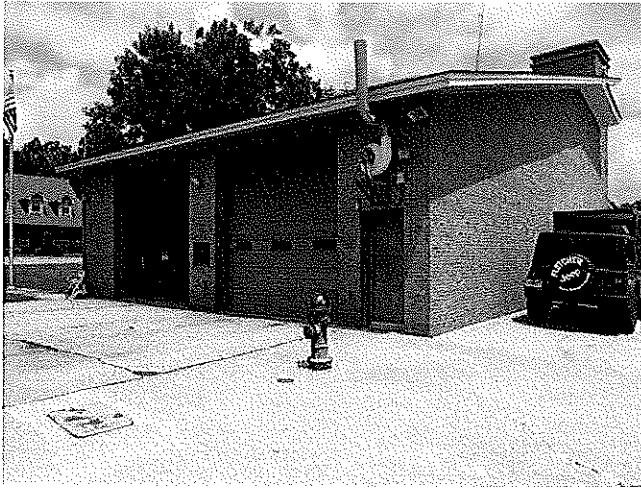


Bob Gibson, CG0247
Appraiser

ADDENDA

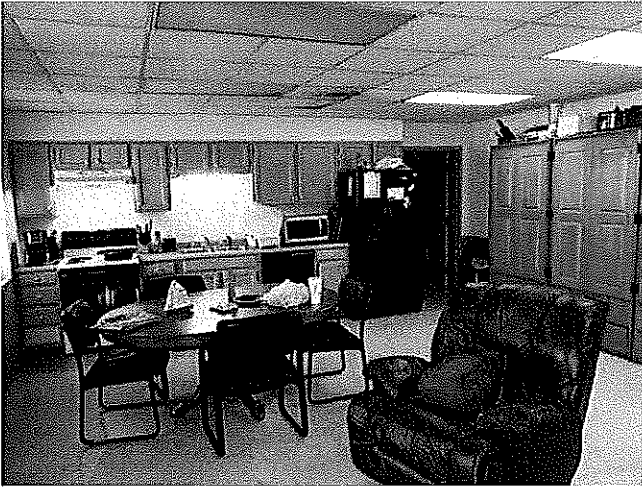
Photograph Addendum

Client	City of Jonesboro						
Property Address	2916 Wood St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						



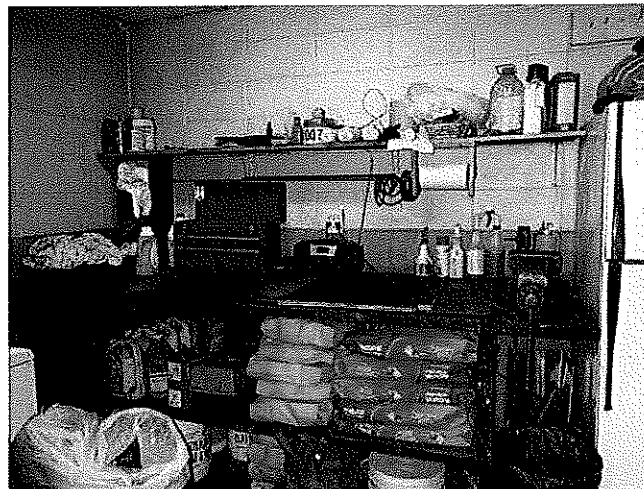
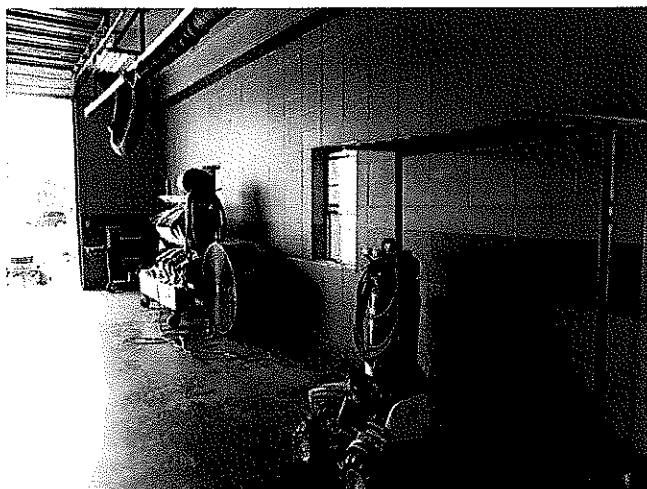
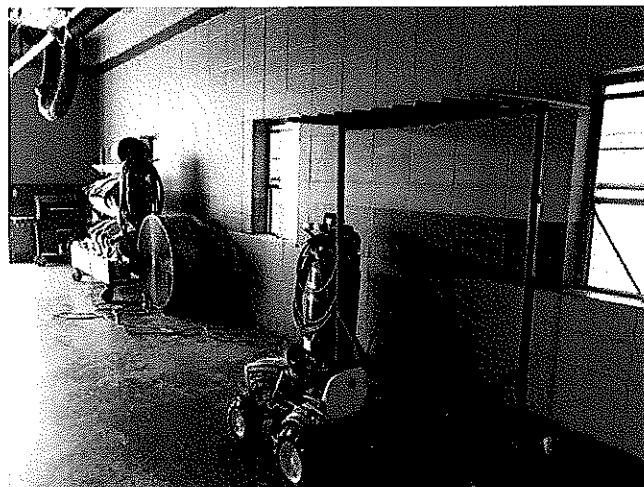
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City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						



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Basic Information

Parcel Number: 01-143253-02100

County Name: Craighead County

Ownership Information: CITY OF JONESBORO
JONESBORO, AR

Billing Information : CITY OF JONESBORO
300 S CHURCH ST
JONESBORO AR 72401

Total Acres: 0.68

Timber Acres: 0.00

Sec-Twp-Rng: 25-14-03

Lot/Block: /

Subdivision:

Legal Description: PT SE SW J'BORO CITY .68

School District: J JB JONESBORO CITY

Homestead Parcel?: No

Tax Status: Exempt

Over 65?: No

Land Information

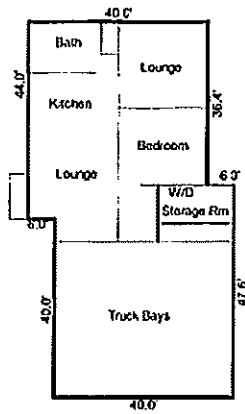
Land Divisions:	Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
	RESHS	0.68 acres [29,620 sqft]					NW

Valuation Information

	Appraised	Assessed
Land:	20,000	4,000
Improvements:	0	0
Total Value:	20,000	4,000
Taxable Value:		4,000
Millage:		0.0422
Estimated Taxes:		\$168.80
Assessment Year:		2013

Sales History

No sales history available



3405.6

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
02A1	First Floor	3405.6	3405.6
Net BUILDING Area		(Rounded)	3406

BUILDING AREA BREAKDOWN			
Breakdown		Subtotals	
First Floor			
40.0	x	47.6	1904.0
34.0	x	36.4	1237.6
6.0	x	44.0	264.0
3 Items		(Rounded)	3406

1
10/20
Fire Station #5

WARRANTY DEED
WITH RELINQUISHMENT OF DOWER

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, B. C. WHITLOW and MARY WHITLOW, his wife for and in con- sideration of the sum of TEN DOLLARS AND NO/100 and other good and val- uable consideration do hereby grant, bargain, sell and convey unto the said CITY OF JONESBORO, A MUNICIPAL CORPORATION, and unto its heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

A part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25-Township 14 North-Range 3 East, being more particularly described as follows: Begin at the NE corner SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25-Township 14 North-Range 3 East; then S89° 17' W on the 40 acre line 578.1' to the intersection of the Southwesterly right-of-way line of U. S. Highway No. 63 Bypass and the Southeasterly right-of-way line of Wood Street a concrete right-of-way marker, the point of beginning proper; thence in a South- westerly direction on the Southeasterly right-of-way line of Wood Street on a 10° 33' curve to the left 198.68' to the end of said curve; then S4° 02' W on the SE right-of-way line of Wood Street 4.6' to a point on line with a fence produced Westerly; then S83° 37' E on line with said fence produced Westerly and on line with said fence 149.9' to the N. face of a corner post of aforesaid fence; thence N14° 13' E 122.6' to the Southwesterly right-of-way line of U.S. Highway No. 63 Bypass; thence N54° 46' W on said right-of-way line 22.8'; thence N79° 41' 17" W on said right-of- way line 127.2' to the point of beginning proper, containing 0.698 acres.

To have and to hold the same unto the said CITY OF JONESBORO,
A MUNICIPAL CORPORATION, and unto its heirs and assigns forever,
with all appurtenances thereunto belonging.

And we hereby covenant with said Grantees that we will forever
warrant and defend the title to the said lands against all claims
whatever.

And I, Mary Whitlow, wife of the said B. C. Whitlow for and in
consideration of the said sum of money, do hereby release and relin-
quish unto the said Grantees all my right of dower and homestead in and
to the said lands.

WITNESS our hands and seals on this 12 day of June, 1977.

Bob Whitlow

Mary A. Whitlow

ACKNOWLEDGMENT

STATE OF ARKANSAS, } ss. _____ }
County of Craighead }

BE IT REMEMBERED, That on this day came before me the undersigned, a notary
public with and for the County aforesaid, duly commissioned and acting
B. C. Whitlow and Mary Whitlow to me well known as the
grantor^s in the foregoing Deed, and stated that they had executed the same for the consideration and
purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me the said Mary Whitlow
_____, wife of the said B. C. Whitlow

to me well known, and in the absence of her said husband declared that she had, of her own free will, executed said Deed
and signed and sealed the relinquishment of dower and homestead in the said Deed for the consideration and purposes
therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such notary public

this 16 day of June, 19 77.

My Commission Expires Feb-17, 1980 Kenneth D. Burris

Filed for Record this 17 day of June, 1977
11:30 o'clock A. M.
By Opie Chambers Clerk
By Johnnie Jackson D. C.
STATE NOTARY CO.—JONESBORO

Warrantly Appd
WITH RELINQUISHMENT OF DOWER

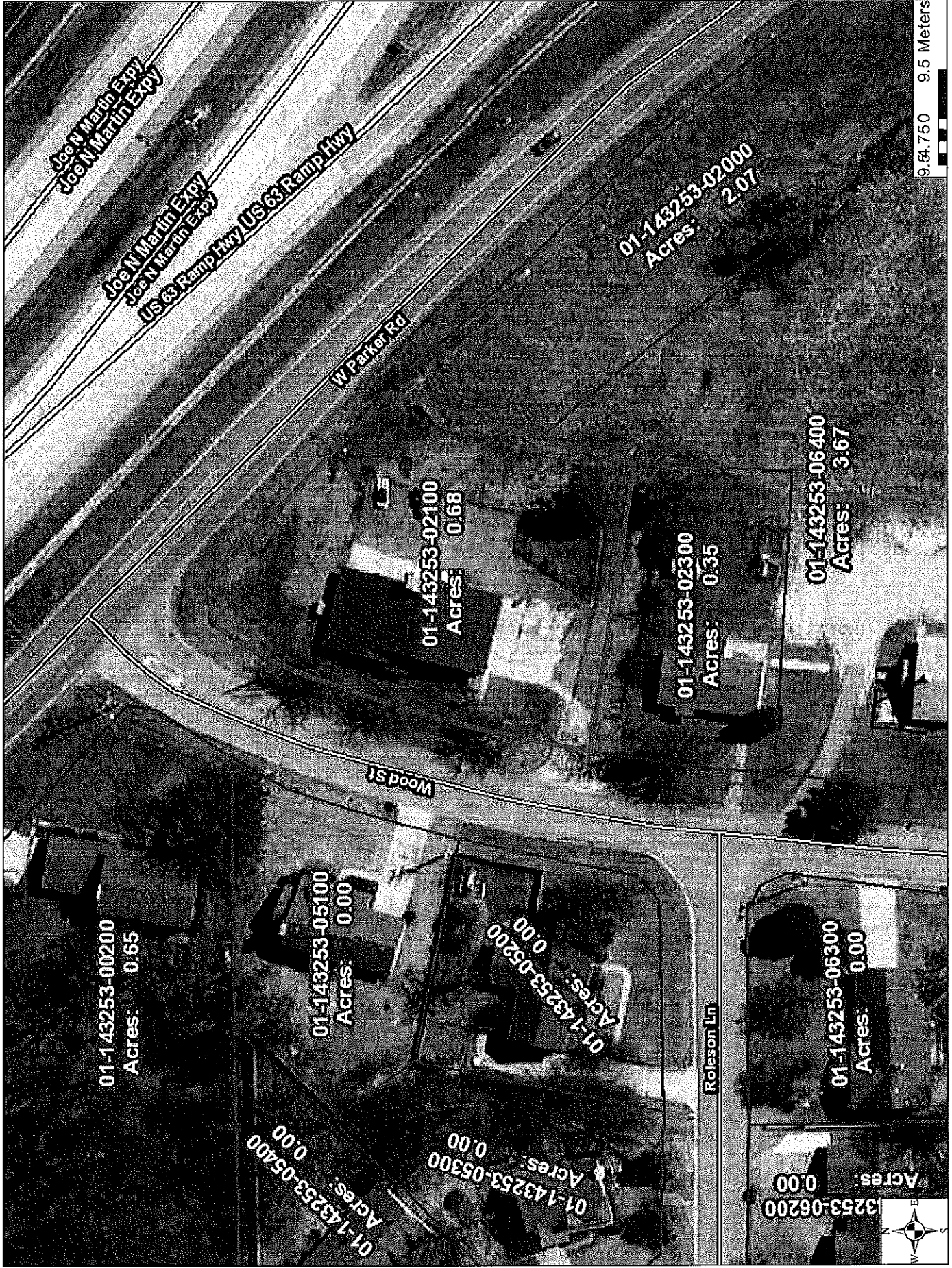
CERTIFICATE OF RECORD

STATE OF ARKANSAS, } ss. _____ }
County of Craighead }

I, Opie Chambers, Circuit Clerk and Ex-Officio Recorder
for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in
my office on the 17th day of June, A.D., 19 77, at 11:30 o'clock A. M.
and the same is now duly recorded, with acknowledgments and certificates thereon in "Record Book 245"
page 508.

IN WITNESS WHEREOF I have herewith set my hand and affixed the seal of said Court this 17th
day of June, 19 77.

Opie Chambers
Circuit Clerk and Ex-Officio Recorder
Ann Hudson



Joe N Martin Expy
Joe N Martin Expy

Joe N Martin Expy
Joe N Martin Expy

US 63 Ramp Hwy
US 63 Ramp Hwy

W Parker Rd

Wood St

Roleson Ln

01-143253-00200
Acres: 0.65

01-143253-05100
Acres: 0.00

01-143253-05200
Acres: 0.00

01-143253-05400
Acres: 0.00

01-143253-05300
Acres: 0.00

01-143253-06200
Acres: 0.00

01-143253-06300
Acres: 0.00

01-143253-02100
Acres: 0.68

01-143253-02300
Acres: 0.35

01-143253-06400
Acres: 3.67

01-143253-02000
Acres: 2.07

9.84.750 9.5 Meters





Subject
2916 Wood St

InterFlood



www.interflood.com • 1-800-252-6633

Prepared for:
Bob Gibson Appraisal Service

2916 Wood St
Jonesboro, AR 72404



ZONE X

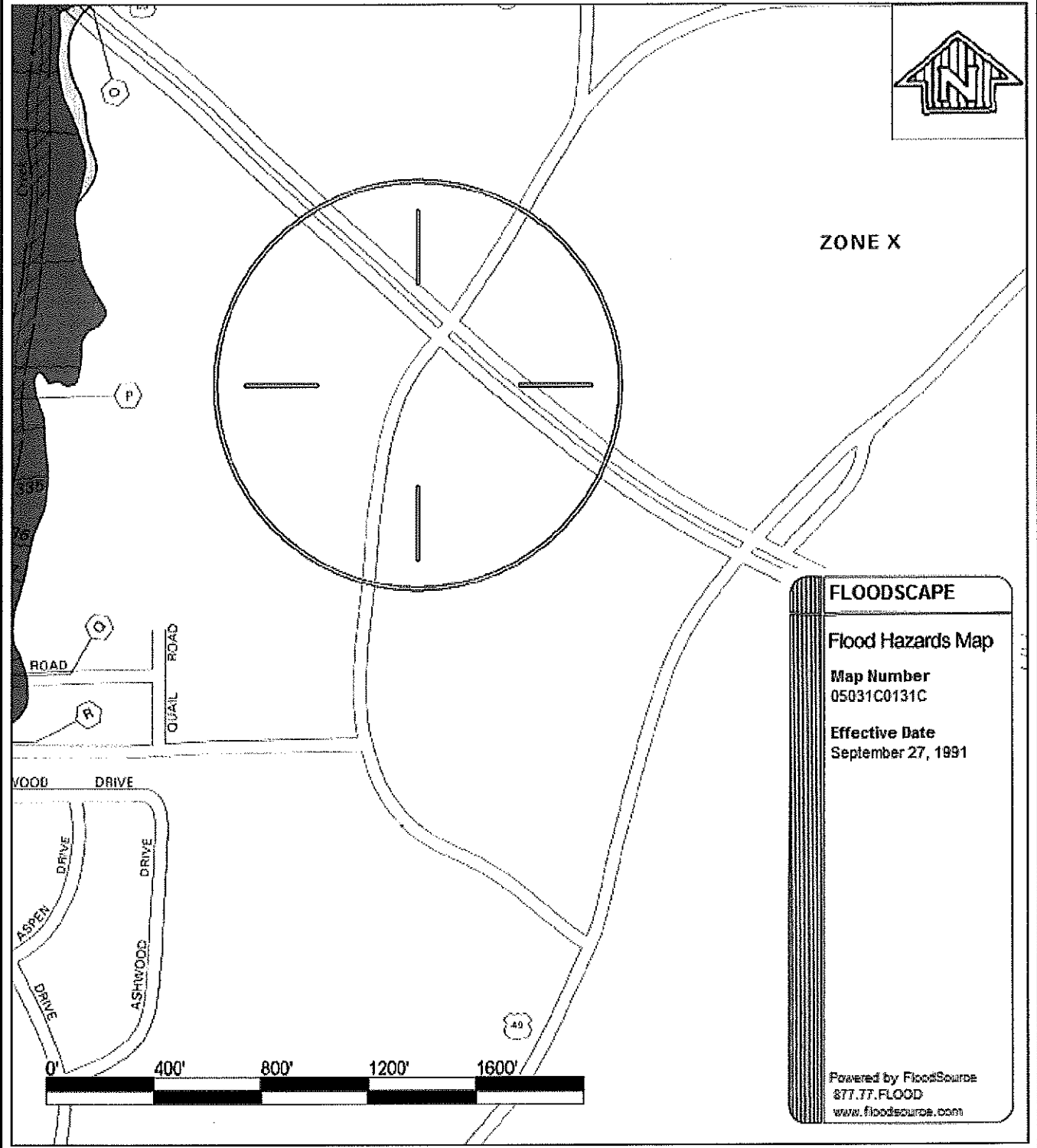
FLOODSCAPE

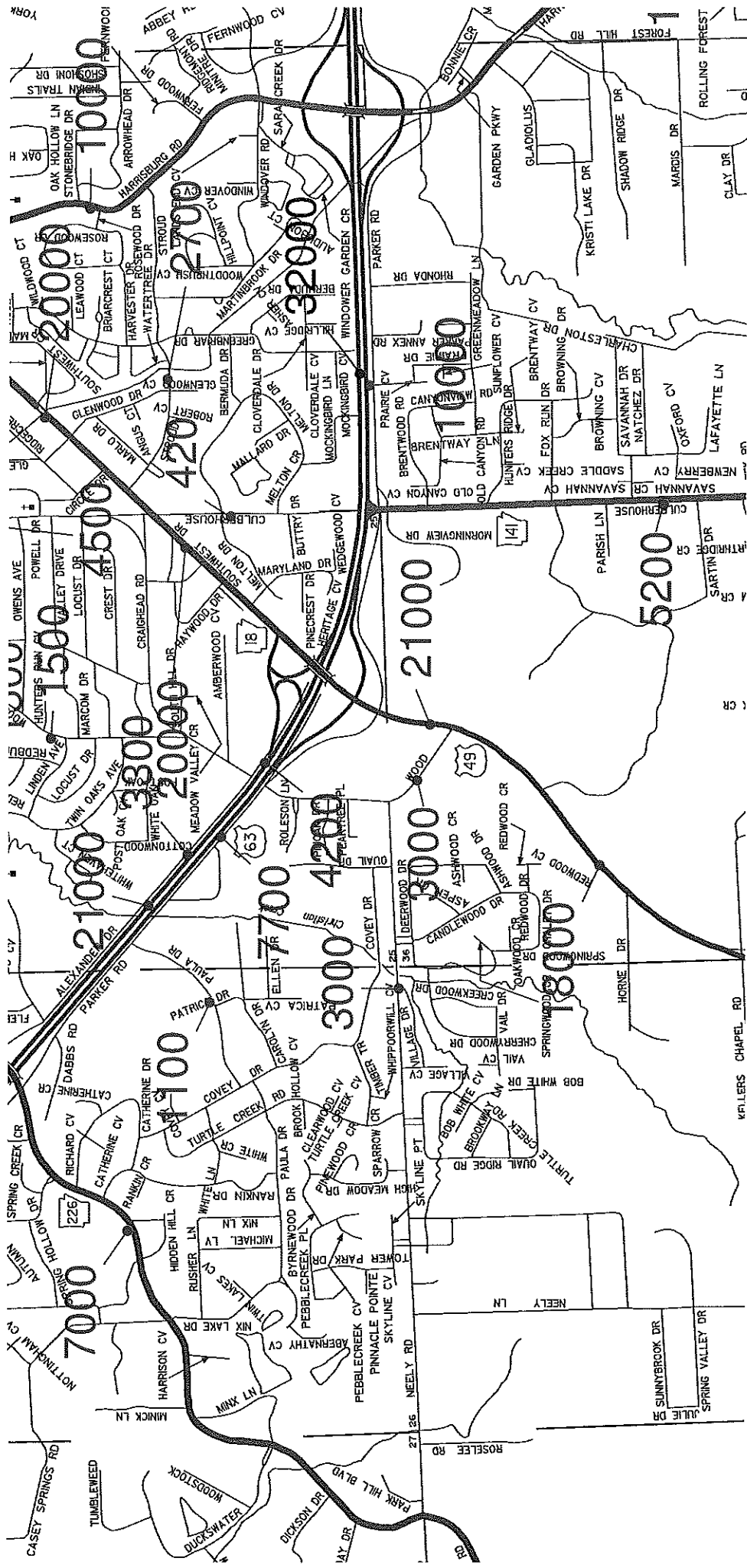
Flood Hazards Map

Map Number
05031C0131C

Effective Date
September 27, 1991

Powered by FloodSource
877.77.FLOOD
www.floodsource.com





1000

2000

2700

3200

420

1000

1500

4500

3000

21000

5200

21000

3300

4500

3500

18000

7000

4100

3000

25000

2226

271.26

147.7

AREA DATA

**Info taken from the Jonesboro Regional Chamber of Commerce website
www.jonesborochamber.com**

The Founding of Craighead County

Late in the year 1858, it had become apparent to many members of the Arkansas General Assembly that there needed to be further divisions of the existing large counties in order to govern and administer them better.

The main proponent of the move to establish another county in Northeast Arkansas was Sen. William A. Jones who was the representative from Poinsett and St. Francis Counties. Senator Thomas B. Craighead, however representing Crittenden and Mississippi counties, was stubbornly opposed to the idea since the proposed new county would include alluvial land, which had been providing a lucrative source of revenue to some of his constituents in Mississippi County.

Senator Jones introduced the bill calling for creation of a new county from land in Mississippi, Greene and Poinsett counties. Each time an attempt was made to move it up on the senate calendar Senator Craighead prevented it.

A master of political strategy, Jones waited until Craighead was absent from the senate chamber to call for a final vote on the measure.

With their leader gone, the opposing forces were unable to swing the vote in their favor, and the bill passed, much to the consternation of Craighead when he found out.

In a spirit of goodwill, however, Jones moved that the new county be named after the senator who had been most opposed to its creation. Thus, Craighead County came into being on February 19, 1859.

Soon afterwards, the county seat was named Jonesboro in honor of the legislator who had worked so successfully on behalf of the new county.

Excerpts from The Story of Craighead County by Charles A. Stuck

The Founding of Jonesboro

Soon after the creation of Craighead County on February 19, 1859 a location in the center of the county was sought for the new county seat, Jonesboro.

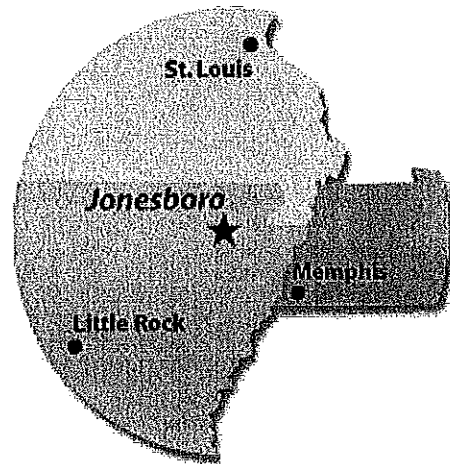
The actual site was selected after Fergus Snoddy offered to give 15 acres. J.N. Burk, County Surveyor chose the location of the plot because there was a sort of opening in the forest at that point. A site for the county courthouse was selected as the center of the town.

The choice for the location received some opposition from area hunters. It was one of the best deer crossings in this section of the country, during the winter thousands of ducks roosted in the swampy ground east of the present Water & Light plant, the banks of Lost Creek (a little north of that point) were excellent feeding grounds for wild turkey and bear had been killed there. It was felt to build a small and probably temporary town was to destroy, for all time, one of the good hunting grounds in the area.

Progress prevailed and the underbrush was cleared. The town site was laid out by surveyor Burk, creating a large center plot to be used for a courthouse. Ninety-two town lots were then laid out around the center plot. The fifteen acres were bounded by Monroe Avenue on the north, Church Street on the east, Jefferson Avenue on the south, and Madison Street on the west.

Jonesboro was first incorporated shortly after it was founded and Aden Lynch was elected the first Mayor, but interest in a formal government did not seem to appeal to the citizens. The first charter of incorporation was allowed to lapse. A second try was made and it also failed to interest the citizens. In 1882 with the prospects of a railroad coming through the town, a number of prominent citizens agreed that it should become an incorporated town with necessary instruments of government. The third charter was granted and M.A. Adair was elected Mayor in 1883.

Jonesboro is the 5th largest city in Arkansas and the 2nd largest in square miles. Form a triangle by connecting Little Rock, St. Louis, and Memphis, and you'll see Jonesboro stands out as the largest metropolitan city in what amounts to a 17,000 square-mile triangle area. The Jonesboro region is a proven leader in a number of categories attractive to business, including geography, favorable climate, viable economy, advantageous tax structure, affordable housing, low crime rate, growing medical community, opportunity for education, expanding retail and industrial community, recreational opportunities, cultural, sports and civic organizations, plus low utility costs. The Jonesboro MSA was recently recognized as 7th strongest in the nation for manufacturing.



There are more than 100 industrial plants or facilities in the Jonesboro area. The city includes not only attractive plant sites in four industrial parks, but also a high-quality transportation infrastructure. Jonesboro is served by two railroads; 42 trucking companies, and a regional airport which offers airline service to Dallas/Fort Worth. Memphis International Airport is only 1 hour away.

Industries located in Jonesboro find a highly productive, motivated work force, cooperative local officials, a favorable tax structure, and a central location. The Jonesboro Regional Chamber of Commerce, working with local businesses and professionals, and with local and state officials, comprise an active, effective industrial recruitment team. Their objectives are not limited to attracting new industries, but also include rendering vital help to existing industries. Such help may involve many aspects such as expansion, utilization of excess plant capacity, coordination of efforts to improve infrastructure serving plant sites and more.

Jonesboro's industrial community includes plants of major U.S. firms such as Nestlé, Butterball, L.L.C., Frito-Lay, Hytrol, Post Cereals, Riceland Foods, International Paper, Thomas & Betts, Great Dane Trailers, Quebecor World, Alberto - Culver, Nice-Pak, and Nordex.

Community Briefing

County: Craighead
County Seat: Jonesboro
Area code: 870

Population	
Jonesboro	55,515
Craighead County	82,148
**2000 Census	

Government

City: Mayor/Council
County: County Judge/Quorum Court

Climate

Climate is moderate, with temperatures normally ranging from 41 degrees to 80 degrees. Average annual precipitation totals approximately 50 inches of rainfall and six inches of snowfall. Relative humidity is 80 percent in the summer and 60 percent in the winter. The growing season averages 225 to 260 days.

Average Temperatures	
July Average Temperature	92.3 F (Normal Maximum) 71.1 F (Normal Minimum)
January Average Temperature	45.3 (Normal Maximum) 27.9 (Normal Minimum)
Annual Average Rainfall: 47.19 Inches	Annual Average Snowfall: 6.50 Inches
Mean Daily Minimum Temperature: 50 F	Mean Daily Maximum Temperature: 65 F
Average Wind Speed: 6-10 MPH	Direction of Prevailing Winds: Southwest
Elevation: 274 Ft. MSL	Degree Days to 65 F Base: 3.446
Minimum Temperature (Days of 32 F and Under): 50 Days	Maximum Temperature (Days of 90 F and Over): 20 Days
Normal Humidity:	
(Mean Daily Noon-Time): 45%	(Mean Daily Midnight) 55%

Economy

Jonesboro is one of the state's most dynamically developing centers, growing in areas of industry, retail and medicine. As a hub of agricultural production, Jonesboro has delta cotton land to the east and rice and soybean fields to the southwest. Jonesboro is the home of Riceland Foods, the largest rice mill in the world.

Several large industries help to support our growing community. Among these include: Hytrol Conveyor Company, Kraft Foods - Post Division, Con-Agra, Thomas & Betts, Frito Lay, Nestle and Great Dane.

Retail

Jonesboro has a rich assortment of retail stores representing all major categories of merchandise at various price levels.

The city is a regional shopping area for northeast Arkansas and southeast Missouri. The Mall at Turtle Creek offers 750,000 square feet of retail shopping. Jonesboro has almost every product available on the worldwide market represented in its retail offerings to make living in the area comfortable and convenient.

Retail Trade Area	
County	Total Population (2000 U.S. Census)
Clay	17,609
Craighead	82,148
Cross	19,526
Greene	37,331
Independence	34,233
Jackson	18,481
Lawrence	17,774
Mississippi (one-half of county)	28,989
Poinsett	25,614
Randolph	18,195
Sharp	17,119
Dunklin, Missouri	33,155
Total Primary Trade Area	347,111

Important Addresses and Phone Numbers

Government	
Craighead County Clerk County Courthouse 511 S. Main Jonesboro, AR 72401 Phone: (870) 933-4520	Jonesboro City Clerk City Hall 515 West Washington Jonesboro, AR 72401 Phone: (870) 935-0305

Housing	Employment
Jonesboro Board of Realtors 1218 Stone Jonesboro, AR 72401 Phone: (870) 972-8425	Arkansas Department of Workforce 2311 E. Nettleton Ave. Jonesboro, AR 72403 Phone: (870) 935-5594

Utilities		
City Water & Light 400 E. Monroe Jonesboro, AR 72401 Phone: (870) 935-5581	Center Point Energy Gas 3013 Old Feed House Rd. Jonesboro, AR 72401 Phone: (870) 972-6682	Craighead Electric Cooperative 4314 Stadium Blvd. Jonesboro, AR 72403 Phone: (870) 932-8301

Telephone	Auto & Truck Licenses
AT&T 723 S. Church Jonesboro, AR 72401 1-800-464-7928	Arkansas Revenue Department 206 Southwest Drive Jonesboro, AR 72401 Phone: (870) 932-2716

Cable/Television	
Sudden Link Communications 1520 S. Caraway Jonesboro, AR 72401 Phone: (870) 935-3615	KAIT Channel 8 PO Box 790 472 CR 766 Jonesboro, AR 72401 Phone: (870) 931-8888

Newspaper		
The Jonesboro Sun 518 Carson Street Jonesboro, AR 72401 Phone: (870) 935-5525	NEA Business Today 401 S. Main St. Jonesboro, AR 72401 Phone: (870) 931-9900	Hispano 3600 Marzee Ann Jonesboro, AR 72401 Phone: (870) 316-8045

Library	
Craighead County / Jonesboro Public Library 315 West Oak Jonesboro, AR 72401 Phone: (870) 935-5133	Dean B. Ellis Library Arkansas State University State University, AR 72467 Phone: (870) 972-3077

Government Services

Solid Waste Landfill			
Tipping Fees	Operated By	Classification	Life Expectancy
\$26 Per Ton	Craighead County Solid Waste Disposal Authority	Class 1 and Class 4	Over 500 Years

Hazardous Waste Landfill	
Location of Closest One	Emelle, Alabama
Name of Operator	Chemical Waste Management Emelle, Alabama

Source: Craighead County Solid Waste Disposal Authority, July 7, 2006.

Police	
City	128 Officers
County	28 Deputies

Form of Government	
City	Mayor / Council
County	Judge / Quorum Court

Fire	
City	98 Firefighters
Equipment	16 Units
Fire Insurance Class Rating	Class 3

Source: City of Jonesboro and Craighead County Sheriff's Office, June 27, 2006

Taxes

Local Taxes

Applicable Local Ad Valorem Taxes	
\$44.10 per \$1,000 Assessed Value	
(Nettleton School District)	
Rate:	
County General	.0040
County Road	.0021
Library	.0020
Policemen's Pension	.0005
Firemen's Pension	.0005
Nettleton School Millage	.0350
TOTAL	.0441

Rate of Assessment
Residential, Industrial Real and Industrial Personal Property is assessed at a rate of 20% of Fair Market Value

Payment in Lieu of Property Tax
Real and personal property financed by revenue bonds and general obligation bonds may be exempt from property taxes during the lease-amortization period in which a local government retains title to the property. Payments by businesses to local governments in lieu of property taxes are generally encouraged and negotiated between the parties involved.
The negotiated Payment in Lieu of Property Taxes shall not be less than 35% of the property taxes that would have been paid if the property were on the tax rolls.

Raw Materials, Goods-in-Process Inventory and Finished Goods Inventory
Tangible personal property in transit through Arkansas and inventory tangible personal property manufactured, processed or refined in Arkansas and stored for shipment outside the state are exempt from taxes.

Applicable Municipal Related Taxes on Employees
NONE

Source: Craighead County Tax Assessor, July 2006; Arkansas State Sales Tax, July 2006.

Sales Tax

Combined Sales Tax	
Arkansas State Sales Tax	6.0%
City Sales Tax	1.0%
County Sales Tax	1.0%
TOTAL	8.0%
*Note: City and County Sales Tax each have a \$25 cap per purchase.	