

**AGREEMENT**

This agreement is entered into on this date by and between **Jonesboro Real Estate Holdings Company, Inc.** hereinafter referred to as "party of the first part" and the **City of Jonesboro, MATA Department**, hereinafter referred to as "party of the second part."

**WITNESSETH:**

The party of the first part is the owner of certain property at Vacant Lot - East Matthews Avenue, Jonesboro, Arkansas, Parcel Number 9B.

The party of the second part is in the process of improving East Matthews Avenue.

The party of the second part has agreed to the following requests made by the party of the first part.

1. To be paid the sum of \$304.00
2. Landscape and resod all area disturbed

The above said agreed amount to be paid shall be free and clear of any and all emcumbrance with the exception of none.

This agreement is executed on this the 9th day of August, 2002

JONESBORO REAL ESTATE HOLDINGS, INC.

BY: *Ben E. Owens*  
NAME: Ben E. Owens  
TITLE: President

CITY OF JONESBORO, MATA DEPT.

BY: *[Signature]*  
DIRECTOR - MATA



204

**RIGHT-OF-WAY**

Whereas, **Jonesboro Real Estate Holdings Company, Inc.** is the owner of land in Craighead County, Arkansas described below, and the City of Jonesboro, a municipal corporation of the State of Arkansas, is the owner of adjoining land;

Whereas, **Jonesboro Real Estate Holdings Company, Inc.**, and city have agreed upon a right-of-way for construction and maintenance of a street across the land of **Jonesboro Real Estate Holdings Company, Inc.**, in favor of city and in favor of the land of the city;

Now, Therefore, be it agreed between **Jonesboro Real Estate Holdings Company, Inc.**, and city on this 9th day of August, 2002.

1. **Jonesboro Real Estate Holdings Company, Inc.**, in consideration of the agreement hereinafter made by city, grants to city a right-of-way for construction and maintenance of a street over the land of **Jonesboro Real Estate Holdings Company, Inc.**, in City of Jonesboro, Craighead County, Arkansas, more particularly described as follows:

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT RIGHT-OF-WAY

*Block 2*

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, ACCORDING TO BENNETT'S REPLAT OF PATRICK'S SECOND ADDITION TO JONESBORO, ARKANSAS, AS RECORDED IN PLAT CABINET B, AT PAGE 59, IN AND FOR THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS: THENCE NORTH 00°45'39" EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 21.18 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUE NORTH 00°45'39" EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 9.98 FEET TO A POINT LYING ON THE NEWLY PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF EAST MATTHEWS AVENUE: THENCE SOUTH 89°14'21" WEST, ALONG SAID NEWLY PROPOSED NORTHERLY RIGHT-OF-WAY LINE AND DEPARTING FROM THE EAST LINE OF SAID LOT 6, A DISTANCE OF 3.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.0 FEET AND A RADIAL BEARING AT THIS POINT OF SOUTH 89°14'21" EAST: THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°32'38", A DISTANCE OF 10.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST MATTHEWS AVENUE: THENCE SOUTH 89°34'34" WEST, TO THE ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 5.60 FEET POINT OF BEGINNING.

CONTAINING IN ALL 38 SQ.FT. OR 0.001 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

3 of 4

2. Grantor hereby covenants with Grantee that it is the owner in fee simple of the lands the subject of this right of way and will defend the Grantee's right of way to said lands against all claims done or suffered by, through or under Grantor, but against none other.

3. City, in consideration of the grant of right-of-way aforesaid, agrees to construct, maintain and improve the property through the use as is set forth herein.

4. This agreement shall inure to and bind the heirs, executors, administrators, successors and assigns of the parties and shall constitute a covenant running with the land of Jonesboro Real Estate Holdings Company, Inc.

Jonesboro Real Estate Holdings Company, Inc.

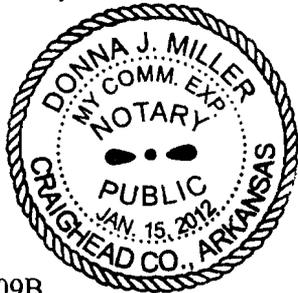
By: Ben E. Owens  
Ben E. Owens  
Title: President

STATE OF ARKANSAS  
COUNTY OF Craighead

**ACKNOWLEDGMENT**

On this day before me, the undersigned officer, personally appeared Jonesboro Real Estate Holdings Company, Inc., by: Ben E. Owens, Title: President to me well known to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 9th day of August, 2002.



Donna J. Miller  
NOTARY PUBLIC

00100-009B

# LEGEND

- BOUNDARY LINE
- F.I.P.
- S.I.P.
- FOUND IRON PIPE
- SET IRON PIPE W/ PLS #166 CAP

# DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT RIGHT-OF-WAY

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# GENERAL NOTES

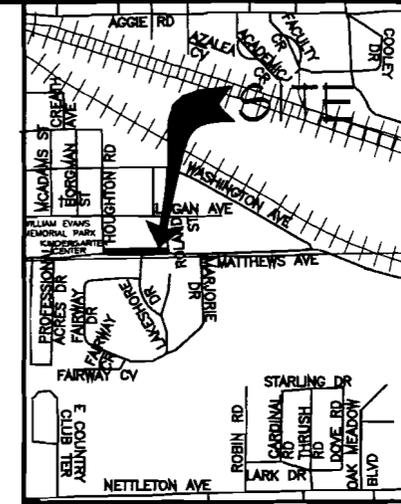
- OWNER: JONESBORO REAL ESTATE HOLDINGS COMPANY, INC.  
MAILING ADDRESS: P.O. BOX 9354  
JONESBORO, AR 72403  
PROPERTY ADDRESS: VACANT - NO ADDRESS  
DEED RECORD: D.R. 596, PAGES 910-915



(ASSUMED NORTH)

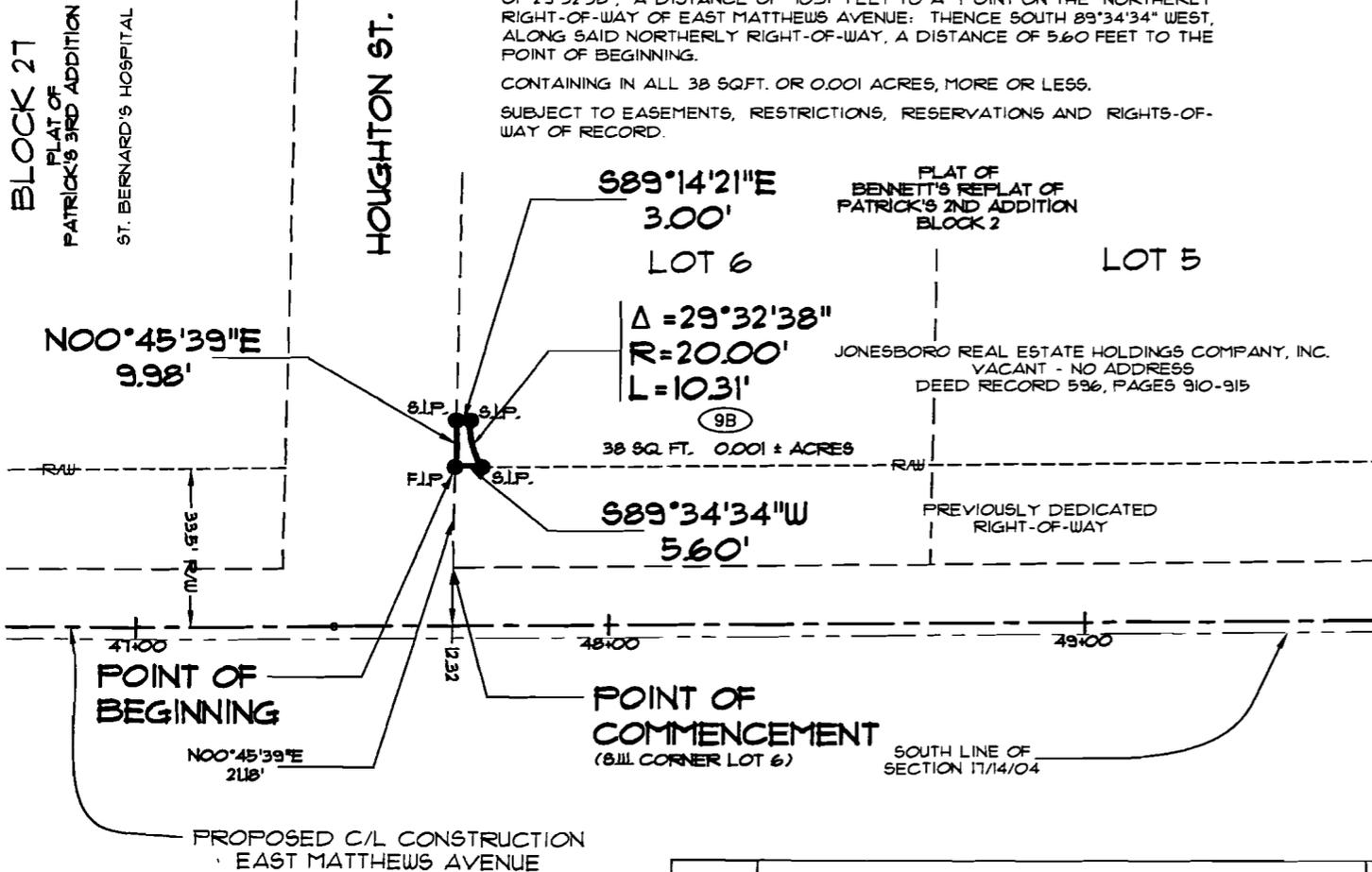


GRAPHIC SCALE  
IN FEET



VICINITY MAP

NOT TO SCALE



# SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS".

DATE OF BOUNDARY SURVEY: 06/26/2002

*Kenneth L. Scrape*  
KENNETH L. SCRAPE  
PROFESSIONAL LAND SURVEYOR  
ARKANSAS CERTIFICATE NO. 166

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL OF SURVEYOR'S SIGNATURE AND EMBOSSED SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC  
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
1825 E. NETTLETON AVENUE SUITE 1 - JONESBORO, AR 72401  
PH: 870-932-3594 FAX: 870-935-1263

RIGHT-OF-WAY PARCEL SURVEY  
PARCEL #9B, LOT 6  
BLOCK 2, PATRICK'S 2ND ADDITION  
JONESBORO, ARKANSAS

DATE	REVISIONS	BY

DRAWN: KLS/CADD	CHECKED: KLS	DATE: 06/26/02	SHEET
SCALE: 1" = 30'	FILE: 00100-29B	DWG#: 04141T3.0056	1 OF 1

**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

E Matthews  
Bennetts Replat of Patricks 2nd Addition Blk 2 and Lots 1-4 Patricks 2nd Adc  
Jonesboro, AR 72401

**FOR:**

City of Jonesboro - Mr Aubrey Scott  
314 W Washington, Jonesboro AR 72401

**AS OF:**

July 12, 2002

**BY:**

Bob Gibson, CG0247

**BOB GIBSON & ASSOCIATES**

Real Estate Appraisers & Consultants

420 W. Jefferson

P. O. Box 3071

Jonesboro, Arkansas 72401

Bob L. Gibson, CG0247  
Fred D. Jaynes, CG0496  
Dennis L. Jaynes, CG0607  
Bessie V. Richmond, SL1786

Telephone (870) 932-5206  
Facsimile (870) 972-9959

July 12, 2002

MATA

Attn: Mr Aubrey Scott

314 W Washington

Jonesboro, AR 72401

Re: Lots 5 & 6 Bennetts Replat and  
Lots 1-4 Patricks 2nd Addition Blk 2  
Jonesboro AR

Dear Mr. Scott:

I have appraised the above property as of July 12, 2002 and find the market value to be \$793,176. In accordance with your instructions, I have reduced the lot size by the 'amount of taking' for the purpose of widening Matthews Avenue. The remaining value is \$792,872 or a difference of \$304 which is the just compensation due the owner.

Should I be of future service, please contact my office.

Sincerely,



Bob Gibson, CG0247



The purpose of this appraisal is to give a fair market value of the land taken by the City of Jonesboro for the expansion of Matthews Ave. The subject at E Matthews (Lots 5-6 Bennetts Replat and Lots 1-4 Patricks 2nd Addition Blk 2) will lose a tract of land: 38 sq ft

The value of the improvements has not been affected. Therefore, the assessed value of the improvements has not been used in the appraisal. The set back should not affect the driveway and the entrance to the improvements.

Subject Value as of July 12, 2002

Value Before Taking:	99,147 sq ft x \$8.00 = \$793,176
Improvements:	NA
Land:	<u>\$793,176</u>
	\$793,176

Value After Taking:	99,147 - 38 sq ft x \$8.00 = \$792,872
Improvements:	NA
Land:	<u>\$792,872</u>
	\$792,872

Difference is the just compensation or \$304

## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	E Matthews
	Legal Description	Lots 5 & 6 Bennetts Replat of Patricks 2nd Addition Blk 2 and Lots 1-4 Patricks 2nd Ac
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401
	Census Tract	NA
	Map Reference	NA
SALE INFORMATION	Sale Price	\$ NA
	Date of Sale	NA
CLIENT INFORMATION	Borrower / Client	CLIENT: City of Jonesboro
	Lender	City of Jonesboro - Mr Aubrey Scott
PROPERTY INFORMATION	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Urban-Avg
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISAL INFORMATION	Appraiser	Bob Gibson, CG0247
	Date of Appraised Value	July 12, 2002
FINAL VALUE	Final Estimate of Value	\$ 304 - Just Compensation

# LAND APPRAISAL REPORT

## Summary Appraisal Report

File No. \_\_\_\_\_

Borrower CLIENT: City of Jonesboro Census Tract NA Map Reference NA  
 Property Address E Matthews  
 City Jonesboro County Craighead State AR Zip Code 72401  
 Legal Description Lots 5 & 6 Bennetts Replat of Patricks 2nd Addition Blk 2 and Lots 1-4 Patricks 2nd Addition Blk 2  
 Sale Price \$ NA Date of Sale NA Loan Term NA yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ NA (yr) Loan charges to be paid by seller \$ NA Other sales concessions NA  
 Lender/Client City of Jonesboro - Mr Aubrey Scott Address 314 W Washington, Jonesboro AR 72401  
 Occupant Rental Houses Appraiser Bob Gibson, CG0247 Instructions to Appraiser Before Value/After Value

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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound by Washington to the north, Nettleton to the south, Caraway to the east, and Church Street to the west. No negative influences are noted.

Dimensions Unk - 111416 sq ft less prior taking of 12,269 = 99,147 Sq. Ft. or Acres  Corner Lot  
 Zoning classification R-2 Multi-Family Residential & C-5 Present Improvements  do  do not conform to zoning regulations  
 Highest and best use  Present use  Other (specify) Commercial  
 Public  Other (Describe) \_\_\_\_\_  
 Elec.  Gas  Water  San. Sewer   
 Underground Elect. & Tel. \_\_\_\_\_  
 OFF SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface Asphalt  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo Level \_\_\_\_\_  
 Size Average  
 Shape Rectangular  
 View Average-Residential  
 Drainage Average  
 Is the property located in a HUD identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): FEMA Map No. 05031C0132C.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	<u>E Matthews Jonesboro</u>	<u>SEE</u>		<u>COMPARABLE</u>		<u>SALES</u>	
Proximity to Subject							
Sales Price	\$ <u>NA</u>	\$	\$	\$	\$	\$	\$
Price	\$	\$	\$	\$	\$	\$	\$
Data Source							
Date of Sale and Time Adjustment	<u>DESCRIPTION</u> <u>NA</u>	<u>DESCRIPTION</u>	<u>+(-)\$ Adjust.</u>	<u>DESCRIPTION</u>	<u>+(-)\$ Adjust.</u>	<u>DESCRIPTION</u>	<u>+(-)\$ Adjust.</u>
Location	<u>Urban-Avg</u>						
Site/View	<u>99147 sq ft</u>						
Sales or Financing Concessions	<u>NA</u>						
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		<u>Net</u>	\$	<u>Net</u>	\$	<u>Net</u>	\$

Comments on Market Data: \_\_\_\_\_  
 Comments and Conditions of Appraisal: \_\_\_\_\_

Final Reconciliation: Just Compensation \$304  
 I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF July 12 20 02 to be \$ 304  
 Appraiser(s) Bob Gibson, CG0247  Did  Did Not Physically Inspect Property  
 Review Appraiser (if applicable) \_\_\_\_\_



## Comparable Land Sales

### Sale #1

Grantor/Grantee: Bobby G Bennett, et ux/Robert Joseph Landry  
Record: Book 441 Page 165  
Date: 5/18/93  
Sales Price: \$110,000  
Location: Matthews  
Sq ft: 34,416  
Price/Sq ft: \$3.21

### Sale #1B

Grantor/Grantee: Robert Landry/Rental Houses Inc  
Record: Book 580 Page 329  
Date: 8/19/99  
Sales Price: \$130,000  
Location: Matthews/Houghton  
Sq ft: 34,416 - 35,344  
Price/Sq ft: \$3.68

### Sale #2

Grantor/Grantee: Bob McKee Estate/Kainer Associates  
Record: Book 372 Page 722-24  
Date: 3/13/89  
Sales Price: \$118,000  
Location: E 20' of Lot 4, Block 1, Lots 5 & 6 Block 1 of Gregg and Houghtons  
Sq ft: 18,000  
Price/Sq ft: \$6.56

### Sale #3

Grantor/Grantee: City of Jonesboro/Kainer Associates  
Record: Book 384 Page 502  
Date: 11/16/89  
Sales Price: \$53,000  
Location: Lot 7 Block 1 of Gregg/Houghtons  
Sq ft: 7,500  
Price/Sq ft: \$7.07

### Sale #4

Grantor/Grantee: Professional Acres/D Wood  
Record: Book 393 Page 795  
Date: 7/6/90  
Sales Price: \$65,000  
Location: Lot 1B Replat of Lot 1 Block A  
Sq ft: 14,260  
Price/Sq ft: \$4.56  
Comments: Site of Wood Vision Clinic. Additional lot purchased for parking.

### Sale #5

Grantor/Grantee: Various Owners to Mark Keller  
Location: 811-813 E Matthews  
Date of Sale: 10-1-97  
Record: Book 548 Page 707  
Sales Price: \$185,000  
Acres: .75 ac + 1 ac  
Land Sq ft: 187.40 x 175 or 32,795 sq ft +-  
Price/Sq ft: \$5.64/sq ft  
Price/Frt Ft: \$987.19  
Comments: Assembled three smaller tracts into one development site. Approximately 6,146 sq ft was given to the city for E Matthews expansion.

Sale #17  
 Grantor/Grantee: Professional Acres/Ron South  
 Location: Osler/E Matthews  
 Date of Sale: 3-01  
 Sales Price: \$300,000  
 Acres: .86 Ac or 37,462 sq ft  
 Price/Sq Ft: \$8.00  
 Comments: Site of new medical building

Summary

Sale	Sales Price	Date	Size	Cost/Sq Ft
1	\$110,000	5-93	.79 ac	\$3.21
1A	\$130,000	8-99	.79 ac	\$3.68
2	\$118,000	3-89	.41 ac	\$6.56
3	\$53,000	11-89	.17 ac	\$7.07
4	\$65,000	7-90	.32 ac	\$4.56
5	\$185,000	10-97	.75 ac	\$5.64
5A	\$215,000	4-98	.62 ac	\$7.96
6	\$75,000	12-92	1.079 ac	\$1.60
7	\$80,000	8-95	.68 ac	\$2.68
8	\$70,000	7-99	.75 ac	\$2.13
9	\$185,000	3-99	4.92 ac	\$1.72
10	\$140,000	4-00	1.85 ac	\$1.72
11	\$75,000	3-00	.64 ac	\$2.67
12	\$27,500	1-00	.15 ac	\$4.07
13	\$325,000	3-98	1.42 ac	\$5.16
14	\$175,000	3-00	.63 ac	\$6.27
15	\$35,000	8-99	.44 ac	\$1.81
16	\$450,000	5-99	3.55 ac	\$2.91
17	\$300,000	3-01	.86 ac	\$8.00

The above sales represent the most recent sales found within the subject's market area that are comparable to our subject. After adjustments for zoning, time of sale, location, and size, a value of \$8.00 per square foot has been given our subject site.

Therefore, the amount of taking is  $\$8.00 \times 38 \text{ sq ft} = \$304$

Note: The above sales were purchased with various zoning designations. Those purchased as R-2 were rezoned to commercial. The highest and best use for the E Matthews property is commercial.

Sale #5B

Grantor/Grantee: KWV Partnership to St Bernards Hospital  
Location: 811 E Matthews  
Date of Sale: April 21, 1998  
Record: Bk 558 Pg 302  
Sales Price: \$215,000  
Acres: .62 ac  
Land Sq ft: 27,007  
Price/Sq Ft: \$7.96  
Comments: Site purchased by Mark Keller involved 2 separate tracts of land. Site of new BC/BS office. Corner site.

Sale #6

Grantor/Grantee: Dr James Schrantz/Mark Keller  
Location: 818 E Matthews  
Date of Sale: Dec 1 1992  
Record: DR bk 433 Pg 266  
Sales Price: \$75,000  
Acres: 1.079 ac +/-  
Land Sq ft: 47,001  
Price/Sq ft: \$1.60  
Comments: Owner deeded city .31 acres for street improvements.

Sale #7

Grantor/Grantee: Anna Clay/Mark Keller  
Location: 820 E Matthews  
Date of Sale: 8-11-95  
Record: Bk 481 Pg 106  
Sales Price: \$80,000  
Acres: .68 acres  
Land Sq ft: 29,887  
Price/Sq ft: \$2.68  
Comments: Site of single family residence removed for new medical service.

Sale #8

Grantor/Grantee: Harriett Hyatt/Ellen Turner to Rental Houses  
Location: Logan Ave  
Date of Sale: July 12, 1999  
Record: Bk 578 Pg 564  
Sales Price: \$70,000  
Acres: .75 +/-  
Land Sq Ft: 32,829  
Price/Sq ft: \$2.13  
Comments: Purchased in conjunction with other adjacent sites.

Sale #9

Grantor/Grantee: Bob Bennett and Donna Sue Bennett  
Location: E Washington - before Matthews intersect  
Date of Sale: March 1, 1999  
Record: Bk 572 Pg 73 and 69  
Sales Price: \$184,666.67 (2) \$369,333  
Acres: 4.92 ac - According to Exhibit A  
Land Sq ft: 214,315  
Price/Sq ft: \$1.72  
Price/Acre: \$75,068

Sale #10

Grantor/Grantee: Watson to Jonesboro Real Estate Holdings Company  
Location: NE Corner of Logan and Houghton  
Date of Sale: 4-10-00  
Record: Bk 590 Pg 25  
Sales Price: \$140,000  
Acres: 2.10 ac  
Price/Sq ft: \$1.72

Sale #11

Grantor/Grantee: Kagle Huff to Howard and Peggy Vance  
Location: E Washington  
Date of Sale: 3-15-2000  
Record: Bk 588 Pg 908  
Sales Price: \$75,000  
Land Sq ft: 28,050  
Price/Sq ft: \$2.67

Sale #12

Grantor/Grantee: Anthony and Brown to Gene Vance  
Location: 1209 E Washington  
Date of Sale: 1-21-2000  
Record: Bk 587 Pg 60  
Sales Price: \$27,500  
Land Sq ft: 6,750  
Price/Sq ft: \$4.07

Sale #13

Grantor/Grantee: NEA Professional Properties to St. Bernards Hospital  
Location: 815 E Matthews  
Date of Sale: 3-13-98  
Record: Bk 555 Pg 767  
Sales Price: \$324,500  
Land Sq ft: 62,827  
Price/Sq ft: \$5.16

Sale #14

Grantor/Grantee: Bailey, Buhrmaster Wade Et al to Jonesboro Real Estate Holdings  
Location: E of Citizen  
Date of Sale: 4-2000  
Sales Price: \$175,000  
Land Sq ft: 27,874  
Price/Sq ft: \$6.27

Sale #15

Grantor/Grantee: Bookout to Rental Houses, Inc  
Location: 922 Park  
Date of Sale: 8-12-99  
Record: Bk 579 Pg 981  
Sales Price: \$35,000  
Land Sq ft: 19,300  
Price/Sq ft: \$1.81

Sale #16

Grantor/Grantee: Turner to Rental House Inc  
Location: E Matthews - E Houghton  
Date of Sale: 5-12-99  
Record: Bk 575 Pg 616  
Sales Price: \$450,000  
Land Sq ft: 400' frontage on E Matthews (154,439 sq ft)  
Price/Sq ft: \$2.91

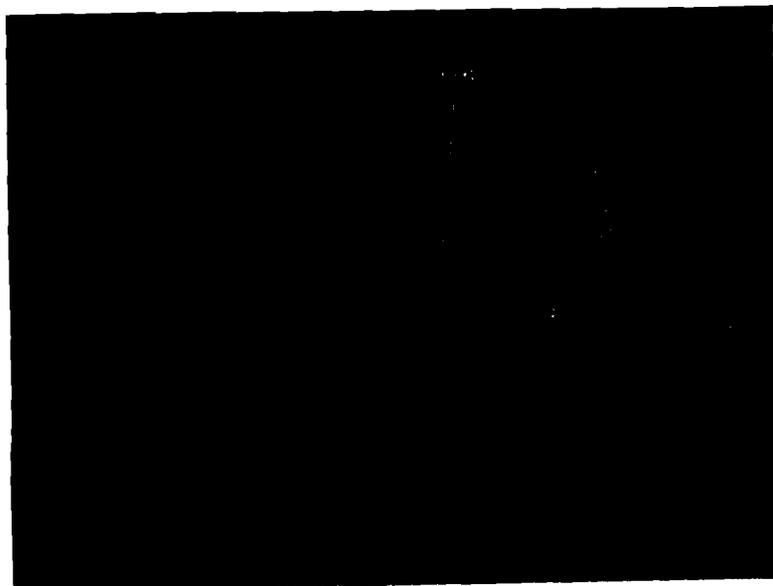
# Subject Photo Page

Borrower/Client CLIENT: City of Jonesboro			
Property Address E Matthews			
City Jonesboro	County Craighead	State AR	Zip Code 72401
Lender City of Jonesboro - Mr Aubrey Scott			



## Subject

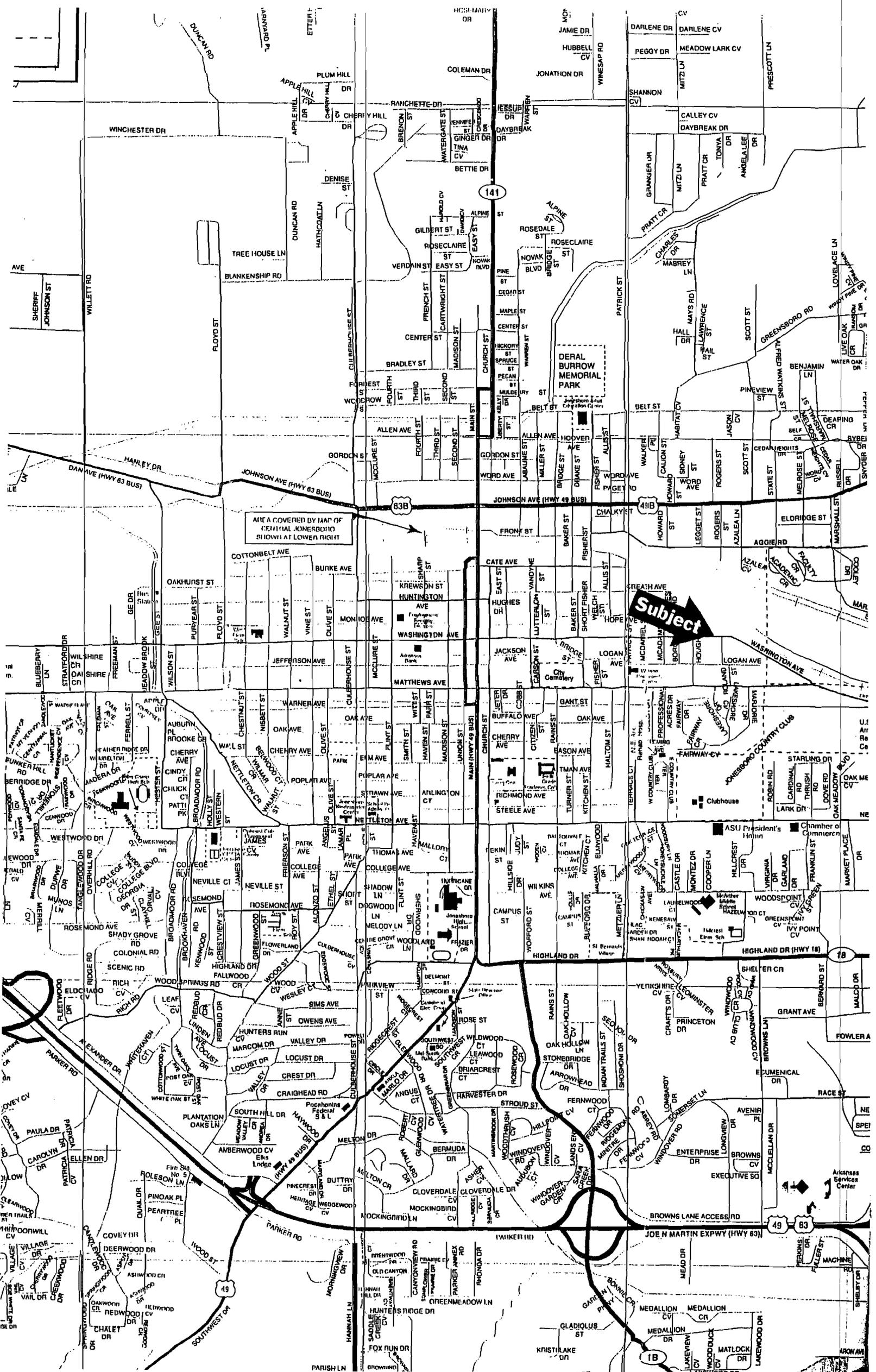
E Matthews  
Sales Price NA  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Urban-Avg  
View 99147 sq ft  
Site  
Quality  
Age



## Subject



## Subject



AREA COVERED BY MAP OF CENTRAL NEIGHBORHOOD SHOWN AT LOWER RIGHT

Subject

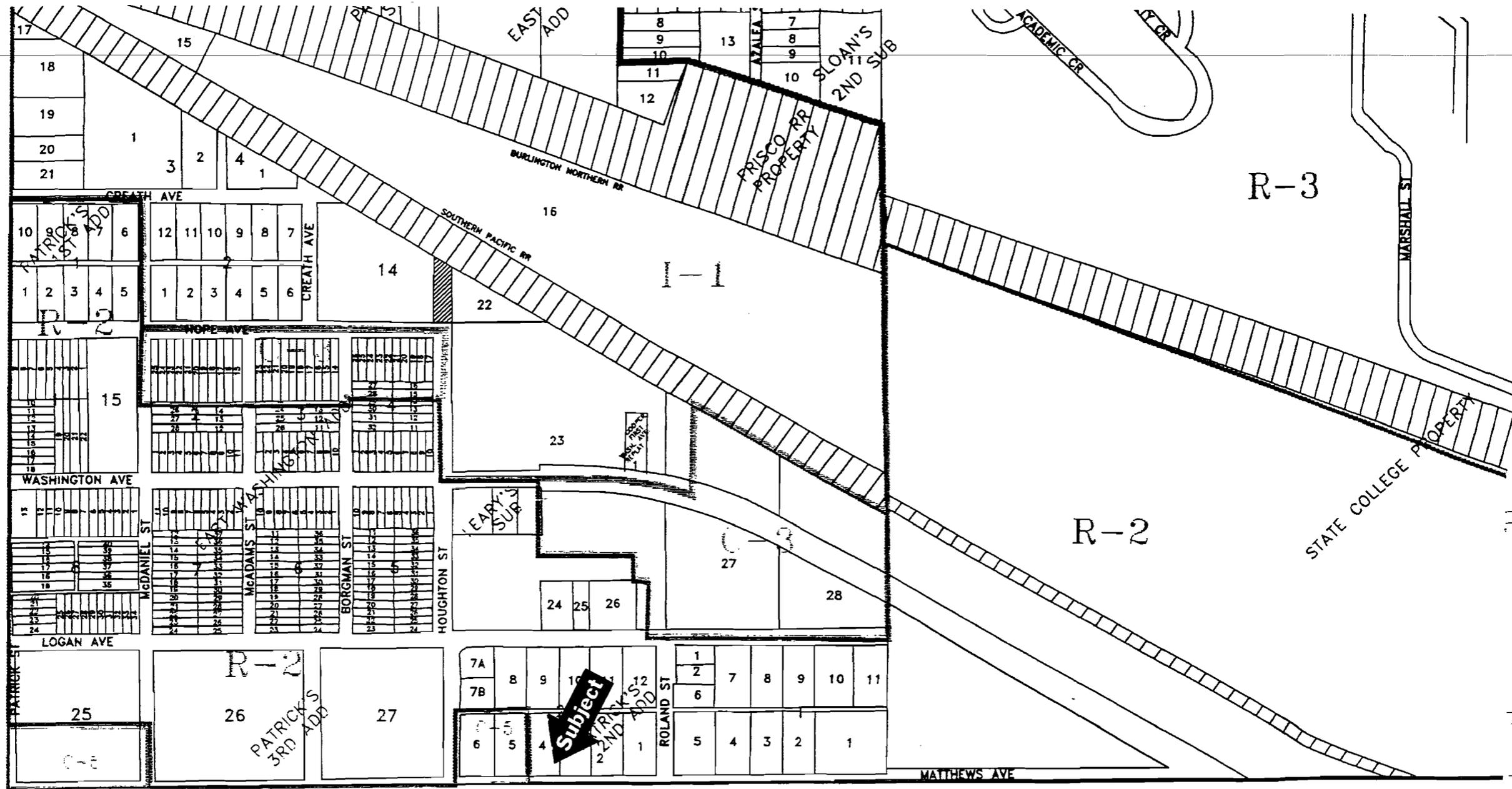
DERAL BURROW MEMORIAL PARK

JONESBORO COUNTRY CLUB

ASU President's Honin

Chamber of Commerce

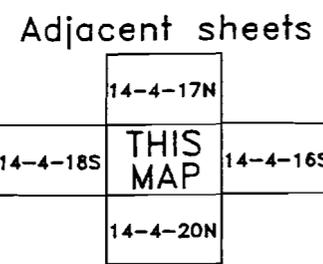
Arkansas Service Center



# SOUTH HALF SECTION 17

T-14-N , R-4-E

City of Jonesboro



THIS MAP IS FOR PLANNING PURPOSES ONLY

A

B

C

D

HEWS

AVENUE

ST. LOUIS

E

SOUTHWESTERN

173

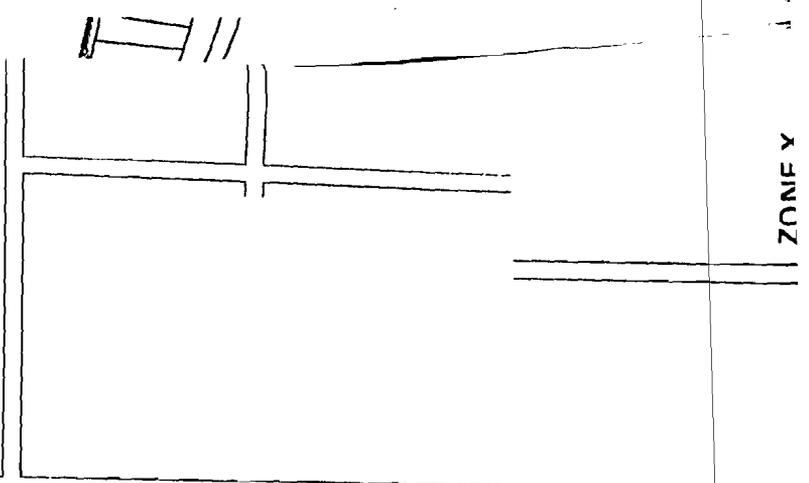
ZONE X

NETTLETON

AVENUE

ZONE X

Subject



**ENVIRONMENTAL ADDENDUM**  
**APPARENT\* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS**

Borrower/Client <u>CLIENT: City of Jonesboro</u>				
Address <u>E Matthews</u>				
City <u>Jonesboro</u>	County <u>Craighead</u>	State <u>AR</u>	Zip code <u>72401</u>	
Lender <u>City of Jonesboro - Mr Aubrey Scott</u>				

\*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

**DRINKING WATER**

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments \_\_\_\_\_

**SANITARY WASTE DISPOSAL**

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate property permitted alternate treatment system in good condition.

Comments \_\_\_\_\_

**SOIL CONTAMINANTS**

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments \_\_\_\_\_

**ASBESTOS**

- All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments \_\_\_\_\_

**PCBs (POLYCHLORINATED BIPHENYLS)**

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments \_\_\_\_\_

**RADON**

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments \_\_\_\_\_

**USTs (UNDERGROUND STORAGE TANKS)**

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments \_\_\_\_\_

**UREA FORMALDEHYDE (UFFI) INSULATION**

- All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments \_\_\_\_\_

**LEAD PAINT**

- All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments \_\_\_\_\_

**AIR POLLUTION**

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
  - Excess Noise \_\_\_\_\_
  - Radiation + Electromagnetic Radiation \_\_\_\_\_
  - Light Pollution \_\_\_\_\_
  - Waste Heat \_\_\_\_\_
  - Acid Mine Drainage \_\_\_\_\_
  - Agricultural Pollution \_\_\_\_\_
  - Geological Hazards \_\_\_\_\_
  - Nearby Hazardous Property \_\_\_\_\_
  - Infectious Medical Wastes \_\_\_\_\_
  - Pesticides \_\_\_\_\_
  - Others (Chemical Storage + Storage Drums, Pipelines, etc.) \_\_\_\_\_
- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) 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.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

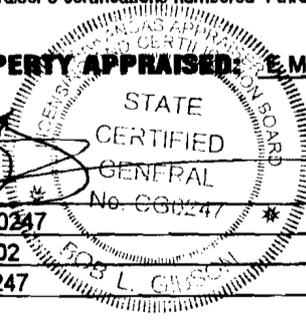
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** E. Matthews, Jonesboro, AR 72401

**APPRAISER:**

Signature: [Signature]  
 Name: Bob Gibson, CG0247  
 Date Signed: July 12, 2002  
 State Certification #: CG0247  
 or State License #: \_\_\_\_\_  
 State: AR  
 Expiration Date of Certification or License: 6/30/2003



**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property



Gramm-Leach-Bliley (GLB) Act Compliance/Intended User:

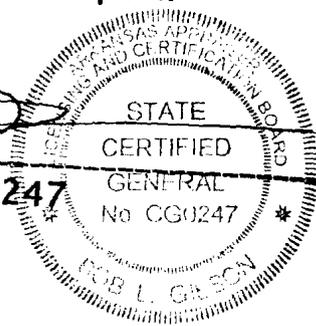
This report has been prepared for the Lender/Client as shown on page one of the report. The purpose of the report is to aid in determining the suitability of the subject property as collateral for a mortgage. The borrower is neither the appraiser's client or the intended user of this report. In accordance with the GLB Act, no non-public information regarding the borrower and/or the subject property has been conveyed by the appraiser to the Lender/Client only, except the following when/if they are observed: Differences with public records regarding dwelling size, dwelling condition, or areas finished that are not shown in public records; any safety or environmental problems/conditions observed; whether or not the subject property is owner occupied, vacant, or tenant occupied. Zoning compliance will be reported. When a property is rented, actual rent and lease information will be reported to the Lender/Client. Any apparent encroachments, easements, functional and external obsolescence will also be reported to the Lender/Client.

**Additional Certifications to Comply with new requirements of Appraisal Standards Board changes to 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 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 professional assistance to the person signing this report.

  
Bob Gibson, CG0247



# QUALIFICATIONS OF BOB L. GIBSON

**POSITION:** Real Estate Appraiser/Consultant, 420 W. Jefferson, Jonesboro, Arkansas, 72401 Telephone: (870) 932-5206.

**PROFESSIONAL EXPERIENCE:**

Chief Appraiser for Home Federal Savings. 1965 to 1975, Fee Appraiser for area financial and real estate concerns, 1965 to 1980.

President of H.S.C. Service Corporation. Developed three (3) Subdivisions, constructed single-family homes, one hotel, and numerous condominiums from 1975 to 1990.

**EDUCATION:**

B.S. Degree in Business Administration and minor in Economics from Arkansas State University in 1965.

Graduate of School of Savings & Loans at University of Indiana, Bloomington, Indiana, 1979 to 1982.

U.S. League of Savings Associations Appraised Study Course, 1965.

Principles of Real Estate Appraising-1968 Audit, Arkansas State University.

National Association of Independent Fee Appraisers, Principles of Residential Real Estate, 1990.

NAIF Income Property Appraising, 1990.

Marshall and Swifts Valuation Guides Seminar - Residential and Commercial Cost Approach, 1990.

The Appraisal Institute - Real Estate Appraisal Methods, 1991.

Uniform Standards of Professional Appraisal Practice, 1991.

Techniques of Income Property Appraising, 1991.

Uniform Residential Appraisal Report Seminar, IFA, Jonesboro, 1993.

FIRREA: Overview and Practical Application Seminar, IFA, Jonesboro, AR, 1994.

American Disabilities Act Seminar, I.F.A., Jonesboro, Arkansas 1993.

HUD Guidelines - Lender Selection of the Appraiser, I.F.A., Little Rock, Arkansas, Dec. 7, 1994 - Member of Lender Appraiser Selection Roster, HUD, Little Rock, Arkansas.

Appraiser Accountability and Legal Liabilities Seminar, Arkansas Appraisal Foundation, Little Rock, Arkansas, May 10, 1995.

Standards of Professional Practice, I.F.A., Jonesboro, Arkansas, 1996.

HUD/FHA Appraiser Training, HUD/FHA, Hot Springs, Arkansas, 1996.

Legal Journal, West Memphis, Arkansas, April 30, 1998.

Principles of Condemnation, San Antonio, Texas, June 3, 1999.

Arkansas Appraisal Board Annual Meeting, Little Rock, AR April 18, 2000.

USPAP, Keiton Schools, Jonesboro, Arkansas, May 17, 2000.

**PROFESSIONAL MEMBERSHIP:**

Charter Member of National Society of Environmental Consultants.

Master Senior Appraisers (MSA), National Association of Master Appraisers.

**CERTIFICATION AND DESIGNATION:**

State Certified Residential Appraiser #CG0247, December 28, 1991.

State Certified General Appraiser #CG0247, January 6, 1992.

**PARTIAL LIST OF CLIENTS:**

Belz-Burrow, Norwest Mortgage, Union Planters Bank of NEA, Regions Bank, Simmons Bank, Heringer Lone Star, Griffin Petroleum Co., Caldwell Construction Co., First Financial Mortgage, Fowler Foods, MidSouth Bank, Matthews Oil Co., Heritage Bank, Nations Bank, Nationsbanc Mortgage, Pocahontas Federal Savings & Loan, and American State Bank.