

LAND APPRAISAL REPORT

File No.

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|---|--|---|----------------------------|--|
| IDENTIFICATION | Borrower CLIENT: City of Jonesboro | Census Tract 420079-00 | Map Reference 27860 | |
| | Property Address W Highland | City Jonesboro | County Craighead | |
| | Legal Description See Attached Legal | State AR | Zip Code 72401 | |
| | Sale Price \$ NA | Date of Sale NA | Loan Term NA yrs. | Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD |
| | Actual Real Estate Taxes \$ NA (yr) | Loan charges to be paid by seller \$ NA | Other sales concessions NA | |
| Lender/Client CLIENT: City of Jonesboro | Address 515 W Washington, Jonesboro AR | | | |
| Occupant Vacant | Appraiser Bob Gibson, CG0247 | Instructions to Appraiser As Is | | |

| | | | | | | | | | |
|---------------------------|---|--|--|--|--|-------------------------------------|--|-------------------------------|-------------------------------|
| NEIGHBORHOOD | Location | <input checked="" type="checkbox"/> Urban | <input type="checkbox"/> Suburban | <input type="checkbox"/> Rural | Employment Stability | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Avg. | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor |
| | Built Up | <input checked="" type="checkbox"/> Over 75% | <input type="checkbox"/> 25% to 75% | <input type="checkbox"/> Under 25% | Convenience to Employment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Growth Rate | <input type="checkbox"/> Fully Dev. | <input type="checkbox"/> Rapid | <input checked="" type="checkbox"/> Steady | Convenience to Shopping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Property Values | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining | Convenience to Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Demand/Supply | <input type="checkbox"/> Shortage | <input checked="" type="checkbox"/> In Balance | <input type="checkbox"/> Oversupply | Adequacy of Public Transportation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Marketing Time | <input type="checkbox"/> Under 3 Mos. | <input checked="" type="checkbox"/> 4-6 Mos. | <input type="checkbox"/> Over 6 Mos. | Recreational Facilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Present Land Use | <input checked="" type="checkbox"/> 75% 1 Family | <input type="checkbox"/> % 2-4 Family | <input type="checkbox"/> % Apts. | Adequacy of Utilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> % Industrial | <input type="checkbox"/> % Vacant | <input type="checkbox"/> % | Property Compatibility | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Change in Present Land Use | <input checked="" type="checkbox"/> Not Likely | <input type="checkbox"/> Likely (*) | <input type="checkbox"/> Taking Place (*) | Protection from Detrimental Conditions | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | (*) From _____ To _____ | | | Police and Fire Protection | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Predominant Occupancy | <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Tenant | <input type="checkbox"/> 5 % Vacant | General Appearance of Properties | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Single Family Price Range | \$ 70,000 to \$ 150,000 | | Predominant Value \$ 100,000 | Appeal to Market | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Single Family Age | 0 yrs. to 50 yrs. | | Predominant Age 35 yrs. | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject bound to the north by Highland, to the west by Wood St, to the east by Southwest Dr, and to the south by Hwy 63 Bypass. No negative influences noted. Subject is located in a mature, fully developed part of Jonesboro near public schools, area shopping, employment, etc.

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|------|---|---|--|-------------------------------------|
| SITE | Dimensions Irregular | = | 50,126 Sq. Ft. or Acres | <input type="checkbox"/> Corner Lot |
| | Zoning classification R-1 Single Family Residential | | Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations | |
| | Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) | | | |
| | Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) | OFF SITE IMPROVEMENTS | Topo Level | |
| | Gas <input checked="" type="checkbox"/> | Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private | Size Average | |
| | Water <input checked="" type="checkbox"/> | Surface Asphalt | Shape Rectangular | |
| | San. Sewer <input checked="" type="checkbox"/> | Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private | View Avg-Residential | |
| | <input type="checkbox"/> Underground Elect. & Tel. | <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter | Drainage Fair - City is reworking drainage-reason for this appraisal. | |
| | | <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights | Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | |
| | Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): However, the engineering survey stops at Parkview and does not extend into Highland Drive. Should it be extended, in all probability, our subject site would be in or near a flood plain. | | | |

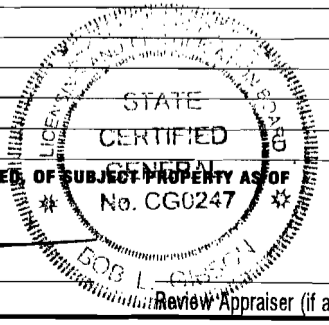
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. 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.

| MARKET DATA ANALYSIS | ITEM | SUBJECT PROPERTY | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 |
|----------------------|----------------------------------|----------------------|--|--|--|
| | Address | W Highland Jonesboro | See Addenda | | |
| | Proximity to Subject | | | | |
| | Sales Price | \$ NA | \$ | \$ | \$ |
| | Price | \$ | \$ | \$ | \$ |
| | Data Source | Inspection | | | |
| | Date of Sale and Time Adjustment | DESCRIPTION | DESCRIPTION +(-)\$ Adjust. | DESCRIPTION +(-)\$ Adjust. | DESCRIPTION +(-)\$ Adjust. |
| | Location | Urban | | | |
| | Site/View | 50,126 sf | | | |
| | Sales or Financing Concessions | NA | | | |
| | 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 | | Net % \$ | Net % \$ | Net % \$ |

Comments on Market Data:

Comments and Conditions of Appraisal:

| | |
|----------------|---|
| RECONCILIATION | Final Reconciliation: See Addenda |
| | I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF Dec 13 20 06 to be \$ 63,000 |
| | Bob Gibson, CG0247 Appraiser(s) |



Did Did Not Physically Inspect Property