

Supplemental Addendum

orig

File No.

Borrower/Client CLIENT: City of Jonesboro			
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			

BOB GIBSON & ASSOCIATES

Real Estate Appraisers & Consultants

420 W. Jefferson

P. O. Box 3071

Jonesboro, Arkansas 72401

Bob L. Gibson, CG0247
Dennis L. Jaynes, CG0607
Gene Scarborough, SR2455

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

May 26, 2005

City of Jonesboro
ATTN: Harry Hardwick
314 W Washington
Jonesboro, AR 72401

RE: 4505 S. Caraway

Dear Mr. Hardwick

I have appraised the above property as of May 26, 2005, and find the Fair Market Value to be \$196,700. In accordance with your instructions, I have reduced the lot size by the 'amount of taking' for the purpose of right-of-way acquisition and drainage easement. The remaining value \$117,200 or a difference of \$79,500, which is the Just Compensation due the owner.

The City will also be requiring a temporary easement of 5' x 243' of which a fee of \$100.00 is being paid. A row of trees front the property for a distance of 243' and will be either damage or destroyed. A fee of \$3,600 will be paid to the Owner.

Total compensation to include the Land \$79,500, Temporary Easement \$100.00 and Trees \$3,600 will be \$83,200.

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

Sincerely,




Bob L. Gibson, CG0247

BG/dkb

APPRAISAL OF REAL PROPERTY

LOCATED AT:

4505 S Caraway Rd
See Attached Survey
Jonesboro, AR 72404-0644

FOR:

City of Jonesboro
314 W. Washington
Jonesboro, AR 72401

AS OF:

May 26, 2005

BY:

Bob Gibson, CG0247

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	4505 S Caraway Rd
	Legal Description	See Attached Survey
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72404-0644
	Census Tract	0004.00
	Map Reference	NA
SALES PRICE	Sale Price	\$ NA
	Date of Sale	NA
CLIENT	Borrower / Client	CLIENT: City of Jonesboro
	Lender	City of Jonesboro
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Urban-Avg
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Bob Gibson, CG0247
	Date of Appraised Value	May 26, 2005
VALUE	Final Estimate of Value	\$ 83,200

LAND APPRAISAL REPORT

File No.

IDENTIFICATION	Borrower CLIENT: City of Jonesboro	Census Tract 0004.00	Map Reference NA
	Property Address 4505 S Caraway Rd		
	City Jonesboro	County Craighead	State AR
	Legal Description See Attached Survey		Zip Code 72404-0644
	Sale Price \$ NA	Date of Sale NA	Loan Term NA yrs.
Actual Real Estate Taxes \$ 434.84 (yr)	Loan charges to be paid by seller \$ NA	Other sales concessions NA	
Lender/Client City of Jonesboro	Address 314 W. Washington, Jonesboro, AR 72401		
Occupant Debbie Hannah	Appraiser Bob Gibson, CG0247	Instructions to Appraiser 2.46 Ac + 30' Easement - Fair Market Value	

NEIGHBORHOOD	Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30px;"></td> <td style="width: 30px;">Good</td> <td style="width: 30px;">Avg.</td> <td style="width: 30px;">Fair</td> <td style="width: 30px;">Poor</td> </tr> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Good	Avg.	Fair	Poor	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%																																																																			
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow																																																																			
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Declining																																																																			
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply																																																																			
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.																																																																			
Present Land Use	60% 1 Family	10% Apts.	10% Commercial																																																																			
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)																																																																			
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	5 % Vacant																																																																			
Single Family Price Range	\$ 75,000 to \$ 150,000	Predominant Value \$ 90,000																																																																				
Single Family Age	5 yrs. to 15 yrs.	Predominant Age 10 yrs.																																																																				

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound to the north by the Hwy 63 Bypass, to the south by Lawson Road, to the west by Harrisburg Rd, and to the east by Stadium Blvd. No negative influences are noted.

SITE	Dimensions See Attached Survey	=	5.150 Ac	Sq. Ft. or Acres	<input checked="" 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"/>	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 type="checkbox"/>	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View Average-Res		
	<input type="checkbox"/> Septic	<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage Average		
	<input type="checkbox"/> Underground Elect. & Tel.	<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		

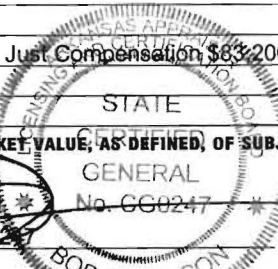
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No apparent adverse easements or encroachments noted during the physical inspection.

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	4505 S Caraway Rd Jonesboro	SEE		COMPARABLE		SALES	
	Proximity to Subject							
	Sales Price	\$ NA	\$		\$		\$	
	Price	\$ NA	\$		\$		\$	
	Data Source	Inspection						
	Date of Sale and Time Adjustment	DESCRIPTION NA	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	Location	Urban-Avg						
	Site/View	5.150 Ac						
	Sales or Financing Concessions	NA						
	Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$
	Indicated Value of Subject		Net %	\$	Net %	\$	Net %	\$

Comments on Market Data: None

Comments and Conditions of Appraisal: None

RECONCILIATION	Final Reconciliation: Just Compensation \$83,200
	
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>May 26, 2005</u> to be \$ <u>83,200</u>
	Appraiser(s) <u>Bob Gibson, CG0247</u> <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property
	Review Appraiser (if applicable)

Supplemental Addendum

File No.

Borrower/Client CLIENT: City of Jonesboro			
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			

Sale # 7

Grantor/Grantee: ARNS/HJE
 Location: Off Stadium Blvd.
 Date of Sale: November 23, 1998
 Record: BK/Pg 567/660
 Sales Price: \$299,000
 Acres: 10.45
 Price/Acre: \$28,612

Sale # 8

Grantor/Grantee: Cooper to R & R Real Estate
 Location: S. Culberhouse
 Date of Sale: July 21, 2003
 Record: BK/Pg 650/698
 Sales Price: \$106,000
 Acres: 4.58
 Price/Acre: \$23,144

Sale # 9

Grantor/Grantee: Foreman to HJH LLC
 Location: Stadium Blvd.
 Date of Sale: November 13, 2003
 Record: BK/Pg 658/443
 Sales Price: \$517,000
 Acres: 13.40
 Price/Acre: \$38,582

Sale # 10

Grantor/Grantee: Linda Kerr
 Location: South Caraway
 Date of Sale: September 17, 2004
 Record: BK/Pg 681/181
 Sales Price: \$480,000
 Acres: 10.47
 Price/Acre: \$45,845
 Price/Sq. Ft.: \$1.05

Sale # 11

Grantor/Grantee: Boro, LLC to HJH
 Location: South Caraway
 Date of Sale: February 24, 2004
 Record: BK/Pg 664/821
 Sales Price: \$450,000
 Acres: 16.91
 Price/Acre: \$26,611
 Price/Sq. Ft.: \$0.61

Sale # 12

Grantor/Grantee: Cooper to Universal Group
 Location: 4210 Caraway
 Date of Sale: June 1, 2004
 Record: BK/Pg 672/479
 Sales Price: \$590,000
 Acres: 11.65
 Price/Acre: \$50,643
 Price/Sq. Ft.: \$1.16
 Comments: Contained 1,155 sq. ft., Brick Veneer dwelling, 23 years effective. Value \$55,000 (+-).

After adjustments for time of sale, size and location a value of \$30,000/acre has been given to our subject.

Therefore: \$30,000 X 5.150/acres = \$154,500.

Supplemental Addendum

File No.

Borrower/Client CLIENT: City of Jonesboro			
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			

PURPOSE & FUNCTION:

The purpose of this appraisal is to estimate the market value of the subject property. The function of the appraisal is to assist the client in determining value for asset disposition purposes.

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.

Sale # 1

Grantor/Grantee: Priddy to Mitchell Caldwell
 Location: Off Colony Road
 Date of Sale: April 26, 2000
 Record: Bk/Pg 590/692
 Sales Price: \$58,000
 Acres: 9.37
 Price/Acre: \$6,189
 Comments: Purchased for development.

Sale # 2

Grantor/Grantee: Adrian McClelland to B-K Trust
 Location: Off Richardson Road near Colony Drive
 Date of Sale: August 15, 2000
 Record: Bk/Pg 596/597
 Sales Price: \$156,000
 Acres: 26.39
 Price/Acre: \$5,911
 Comments: Purchased for development of Boston Paper.

Sale # 3

Grantor/Grantee: Cook to B-K Trust
 Location: Off Richardson Road near Colony Drive
 Date of Sale: November 2, 2000
 Record: Bk/Pg 598/448
 Sales Price: \$101,000
 Acres: 9.6
 Price/Acre: \$10,521
 Comments: Part of Boston Paper.

Sale # 4

Grantor/Grantee: Land Comm to DC Investments
 Location: Off Richardson Road
 Date of Sale: August 22, 2003
 Source: MLS # 1008254 and Buyer
 Sales Price: \$29,000
 Acres: 5
 Price/Acre: \$5,800

Sale # 5

Grantor/Grantee: William Ebbert Estate/Lindsey Group
 Location: Hwy 1 South
 Date of Sale: August 15, 1995
 Record: Bk/Pg 481/169
 Sales Price: \$225,000
 Acres: 10.5
 Price/Acre: \$21,428
 Comments: Site was purchased to provide access to a multi-family development that extends to Caraway Road.

Sale # 6

Grantor/Grantee: Haml Inv to Boro
 Location: Harrisburg Road
 Date of Sale: February 20, 2003
 Record: Bk/Pg 641/290
 Sales Price: \$326,000
 Acres: 6.52
 Price/Acre: \$50,000

Supplemental Addendum

File No.

Borrower/Client CLIENT: City of Jonesboro			
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			

The purpose of this appraisal is to give a fair market value of the land taken by the City of Jonesboro for a drainage easement. The subject at 4505 S. Caraway Road will lose a tract of land: 2.46 Ac a 30' x 263.19 easement (.18 Ac) and a 5' x 243.15' (.01) easement for a total of 2.65 acres.

The value of the improvements has not been affected. Therefore, the assessed value of the improvements has been used in the appraisal and added to the site value. the "Set Back" should not affect the driveway nor the entrance to the improvements. A 5' temporary easement is also being used during the period of construction. A fee of \$100.00 is being paid for this inconvenience.

Subject value as of May 26, 2005.

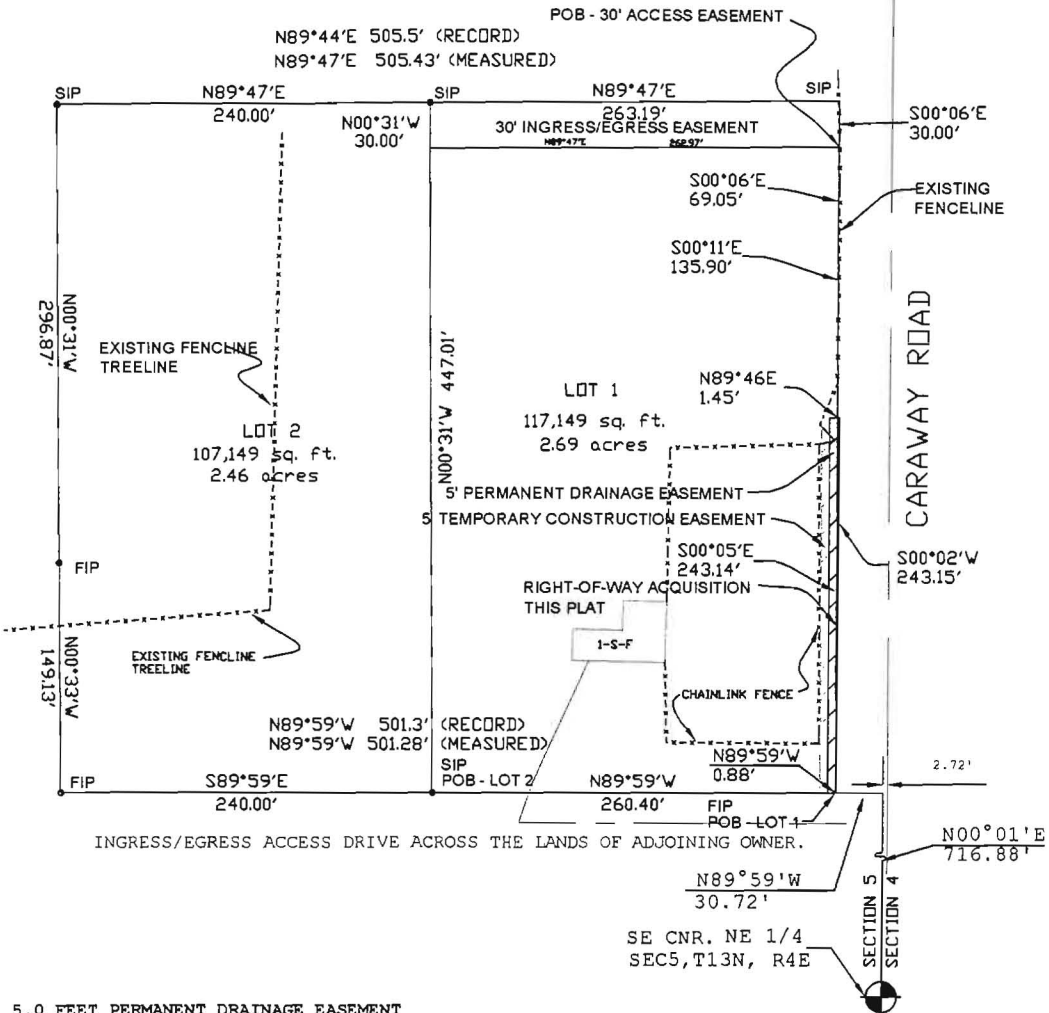
Value Before Taking:	5.150 Ac at \$30,000 Ac =	\$154,500
Improvements:		<u>\$ 42,200</u>
		\$196,700

Value After Taking:	5.150 Ac - 2.65 Ac = 2.50	
	2.50 Ac x \$30,000 =	\$ 75,000
Improvements:		<u>\$ 42,200</u>
		\$117,200

Difference is the Just Compensaton		<u>\$ 79,500</u>
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Additional consideration will be 18 trees (the majority of which are pine) that will be a part of the permant easement or damaged within the temporary easement. The value placed on the tree loss is \$3,600.

Total Compensation:		
2.65 Acres		\$79,500
Temporary Easement		\$ 100
Trees		<u>\$ 3,600</u>
		\$83,200



LEGAL DESCRIPTION - LOT 1

A PART OF THE NORTHEAST QUARTER OF SECTION 5; TOWNSHIP 13 NORTH; RANGE 4 EAST; CRAIGHEAD COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE N00°01'E 716.88 FEET ALONG THE SECTION LINE TO A POINT; THENCE N89°59'W 30.72 FEET TO THE POINT OF BEGINNING;
 THENCE N89°59'W 260.40 FEET TO A POINT; THENCE N00°31'W 447.01 FEET TO A POINT; THENCE N89°47'E 263.19 FEET TO A POINT; THENCE S00°06'E 69.05 FEET TO A POINT; THENCE S00°11'E 135.90 FEET TO A POINT; THENCE S00°05'E 243.14 TO THE POINT OF BEGINNING; (117,149. SQUARE FEET) 2.69 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENT(S) OF RECORD, AS SHOWN BY PLAT HEREON

LEGAL DESCRIPTION - LOT 2

A PART OF THE NORTHEAST QUARTER OF SECTION 5; TOWNSHIP 13 NORTH; RANGE 4 EAST; CRAIGHEAD COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE N00°01'E 716.88 FEET ALONG THE SECTION LINE TO A POINT; THENCE N89°59'W 290.85 FEET TO THE POINT OF BEGINNING;
 CONTINUE THENCE N89°59'W 240.00 FEET TO A POINT; THENCE N00°33'W 149.13 FEET TO A POINT; THENCE N00°31'W 296.87 FEET TO A POINT; THENCE N89°47'E 240.00 FEET TO A POINT; THENCE S00°31'E 447.01 FEET TO THE POINT OF BEGINNING; (107,149. SQUARE FEET) 2.46 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENT(S) OF RECORD, AS SHOWN BY PLAT HEREON

LEGAL DESCRIPTION - RIGHT-OF-WAY ACQUISITION

A PART OF THE NORTHEAST QUARTER OF SECTION 5; TOWNSHIP 13 NORTH; RANGE 4 EAST; CRAIGHEAD COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE N00°01'E 716.88 FEET ALONG THE SECTION LINE TO A POINT; THENCE N89°59'W 29.84 FEET TO THE POINT OF BEGINNING;
 THENCE N89°59'W 0.88 FEET TO A POINT; THENCE N00°05'W 243.14 FEET TO A POINT; THENCE N89°46'E 1.45 FEET TO A POINT; THENCE S00°02'W 243.15 FEET TO THE POINT OF BEGINNING; (292. SQUARE FEET) 0.01 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENT(S) OF RECORD, AS SHOWN BY PLAT HEREON

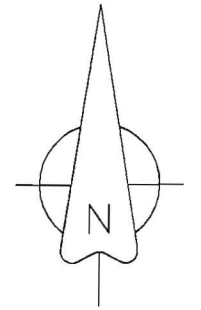
LEGAL DESCRIPTION - 30 FEET ACCESS EASEMENT

A PART OF THE NORTHEAST QUARTER OF SECTION 5; TOWNSHIP 13 NORTH; RANGE 4 EAST; CRAIGHEAD COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE N00°01'E 716.88 FEET ALONG THE SECTION LINE TO A POINT; THENCE N89°59'W 30.72 FEET TO A POINT; THENCE N00°05'W 243.14 FEET TO A POINT; THENCE N00°11'W 135.90 FEET; THENCE N00°06'W 39.05 FEET TO THE POINT OF BEGINNING;
 THENCE S89°47'W 262.97 FEET TO A POINT; THENCE N00°31'W 30.00 FEET TO A POINT; THENCE N89°47'E 263.19 FEET TO A POINT; THENCE S00°06'E 30.00 FEET TO THE POINT OF BEGINNING; SUBJECT TO ANY EASEMENT(S) OF RECORD, AS SHOWN BY PLAT HEREON

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT I FOUND OF THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND AND THIS PLAT CONFORMS TO THAT SURVEY.

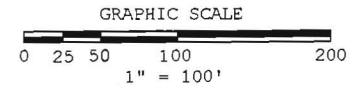
HERBERT HIME PLS (1142) DATE



BASIS OF BEARING:
CITY OF JONESBORO
GPS MONUMENTS

LEGEND

- FIP - FOUND REBAR
- FNL - FOUND NAIL
- SPK - SET PKNAIL
- SIP - SET 1/2" REBAR



5.0 FEET PERMANENT DRAINAGE EASEMENT

A 5 FEET WIDE STRIP OF LAND PARALLEL AND ADJACENT TO THE WEST LINE OF DESCRIBED RIGHT OF ACQUISITION AS SHOWN BY PLAT OF SURVEY HEREON.

5.0 FEET TEMPORARY CONSTRUCTION EASEMENT

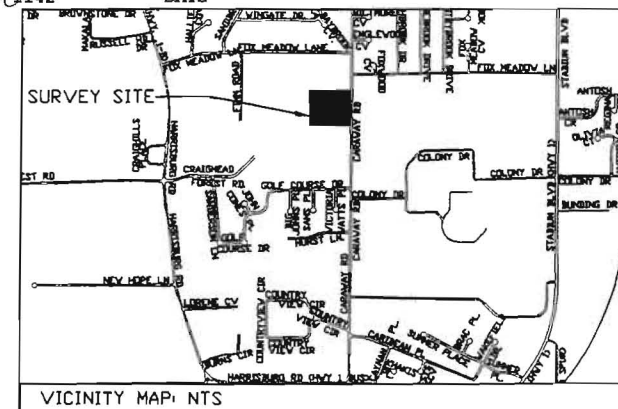
A 5 FEET WIDE STRIP OF LAND PARALLEL AND ADJACENT TO THE WEST LINE OF DESCRIBED RIGHT OF ACQUISITION AS SHOWN BY PLAT OF SURVEY HEREON.

OWNER'S CERTIFICATION:

We hereby certify that we the owners of the property shown and described hereon and that we adopt the plan of subdivision and dedicated perpetual use of all streets and easements as noted and we further certify that we have read the acknowledge the following statement.

THE SUB DIVIDER OR DEVELOPER MUST, BEFORE THE SALE OF ANY LOT OR LOTS, EITHER COMPLETE THE IMPROVEMENTS DEFINED IN SECTION 15.16.01 OF THE JONESBORO SUBDIVISION REGULATION AND AS SPECIFICALLY IDENTIFIED OF THE RECORD PLAT AND SUPPORT DOCUMENTATION OR FURNISH THE METROPOLITAN AREA PLANNING COMMISSION EVIDENCE THAT AN APPROPRIATED-FUNDED ESCROW AGREEMENT IN THE AMOUNT OF CONTRACT COST OF STREET IMPROVEMENTS REQUIRED BY SECTION 16.15.01 THAT ARE NOT COMPLETED AT THE DATE OF SALE OF THE LOT OR LOTS FROM CLOSEST IMPROVED STREET TO AND INCLUDING ALL FRONT FEET OF SAID LOT OR LOTS.

$5 \times 243.15 = 1,215.75$

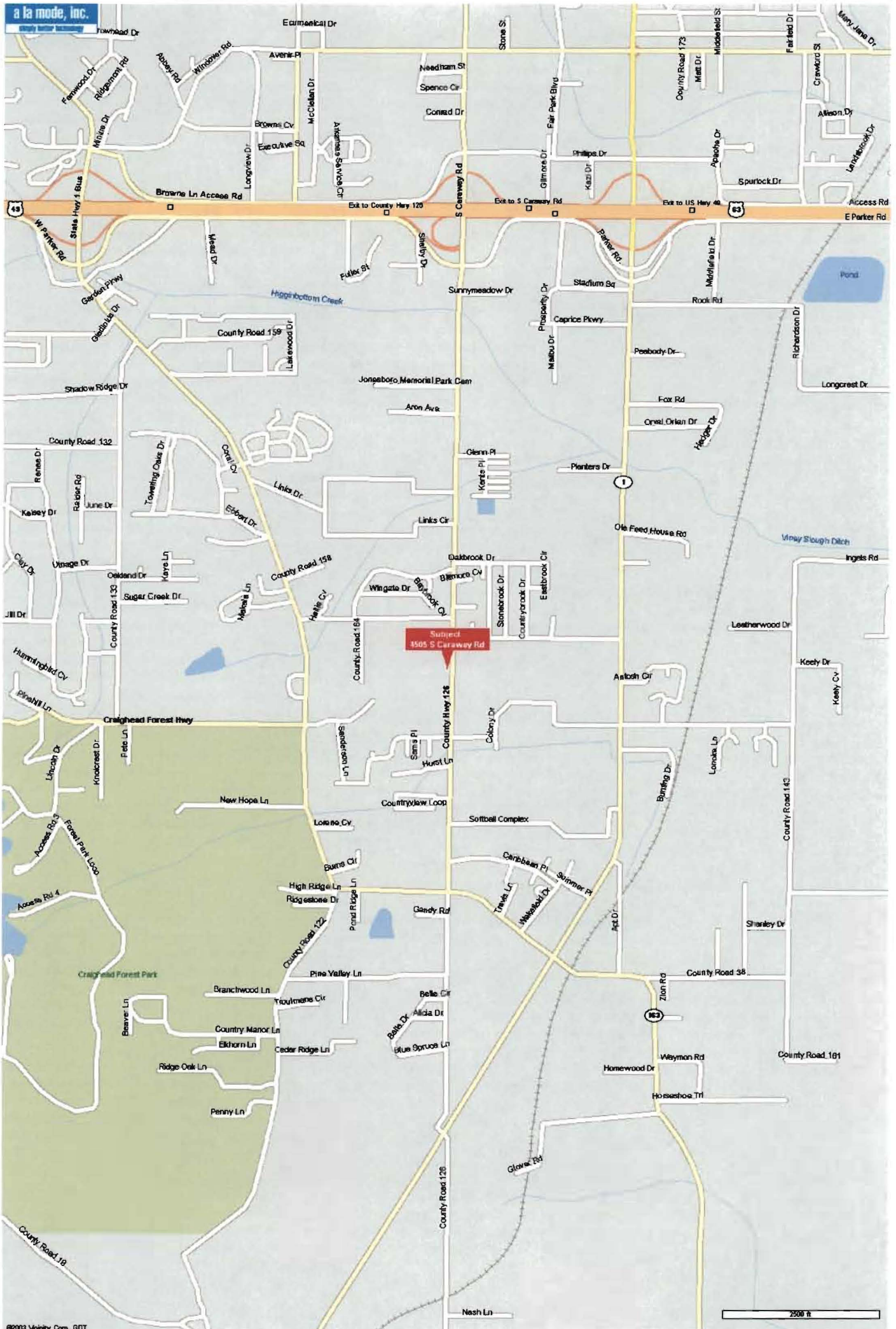


HANNAH MINOR PLAT
500-13N-04E-0-05-100-16-1142

A PART OF THE NE 1/4 OF 5-13-4		
DRAWN	DATE	HIME LAND SURVEYING, INC.
J.HARLAN	05-06-05	PMB 283
APPROVED	DATE	2704 S. CULBERHOUSE
B. HIME		JONESBORO, AR
SCALE	SHEET	PROJECT NO.
1" = 100'		

Location Map

Borrower/Client CLIENT: City of Jonesboro			
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			



Subject Photo Page

Borrower/Client CLIENT: City of Jonesboro			
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			

Subject

4505 S Caraway Rd
 Sales Price NA
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban-Avg
 View 5.150 Ac
 Site
 Quality
 Age



Subject



Subject



Subject Photo Page

Borrower/Client CLIENT: City of Jonesboro			
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			

Subject Trees

4505 S Caraway Rd
Sales Price NA
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Urban-Avg
View 5.150 Ac
Site
Quality
Age



Subject Trees



Flood Map

Borrower/Client CLIENT: City of Jonesboro			
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			

InterFlood

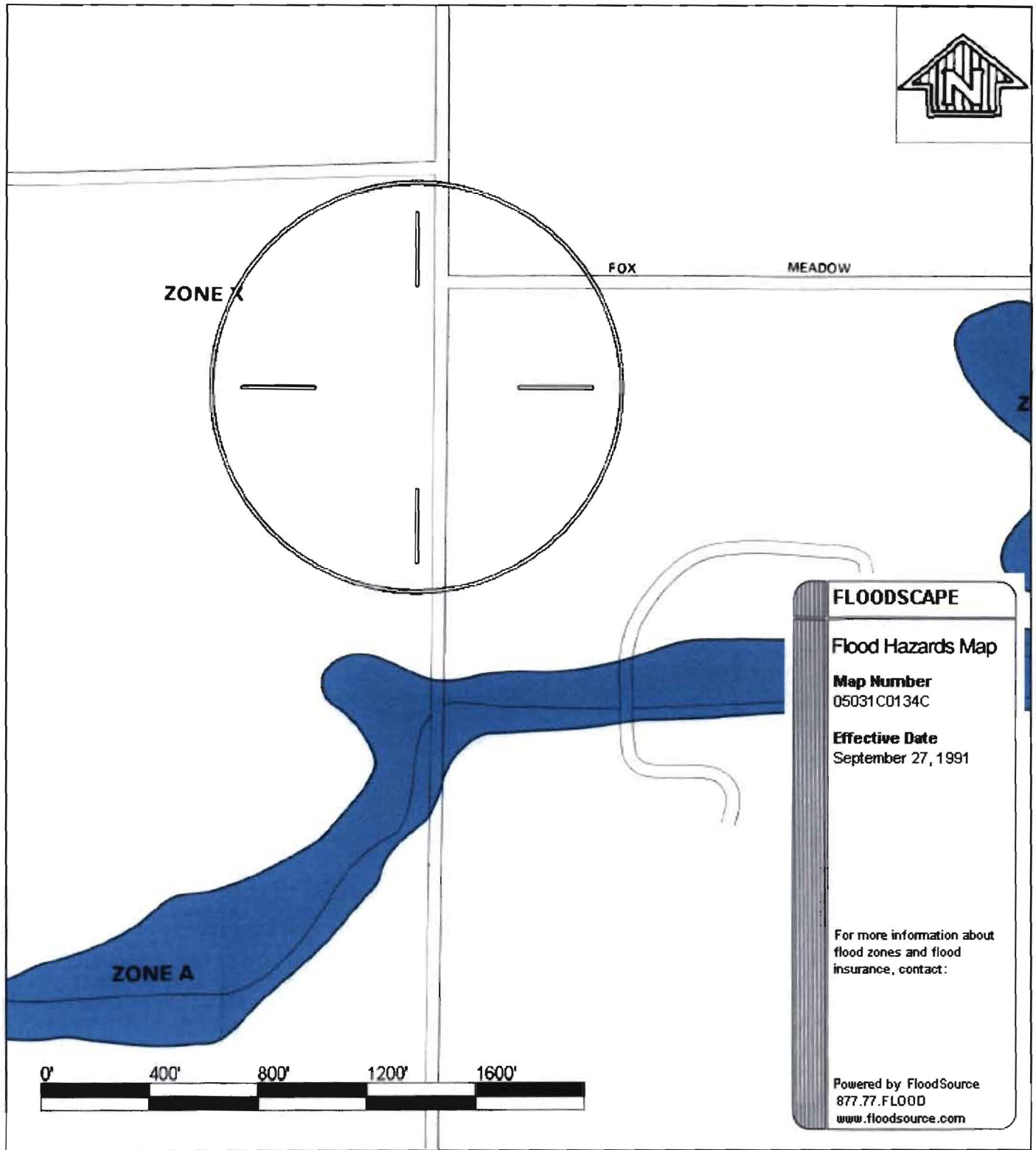


www.interflood.com • 1-800-252-6633

Prepared for:

Bob Gibson Appraisal Service

4505 S Caraway Rd
Jonesboro, AR 72404-0644



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

Borrower/Client CLIENT: City of Jonesboro			
Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip code 72404-064
Lender City of Jonesboro			

***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 properly 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

- NA** 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.
- NA** The improvements were constructed after 1979. No **apparent** friable Asbestos was observed (except as reported in Comments below).
- NA** 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

- NA 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.
- NA The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- NA 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

- NA 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.
- NA The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- NA 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: 4505 S Caraway Rd, Jonesboro, AR 72404-0644

APPRAISER:

Signature: 
 Name: Bob Gibson, CG0247
 Date Signed: May 26, 2005
 State Certification #: CG0247
 or State License #:
 State: AR
 Expiration Date of Certification or License: 6/30/2005



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

Borrower CLIENT: City of Jonesboro			File No.
Property Address 4505 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro			

APPRAISAL AND REPORT IDENTIFICATION

This appraisal conforms to one of the following definitions:

- Complete Appraisal (The act or process of estimating value, or an opinion of value, performed without invoking the Departure Rule.)
- Limited Appraisal (The act or process of estimating value, or an opinion of value, performed under and resulting from invoking the Departure Rule.)

This report is one of the following types:

- Self Contained (A written report prepared under Standards Rule 2-2(a) of a Complete or Limited Appraisal performed under STANDARD 1.)
- Summary (A written report prepared under Standards Rule 2-2(b) of a Complete or Limited Appraisal performed under STANDARD 1.)
- Restricted (A written report prepared under Standards Rule 2-2(c) of a Complete or Limited Appraisal performed under STANDARD 1 for client use only.)

Comments on Standards Rule 2-3


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

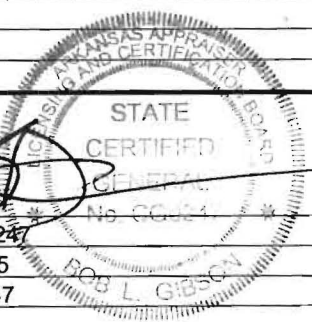
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no (or the specified) 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 the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting 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. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

Comments on Appraisal and Report Identification

Note any departures from Standards Rules 1-2, 1-3, 1-4, plus any USPAP-related issues requiring disclosure:

APPRAISER:

Signature: 
 Name: Bob Gibson, CG0247
 Date Signed: May 26, 2005
 State Certification #: CG0247
 or State License #: _____
 State: AR
 Expiration Date of Certification or License: 6/30/2005



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

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, Kelton 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.