

4A

BOB GIBSON & ASSOCIATES

Real Estate Appraisers & Consultants

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Jonesboro, Arkansas 72401

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Dennis L. Jaynes, CG0607

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

November 22, 2000

MATA

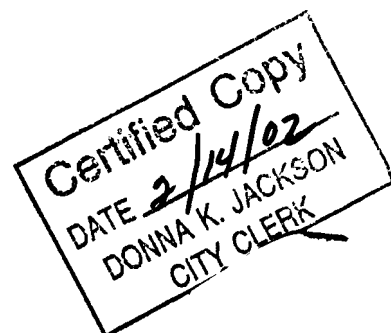
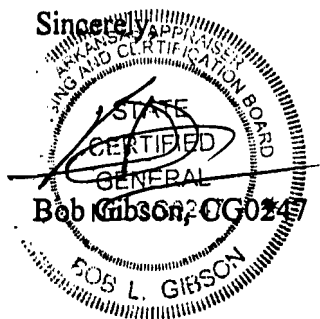
Attn: Mr Aubrey Scott
314 W Washington
Jonesboro, AR 72401

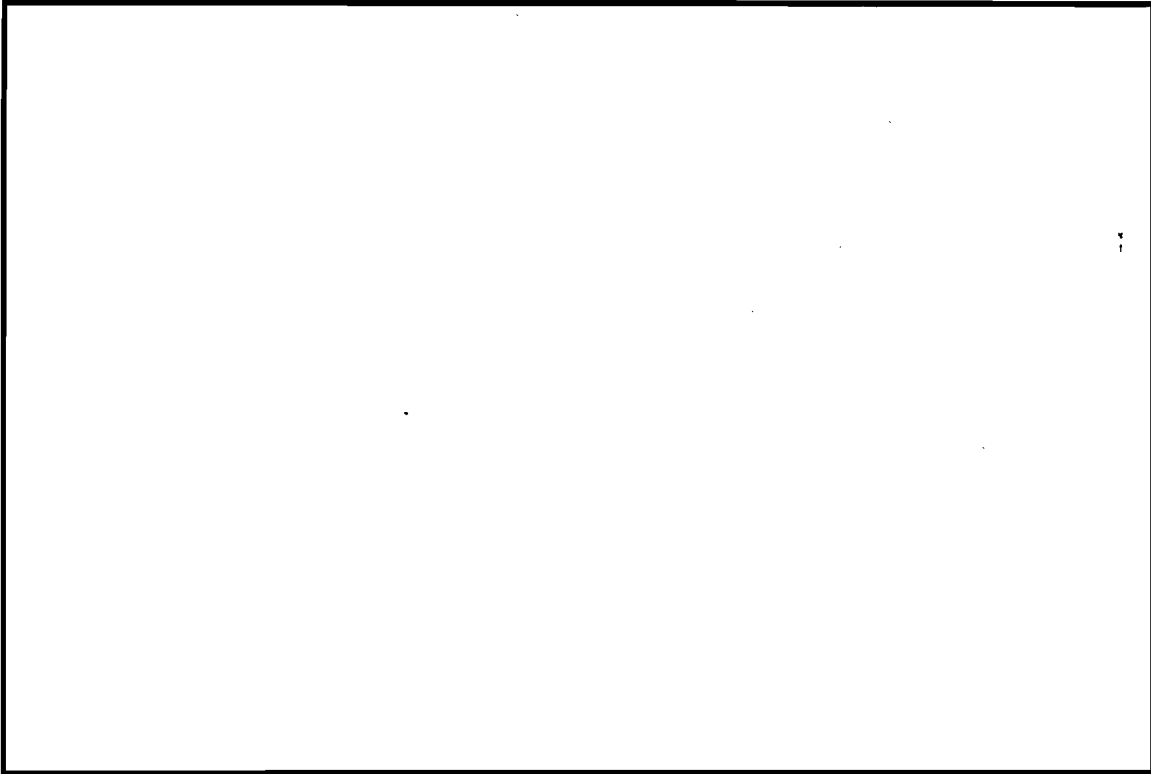
Re: 1314 Flint
Jonesboro AR

Dear Mr. Scott:

I have appraised the above property as of November 22, 2000, and find the market value to be \$25,800. In accordance with your instructions, I have reduced the lot size by the "amount of taking" for the purpose of widening Nettleton Ave. The remaining value is \$25,800 or a difference of \$0 which is the just compensation due the owner. In addition, a temporary easement fee of \$150 is paid bringing total compensation to \$150.

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





APPRAISAL OF REAL PROPERTY

LOCATED AT:

1314 Flint
Lot 4 Block 46 Culberhouse Subdivision
Jonesboro, AR 72401

Certified Copy
DATE 2/14/02
DONNA K. JACKSON
CITY CLERK

FOR:

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

AS OF:

November 22, 2000

BY:

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 Nettleton Ave. The subject at 1314 Flint will not lose a tract of land: 0 sq ft

The value of the improvements has not been affected. Therefore, the tax assessed value of \$47,060 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 November 22, 2000

Value Before Taking:	10,320 sq ft x \$2.50 = \$25,800
Improvements:	NA
Land:	<u>\$25,800</u>
	\$25,800
Value After Taking:	10,320 sq ft - 0 sq ft x \$2.50 = \$25,800
Improvements:	NA
Land:	<u>\$25,800</u>
	\$25,800

Difference is the just compensation or \$0

In addition, a temporary easement is being used in the amount of 254 sq ft. A fee of \$150 is paid for this inconvenience.

Certified Copy
 DATE 2/14/02
 DONNA K. JACKSON
 CITY CLERK

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address 1314 Flint Legal Description Lot 4 Block 46 Culberhouse Subdivision City Jonesboro County Craighead State AR Zip Code 72401 Census Tract NA Map Reference NA
SALES PRICE	Sale Price \$ NA Date of Sale NA
CLIENT	Borrower / Client CLIENT: City of Jonesboro Lender City of Jonesboro - Mr Aubrey Scott
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 November 22, 2000
VALUE	Final Estimate of Value \$ 150 (Just Compensation)

Certified Copy
 DATE 2/14/02
 DONNA K. JACKSON
 CITY CLERK

LAND APPRAISAL REPORT

Summary Appraisal Report

File No.

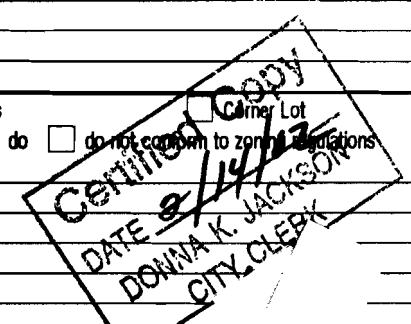
Borrower CLIENT: City of Jonesboro
Property Address 1314 Flint
City Jonesboro County Craighead State AR Zip Code 72401
Legal Description Lot 4 Block 46 Culberhouse Subdivision
Sale Price \$ NA Date of Sale NA Loan Term NA yrs. Property Rights Appraised [X] Fee [] Leasehold [] De Minimis PUD
Actual Real 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 Pharus Forrester Appraiser Bob Gibson, CG0247 Instructions to Appraiser Before Value/After Value

Location [X] Urban [] Suburban [] Rural
Built Up [X] Over 75% [] 25% to 75% [] Under 25%
Growth Rate [] Fully Dev. [] Rapid [X] Steady [] Slow
Property Values [] Increasing [X] Stable [] Declining
Demand/Supply [] Shortage [X] In Balance [] Oversupply
Marketing Time [] Under 3 Mos. [X] 4-6 Mos. [] Over 6 Mos.
Present Land Use 80% 1 Family 5% 2-4 Family 5% Apts. % Condo 10% Commercial
Change in Present Land Use [X] Not Likely [] Likely (*) [] Taking Place (*)
Predominant Occupancy [X] Owner [] Tenant 5% Vacant
Single Family Price Range \$ 40 to \$ 100 Predominant Value \$ 65
Single Family Age 10 yrs. to 75 yrs. Predominant Age 50 yrs.

Table with 4 columns: Good, Avg, Fair, Poor. Rows include Employment Stability, Convenience to Employment, Convenience to Shopping, etc.

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

Dimensions 43'x240' = 10,320 Sq. Ft. or Acres
Zoning classification R-2 Multi-Family Residential Present Improvements [X] do [] do not conform to zoning regulations
Highest and best use [X] Present use [] Other (specify)
Elec. [X] Gas [X] Water [X] San. Sewer [X]
OFF SITE IMPROVEMENTS: Street Access [X] Public [] Private, Surface Asphalt, Maintenance [X] Public [] Private, Storm Sewer [X] Curb/Gutter, Sidewalk [X] 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? [X] No [] Yes FEMA Map No. 05031C0131C.



Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions):

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.

Table with 5 columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price, Data Source, Date of Sale and Time Adjustment, Location, Site/View, Sales or Financing Concessions, Net Adj. (Total), Indicated Value of Subject.

Comments on Market Data:

Comments and Conditions of Appraisal:

Final Reconciliation: Just Compensation = \$150 (Temporary Easement)

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF November 22 20 00 to be \$ 150
Bob Gibson, CG0247 Appraiser(s)
Demi Richmond Trainee Review Appraiser (if applicable)
[] Did [] Did Not Physically Inspect Property

COMPARABLE LAND SALES**FOR MULTI-FAMILY VALUE****SALE #1:**

Grantor/Grantee: Frank Spence/David Rees, et ux
 Record: DR bk/pg 459/172
 Date: 04/20/94
 Sale Price: \$90,000.00
 Price/FrontFt: \$488.60
 Location: Race St., Jonesboro
 Sq.Ft.: 85,377.6 +-
 Cost/sq.ft.: \$1.05
 Comments: This lot is located at 2131 Race. It is an irregular-shaped lot and came to a point on the south end which diminished its utility. (Corner of Spence)

**SALE #2:**

Grantor/Grantee: Fred Dacus, et al/Gladiola Apartments
 Record: DR bk/pg 453/587
 Date: 01/03/94
 Sale Price: \$258,000.00
 Price/FrontFt: NA
 Location: Hwy. 1 B , Jonesboro
 Sq.Ft.: 384,765.5 +-
 Cost/sq.ft.: \$.67
 Comments: This property is located near the Gladiola Farm on Highway 1-B.

SALE #3:

Grantor/Grantee: Fred Dacus/Walter Harber, et al
 Record: DR bk/pg 453/578
 Date: 01/03/94
 Sale Price: \$206,000.00
 Price/FrontFt: NA
 Location: Highway 1 B, Jonesboro
 Sq.Ft.: 422,096.4 +-
 Cost/sq.ft.: \$.49
 Comments: This property is a part of Gladiola Apartments.

SALE #4:

Grantor/Grantee: Jonesboro Lodging/Bob Harrison
 Record: DR bk/pg 450/611
 Date: 11/02/93
 Sale Price: \$70,000.00
 Price/FrontFt: \$497.00 (frontage - 140.8)
 Location: Marketplace Drive
 Sq.Ft.: 65,252
 Cost/sq.ft.: \$1.07
 Comments: Property purchase to construct apartments.

SALE #5:

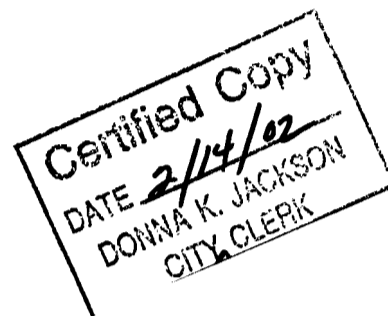
Grantor/Grantee: Max Dacus, Sr./Jim Fulkerson and Dale Dyer
 Date: 03/08/93
 Sale Price: \$60,000.00
 Price/FrontFt: \$289.00
 Location: Corner of Kitchen and Nettleton, Max Dacus Replat of Block 8 of R.L. Hayes Addition
 Sq.Ft.: 48,918 +-
 Cost/sq.ft.: \$1.23
 Comments: Purchased to construct quality apartments. Construction is complete.

SALE #6:

Grantor/Grantee: Matthews to M. Bearden
 Record: DR bk/pg 524/82
 Date: 12/11/96
 Sale Price: \$80,000.00
 Price/FrontFt: NA
 Location: Off Caraway at Thaddeus
 Sq.Ft.: 1.32 acre +-
 Cost/sq.ft.: \$1.38
 Comments: Site for Multi-family housing.

SALE #7:

Grantor/Grantee: C&H Properties to Mike Watson
 Record: Parcel 22723 and 22722
 Date: 06/23/95
 Sale Price: \$41,000.00
 Price/sq.ft.: \$2.28
 Location: Richmond and Church St.
 Sq.Ft.: 85,377.6 +-

**SALE #8:**

Grantor/Grantee: Roy Shepherd/Ric Miles
 Record: Parcel 27330
 Date: 10-99
 Sale Price: \$28,000.00
 Price/sq.ft.: \$1.85
 Location: 715-717 W Monroe
 Sq.Ft.: 117' x 130' or 15,210 sq ft
 Comments: House removed. Multi-family zoned.

SALE #9:

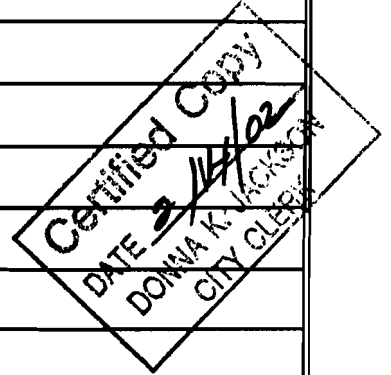
Grantor/Grantee: M/M A.C. Williams, Jr/Guy Barksdale
 Record: Bk/Pg 557/535
 Date: 4-98
 Sale Price: \$13,500.00
 Price/sq.ft.: \$1.99
 Location: 620 Elm
 Sq.Ft.: 42.5' x 160'

SALE #10:

Grantor/Grantee: M/M A.C. Williams, Jr/Wayne Nichols
 Record: Bk/Pg 557/533
 Date: 4-98
 Sale Price: \$13,500
 Price/sq.ft.: \$1.99
 Location: 620 Elm
 Sq.Ft.: 42.5' x 160'
 Comments: Sale #9 is the other half of this same lot.

SUMMARY OF SITE VALUE CONCLUSION

SALE NO.	SALES PRICE	COST/SQ.FT.
1	\$90,000	\$1.05
2	\$258,000	\$.67
3	\$206,000	\$.49
4	\$70,000	\$1.07
5	\$60,000	\$1.23
6	\$80,000	\$1.38
7	\$41,000	\$2.28
8	\$28,000	\$1.85
9	\$13,500	\$1.99
10	\$13,500	\$1.99



The above sales represent multi-family sites that have had improvements constructed. The range in value is from \$.49 per square foot to \$2.28 per square foot. After adjusting for size, location, and time of sale our subject has been valued at \$2.50. Subject is currently zoned R-2.

THEREFORE,

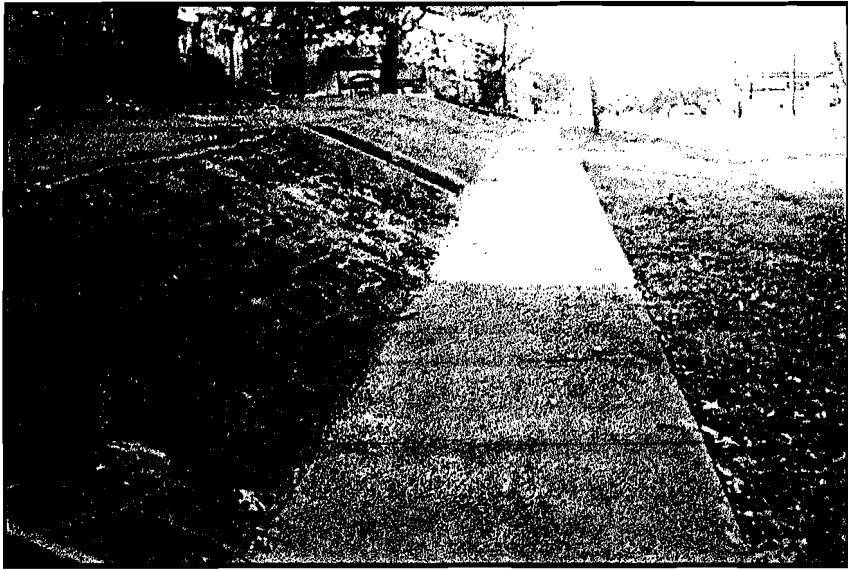
Before and After Taking: $\$2.50 \times 10,320 \text{ sq ft} = \$25,800$

(City is only using a temporary easement).

Note: The property includes a sloped brick retaining wall that may be affected. Should this occur, the city will repair said wall at cost or will be a part of the damages of this report.

Subject Photo Page

Borrower/Client CLIENT: City of Jonesboro			
Property Address 1314 Flint			
City Jonesboro	County Craighead	State AR	Zip Code 72401
Lender City of Jonesboro - Mr Aubrey Scott			



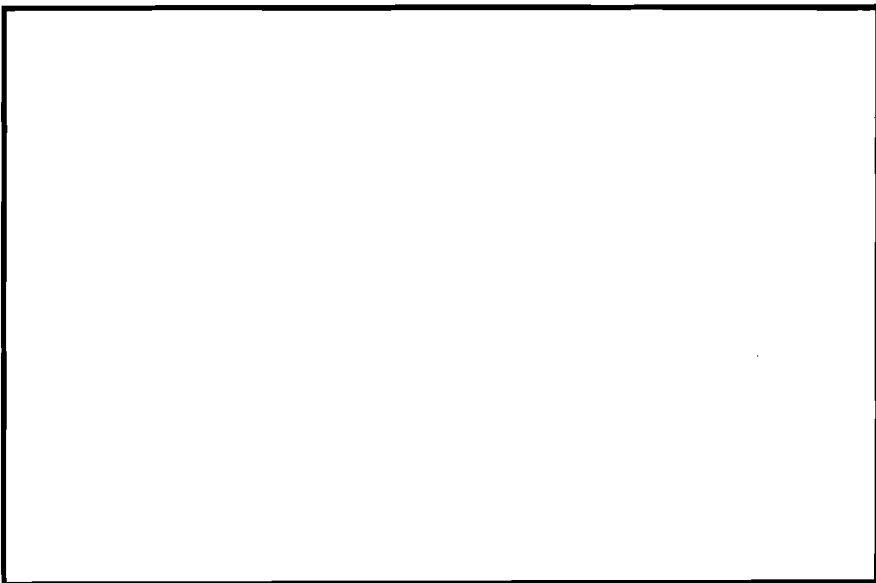
Subject

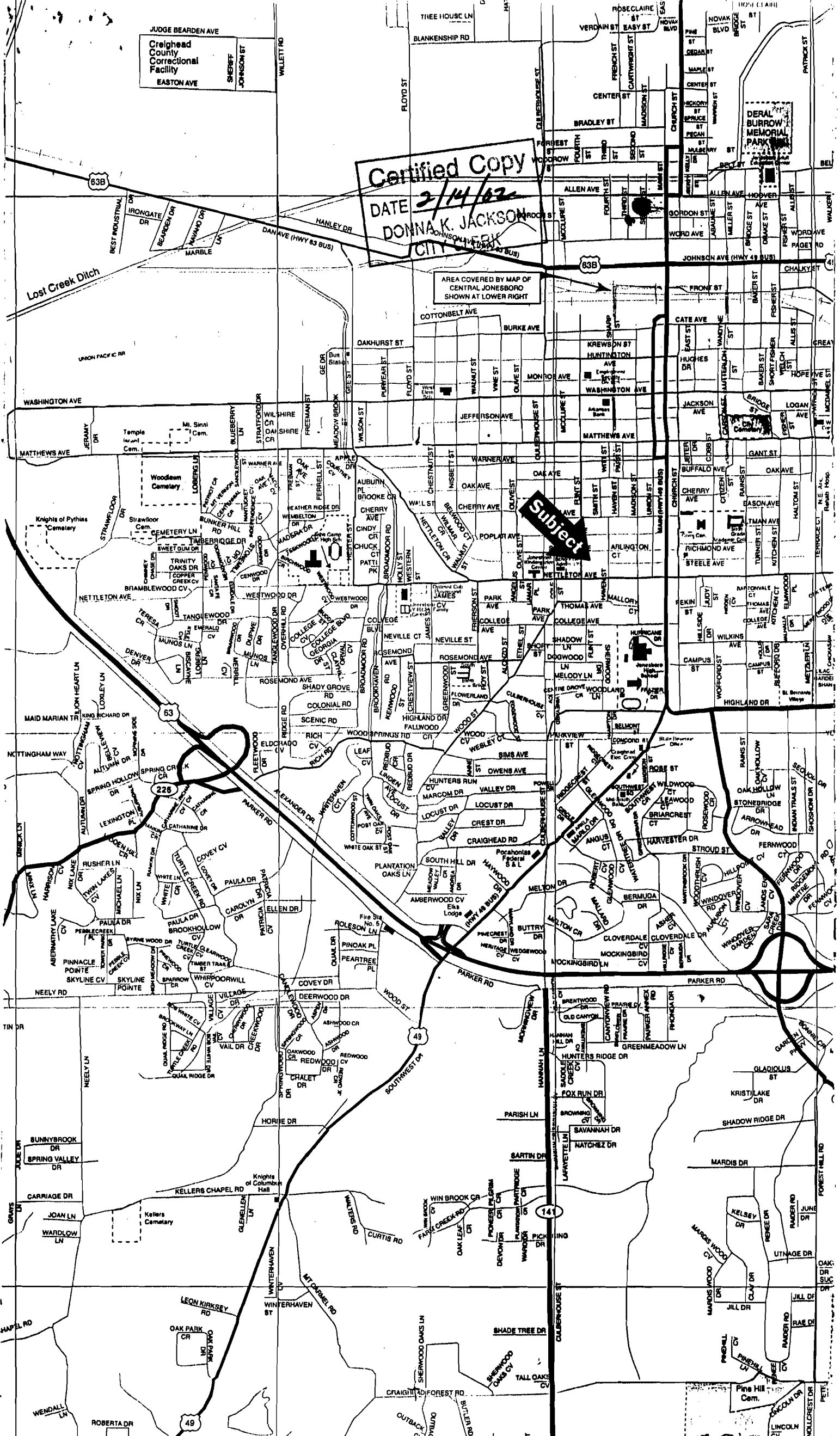
1314 Flint
 Sales Price NA
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban-Avg
 View 10,320 sq ft/Res
 Site
 Quality
 Age

Certified Copy
 DATE 2/14/02
 DONNA K. JACKSON
 CITY CLERK



Subject Street





JUDGE BEARDEN AVE
Creechhead
County
Correctional
Facility
EASTON AVE

Certified Copy
DATE 2/14/82
DONNA K. JACKSON
CITY CLERK

AREA COVERED BY MAP OF
CENTRAL JONESBORO
SHOWN AT LOWER RIGHT

Subject

DERAL BURROU
MEMORIAL PARK

KELSEY DR

UTNAGE DR

PINE HILL
Cem.

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

Borrower/Client	CLIENT: City of Jonesboro		
Address	1314 Flint		
City	Jonesboro	County	Craighead
		State	AR
		Zip code	72401
Lender	City of Jonesboro - Mr Aubrey Scott		

*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 _____

Certified Copy
 DATE 2/14/02
 DONNA K. JACKSON
 CITY CLERK

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 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

- 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.

2/14/02

Certified Copy

DATE _____

DONNA K. JACKSON
CITY CLERK

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

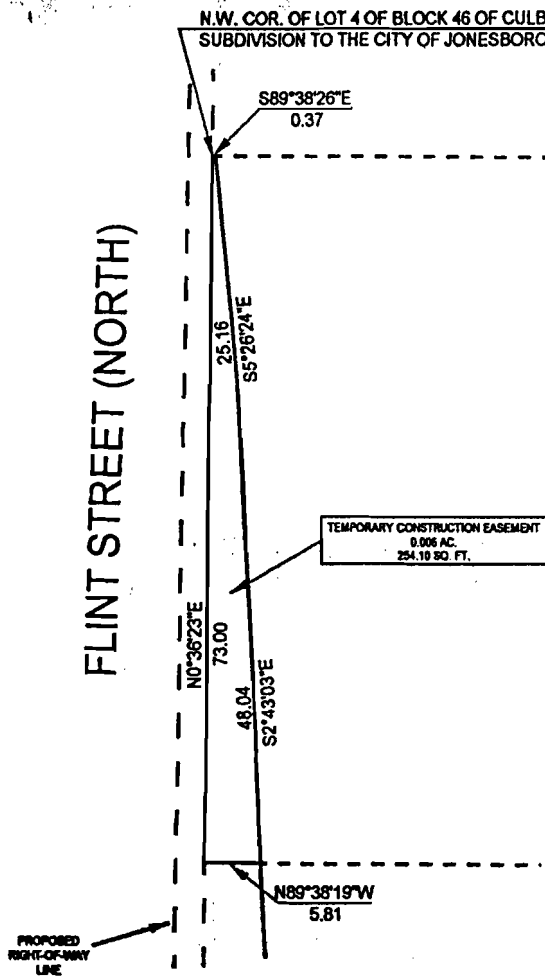
- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption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

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

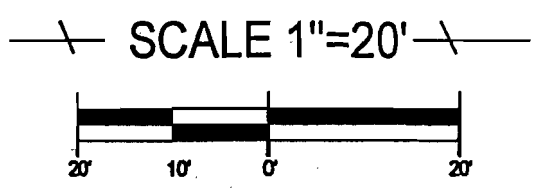
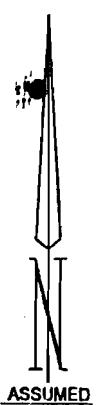
- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
 - Excess Noise _____
 - Radiation + Electromagnetic Radiation _____
 - Light Pollution _____
 - Waste Heat _____
 - Acid Mine Drainage _____
 - 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.



Certified Copy
 DATE 2/14/02
 DONNA K. JACKSON
 CLERK

**PLAT
 OF
 SURVEY**

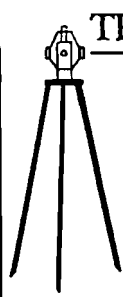


DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

PART OF LOT 4 OF BLOCK 46 OF CULBERHOUSE SUBDIVISION, OF BLOCKS 27, 29, 43, 44, 46, 47 AND 52 OF KNIGHT'S SECOND ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS RECORDED IN DEED BOOK #20, PAGE #506 IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 4 OF BLOCK 46 OF CULBERHOUSE SUBDIVISION, OF BLOCKS 27, 29, 43, 44, 46, 47 AND 52 OF KNIGHT'S SECOND ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 89°38'26" EAST ALONG THE NORTH LINE OF LOT 4, AFORESAID 0.37 FEET; THENCE SOUTH 5°26'24" EAST 25.16 FEET; THENCE SOUTH 2°43'03" EAST 48.04 FEET TO THE SOUTH LINE OF LOT 4 AFORESAID; THENCE NORTH 89°38'19" WEST, ALONG SAID SOUTH LINE, 5.81 FEET TO THE SOUTHWEST CORNER OF LOT 4 AFORESAID; THENCE NORTH 0°36'23" EAST, ALONG THE WEST LINE OF LOT 4 AFORESAID, 73.00 FEET TO THE POINT OF BEGINNING, CONTAINING, 0.006 ACRES, (254.10 SQUARE FEET).

PHARUS L. FORRESTER AND SUSAN FORRESTER
 1314 FLINT STREET
 DEED RECORD #154, PAGE #136



TROY L. SHEETS SURVEYING

"WE SURVEY THE EARTH"
 205 WARNER * P.O. BOX 1672
 JONESBORO, ARKANSAS 72403
 PH. 870/935-2630 FAX 870/935-1283

CLIENT	CITY OF JONESBORO		DRAWN BY	CWD
DATE	10-19-2000	SCALE	1"=20'	JOB NO. 99171WN4A#

G

H

ZONE X

Certified Copy
DATE 2/14/02
DONNA K. JACKSON
CITY CLERK

Subject

49

ZONE X

City of Jonesboro
050048

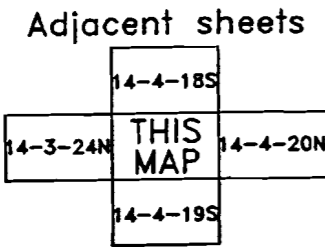
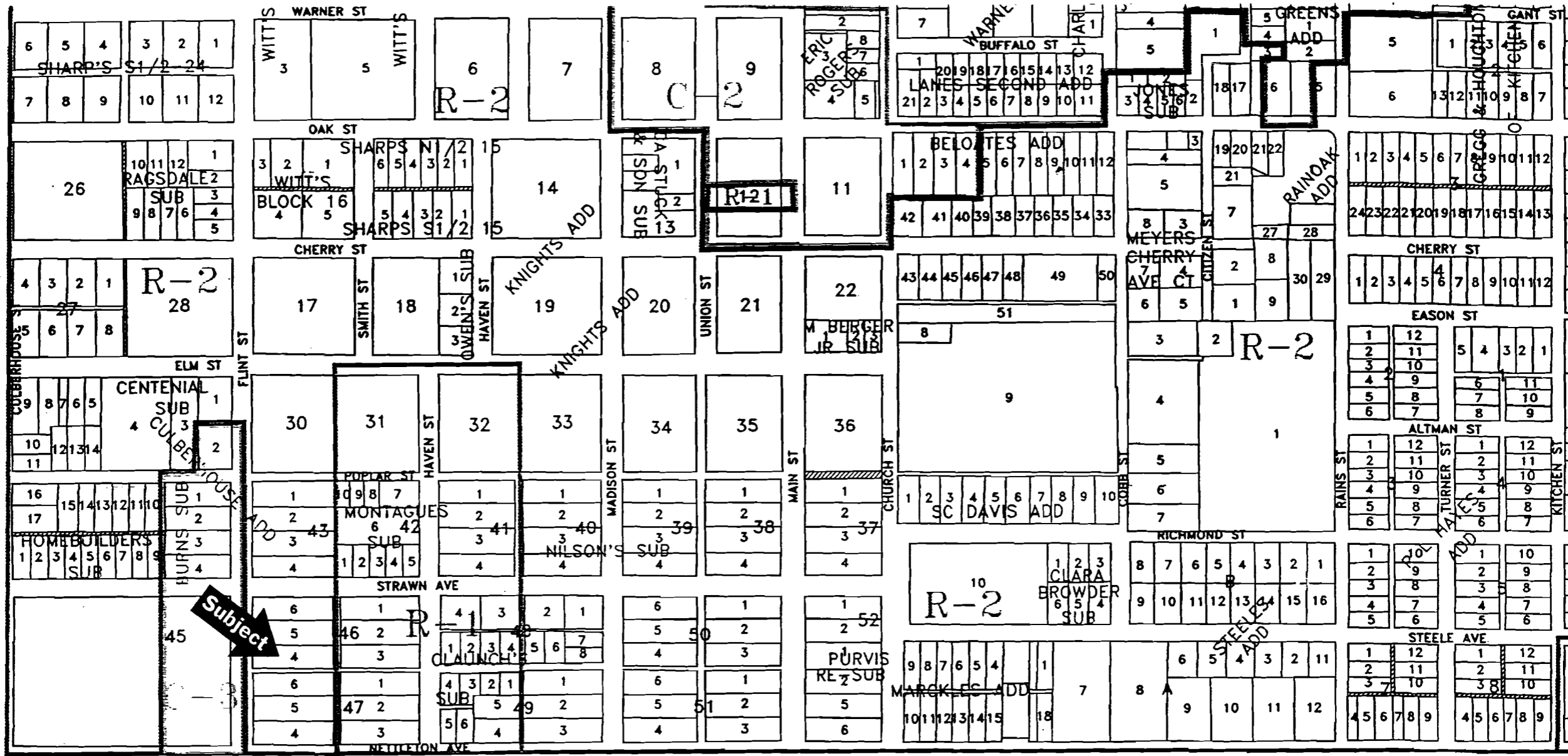
ZONE X

PARKVIEW

Higginbottom

LIMIT OF
DETAILED
STUDY
STREET

49



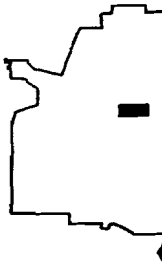
Certified Copy
 DATE 2/14/02
 DONNA K. JACKSON
 CITY CLERK

NORTH HALF SECTION 19

T-14-N, R-4-E

City of Jonesboro

THIS MAP IS FOR PLANNING PURPOSES ONLY



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

Certified Copy

DATE 2/14/02

MARK JACKSON
CITY CLERK

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.

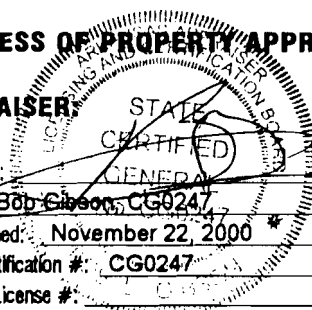
Certified Copy
 DATE 2/14/02
 DONNA K. JACKSON
 CITY CLERK

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: 1314 Flint, Jonesboro, AR 72401

APPRAISER:

Signature: _____
 Name: Bob Gibson, CG0247
 Date Signed: November 22, 2000
 State Certification #: CG0247
 or State License #: _____
 State: AR
 Expiration Date of Certification or License: 6/2001



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 1314 Flint			
City Jonesboro	County Craighead	State AR	Zip Code 72401
Lender City of Jonesboro - Mr Aubrey Scott			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal conforms to one of the following definitions:

- Complete Appraisal
The act or process of estimating value, or an estimate of value, performed without invoking the Departure Provision.
- Limited Appraisal
The act or process of estimating value, or an estimation of value, performed under and resulting from invoking the Departure Provision.

This Report is one of the following types:

- Self Contained Report
A written report prepared under Standards Rule 2-2(A) of a complete or limited appraisal performed under Standard 1.
- Summary Report
A written report prepared under Standards Rule 2-2(B) of a complete or limited appraisal performed under Standard 1.
- Restricted Report
A written report prepared under Standards Rule 2-2(C) of a complete or limited appraisal performed under Standard 1.

Comments on Appraisal and Report Identification

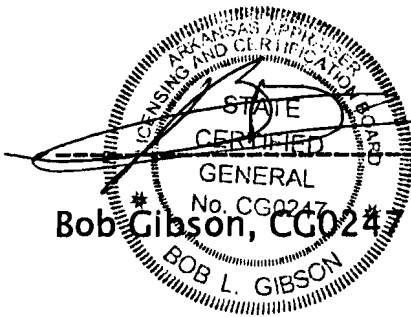
Note any departures from Standards Rules 1-2, 1-3, 1-4, plus any USPAP-related issues requiring disclosure:

Certified Copy
DATE <u>2/15/02</u>
DONNA K. JACKSON
CITY CLERK

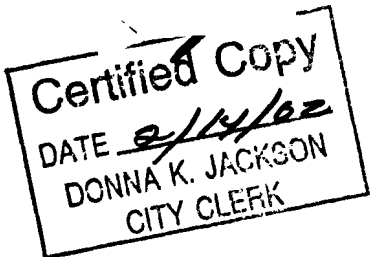
Additional Certifications to Comply with new requirements of Appraisal Standards Board changes to Standards Rule 2-3.

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.



Bessie Richmond, Trainee



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.

385-409
305 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.

DEED BOOK 621 PAGE
DATE 02/15/2002
TIME 03:07:37 PM
RECORDED IN,
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Shannon Vickers
RECEIPT# 79156

Certified Copy
DATE 2/14/02
DONNA K. JACKSON
CITY CLERK