

This agreement is entered into on this date by and between **Raymond Ritter and Mary Lou Ritter** hereinafter referred to as "party of the first part" and the **City of Jonesboro, MATA Department**, hereinafter referred to as "party of the second part."

**WITNESSETH:**

The party of the first part is the owner of certain property at 1402 West Nettleton Avenue, Jonesboro, Arkansas, Parcel Number 69.

The party of the second part is in the process of improving West Nettleton Avenue.

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

1. To be paid the sum of \$675.00 for R.O.W. and easement and relocation of shrubs.
2. Remove 2 driveways to back of new R.O.W. line.
3. Construct 2 concrete driveways to back of new R.O.W. line.
4. Remove mailbox and replace after construction.
5. Construct 5' sidewalk at back of curb for width of property.
6. Landscape and solid sod all area disturbed by construction.

NOTE: DO NOT remove dogwood trees on R.O.W. line unless absolutely necessary.

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

This agreement is executed on this the 14th day of October, 2002

**CITY OF JONESBORO, MATA DEPT.**

BY: [Signature]  
**DIRECTOR - MATA**

[Signature]  
**Raymond Ritter**

[Signature]  
**Mary Lou Ritter**

1402 West Nettleton Avenue

Parcel #69

Right-of-Way

Whereas, Raymond Ritter and Mary Lou Ritter, is the owner of land in Craighead County, Arkansas described below, and the City of Jonesboro, a municipal corporation of the State of Arkansas, is the owner of adjoining land;

Whereas, Raymond Ritter and Mary Lou Ritter, and city have agreed upon a right-of-way for construction and maintenance of a street across the land of Raymond Ritter and Mary Lou Ritter, in favor of city and in favor of the land of city.

Now, Therefore, be it agreed between Raymond Ritter and Mary Lou Ritter, and city on 14th day of October, 2002.

1. Raymond Ritter and Mary Lou Ritter, in consideration of the agreement hereinafter made by city, grants to city a right-of-way for construction and maintenance of a street over the land Raymond Ritter and Mary Lou Ritter, in City of Jonesboro, Craighead County, Arkansas, or particularly described as follows:

DESCRIPTION OF PERMANENT RIGHT-OF-WAY

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°27'27" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 AFORESAID, 327.00 FEET; THENCE NORTH 0°28'27" EAST 30.00 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 89°12'50" WEST 100.00 FEET; THENCE NORTH 0°28'27" EAST 2.24 FEET; THENCE NORTH 89°05'22" EAST 100.01 FEET; THENCE SOUTH 0°28'27" WEST 2.46 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING, 0.005 ACRES, (234.50 SQUARE FEET).

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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2. Raymond Ritter and Mary Lou Ritter, warrants the right-of-way against anyone claiming it or in any manner preventing free and unobstructed use of it by city.

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

4. This agreement shall inure to and bind the heirs, executors, administrators, successors and assigns of the parties and shall constitute a covenant running with the land of Raymond Ritter and Mary Lou Ritter.

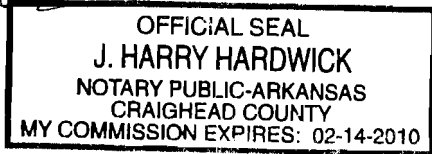
Raymond Ritter Mary Ritter  
Raymond Ritter and Mary Lou Ritter

STATE OF ARKANSAS  
COUNTY OF Craighead

ACKNOWLEDGEMENT

On this day before me, the undersigned officer, personally appeared Raymond Ritter and Mary Lou Ritter, to me well known to be the person whose name is subscribed to the foregoing instrument and acknowledged that she had executed the same for the purposes therein stated and set forth.

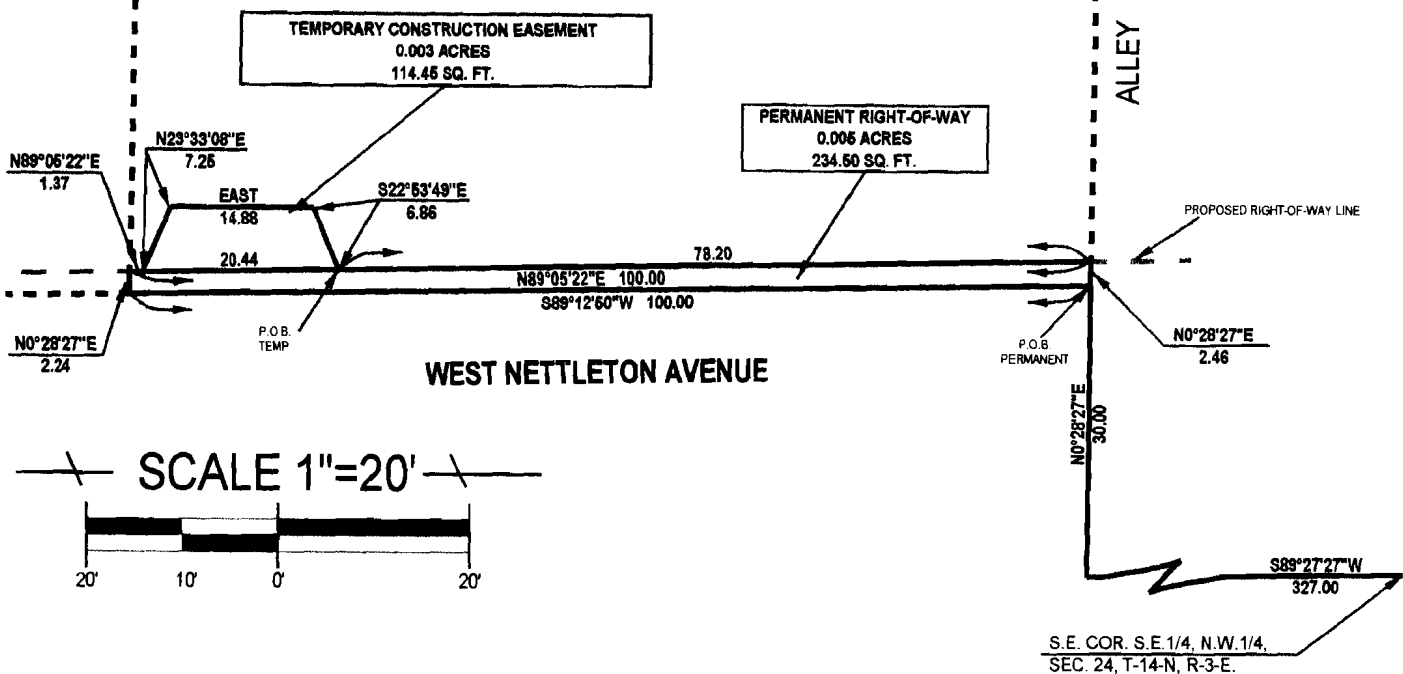
WITNESS my hand and seal this 14th day of October, 2002.



J. Harry Hardwick  
NOTARY PUBLIC

4074

# PLAT OF SURVEY

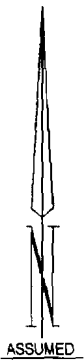


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Copyright 2002 A.E. & T., LLC

**SURVEYOR'S NOTE**

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF JONESBORO, AND IS NOT ASSIGNABLE.

**RAYMOND RITTER & MARY LOU RITTER**  
 1402 WEST NETTLETON AVENUE  
 DEED RECORD #166, PAGE #84

REGISTERED  
 STATE OF ARKANSAS  
 NO. 596  
 SIGNATURE  
 TROY L. SHEETS  
 PROFESSIONAL LAND SURVEYOR  
 NOT VALID WITHOUT ORIGINAL SIGNATURE

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

CLIENT:					
<b>CITY OF JONESBORO</b>					
DRAWN	CWD/CAD	CHECKED	0596	DATE	1/10/02
SCALE	1" = 20'	CADD FILE	VN#69	DWG#	0314244.0003
					SHEET
					1 OF 1

**LOCATED AT:**

1402 West Nettleton Avenue  
Pt of SE1/4of NW1/4 of Section 24, Township14North, Range3East  
Jonesboro, AR 72401

**FOR:**

City of Jonesboro-Mr. Aubrey Scott

**AS OF:**

February 26, 2002

**BY:**

Bob Gibson

**BOB GIBSON & ASSOCIATES**

Real Estate Appraisers & Consultants

420 W. Jefferson

P. O. Box 3071

Jonesboro, Arkansas 72401

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

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

February 26, 2002

MATA

Attn: Mr Aubrey Scott

314 W Washington

Jonesboro, AR 72401


Re: 1402 W Nettleton  
Jonesboro AR

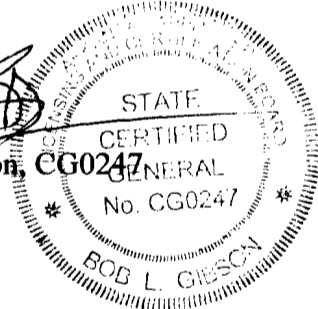
Dear Mr. Scott:

I have appraised the above property as of February 26, 2002, and find the market value to be \*\$24,000. In accordance with your instructions, I have reduced the lot size by the "amount of taking" for the purpose of widening Nettleton Avenue. The remaining value is \$23,625 or a difference of \$375 which is the just compensation due the owner. In addition, a temporary easement in the amount of 114.45 is being used. A fee of \$150 is paid for this inconvenience. A fee of \$150 is paid to relocate shrubs that will have to be moved bringing total compensation to \$675.

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

Sincerely,

  
Bob Gibson, CG0247



\*Tax records indicate 4 Acres but for the purpose of this appraisal the building site is considered to be 100' x 150'. The 4 Acre tract is only 100' wide and 1742' deep as far as the appraiser can tell.

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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 Avenue. The subject at 1402 W Nettleton will lose a tract of land: 234.50 sq ft

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

Subject Value as of February 26, 2002

Value Before Taking:	15000 sq ft x \$1.60 = \$24,000
Improvements:	NA
Land:	<u>\$24,000</u>
	\$24,000

Value After Taking:	15000 - 234.50 sq ft x \$1.60 = \$23,625
Improvements:	NA
Land:	<u>\$23,625</u>
	\$23,625

Difference is the just compensation or \$375

In addition, a temporary easement in the amount of 114.45 sq ft is being used. A fee of \$150 is being paid for this inconvenience.

\$150 will be paid to relocate some shrubs that will have to be moved.

Total compensation \$375 + \$150 + \$150 = \$675

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## SUMMARY OF SALIENT FEATURES

SUBJECT PROPERTY	Subject Address	1402 W Nettleton Ave
	Legal Description	Pt of SE1/4 of NW1/4 of Section 24, Township 14 North, Range 3 East
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401-3710
	Census Tract	0002.00
	Map Reference	N/A
INTEREST	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower / Client	CLIENT: City of Jonesboro
	Lender	City of Jonesboro-Mr. Aubrey Scott
DESCRIPTION OF PROPERTY	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Urban-Avg
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Bob Gibson
	Date of Appraised Value	February 26, 2002
VALUE	Final Estimate of Value	\$ 675 - Just Compensation



# LAND APPRAISAL REPORT

## Summary Appraisal Report

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

Borrower CLIENT: City of Jonesboro Census Tract 0002.00 Map Reference N/A  
 Property Address 1402 W Nettleton Ave  
 City Jonesboro County Craighead State AR Zip Code 72401-3710  
 Legal Description Pt of SE1/4 of NW1/4 of Section 24, Township 14 North, Range 3 East  
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ N/A (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A  
 Lender/Client City of Jonesboro-Mr. Aubrey Scott Address 314 W Washington  
 Occupant Raymond/MaryLou Ritte Appraiser Bob Gibson Instructions to Appraiser Before Value/After Value

Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor 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"/>
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 type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<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	<u>80% 1 Family</u> <u>5% 2-4 Family</u> <u>5% Apts.</u> <u>    % Condo</u> <u>10% Commercial</u>			
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	<u>5</u> % Vacant	
Single Family Price Range	<u>\$ 40</u> to <u>\$ 100</u> Predominant Value <u>\$ 65</u>			
Single Family Age	<u>10</u> yrs. to <u>75</u> yrs. Predominant Age <u>50</u> yrs.			

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound by Matthews to the North, Southwest Drive to the South, Main to the East, and Highway 63 to the West. The new Kindergarten Center is located due east of the subject property. No negative influences are noted.

Dimensions 100x150 = 15,000 Sq. Ft. or Acres  Corner Lot  
 Zoning classification R-1 Multi Family Residential Present Improvements  do  do not conform to zoning regulations  
 Highest and best use  Present use  Other (specify) \_\_\_\_\_  
 Elec.  Public  Other (Describe) \_\_\_\_\_  
 Gas  \_\_\_\_\_  
 Water  \_\_\_\_\_  
 San. Sewer  \_\_\_\_\_  
 Underground Elect. & Tel. \_\_\_\_\_  
 OFF SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface Asphalt  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo Level \_\_\_\_\_  
 Size Average  
 Shape Rectangular  
 View Average-Residential  
 Drainage Average  
 Is the property located in a HUD identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): FEMA Map No. 05031C0131C

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

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	<u>1402 W Nettleton Ave</u>	<u>SEE</u>		<u>COMPARABLE</u>		<u>SALES</u>	
Proximity to Subject							
Sales Price	\$ <u>N/A</u>	\$	\$	\$	\$	\$	\$
Price	\$	\$	\$	\$	\$	\$	\$
Data Source							
Date of Sale and Time Adjustment	<u>N/A</u>						
Location	<u>Urban-Avg</u>						
Site/View	<u>15,000</u>						
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		<u>Net % \$</u>	<u>Net % \$</u>	<u>Net % \$</u>	<u>Net % \$</u>	<u>Net % \$</u>	<u>Net % \$</u>

Comments on Market Data: \_\_\_\_\_

Comments and Conditions of Appraisal: \_\_\_\_\_

Final Reconciliation: Just Compensation \$375 + Temporary Easement \$150 + Relocating Shrubs \$150

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF February 26 2002 to be \$ 675

Bob Gibson Appraiser(s)  Did  Did Not Physically Inspect Property  
 Review Appraiser (if applicable) \_\_\_\_\_

[Y2K]

Bob Gibson Appraisal Service

"TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

## COMPARABLE SALES

### CLUB MANOR

#### Sale #1

Seller/Buyer: Troutt to Hill  
Sales Price: \$116,000  
Date: 4/3/92  
Record: 420/267  
Size: 1.0 acre  
Price/Sq Ft: \$2.66  
Legal: Lot 5

#### Sale #2

Seller/Buyer: Troutt to McKee  
Sales Price: \$85,000  
Date: 4/8/95  
Record: 483/323  
Size: 1.0 acre  
Price/Sq Ft: \$1.95  
Legal: Lot 2

### IVY GREEN

#### Sale #1

Seller/Buyer: Henry to Elrod  
Sales Price: \$50,000  
Date: 5/13/98  
Record: 558/774  
Size: .70 acre/30,492 sq ft  
Price/Sq Ft: \$1.63  
Legal: Lot 9

#### Sale #2

Seller/Buyer: Mercantile Bank to Parkey  
Sales Price: \$45,000  
Date: 6/26/92  
Record: 425/021  
Size: 1.05acre/43,560 sq ft  
Price/Sq Ft: \$1.03  
Legal: Lot 17

#### Sale #3

Seller/Buyer: Mantooth to Corcoran  
Sales Price: \$50,000  
Date: 1/30/97  
Record: 528/217  
Size: .73 acre  
Price/Sq Ft: \$1.57  
Legal: Lot 16

## Other Sales

### SALE #1:

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 #2:

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 #3:

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 #2 is the other half of this same lot.

After adjustments for time of sale, size, and location, a value of \$1.60/square foot has been determined. Therefore, the amount of the taking or the just compensation is

$$\begin{aligned} & \$1.60 \times 234.50 \text{ sq ft} = \$375.20 \\ & \text{Rounded to } \$375.00 \end{aligned}$$

# Subject Photo Page

Borrower/Client CLIENT: City of Jonesboro			
Property Address 1402 W Nettleton Ave			
City Jonesboro	County Craighead	State AR	Zip Code 72401-3710
Lender City of Jonesboro-Mr. Aubrey Scott			



## Subject

1402 W Nettleton Ave  
Sales Price N/A  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Urban-Avg  
View 4 Acres  
Site  
Quality  
Age



## Subject

JUDGE BEARDEN AVE  
Craighead  
County  
Correctional  
Facility  
EASTON AVE  
SHERIFF  
JOHNSON ST

63B

141

63B

AREA COVERED BY MAP OF  
CENTRAL JONESBORO  
SHOWN AT LOWER RIGHT

Woodlawn  
Cemetery

Knights of Pythias  
Cemetery

Trinity  
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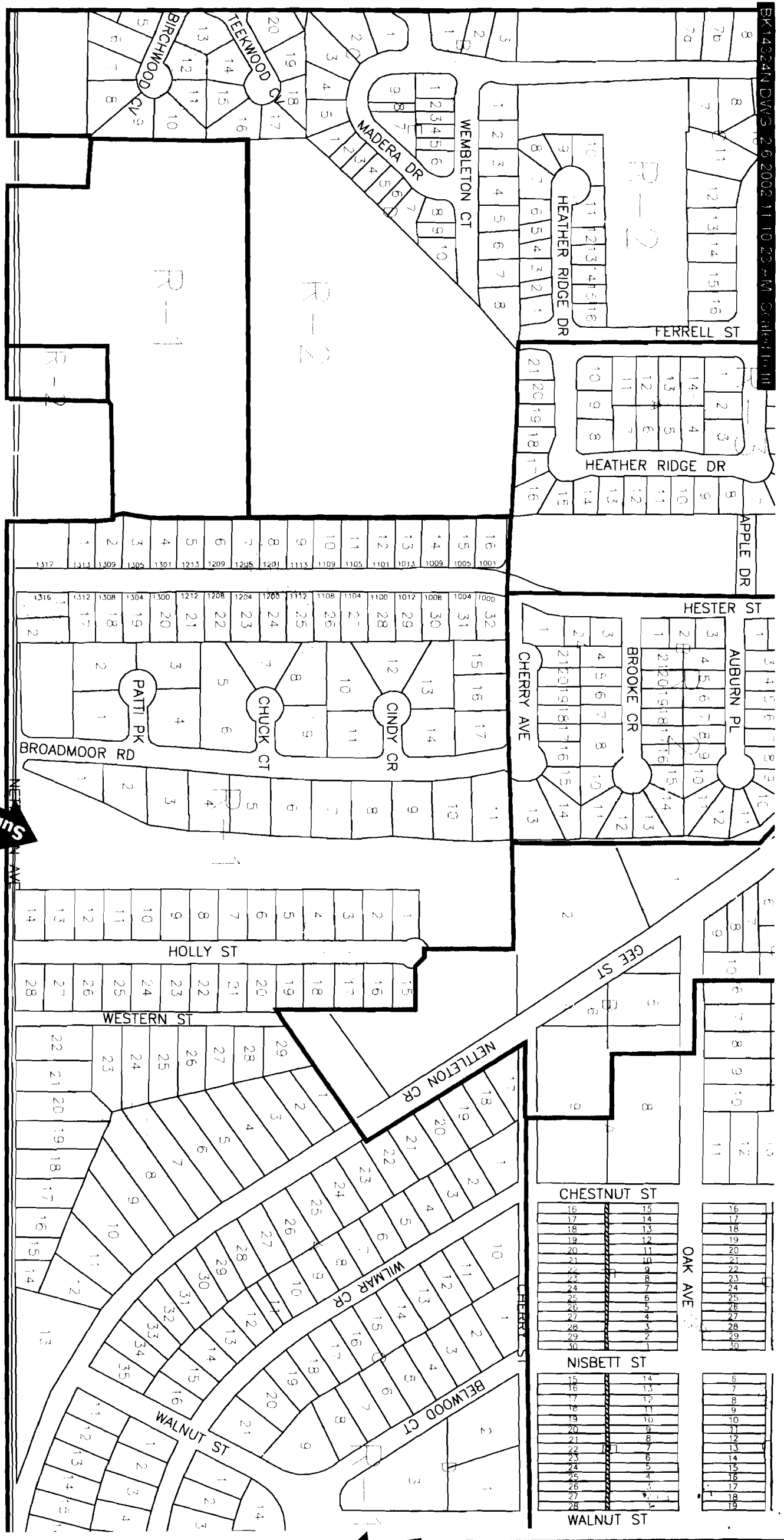
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OAK PARK  
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RAIDER DR

RAIDER DR

RAIDER DR



Subject

226

FREEMAN STREET

ZONE X

RM 14

MATTHEWS

ZONE X

AVENUE

ZONE X

AVENUE

FERREL

ZONE X

HESTER

CINDY

CIRCLE

CHUCK

COURT

PATTY

PLACE

BROADMOOR DRIVE

305

Subject

HOLLY

WESTERN

ZONE X

NETTLETON

WILMER

BELLWOOD

AVENUE

AVENUE

COURT

CIRCLE

WEST

NETTLETON

FM

AVENUE

ZONE X

DRIVE

WESTWOOD

AVENUE

ZONE AE

WEST COLLEGE AVENUE

COLLEGE

DRIVE

GEORGIA

ROSEMOND

AVENUE

ZONE X

311

312

313

314

315

316

Christian Creek

ZONE X

ZONE X

ZONE X

LINDEN

SHADY GROVE ROAD

COLONIAL ROAD

SENIC ROAD

RICH

SPRINGS

WOOD

RM 16

ROAD

ROAD

OAKS

TWIN

BROOKHAVEN

KENWOOD

STREET

310

CRESTVIEW

ROAD

WOOD

X

RM 17

STREET

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

Borrower/Client <u>CLIENT: City of Jonesboro</u>			
Address <u>1402 West Nettleton Avenue</u>			
City <u>Jonesboro</u>	County <u>Craighead</u>	State <u>AR</u>	Zip code <u>72401</u>
Lender <u>City of Jonesboro-Mr. Aubrey Scott</u>			

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

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

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

**DRINKING WATER**

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

Comments \_\_\_\_\_

**SANITARY WASTE DISPOSAL**

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

Comments \_\_\_\_\_

**SOIL CONTAMINANTS**

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

Comments \_\_\_\_\_

**ASBESTOS**

- 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:

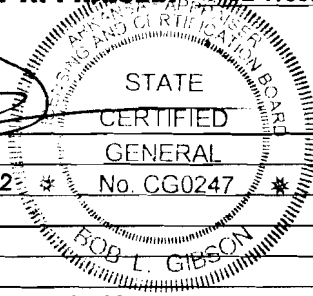
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those 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:** 1402 West Nettleton Avenue, Jonesboro, AR 72401

**APPRAISER:**

Signature: [Signature]  
 Name: Bob Gibson  
 Date Signed: February 26, 2002 \* No. CG0247 \*  
 State Certification #: CG0247  
 or State License #: \_\_\_\_\_  
 State: AR  
 Expiration Date of Certification or License: 6/30/02



**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

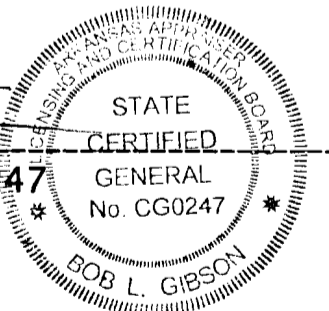


**Additional Certifications to Comply with new requirements of Appraisal Standards Board changes to Standards Rule 2-3.**

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

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

  
Bob Gibson, CG0247



# QUALIFICATIONS OF BOB L. GIBSON

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

**PROFESSIONAL EXPERIENCE:**

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

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

**EDUCATION:**

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

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

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

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

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

NAIF Income Property Appraising, 1990.

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

The Appraisal Institute - Real Estate Appraisal Methods, 1991.

Uniform Standards of Professional Appraisal Practice, 1991.

Techniques of Income Property Appraising, 1991.

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

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

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

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

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

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

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

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

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

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

USPAP, 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.