



APPRAISAL OF REAL PROPERTY

LOCATED AT:

Tract 2, Hwy 351/Aggie Rd Intersection
Part of the NW/4 of the NE/4 of STR 15-14N-4E
Jonesboro, AR 72401

FOR:

City of Jonesboro
300 South Church St
Jonesboro, AR 72401

AS OF:

December 22, 2014

BY:

Bob Gibson, CG0247

Bob Gibson and Associates Inc.
P O Box 3071
420 W Jefferson, Suite A
Jonesboro, AR 72401

December 30, 2014

City of Jonesboro
300 South Church St
Jonesboro, AR 72401

Re: Property: Tract 2, Hwy 351/Aggie Rd Intersection
Jonesboro, AR 72401
Borrower: N/A
File No.:

Pursuant to your request, I have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows. As you have requested, I have prepared this report in accordance with most area lenders. To the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)).

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties. This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached. The person (s) signing this report have the knowledge and experience to complete this assignment competently. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,


Bob Gibson, CG0247



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Tract 2, Hwy 351/Aggie Rd Intersection
	Legal Description	Part of the NW/4 of the NE/4 of STR 15-14N-4E
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401
	Census Tract	0005.02
	Map Reference	27860
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Client	City of Jonesboro
	Appraiser	Bob Gibson, CG0247
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	NA
	Price per Square Foot	\$
	Location	Suburban
	Age	NA
	Condition	NA
	Total Rooms	NA
	Bedrooms	NA
	Baths	NA
APPRAISER	Appraiser	Bob Gibson, CG0247
	Date of Appraised Value	December 22, 2014
VALUE	Final Estimate of Value	\$ 11,000

LAND APPRAISAL REPORT

Appraisal Report

File No.

Borrower <u>N/A</u>	Census Tract <u>0005.02</u>	Map Reference <u>27860</u>
Property Address <u>Tract 2, Hwy 351/Aggie Rd Intersection</u>		
City <u>Jonesboro</u>	County <u>Craighead</u>	State <u>AR</u> Zip Code <u>72401</u>
Legal Description <u>Part of the NW/4 of the NE/4 of STR 15-14N-4E</u>		
Sale Price \$ <u>N/A</u>	Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.
Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD		
Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ <u>NA</u> Other sales concessions <u>NA</u>		
Lender/Client <u>City of Jonesboro</u>		Address <u>300 South Church Street, Jonesboro, AR 72401</u>
Occupant <u>Vacant Land</u> Appraiser <u>Bob Gibson, CG0247</u> Instructions to Appraiser <u>Determine the market value of the land.</u>		

<table style="width: 100%;"> <tr> <td style="width: 33%;">Location</td> <td><input type="checkbox"/> Urban</td> <td><input checked="" type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> </tr> <tr> <td>Built Up</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25% to 75%</td> <td><input type="checkbox"/> Under 25%</td> </tr> <tr> <td>Growth Rate</td> <td><input type="checkbox"/> Fully Dev.</td> <td><input checked="" type="checkbox"/> Rapid</td> <td><input type="checkbox"/> Steady</td> </tr> <tr> <td>Property Values</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> </tr> <tr> <td>Demand/Supply</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Oversupply</td> </tr> <tr> <td>Marketing Time</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input checked="" type="checkbox"/> 4-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> </tr> <tr> <td>Present Land Use</td> <td colspan="3"> <input checked="" type="checkbox"/> 35% 1 Family <input type="checkbox"/> % 2-4 Family <input type="checkbox"/> 15% Apts. <input type="checkbox"/> % Condo <input type="checkbox"/> 5% Commercial <input type="checkbox"/> % Industrial <input type="checkbox"/> 45% Vacant <input type="checkbox"/> % </td> </tr> <tr> <td>Change in Present Land Use</td> <td colspan="3"> <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input checked="" type="checkbox"/> Taking Place (*) (*) From <u>Vacant Land</u> To <u>Residential</u> </td> </tr> <tr> <td>Predominant Occupancy</td> <td colspan="3"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> 5 % Vacant </td> </tr> <tr> <td>Single Family Price Range</td> <td colspan="3"> <u>\$ 30,000</u> to <u>\$ 300,000</u> Predominant Value \$ <u>150,000</u> </td> </tr> <tr> <td>Single Family Age</td> <td colspan="3"> <u>0</u> yrs. to <u>40+</u> yrs. 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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound by Red Wolf Blvd/Hwy 49 to the west and north, Prospect Farm Ln to the east, Jonesboro Municipal Airport to the south. The area is located within reasonable commuting distance of public schools, area shopping, employment, medical facilities, etc.

Dimensions <u>See Attached Survey</u> = <u>0.12</u> Sq. Ft. or Acres	<input checked="" type="checkbox"/> Corner Lot		
Zoning classification <u>R-1, Single Family Residential</u>	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) _____			
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Elec. <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Underground Elect. & Tel. </td> <td style="width: 50%;"> OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights </td> </tr> </table>	Elec. <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Underground Elect. & Tel.	OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Topo <u>Generally Level</u> Size <u>0.12 +/- acres or 5,367 +/- Sq Ft</u> Shape <u>Irregular</u> View <u>Residential and vacant land</u> Drainage <u>Appears Adequate</u> Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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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.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Tract 2, Hwy 351/Aggie Rd Intersection Jonesboro	See Addenda		
Proximity to Subject				
Sales Price	\$ N/A	\$	\$	\$
Price	\$	\$	\$	\$
Data Source	Inspection/Tax Rec			
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Location	Suburban			
Site/View	0.12 +/- acres			
Sales or Financing Concessions	NA			
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		Net % \$	Net % \$	Net % \$

Comments on Market Data: Property values are stable in subject's market area. Employment is stable. Typical marketing time is 4-6 months based on this appraiser's research as well as discussions with other real estate professionals in the area. Demand/supply is in balance.

Comments and Conditions of Appraisal: Site size for the easement was provided by the City of Jonesboro and in the addendum of this report. The value given to the site is on vacant land only.

Final Reconciliation: See Addendum.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF December 22, 2014 to be \$ 11,000

Bob Gibson, CG0247 Did Did Not Physically Inspect Property

Appraiser(s) Bob Gibson, CG0247 Review Appraiser (if applicable) _____

Supplemental Addendum

File No.

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						

Scope of Work

This report has been prepared for the referenced client. The report has been performed to assist the client with the lending decision only and not for the borrower's use to determine value. If this report is placed in the hands of anyone other than the client, the client shall make such third party aware of all the assumptions and limiting conditions of the assignment. The scope of this appraisal consisted of an observation of subject site from public street. Pictures of the site and street were taken and can be found in this report. The MLS, local public records, as well as local comp services were researched for comparable sales in the neighborhood. Those used were deemed the best available. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. An opinion of value was then rendered based on the data available. This report is an appraisal and not an environmental inspection.

I have not checked the land records for recorded easements & did not note any apparent adverse easements or encroachments. Any easements, encroachments, restrictions, covenants, etc uncovered through a title search, legal opinion, or property survey should be submitted to the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

Digital Signature

This appraisal report contains digital signatures that meet the requirements of Statement on Appraisal Standards No.8 (SMT-8). The software programs used to transfer the report electronically provide digital signature security features for the appraiser signing the report. The appraiser that has signed (affixed an electronic signature) to this report has ensured that the electronic signature(s) is protected and the appraiser has maintained control of the signature. Per SMT-8 of the Uniform Standards of Professional Appraisal Practice, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an original ink signature on a paper copy report.

Digital Images

Digitized images, such as photographs, maps, exhibits, etc., contained in this report, are unaltered from their original likeness. Digital images, however, may have been modified for formatting, brightness, or resolution. These modifications are made only to reduce file size or enhance readability and do not manipulate the original likeness.

Comps Over One Mile

Comparable sales over one mile away were used because they are the best available in this area. Expanding the search to a radius greater than one mile developed sales that are still within the same market. These sales are the best comparables to the subject property and are therefore used in this report.

Comps Over Six Months Since Date of Sale

A thorough search for comparable sales was made in this market area. Comparables that sold within six months of the date of appraisal were significantly different in location, size, age, conditions and other value influencing items. In the Appraiser's judgement, the comparables selected are a better indication of value than more recent sales.

LAND COMPARABLE SALES:

LAND SALE #1:

Grantor/Grantee: P & J Development Co / Edgar
Location: Prospect Farm Rd (Lot 1-A, Prospect Farms Subd)
Date of Sale: 08/18/2014
Sales Price: \$27,000
Land Size: 0.37 +/- acres or 16,117 +/- sq ft
Price/Sq Ft: \$1.68
Source: JB2014R-013202, Parcel #01-144142-04000

LAND SALE #2:

Grantor/Grantee: Wilcox / Lamberson
Location: Airport Rd (Lot 2, Hilda Wilcox Minor Plat)
Date of Sale: 05/10/2013
Sales Price: \$14,000
Land Size: 0.57 +/- acres or 24,829 +/- sq ft
Price/Sq Ft: \$0.56
Source: JB2013R-008848, Parcel #01-144151-00501

LAND SALE #3:

Grantor/Grantee: Chester Pagee Trust / Abernathy
Location: 3630 E Nettleton (Pt Lot 3, Cobb & Lee Sur)
Date of Sale: 10/07/2014
Sales Price: \$25,000
Land Size: 0.30 +/- acres or 26,135 +/- sq ft
Price/Sq Ft: \$0.96
Source: JB2014R-016041, Parcel #01-144223-00200

LAND SALE #4:

Grantor/Grantee: Verkler W E Jr Trust / Quinn Alliance LLC Etal
Location: Hwy 351 (Old Greensboro Rd)
Date of Sale: 10/21/2011
Sales Price: \$32,000
Land Size: 0.79 +/- acres or 34,412 +/- sq ft
Price/Sq Ft: \$0.93
Source: JB2011R-016038, Parcel #01-144102-05200

Supplemental Addendum

File No.

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						

LAND SALE #5:

Grantor/Grantee: RWT Land Development LLC / Cooper
Location: 4825 Wildwood Ln (Lot 22, Blk D, Wildwood Add, Ph III A)
Date of Sale: 08/22/2014
Sales Price: \$28,000
Land Size: 0.18 +/- acres or 7,841 +/- sq ft
Price/Sq Ft: \$3.57
Source: JB2014R-013521, Parcel #01-144142-19900

LAND SALE #6:

Grantor/Grantee: RWT Land Development LLC / Cooper
Location: Wildwood Ln, (Lot 15, Blk E, Wildwood Add, Ph III A)
Date of Sale: 12/10/2014
Sales Price: \$28,000
Land Size: 0.19 +/- acres or 8,276 +/- sq ft
Price/Sq Ft: \$3.38
Source: JB2014R-019355, Parcel #01-144142-21700

LAND SALE #7:

Grantor/Grantee: Simpkins / Foster
Location: 791 Cypress Knee Cv (Lot 23, Ridge Run Subd, Ph VI)
Date of Sale: 04/10/2014
Sales Price: \$36,000
Land Size: 0.26 +/- acres or 11,326 +/- sq ft
Price/Sq Ft: \$3.18
Source: JB2014R-005338, Parcel #01-144104-17600

LAND SALE #8:

Grantor/Grantee: Simpkins / Curtner Custom Contracting LLC
Location: 783 Cypress Knee Cv (Lot 25, Ridge Run Subd, Ph VI)
Date of Sale: 04/29/2014
Sales Price: \$34,000
Land Size: 0.28 +/- acres or 12,197 +/- sq ft
Price/Sq Ft: \$2.79
Source: JB2014R-006450, Parcel #01-144104-17800

LAND SALE #9:

Grantor/Grantee: Brown / Conatser
Location: Toni Ann Dr (Lot 1, Blk B, Meadow Lark Acres)
Date of Sale: 05/09/2014
Sales Price: \$20,000
Land Size: 0.45 +/- acres or 19,602 +/- sq ft
Price/Sq Ft: \$1.02
Source: JB2014R-007103, Parcel #01-144152-15100

LAND SALE #10:

Grantor/Grantee: P & J Development Co / Strobbe
Location: Prospect Farm Rd (Lot 1-D, Prospect Farms Replat)
Date of Sale: 11/20/2014
Sales Price: \$27,000
Land Size: 0.25 +/- acres or 10,890 +/- sq ft
Price/Sq Ft: \$2.48
Source: JB2014R-018280, Parcel #01-144142-04003

Ten land sales were used to help determine a market value of the subject. The mean is \$2.06/Sq Ft. The median is \$2.08/Sq Ft. After adjustments, it is my opinion the value should be \$2.08/Sq Ft.

The assignment given was to appraise the area being taken (0.12 acres) for the new roundabout. Should there be a litigation, a new appraisal will be needed reflecting before and after values. Total acreage before the taking is 0.63 acres with 0.12 acres being needed or taken for the roundabout.

\$2.08/Sq Ft x 0.12 acres (5,367 Sq Ft) = \$11,163 ROUNDED \$11,000

This value is for only land taken. Survey stakes were not in the ground at the time of the appraisal. It appears that no improvements (such as the garage) will be disturbed. It is not known at the time, if access to the subject will be affected.

Photograph Addendum

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						



Tract 2



Tract 2

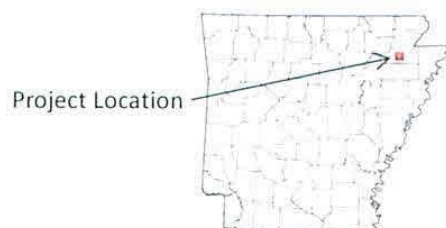
Proposed Roundabout Layout

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						

AHTD Job Number 100790
Tier 3 Categorical Exclusion
Hwy. 351/Aggie Rd. Intersection Improvements (Jonesboro)

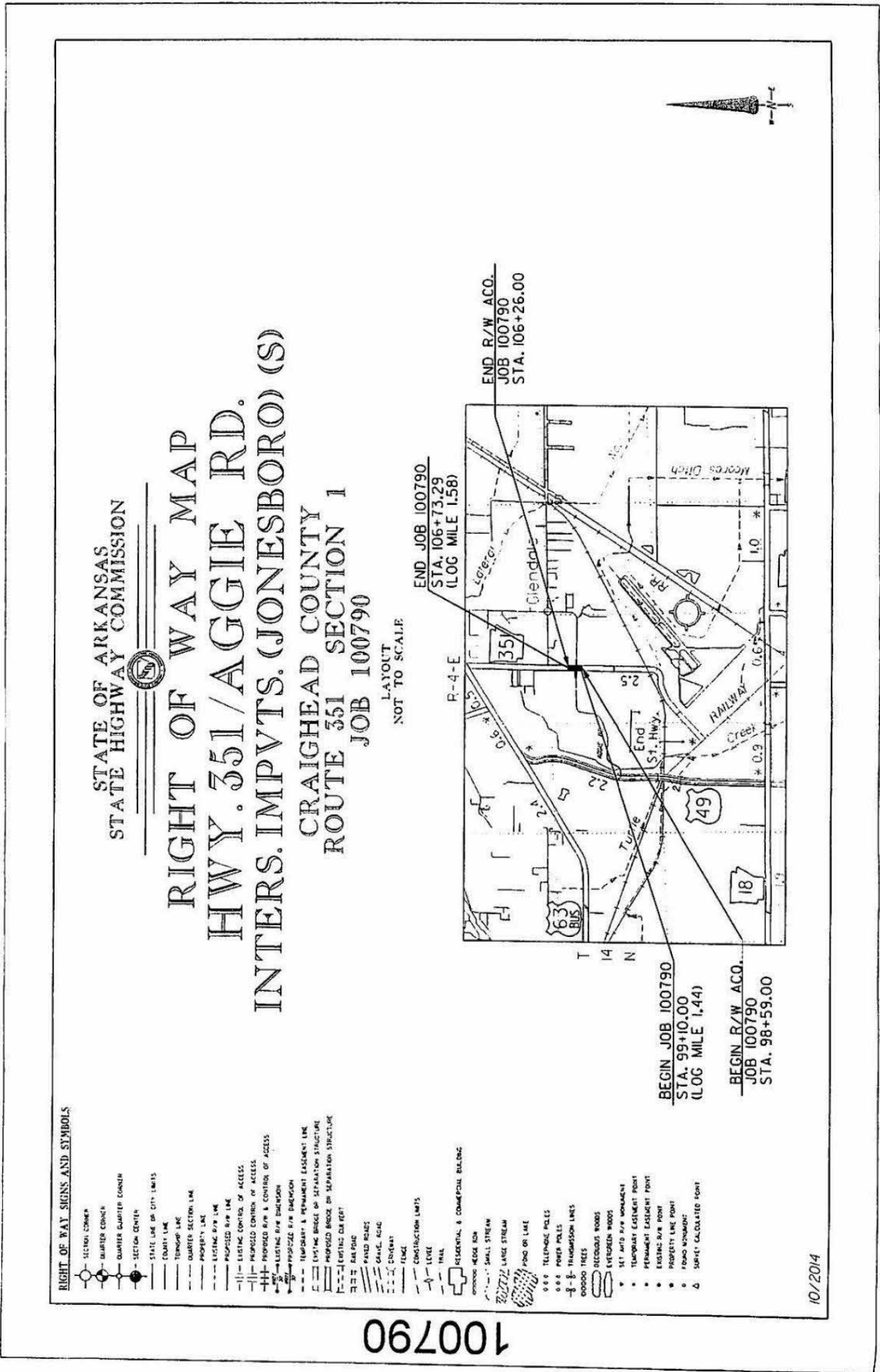


Figure 2: Conceptual Layout of Proposed Roundabout:
Hwy. 351 and Aggie Road Intersection
Source: Garver, LLC. January 2014



Proposed Easements - Page 1

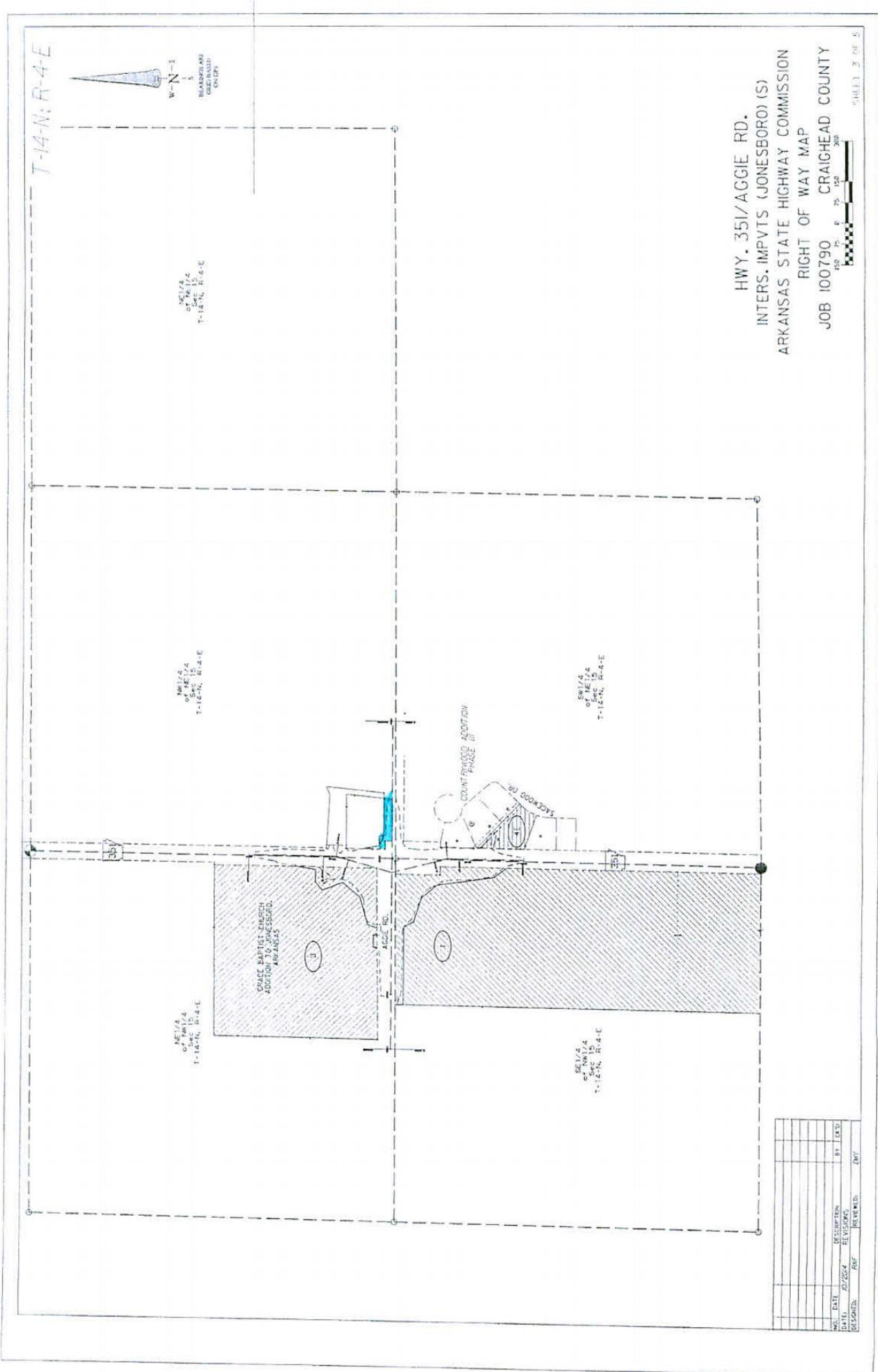
Client	City of Jonesboro		
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection		
City	Jonesboro	County	Craighead
		State	AR
Appraiser	Bob Gibson, CG0247	Zip Code	72401



100790

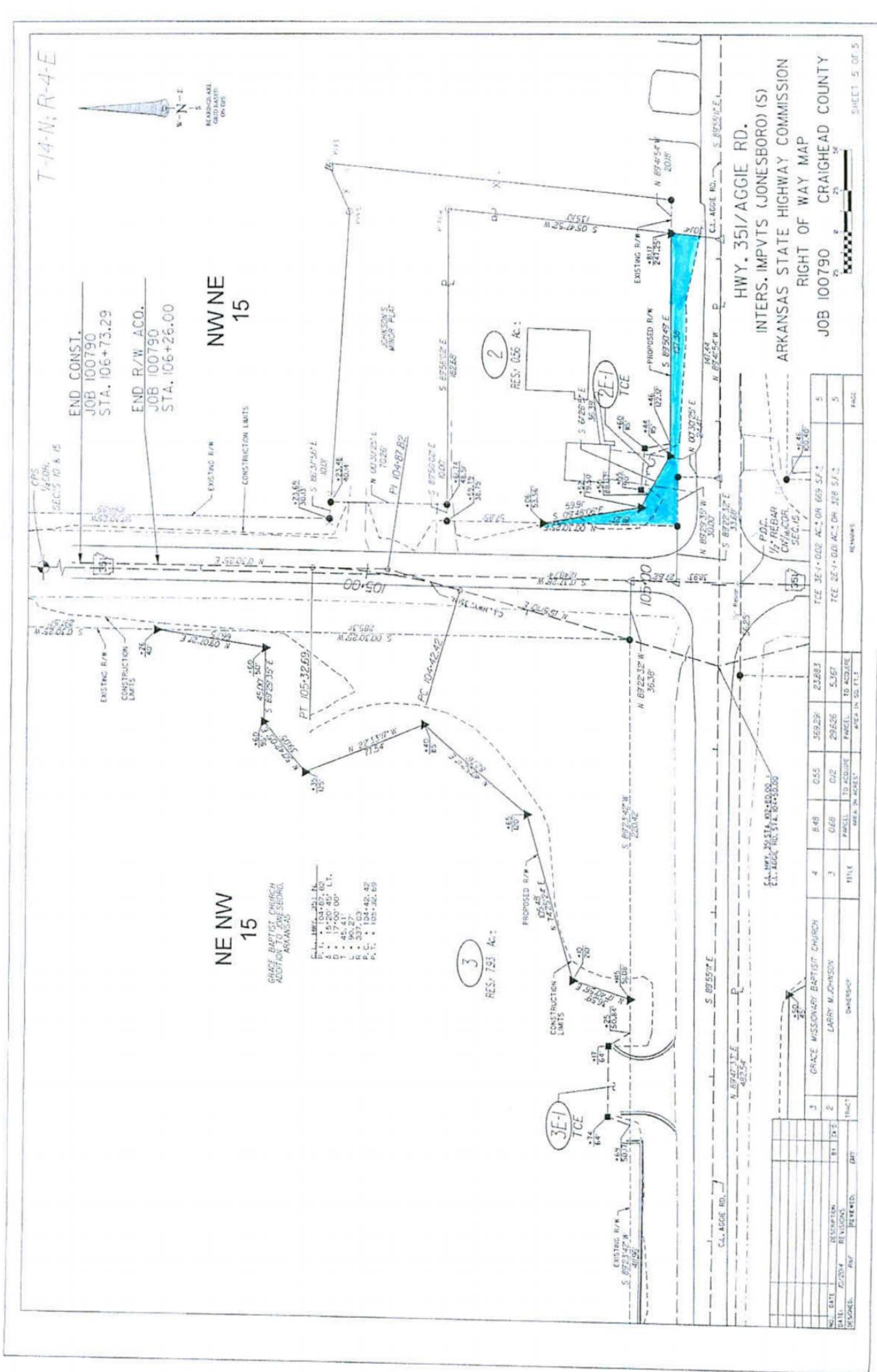
Proposed Easements - Page 2

Client	City of Jonesboro				
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401
Appraiser	Bob Gibson, CG0247				



Proposed Easements - Page 3

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						



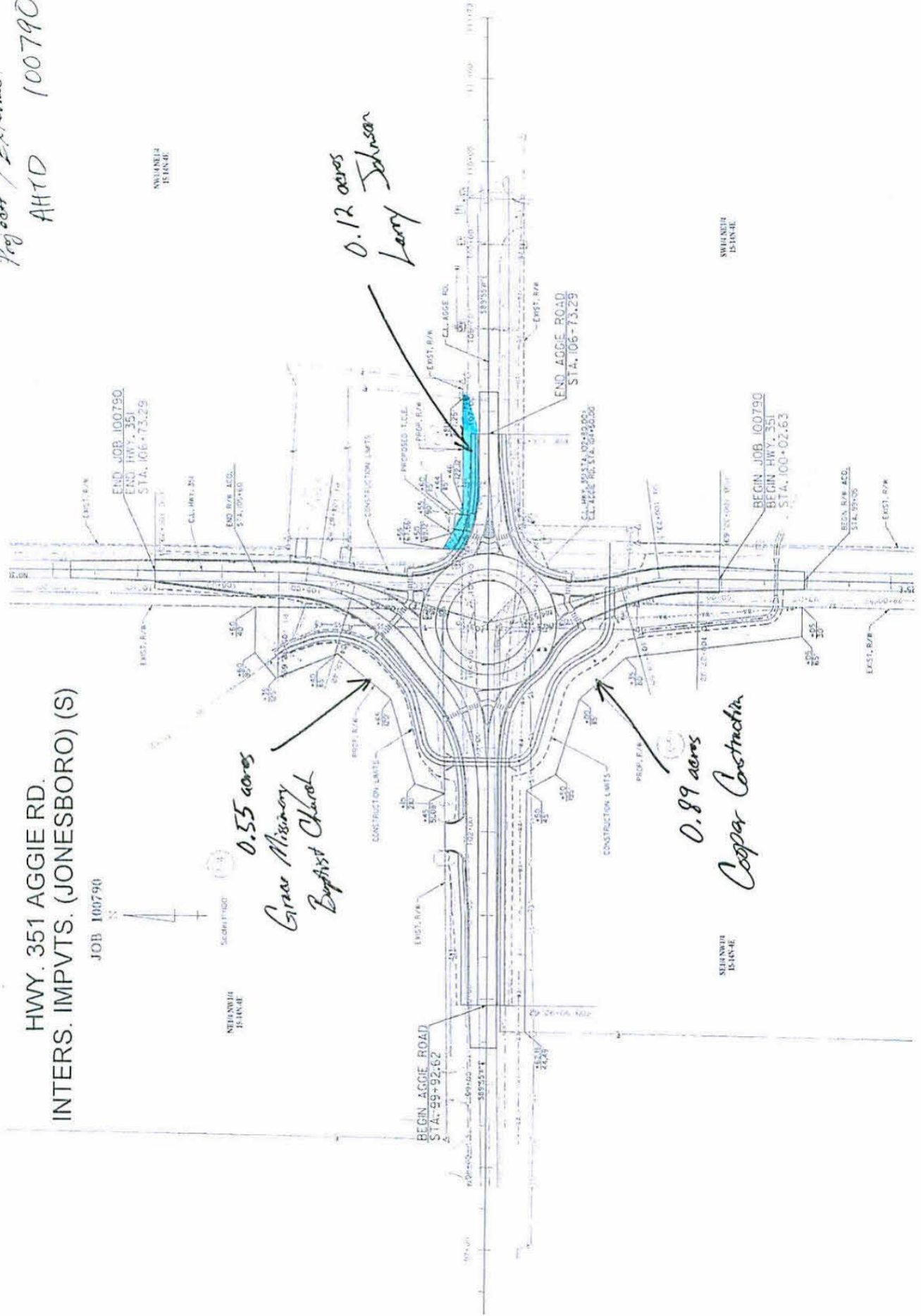
NO.	DATE	DESCRIPTION	BY	REVISED	DATE	TRACT	PAGE
1	2/20/24	REVISIONS					5
2							5
3							5
4							5

NO.	ACRES	AREA IN ACRES	TO ACQUIRE	TO ACQUIRE	REMARKS	PAGE
1	0.55	0.55	294526	5,367	TCE 3E-1-00E AC. ON 659.57-1	5
2	0.26	0.26	294526	5,367	TCE 2E-1-00E AC. ON 388.57-1	5
3	0.69	0.69	294526	5,367	TCE 2E-1-00E AC. ON 388.57-1	5
4	0.48	0.48	294526	5,367	TCE 2E-1-00E AC. ON 388.57-1	5

Proposed Easements - Page 4

Client	City of Jonesboro			
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Appraiser	Bob Gibson, CG0247			

*Projects / External
AHTD 100790*



HWY. 351 AGGIE RD.
INTERS. IMPVTS. (JONESBORO) (S)

JOB 100790

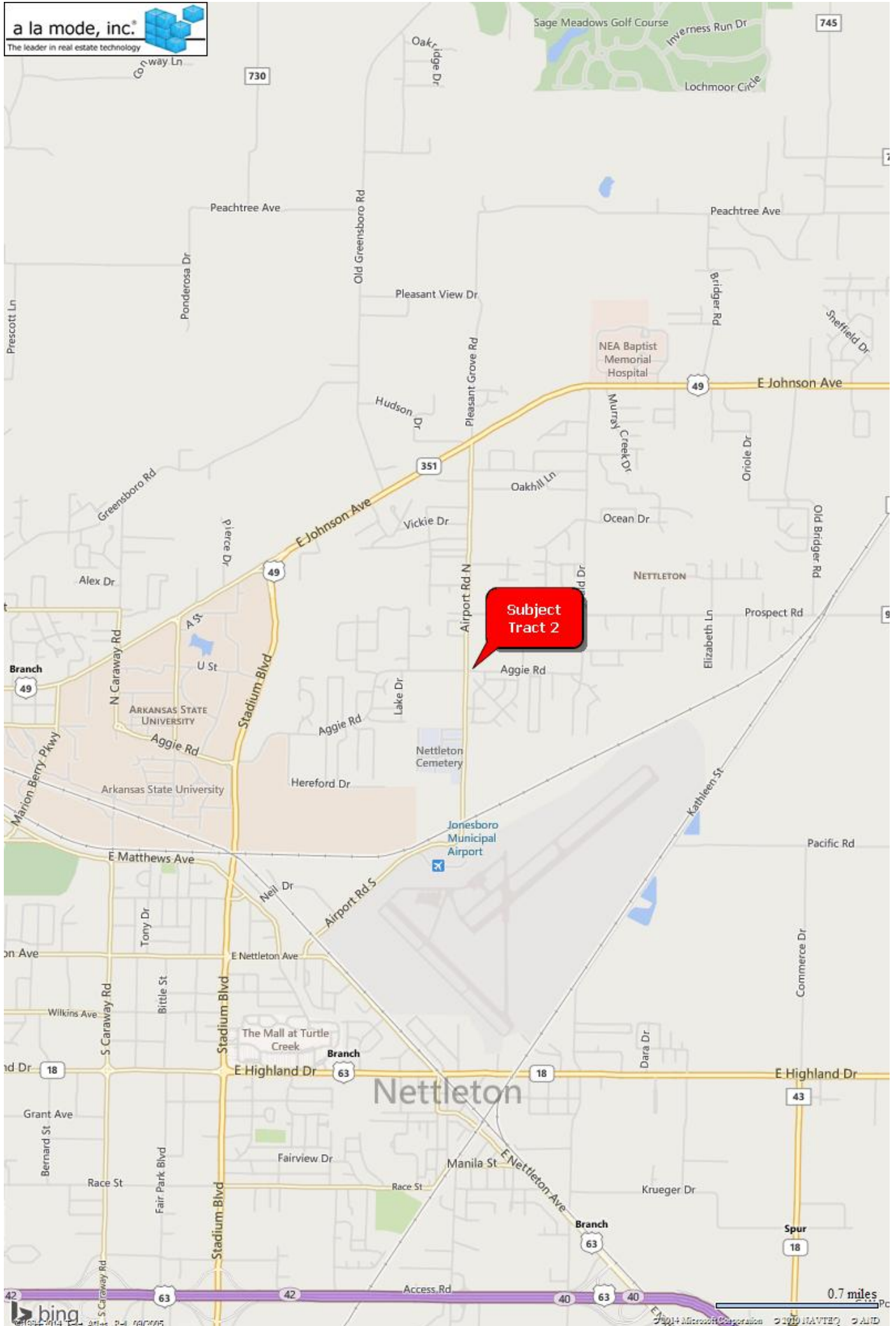
*0.55 acres
Grace Missionary
Baptist Church*

*0.12 acres
Larry
Johnson*

*0.89 acres
Cooper Construction*

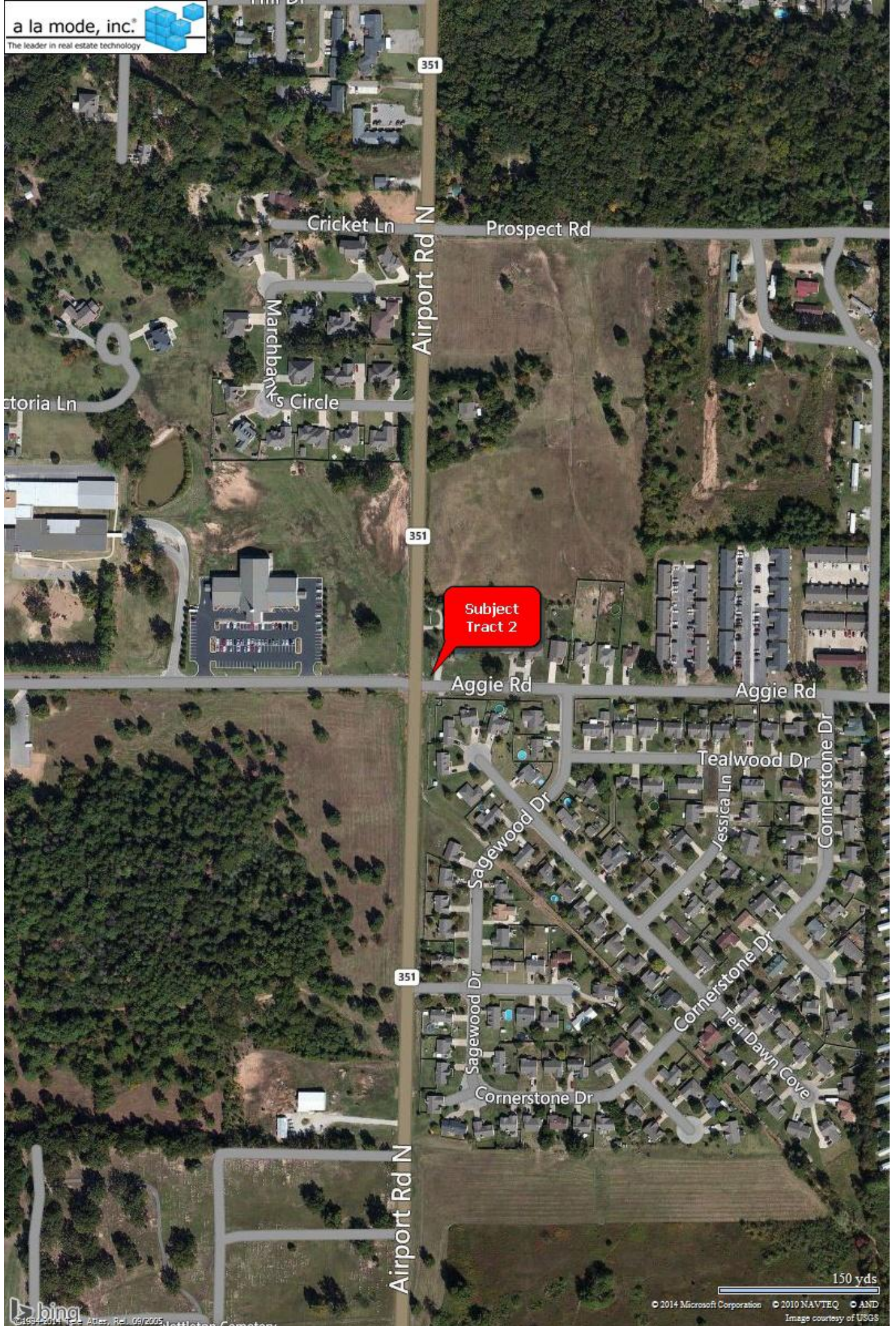
Location Map

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						



Aerial Map

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						



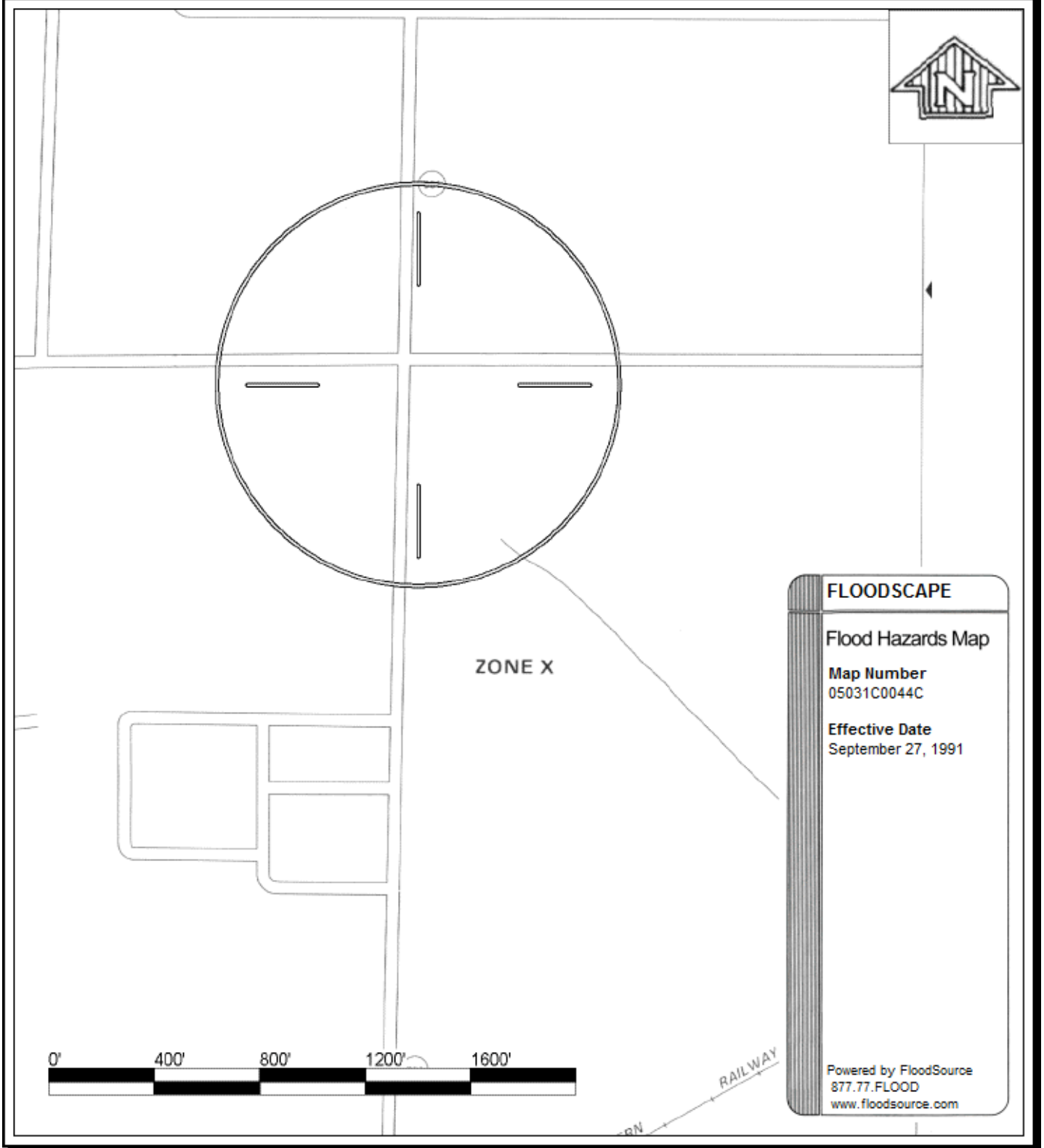
Flood Map

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						

InterFlood 
by a la mode
www.interflood.com • 1-800-252-6633

Prepared for:
Bob Gibson Appraisal Service

Tract 2, Hwy 351/Aggie Rd Intersection
Jonesboro, AR 72401



© 1999-2014 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,678,615. Other patents pending. For Info: info@floodsource.com.

Craighead County GIS Aerial Map

Client	City of Jonesboro			
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Appraiser	Bob Gibson, CG0247			



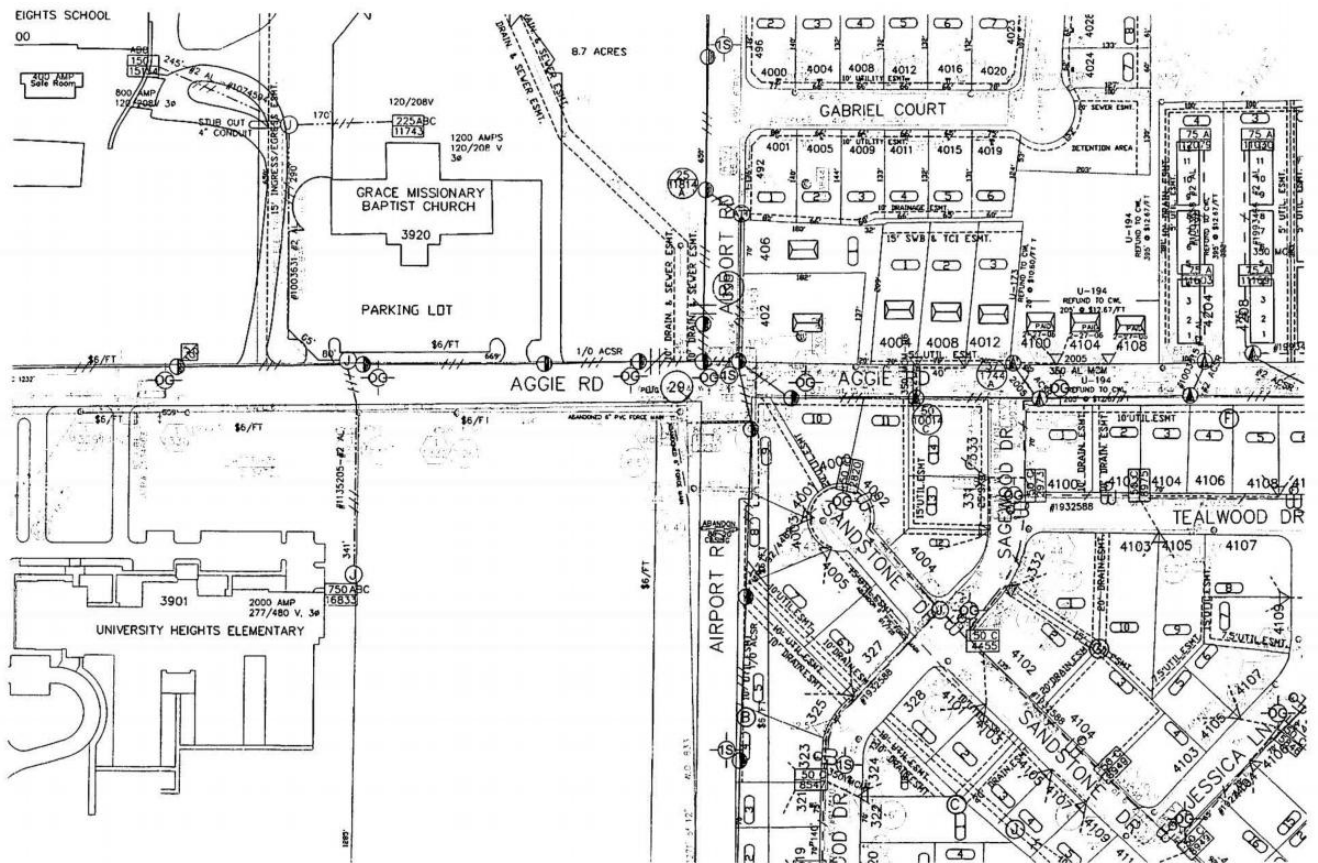
Zoning Map

Client	City of Jonesboro						
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Appraiser	Bob Gibson, CG0247						



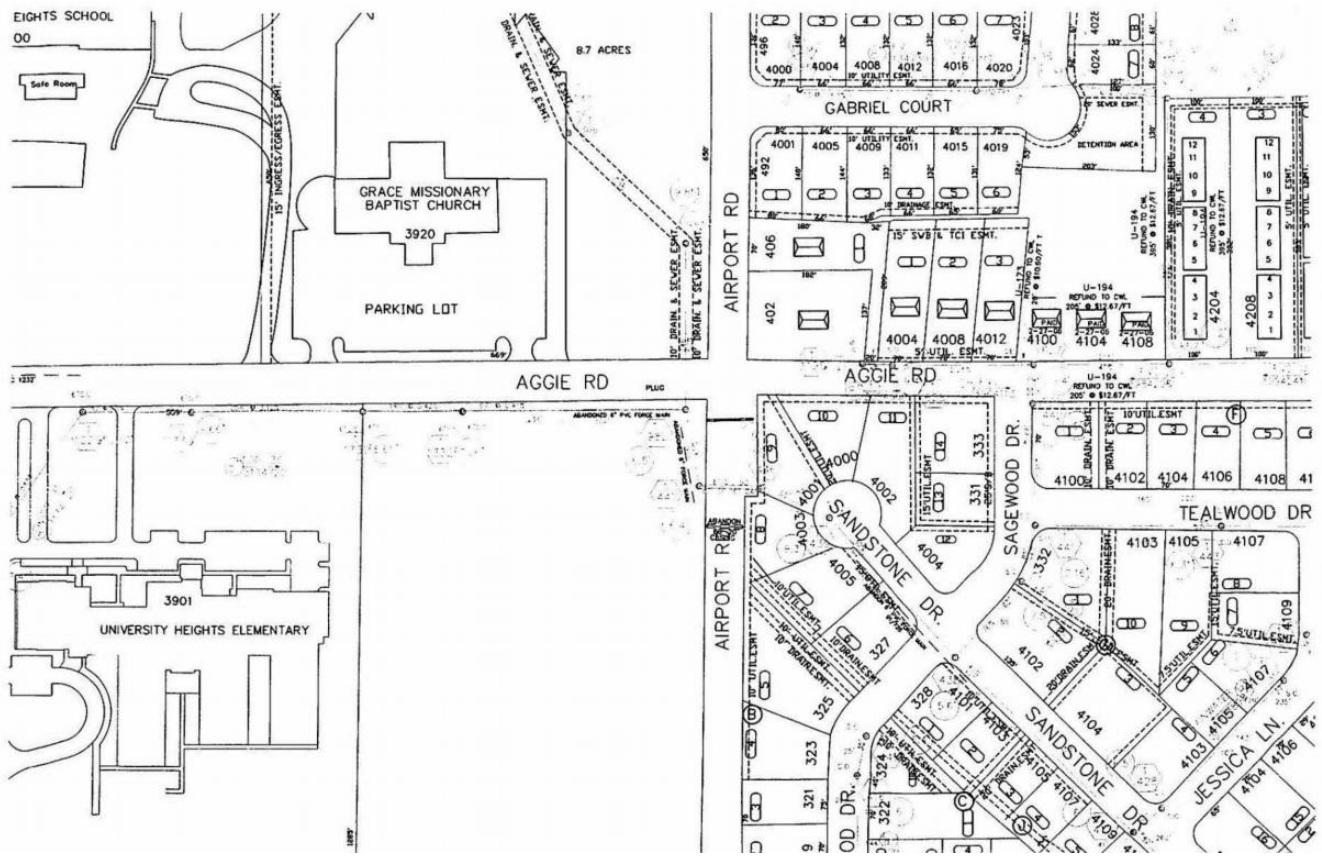
City Utility Easements - Page 1

Client	City of Jonesboro			
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Appraiser	Bob Gibson, CG0247			



City Utility Easements - Page 2

Client	City of Jonesboro			
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Appraiser	Bob Gibson, CG0247			



AR County Data Tax Card - Page 1

Client	City of Jonesboro				
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection				
City	Jonesboro	County	Craighead	State	AR
Appraiser	Bob Gibson, CG0247	Zip Code	72401		

Parcel Detail Report: Craighead County

Created: 12/29/2014 12:48:58 PM

[Print](#) | [Close](#) | [Printing Problems?](#)

Basic Information

Parcel Number: 01-144151-02100
County Name: Craighead County
Ownership: JOHNSON LARRY
Information: 402 AIRPORT RD
 JONESBORO, AR
[Map This Address](#)
Billing: JOHNSON LARRY
Information: C/O SIMMONS FIRST TRUST CO
 PO BOX 1720
 JONESBORO AR 72403
Total Acres: 0.63
Timber Acres: 0.00
Sec-Twp-Rng: 15-14-04
Lot/Block: /
Subdivision:
Legal Description: PT S1/2 NW NE .63 AC
School District: NE JB NETTLETON CITY
Homestead Parcel?: No
Tax Status: Taxable
Over 65?: No

Land Information

Land Divisions:	Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
	RESHS	0.49 acres [21,344 sqft]					NW

Valuation Information

	Appraised	Assessed
Land:	15,000	3,000
Improvements:	48,500	9,700
Total Value:	63,500	12,700
Taxable Value:		12,700
Millage:		0.04805
Estimated Taxes:		\$610.24
Assessment Year:		2014

Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
9/16/2003	65,000	JOHNSON ESTATE	JOHNSON	654	507	ED(EXECUTORS DEED)
2/12/1996	33,000	JOHNSON	STALLINGS	493	361	WD(WARRANTY DEED)

Improvement Information

Residential Improvements

Residential Improvement #1

AR County Data Tax Card - Page 2

Client	City of Jonesboro				
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection				
City	Jonesboro	County	Craighead	State	AR
Appraiser	Bob Gibson, CG0247				
				Zip Code	72401



Living Area 1st Floor 1,295
Living Area 2nd Floor 0

Living Area Total SF 1,295

Occupancy Type: Single Family
Grade: D5+10
Story Height: 1 Story
Year Built: Year Built Not Available
Effective Age: 20

Construction Type: Std Frame

Roof Type: Asphalt

Heat / AC: Central

Fireplace: 0

Bathrooms: 1 full 0 half

Foundation Type: Closed Piers

Floor Type: Wood Subfloor

Floor Covering: carpet: 1,295 sq ft

Additive Items: **Additive Item** **Quantity** **Size** **Description**

OP 24 OPEN PORCH

Outbuildings / Yard **OBVI Item** **Quantity** **Size** **Description**

Improvements: FLAT WIRE FENCE 1

FUD 575 FRAME UNFIN DETACHED

Basement Unfinished 0
Basement Finished w/Partitions 0
Basement Finished w/o Partitions 0
Basement Total SF 0

Legal Description

Client	City of Jonesboro				
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401
Appraiser	Bob Gibson, CG0247				

JOB NAME: HWY. 351/AGGIE RD. JOB 100790
INTER. IMPVTS (JONESBORO) (S) TRACT 2

CONTRACT TO SELL REAL ESTATE FOR HIGHWAY PURPOSES

Grantor: PropertyOwnerName
Address: StreetStateZip

Grantee: ARKANSAS STATE HIGHWAY COMMISSION

IN CONSIDERATION of the benefits that will inure to the Grantor(s) and the public, the undersigned does hereby give and grant to the Arkansas State Highway Commission, an agency of the State of Arkansas, upon the terms and conditions hereinafter stated, the right to purchase the following described real estate, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, situated in the County of Craighead, State of Arkansas, to wit:

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows:

Commencing at a Half Inch Rebar found at the Center North Sixteenth Corner of said Section 15; thence North 00°37'28" East along the West line of said Northwest Quarter of the Northeast Quarter of Section 15 a distance of 38.93 feet to a point; thence South 89°22'32" East a distance of 33.68 feet to the East Right of Way line of Highway 351 as established by AHTD Job 10-RW-2 and the POINT OF BEGINNING; thence North 00°30'25" East along said right of way line a distance of 81.27 feet to the East Right of Way line of Highway 351 as established by AHTD Job 100790; thence South 09°48'06" East along said right of way line a distance of 59.91 feet to a point; thence South 61°26'51" East along said right of way line a distance of 36.39 feet to the North Right of Way line of Aggie Road as established by AHTD Job 100790; thence South 89°50'49" East along said right of way line a distance of 137.38 feet to the North Right of Way line of Aggie Road as established by Johnson's Minor Plat as filed in Craighead County, Book C, Page 100; thence South 05°47'52" West along said right of way line a distance of 30.14 feet to the centerline of Aggie Road; thence North 89°41'54" West along said centerline a distance of 147.44 feet to the East Right of Way line of Highway 351 as established by AHTD Job 10-RW-2; thence North 00°30'25" East along said right of way line a distance of 24.47 feet to a point; thence North 89°29'35" West along said right of way line a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.12 acres (5,367 sq. ft.) more or less as shown on AHTD plans referenced as Job 100790.

10/22/14 RNF

- Uncontrolled Access
 Partially Controlled Access – Access break from Station _____ to Station _____
 Fully Controlled Access
 Fully Controlled Access with a frontage road
 Maintenance Agreement

9-29-14

Page 1 of 2

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

Client	City of Jonesboro		
Address	Tract 2, Hwy 351/Aggie Rd Intersection		
City	Jonesboro	County	Craighead
Appraiser	Bob Gibson, CG0247	State	AR
		Zip code	72401

* **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

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

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

- N/A 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.
- N/A The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- N/A 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 Subject does not appear to be located in a Flood Hazard Area.

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.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Bob Gibson Appraisal Service

Client	City of Jonesboro			
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Appraiser	Bob Gibson, CG0247			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to MLS _____ the subject property:
- has not been offered for sale in the past: 30 days 1 year 3 years.
 - is currently offered for sale for \$ _____.
 - was offered for sale within the past: 30 days 1 year 3 years for \$ _____.
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to Craighead County Tax Records _____ the subject property:
- Has not transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - Has transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - All prior sales which have occurred in the past _____ are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	05031C0044C	09/27/1991	Jonesboro

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

CURRENT SALES CONTRACT

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____.
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

4-6 months is considered a reasonable marketing period for the subject property based on MLS data, appraiser's knowledge of the local market and discussions with brokers and agents.

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:


- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  Effective Date December 22, 2014 Date Prepared December 30, 2014

Appraiser's Name (print) Bob Gibson, CG0247 No. CG0247 Phone # 870-932-5206

State AR License Certification # CG0247 Tax ID # 71-0792672



CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
 - has not inspected the exterior of the subject property and all comparable sales listed in the report.
 - has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____

Co-Signing Appraiser's Name (print) _____ Phone # _____

State _____ License Certification # _____ Tax ID # _____

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:

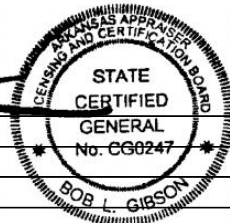
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those 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: Tract 2, Hwy 351/Aggie Rd Intersection, Jonesboro, AR 72401

APPRAISER:

Signature: 
 Name: Bob Gibson, CG0247
 Date Signed: December 30, 2014
 State Certification #: CG0247
 or State License #: _____
 State: AR
 Expiration Date of Certification or License: 06/30/2015



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

Client	City of Jonesboro	File No.
Property Address	Tract 2, Hwy 351/Aggie Rd Intersection	
City	Jonesboro	County Craighead State AR Zip Code 72401
Appraiser	Bob Gibson, CG0247	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

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.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 4-6 months

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

APPRAISER:

Signature: *Bob Gibson*
Name: Bob Gibson, CG0247



State Certification #: CG0247
or State License #: _____
State: AR Expiration Date of Certification or License: 06/30/2015
Date of Signature and Report: December 30, 2014
Effective Date of Appraisal: December 22, 2014
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): December 22, 2014

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): _____

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us an any time if you have any questions about the confidentiality of the information that you provide to us.

**QUALIFICATIONS OF
BOB L. GIBSON**

POSITION: Real Estate Appraiser/Consultant, 420 W. Jefferson, Jonesboro, AR, 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 condominium 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, AR 1993
FIRREA: Overview and Practical Application Seminar, IFA, Jonesboro, AR 1994
American Disabilities Act Seminar, I.F.A., Jonesboro, AR 1993
HUD Guidelines - Lender Selection of the Appraiser, I.F.A., Little Rock, AR 1994 - Member of Lender Appraiser Selection Roster, HUD, Little Rock, AR
Appraiser Accountability & Legal Liabilities Seminar, Arkansas Appraisal Foundation, Little Rock, AR 1995
Standards of Professional Practice, I.F.A., Jonesboro, AR 1996
HUD/FHA Appraiser Training, HUD/FHA, Hot Springs, AR 1996
Legal Journal, West Memphis, AR 1998
Principles of Condemnation, San Antonio, TX 1999
Arkansas Appraisal Board Annual Meeting, Little Rock, AR 2000
USPAP, Kelton Schools, Jonesboro, AR, 2000
USPAP Update, RCI, Jonesboro, AR 2003
USPAP, Lincoln Graduate Center, San Antonio TX 2004
Fannie Mae Underwriting, NEA Mortgage Bankers, Jonesboro AR 2004
Day With the Board, Little Rock AR 2004
Day With the Board, Little Rock AR 2005
Day With the Board, Little Rock AR 2006
USPAP Update, RCI, Jonesboro, AR 2006
Effective Communications in Appraisal Practice, RCI, Jonesboro, AR 2006
Day With the Board, Little Rock AR 2007
USPAP Update, RCI, Jonesboro, AR 2008
Mortgage Fraud, RCI, Jonesboro AR 2008
Day With the Board, Little Rock AR 2008
USPAP, RCI, Russellville AR 2009
Basic Income Capitalization, RCI, Russellville AR 2009
Report Writing, RCI, Russellville, AR 2009
USPAP Update, RCI, Jonesboro AR 2010
USPAP Update, RCI, Jonesboro AR 2012
Effective Communications in Appraisal Practice, RCI, Jonesboro AR 2012
Appraising FHA Today, McKissock.com 2012
Construction Details and Trends, McKissock.com 2012
National USPAP (2014-15) 7 hour update, RCI, Jonesboro, AR 2014
Valuation of Green Buildings, Background & Competency, RCI, Jonesboro, AR 2014

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, Regions Bank, Simmons Bank, Caldwell Construction Co., First Financial Mortgage, Fowler Foods, Liberty Bank, Bank of America, iBERIABANK~~fsb~~, BancorpSouth, First Security Bank, Focus Bank, City of Jonesboro, First National Bank, Unico Bank, Integrity First Bank