

FROM:

Bob Gibson and Associates
P.O. Box 3071
420 West Jefferson
Jonesboro, AR 72401

TO:

MR G L LIEBLONG
REGIONS BANK
2400 E HIGHLAND
JONESBORO AR 72401

INVOICE

BG 12-22-99

515 W WASHINGTON	2,000.00
	2,000.00
	2,000.00

APPRAISAL REPORT

FOR

**REGIONS BANK
JONESBORO, AR 72401**

**REGIONS BANK
515 W WASHINGTON
JONESBORO, AR 72401**

DECEMBER 28, 1999

BY

**BOB GIBSON AND ASSOCIATES APPRAISAL SERVICE
420 W. JEFFERSON
JONESBORO, AR 72401**

BOB GIBSON & ASSOCIATES

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December 28, 1999

Regions Bank
2400 E Highland
Jonesboro, AR 72401

Attention: Mr. G.L. Lieblong

At your request, we have inspected and appraised the real estate located at 515 W Washington, in the city of Jonesboro, Arkansas. The enclosed report is being presented as a Complete Appraisal in the form of a "SUMMARY APPRAISAL REPORT" as directed by Standard 2, Rule 2-2^(b) of the USPAP.

The purpose of this appraisal is to express our opinion of the market value of the fee simple interest in the real estate, subject to the definition of value, assumptions and limiting conditions, and certifications contained in the attached report.

It is our understanding that this appraisal report is to be used for the purpose of determining fair market value; it may be invalid if used for any other purpose or valuation date.

Based on the data and conclusions presented in the attached report, it is our opinion that as of December 10, 1999 the market value of the subject property appraised was:

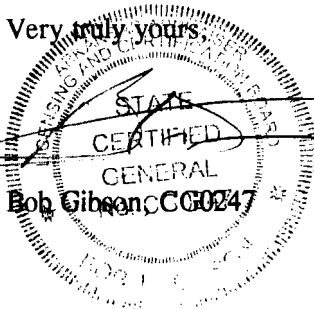
NINE HUNDRED FORTY-FIVE THOUSAND DOLLARS
(\$945,000.00)

Bob Gibson and Associates has performed the subject appraisal under the requirements and policies of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA). It is our practice to adhere to the Uniform Standards Board of the Appraisal Foundation. In addition, we have followed the implementation rules of the Office of the Comptroller of the Currency and Federal Reserve Board.

Descriptions of the property appraised, together with explanations of the appraisal procedures used, are presented in this report. In order to assist you in reviewing our commercial appraisal, on the following pages we have cross referenced The Fourteen Minimum Standards with the Table of Contents.

A copy of this report and the field data from which it was prepared will be retained in our files and are available for review upon request.

Very truly yours,



BOB GIBSON AND ASSOCIATES

SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

PROPERTY: Regions Bank

LOCATION: 515 W Washington

PROPERTY RIGHTS APPRAISED: Fee Simple Interest

OWNERSHIP: Regions Bank

ZONING: C-2

LAND AREA: 78,542 sq ft more or less (1.80 Ac)

PRINCIPAL IMPROVEMENTS: Bank building and parking lot.

SUMMARY OF IMPORTANT DATA AND CONCLUSIONS (cont.)

SITE: Irregular in size - See Site Description

UTILITIES: Public water and sewer, natural gas, refuse collection, electricity, and telephone services.

AGE OF THE IMPROVEMENTS: Approximately 20 years - 10 years effective

HIGHEST AND BEST USE: Present - Commercial

MARKET VALUE: \$945,000.00

INSPECTION DATE: December 10, 1999

VALUATION DATE: December 28, 1999

ASSUMPTIONS AND LIMITING CONDITIONS

Paragraph 1. There is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all the limiting conditions and assumptions of the assignment and related discussions. The Appraiser assumes no responsibilities for any cost incurred to discover or correct any deficiencies in the property.

Paragraph 2. This appraisal is for no purpose other than property valuation, and the appraisers are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are also inherent limitations to the accuracy of the information and analysis contained in this appraisal. Before making any decision based on the information and analysis contained in this report, it is critically important to read this entire section to understand these limitations.

Appraisal is not a survey.

Paragraph 3. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted with the report.

Paragraph 4. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern on boundaries, setbacks, encroachments, or other survey matters.

Appraisal is not a legal opinion.

Paragraph 5. No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances, or encroachments. We are not usually provided an abstract of the property being appraised and, in any event, we neither made a detailed examination of it nor do we give any legal opinion concerning it.

Paragraph 6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal.

Paragraph 7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report. Information and analysis shown in this report concerning these items is based only on a rudimentary investigation. Any significant question should be addressed to local zoning or land use officials and/or an attorney.

Paragraph 8. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based. Appropriate

LIMITING CONDITIONS (cont'd)

government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since we have not made a comprehensive examination of laws and regulations affecting the subject property.

Appraisal is not an engineering or property inspection report.

Paragraph 9. This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not construction, engineering, environmental, or legal experts, and any statement given on these matters in this report should be considered preliminary in nature.

Paragraph 10. The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, and all mechanicals and construction is based on a casual inspection only and no detailed inspection was made. For instance, we are not experts on heating systems and no attempt was made to inspect the interior of the furnace. The structures were not checked for building code violations, and it is assumed that all buildings meet applicable building codes unless so stated in the report.

Paragraph 11. Some items such as conditions behind walls, above ceilings, behind locked doors, or under the ground are not exposed to casual view and therefore were not inspected. The existence of insulation, if any is mentioned, was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed.

Paragraph 12. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions, or for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Sub-surface rights (mineral and oil) were not considered in making this appraisal.

Paragraph 13. Wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use.

Paragraph 14. We are not environmental experts, and we do not have the expertise necessary to determine the existence of environmental hazards such as the presence of urea-formaldehyde foam insulation, toxic waste, asbestos or hazardous building materials, or any other environmental hazards on the subject or surrounding properties. If we know of any problems of this nature which we believe would create a significant problem, they are disclosed in this report. Nondisclosure should not be taken as an indication that such a problem does not exist, however. An expert in the field should be consulted if any interested party has questions on environmental factors.

Paragraph 15. No chemical or scientific tests were performed by the appraiser on the subject property, and it is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the lot does not contain any type of dump site and that there are no underground tanks (or any underground

LIMITING CONDITIONS (cont'd)

source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.

Paragraph 16. The age of any improvements to the subject property mentioned in this report should be considered a rough estimate. We are not sufficiently skilled in the construction trades to be able to reliably estimate the age of improvements by observation. We therefore rely on circumstantial evidence which may come into our possession (such as dates on architectural plans) or conversations with those who might be somewhat familiar with the history of the property such as property owners, onsite personnel, or others. Parties interested in knowing the exact age of improvements on the land should contact us to ascertain the source of our data and then make a decision as to whether they wish to pursue additional investigation.

Paragraph 17. Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any observed condition or other comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning system, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation.

Appraisal is made under conditions of uncertainty with limited data.

Paragraph 18. As can be seen from limitations presented above, this appraisal has been performed with a limited amount of data. Data limitations result from a lack of certain areas of expertise by the appraiser (that go beyond the scope of the ordinary knowledge of an appraiser), the inability of the appraiser to view certain portions of the property, the inherent limitations of relying upon information provided by others, etc.

Paragraph 19. There is also an economic constraint, however. The appraisal budget (and the fee for this appraisal) did not contain unlimited funds for investigation. We have spent our time and effort in the investigative stage of this appraisal in those areas where we think it will do the most good, but inevitably there is a significant possibility that we do not possess all information relevant to the subject property.

Paragraph 20. Before relying on any statement made in this appraisal report, interested parties should contact us for the exact extent of our data collection on any point which they believe to be important to their decision making. This will enable such interested parties to determine whether they think the extent of our data gathering process was adequate for their needs or whether they would like to pursue additional data gathering for a higher level of certainty.

Paragraph 21. Information (including projections of income and expenses) provided by local sources, such as government agencies, financial institutions, accountants, attorneys, and others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser.

Paragraph 22. The comparable sales data relied upon in the appraisal is believed to be from reliable sources. Though all the comparables were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.

LIMITING CONDITIONS (cont'd)

Paragraph 23. Engineering analyses of the subject property were neither provided for use nor made as a part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is therefore based only on a rudimentary investigation by the appraiser and the value conclusions are subject to said limitations.

Paragraph 24. All values shown in the appraisal report are projections based on our analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. We take no responsibility for events, conditions, or circumstances affecting the property's market value that take place subsequent to either the date of value contained in this report or the date of our field inspection, whichever occurs first.

Paragraph 25. Since projected mathematical models and other projections are based on estimates and assumptions which are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved.

Paragraph 26. This appraisal is an estimate of value based on an analysis of information known to us at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice.

Paragraph 27. Opinions and estimates expressed herein represent our best judgment but should not be construed as advice or recommendation to act. Any actions taken by you, the client, or any others should be based on your own judgment, and the decision process should consider many factors other than just the value estimate and information given in this report.

Appraisal report limitations.

Paragraph 28. Appraisal reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all of the information we have concerning the subject property or the real estate market. While no factors we believe to be significant but unknown to the client have been knowingly withheld, it is always possible that we have information of significance which may be important to others but which, with our limited acquaintance of the property and our limited expertise, does not seem to be important to us.

Paragraph 29. Appraisal reports made for lenders are technical documents specifically made to lender requirements. Casual readers are cautioned about their limitations and cautioned against possible misinterpretation of the information contained in these reports.

Paragraph 30. The appraiser should be contacted with any questions before this report is relied on for decision making.

Paragraph 31. This appraisal was prepared at the request of and for the exclusive use of the client to whom the appraisal is addressed. No third party shall have any right to use or rely upon this appraisal for any purpose.

LIMITING CONDITIONS (cont'd)

Paragraph 32. There are no requirements, by reason of this appraisal, to give testimony or appear in court or any pretrial conference or appearance required by subpoena with reference to the property in question, unless sufficient notice is given to allow adequate preparation and additional fees are paid by the client at our regular rates for such appearances and the preparation necessitated thereby.

Paragraph 33. This report is made for the information and/or guidance of the client and possession of this report, or a copy thereof, does not carry with it a right of publication. neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without the written consent of the appraiser.

Paragraph 34. It is suggested that those who possess this appraisal report should not give copies to others. Certainly legal advice should be obtained on potential liability issues before this is done. Anyone who gives out an incomplete or altered copy of the appraisal report (including all attachments) does so at their own risk and assumes complete liability for any harm caused by giving out the incomplete or altered copy. Neither the appraiser nor this company assumes any liability for harm caused by reliance upon an incomplete or altered copy of the appraisal report given out by others. Anyone with a question on whether their copy of an appraisal report is incomplete or altered should contact our office.

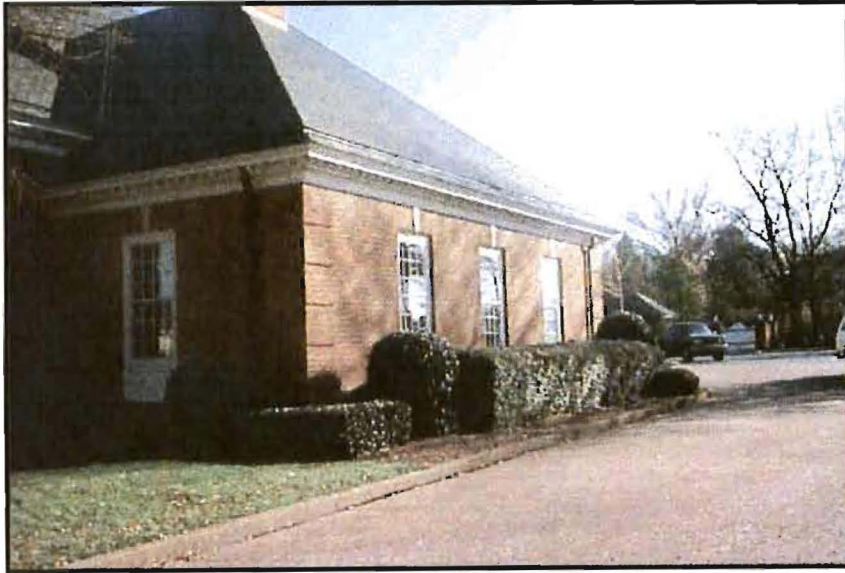
Paragraph 35. Values and conclusions for various components of the subject parcel as contained within this report are valid only when making a summation; they are not to be used independently for any purpose and must be considered invalid if so used. The allocation of the total value in this report between land and improvements applies only under the reported highest and best use of the property. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Paragraph 36. Additional Certification: (1) This appraisal conforms to the Uniform Standards or Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, except that the Departure Provision of the USPAP does not apply. (2) Their compensation is not contingent upon the reporting of a 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.

Borrower/Client	Regions (Old Ark Bank Bldg)						
Property Address	W Washington						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Lender							



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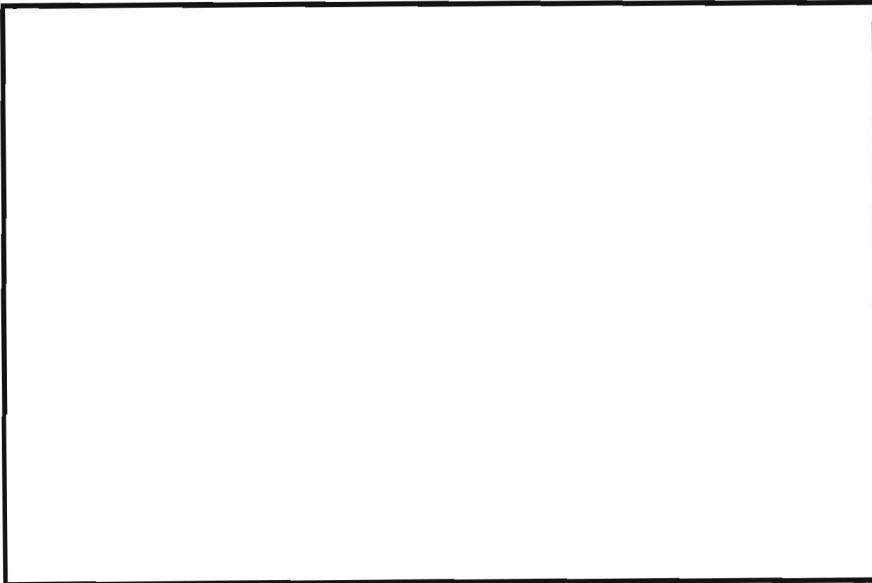
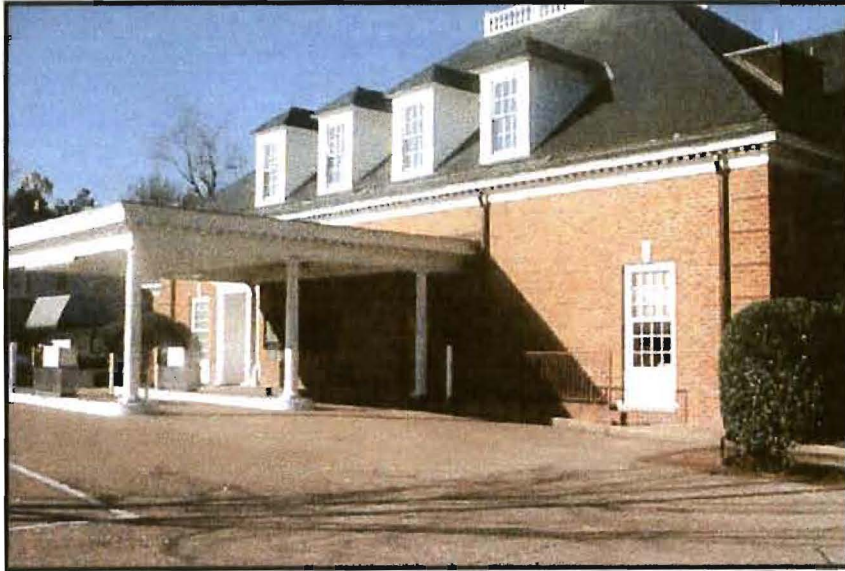


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IDENTIFICATION OF THE PROPERTY

The subject property is the real property and land located at 515 W Washington which is occupied by an office complex.

A copy of the legal description is included in the addenda of this report.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to express our opinion of the market value of the fee simple interest as of December 28, 1999.

INSPECTION DATE

The property was inspected by personnel of Bob Gibson and Associates Appraisal Services, on December 10, 1999. This appraisal assumes that there would be no substantial changes between the inspection date and valuation date.

FUNCTION OF THE APPRAISAL

It is our understanding that this appraisal report is to be used to determine fair market value; it may be invalid if used for any other purpose or valuation date.

ENVIRONMENTAL ISSUES

An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property unless otherwise noted in this report.

SCOPE OF THE APPRAISAL

The scope of the appraisal included a physical inspection of the subject property, a visual review of the comparable properties, and an analysis of regional and neighborhood trends. All market data were verified by buyer, seller, broker, deed, title company, and/or leasing agent wherever possible. The accumulated data were summarized in this report and then processed into a value.

The appraisal has accordingly been completed under those assumptions and limiting conditions that follow the certification contained in this report.

APPRAISALS DEFINITION

The following definitions are pertinent to this report.

Market Value

The most probable price which a property should bring in a competitive 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 consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised and each acting in what he considers his own best interest.
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. 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.

Market Value is synonymous with the legal term "fair market value."

APPRAISAL DEFINITIONS (cont.)

Fee Simple Interest

Fee simple interest is defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation.

Reproduction Cost New

Reproduction cost new is the cost of construction, at current prices, of an exact duplicate, or replica, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.

Replacement Cost New

Replacement cost new is the cost of construction, at current prices, of a building having utility equivalent to the building being appraised but built with modern materials and according to current standards, design and layout.

Depreciation

Depreciation is defined as a loss in value from all causes, including factors of deterioration, functional obsolescence, and/or external obsolescence.

AREA DATA

Jonesboro, Arkansas is the county seat of Craighead County, and is located in Northeast Arkansas, approximately 64 miles from Memphis, Tennessee, 130 miles from Little Rock, Arkansas, 236 miles from St. Louis Missouri, 486 miles from Dallas, 481 miles from Atlanta, GA, 490 miles from Chicago, IL, 409 miles from New Orleans, 403 miles from Tulsa and 1,213 miles from New York, NY.

With a resident population of approximately 50,000 +/-, Jonesboro is the economic center of the retail trade and service area containing a population of approximately 170,000 and comprising the counties of Craighead, Greene, Jackson, Lawrence, and Poinsett; and the communities of Paragould, Trumann, Marked Tree, Walnut Ridge, Hoxie, Pocahontas, Harrisburg, and Lake City. Jonesboro is considered the hub of agricultural production with delta cotton land to the east and extensive rice fields to the southwest. The world's largest rice mill is located in Jonesboro. In addition to agriculture, Jonesboro's strong economic base is tied to industry and education. The city is one of the state's most dynamically developing industrial centers with more than one hundred two manufacturers employing approximately 8,756 workers.

The community of Jonesboro offers a variety of activities and services to residents. The metropolitan area includes over 90 churches from nearly 21 denominations; health care services are available at Regional Medical Center of Northeast Arkansas and St. Bernard's Regional Medical Center, HealthSouth Rehabilitation Hospital, St. Bernard's Behavioral Health Center; other institutions provide services ranging from drug and alcohol abuse counseling to mental health care. The Forum, Jonesboro's Civic Center, provides the city with regularly scheduled musical and theatrical events.

In addition to 18 public schools and 8 private schools, Jonesboro offers over thirty child-care facilities, a practical nursing school and educational facilities for handicapped persons. It is the presence of Arkansas State University, however, that has allowed the city to become a major educational center in Arkansas. The University, located on 675 acres in the city of Jonesboro, is the second largest university in the state. ASU's approximately 10,000 students are enrolled in programs ranging from liberal arts to sciences; nine pre-professional programs are offered and recently graduate programs have begun at the University. Residents of the city of Jonesboro take advantage of the University's facilities for local meetings and area conventions.

GROWING

The Jonesboro Metropolitan Statistical Area's economy grew by 2,300 jobs from March of 1998 to March of 1999, with employment hitting 40,650.

During the same period the civilian labor force grew by 1,825 to 42,100 persons, so the jobless rate dipped from 4.8 percent a year ago to 3.4 percent this March.

All of that proves that the economy of the Jonesboro MSA (Craighead County) is growing at a rapid pace.

Between February and March of this year, the labor force grew by 25, while the number of persons employed increased by 225.

All of the MSAs in Arkansas showed gains over the year. The jobless rate in the Fayetteville-Springdale-Rogers MSA dropped from 4.1 percent in March of 1998 to 2.6 percent in March of this year, while the Little Rock-North Little Rock MSA showed an over the year decline from 4.4 percent to 3.0 percent. The numbers at Fort Smith were a decline from 5.9 percent to 4.4 percent, while Pine Bluff went from 8.8 percent to 7.5 percent.

Arkansas' jobless rate this March was 4.4 percent, compared to 4.8 percent last March, while the National Numbers dropped from 4.7 percent to 4.2 percent. Arkansas Employment Security Division Director Ed Rolle said non-farm jobs in Arkansas rose by 8,400 over the month to a total of 1,128,800.

There are some clouds on the horizon locally. Lincoln is phasing out its manufacturing facility, but other factories are adding personnel. New industrial plants will be built this year, although those expected will not be large. Efforts to recruit new industrial jobs for the Jonesboro area are continuing full speed ahead, because all recognize that the industrial sector is important to the overall economy of the region. More employment in services is expected, especially in the medical field, and construction employment is expected to continue at a high level.

JONESBORO POSTS A 12.4 PERCENT GAIN

Arkansas metropolitan populations, ranked by growth between 1990 and 1998, as determined by the U.S. Census Bureau. The 1998 figure is a Census Bureau estimate. The table shows area name, 1998 population, 1990 population, percentage change over the eight years and the region's national ranking in growth.

Area Name	7/1/98	4/1/90	Change
8-NW Arkansas	272,616	210,908	29.3
96-Jonesboro	77,500	68,956	12.4
134-Fort Smith	194,045	175,911	10.3
174-Memphis	1,093,427	1,007,306	8.5
177-Little Rock	556,295	513,026	8.4
341-Pine Bluff	81,556	85,487	4.6

Source: Jonesboro Sun

**MANUFACTURING and BUSINESS EMPLOYERS-JONESBORO AREA
EMPLOYING AT LEAST 150 PERSONS**

<u>COMPANY</u>	<u>NO.EMPLOYED</u>	<u>PRODUCT LINE</u>
Arkansas Glass Container Corp.	425	Glass Containers
Armour Swift-Eckrich, Deli/Foods	200	Sausages and other prepared meats
Colson Caster Corporation	442	Casters
Dana Corporation	260	Light Axles
Delta Consolidated Industries	347	
Delta, Inc.	290	
Farr Company	250	Air Filtration Systems
Frito-Lay, Inc.	200	
General Electric	310	Electric Motors
Hytrol Conveyor Co.	775	Conveyors
Jimco Lamp & Mfg. Co.	150	Lamps
Lincoln Automotive	400	Car Lift Equipment
Riceland Foods	333	Rice, Rice Flour, Rice by Products
Thomas & Betts Corporation	390	Electrical Components
TrailMobile	520	Tractor Trailers
World Color	690	Printing
Wal-Mart Super Centers	771	
City of Jonesboro	351	
MDR Cartage	350	
Sears	250	
Southwestern Bell Telephone Co.	245	
Craighead County	236	
HealthSouth Rehabilitation Hospital	220	
Jonesboro Human Development Cntr.	210	
Crowley's Ridge Development Council	203	
Dillard's	200	
Union Planters Bank of NEA	185	
Lowe's of Jonesboro	175	
U.S. Postal Service	170	
Mid-South Health Systems	162	
Arkansas State University	*	See Below

According to the 1998 Manufacturers Register, Arkansas has 3,416 manufacturing plants employing 257,562 workers. Jonesboro, with 124 manufacturing plants, ranks fourth among Arkansas cities, trailing only behind Little Rock, Fort Smith, and North Little Rock. Paragould, located approximately 20 miles Northeast, ranks 14th with 52 manufacturing firms, while Blytheville is 21st with 38 manufacturing companies.

ARKANSAS STATE UNIVERSITY

The impact of Arkansas State University upon Jonesboro's economy is demonstrated by their employment figures. The University employs 2,100 persons, comprising faculty and staff, more than twice the number employed in any manufacturing or non-manufacturing concern in Northeast Arkansas.

Arkansas State University	2,200	Education
St. Bernard's Regional Medical Center	1,550	Health care
Jonesboro Public Schools	627	Education
Regional Medical Center of Northeast AR		
Nettleton Public Schools	350	
Northeast Arkansas Clinic	259	
Westside Public Schools	175	
Valley View Public Schools	111	

Source: Jonesboro Chamber of Commerce, 1998.

POPULATION FIGURES

	Jonesboro	Craighead County
Population (2000 Est)	58,535	77,785
Number of Households (1992 Est.)	19,537	28,434
Income Per Household (1992 Estimate)	23,318	22,150
Income Per Capita (1992 Estimate)	12,360	11,301
Disposable Personal Income (1992 Estimate)	\$418,499,000	\$976,364,000
Retail Sales (1992 Estimate)	\$491,347,000	\$455,992,000

INDUSTRY COMMENTS

Jonesboro has more than its share of successful, nationally know manufacturing concerns. Good sites, a trained work force, good transportation facilities, and a favorable tax structure combine to make this an ideal industrial climate.

Cooperation among county, municipal, and state officials is excellent. In fact, many Arkansas communities have completely financed incoming industries through progressive legislation.

The Jonesboro Industrial Development Corporation, an aggressive entity operating with the Greater Jonesboro Chamber of Commerce, has been very successful in working with industrial recruits to bring new jobs to the county.

Growth in the industrial sector has been so good, in fact, that the existing industrial sectors are nearly full and the City of Jonesboro operates four (4) established industrial parks.

**EMPLOYMENT
JONESBORO LABOR AREA
CRAIGHEAD COUNTY, ARKANSAS**

	March 1999	Feb 1999	March 1998
Civilian Labor Force	42,350	42,075	40,275
Employment, Total	40,950	40,375	38,350
Unemployment	1,400	1,700	1,925
Unemployment Rate	3.3%	4.0%	4.8%
State of Arkansas Unemployment Rate	4.4%	4.7%	5.8%
United States Unemployment Rate	4.2%	4.4%	4.7%

Nonagricultural wage and salary jobs in the Jonesboro labor area totaled 42,350 at the end of the first quarter. The local unemployment rate dropped to 3.3%.

Source: Arkansas Labor Force Statistics, 1980-1990
Arkansas Employment Security Division
Jonesboro Chamber of Commerce

TRANSPORTATION

RAILROADS

Burlington Northern - Main Line
Southern Pacific - Main Line
Union Pacific - Main Line

WATERWAYS

River - Mississippi

Nearest Port Facilities: Osceola, Arkansas (50 Miles)
 Channel Depth of 9 ft.

 West Memphis, Arkansas (50 Miles)

 Memphis, Tennessee (50 Miles)

BUS

Serviced by Greyhound
Charter bus service by Great Southern Coaches

HIGHWAYS

Interstate Highways: I-55 (44 Miles) and I-40 (63 Miles)

Federal System Numbers: 49 and 63

State Highways: 1, 18, 141, 226 and 351

Number of Interstate Carriers: 53

Number of Intrastate Carriers: 6

AIRPORT

Local Service: Jonesboro Municipal Airport
3901 Lindberg Drive
Jonesboro, AR 72401

Main Runway Length: 5,599 Ft. Long x 150 Ft. Wide
Other Runway Lengths: 4,101 Ft. Long x 150 Ft. Wide and 3,943 Ft. Long x 60 Ft. Wide
The airport has recently added an airport terminal.

Lighted: Yes
High Intensity Approach: Yes
Paved Surface: Yes

Services Offered at Airport:

- **Commuter Service by Lone Star Airlines
- **Auto Rental Hertz Rent-A-Car
- **Professional helicopters, Inc.
- **FBO offers hangering and fueling of aircraft. Types of fuel include AV Gas, JetA, and MOGas
- **Sharp Aviation offers aircraft maintenance, flight service school and aircraft instruction
- **Arkansas Aircraft offers charter service.
- **Flight service station gives weather advisories to pilots, pre-flight and in-flight. Offers flight services to general aviation.

Nearest Commercial Airport: Memphis International Airport
Memphis, TN

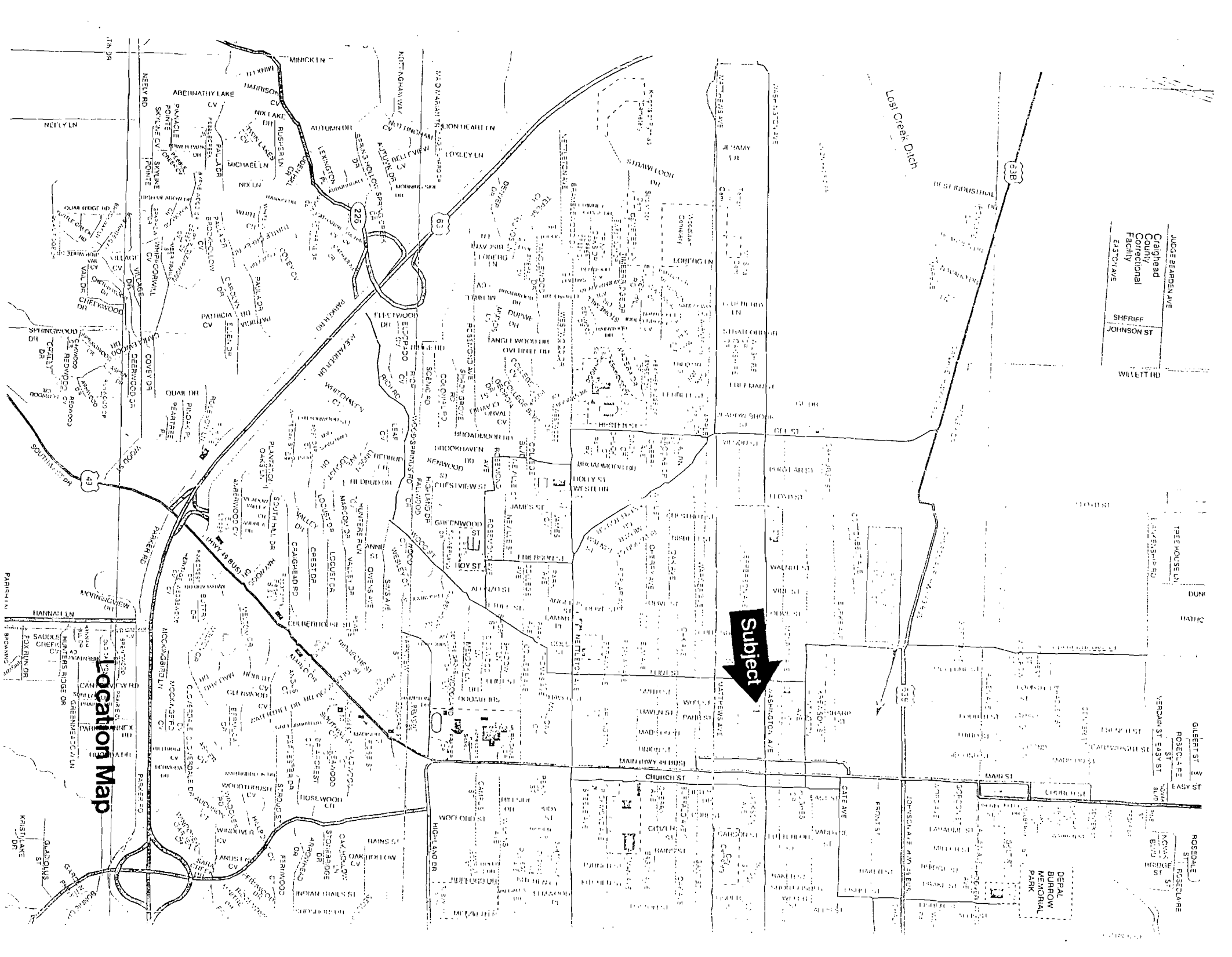
Distance from Jonesboro: 65 miles

Major Air Carriers:

American Airlines
Delta Airlines
Northwest Airlines
United Airlines
Northwest Airlinks (Commuter)
Exec Express (Commuter)
Transworld Express
Aero Cancun

NEIGHBORHOOD ANALYSIS

Subject is bordered to the north by Huntington Avenue, to the east by Main Street, to the south by Matthews, and to the west by Flint Street. The neighborhood mix is approximately 80% commercial, 10% multi-family, and 10% residential. Subject is only four blocks from the center of downtown Jonesboro. In this area are federal, state, county, and local offices representing all services. In addition, commercial banks, medical services, law offices, CPA offices, and numerous retail trades are present. No negative influences are noted. Long term usage as commercial property is assumed to be good. Washington Street provides an excellent traffic route for east/west traffic flow.



Location Map

JUDGE BERGEN AVE
Craighead
County
Correctional
Facility
EAST OVALE

SHERIFF
JOHNSON ST
WILLET RD

THREE HOUSE LN
DUN
MITH

QUAEST ST
ROSCOLE
ST
VERMONT ST EAST ST
EAST ST

ROSCOLE
ST
ROSCOLE
ST
KANSAS
BLVD
ROSCOLE
ST

DEPAL
BURROW
MEMORIAL
PARK

SITE DATA

Subject sites are three in number and do not connect except by way of an alley way that runs east and west. The legal description is lots 1, 2, and 3 of Bicentennial Subdivision. Subject improvement sits on site 3 and is approximately 1.013 ac. Lot 1 is a parking lot fronting Jefferson Street and is approximately .57 ac. Lot 2 is shown to be 87' x 172'; however, the bank is only using approximately 56' of said site. The remainder is used by the Simmons Bank for rear access to their branch bank. For appraisal purposes, only 56' was used of this site. It contains approximately .22 acre. It is recommended that should the property sale, a current survey be done to identify the size of each site as well as their location to the alley way. On the Bicentennial survey, the alley is shown to be 8' at the east end and 11.7' at the west end.

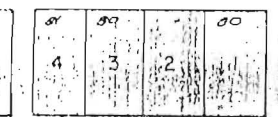
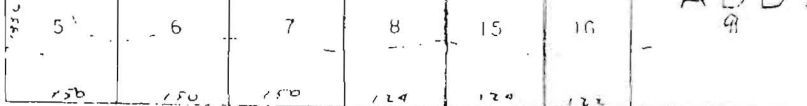
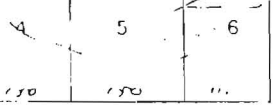
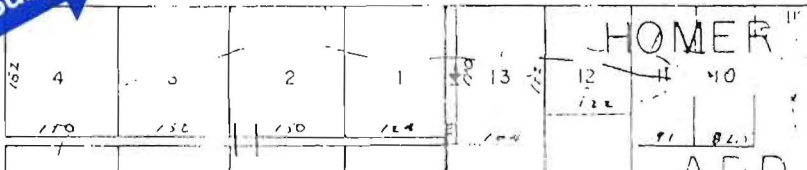
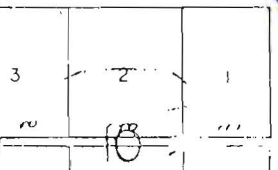
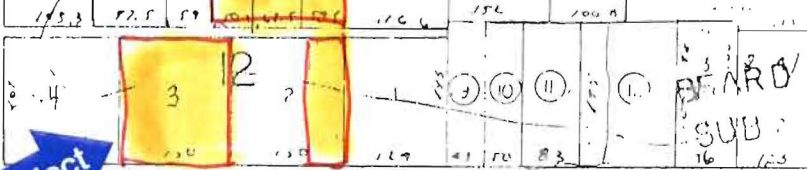
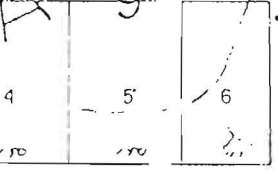
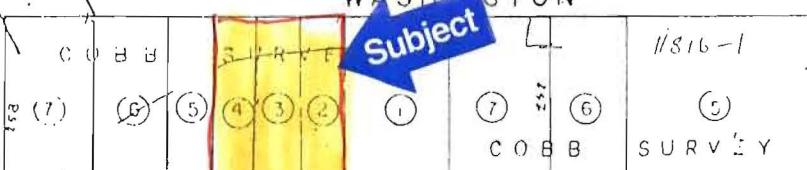
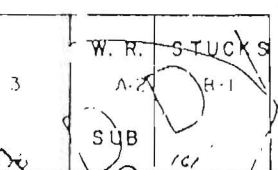
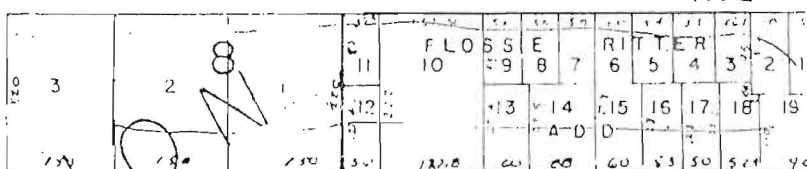
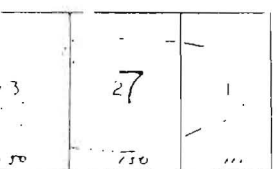
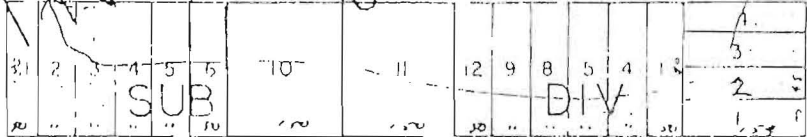
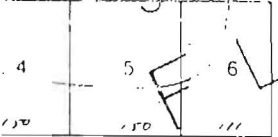
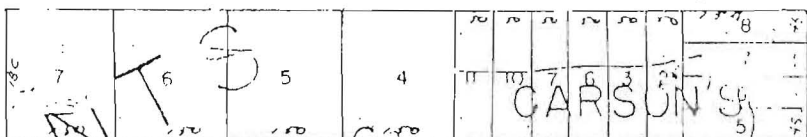
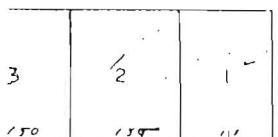
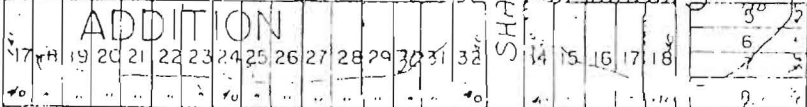
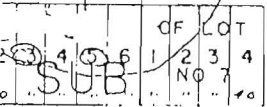
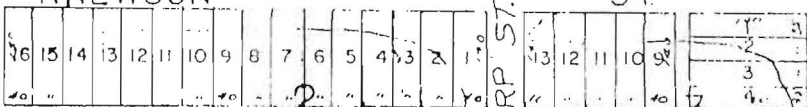
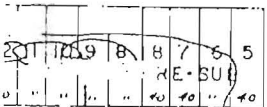
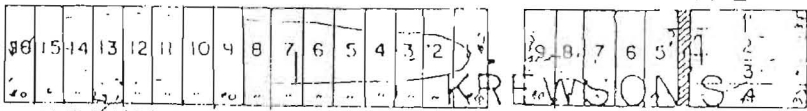
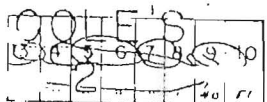
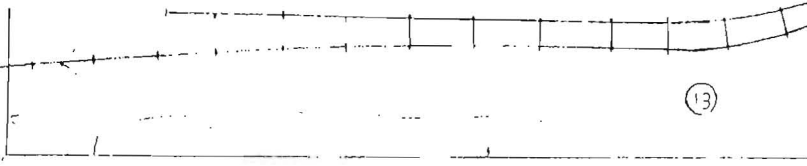
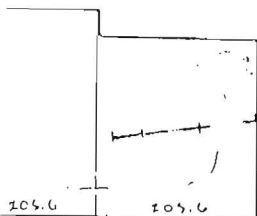
The exact soil and subsoil content of the subject site and the neighborhood are unknown and there has been no samples or analyses made available. Due to the condition of existing improvements in the neighborhood, there are apparently no atypical soil related construction problems that would make building prohibitive.

The subject is not situated in a HUD flood hazard area, according to flood map Community Number 05031C043C, dated September 27, 1991 which is included in the addenda of the report.

Water, gas, electric, sewer, cable and telephone services are available to the site.

The subject is encumbered by various minor utility easements, none of which adversely affects overall site utility.

COBB SURVEY



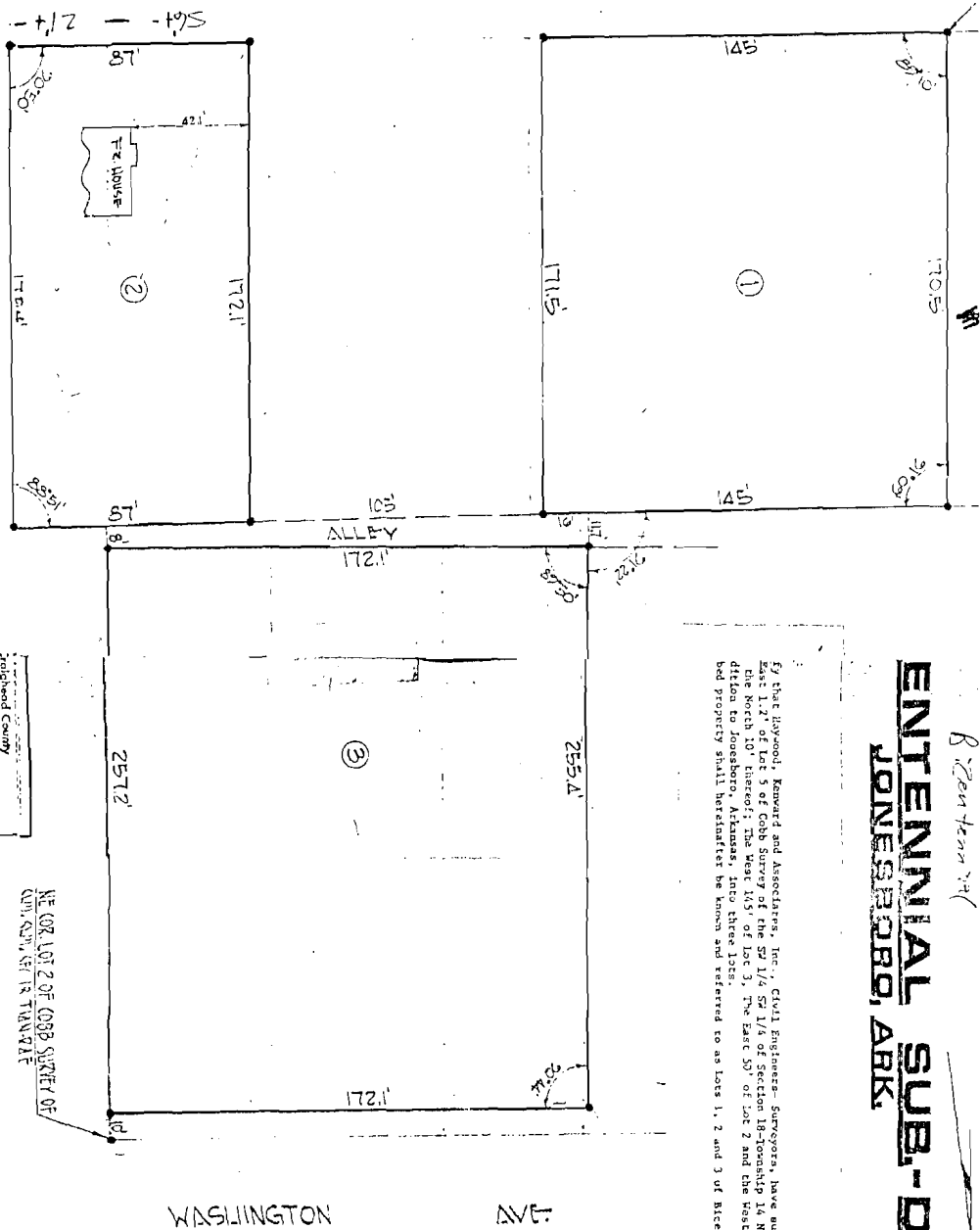
MATTHEWS

B. Zoukian, Inc.

ENTENNIAL SUB-DIV.

JONESBORO, ARK.

By their licensed, licensed and Associates, Inc., Civil Engineers-Surveyors, have surveyed and replatted East 1/4 of Lot 3 of Cobb Survey of the SW 1/4 SE 1/4 of Section 18-Township 14 North-Range 4 North 10 West, also West 1/2 of Lot 3, The East 1/2 of Lot 2 and the West 1/2 of Lot 1 of Section 18 Township 14 North, Range 4 West, Jones County, Arkansas, into three lots. All lots shall be referred to as lots 1, 2 and 3 of Entennial Sub-Div. All property shall hereinafter be known and referred to as lots 1, 2 and 3 of Entennial Sub-Div.



Approved by the Board of Supervisors
 Jones County
 Arkansas

W. H. ... Chairman
W. H. ... Secretary

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF JONES, ARK. IN THE YEAR 1926, AT 1:30 P.M.

A true copy of the original as filed for record was made by *W. H. ...* D.C.
 On this day of *...* 1926, at *...*
W. H. ... Clerk of the County

SCALE

ASSESSMENT AND TAXES

The Craighead County Tax Assessor's parcel number for the property is 20551. By Arkansas statute, real estate is assessed at twenty percent of "market value", which is estimated by the county assessor. According to the records at the Craighead County Assessor's office, the property is currently market assessed at \$878,140. Taxes are payable at an applicable millage rate, which is established by a formula for the turn back of state funds by the Arkansas Public Service Commission. Taxes are payable one year in arrears, so the current millage rate apply for the 1998 fiscal year, which is payable by October 10, 1999. The 1998 taxes are \$7,235.96. Tax increases can be accomplished by two methods only; 1) by public referendum increasing the millage rate, or 2) by an increase in the assessed value. The amount of assessment and the subsequent taxes should not change substantially over the next year under the current usage. The subject land is valued at \$69,000 and the improvements are valued at \$809,140.

ZONING

The subject is zoned the following according to the official zoning records of Jonesboro, AR:

According to the official zoning records of Jonesboro, Arkansas, the following is a description of Zone C-2:

The C-2 Transitional district allows for the conversion of older residences into commercial uses as the central business district expands and for construction and use of buildings for permitted purposes subject to area and bulk regulations.

a. Permitted uses. The following uses shall be permitted in this district:

1. All or any lawful commercial, retail or wholesale sales, professional or personal services.

b. Prohibited uses. The following uses are prohibited from this district:

1. Any new residences.
2. Any industrial or manufacturing plants.

c. Exceptions permitted. The following uses shall be permitted according to the ~~limitations~~ imposed as variance by the board of zoning adjustment.

1. Any small fabricating or processing establishment, provided that such use is not generally obnoxious or offensive by reason of the emission of odor, dust, smoke, gas, noise or vibration.
2. Apartments, hotels and motels.

d. Area and bulk regulations.

1. Loading spaces. One loading space, not less than ten (10) feet by twenty (20) feet and on private property, placed at the rear or alley and if no alley exists, then at front or side of each commercial establishment shall be required.
2. Off-street parking. One off-street parking space shall be required for each one hundred fifty (150) square feet of floor area of each establishment. Public or private auditoriums, including funeral homes shall be required to provide one off-street parking space for each eight (8) seats in the auditorium.

e. Definitions.

1. Parking space. A paved and properly drained area, enclosed or unenclosed, required by this section, to be permanently reserved for parking one (1) motor vehicle. Each required parking space shall have a minimum area of one hundred eighty (180) square feet exclusive of driveways and shall be connected with a public

street or alley by a driveway affording safe and convenient ingress or egress.

Except on lots occupied by single family and two family dwellings, such driveways shall be paved. On lots occupied by two family dwellings, parking space and driveways shall be so arranged as to provide for both ingress and egress by forward motion. Access to streets shall be by way of curb cuts located and constructed in conformity with instructions of the city engineer.

2. Paved. Having a surface of concrete, asphalt, brick or other material adequate in strength to support motor vehicles and free from dust or loose particles.

f. Residential parking.

1. Required parking space for residences, duplexes, apartments, etc. shall not be located within the required building line setback or front or corner lot yard requirements.

2. Single family dwelling units - one (1) parking space back of building setback line. One (1) additional parking space may be provided in building setback area.

3. Two family dwelling units - four (4) parking spaces.

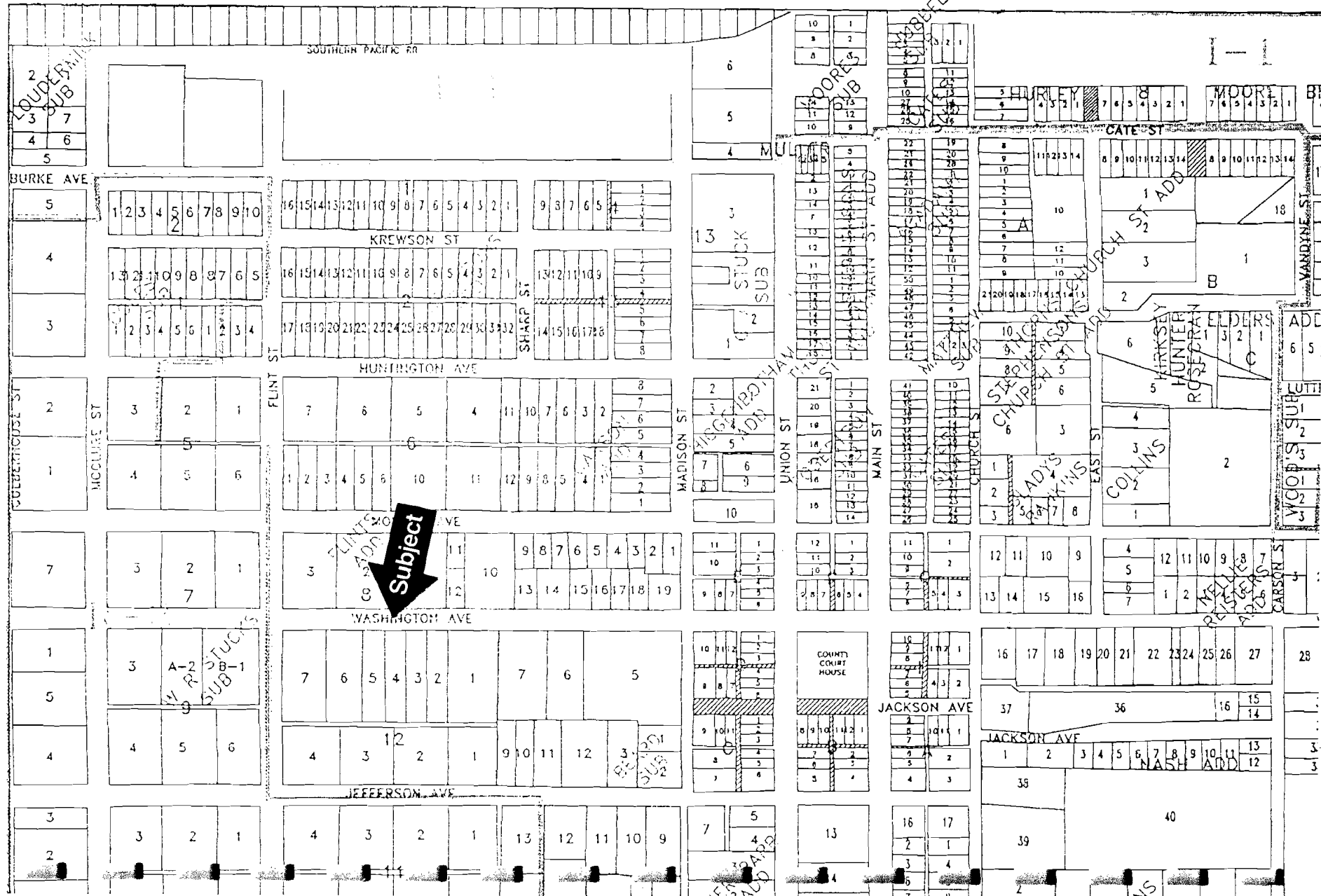
4. Multiple family dwellings units - two (2) parking spaces for each dwelling unit.

5. Town houses (condominiums) - two (2) parking spaces for each dwelling unit.

Required parking for a townhouse, if not located on the townhouse lot, shall be a part of the townhouse development, shall be located in an area in which each lot owner holds an undivided interest and shall be accessible to and within one hundred (100) feet of the townhouse lot, and shall not be separated from the townhouse lot by a public street or alley.

Source: City Inspectors Office

9-18-95 placed on third reading and adopted an ordinance to rezone from R-2 to C-5 (commercial) a tract located on the north side of Matthews, east of Fisher Street;



IMPROVEMENT DATA

Subject improvements were built in the early 1980's and constructed by the United Federal Savings and Loan. The structure is built on a concrete reinforced slab and footing. The basement level is accessed by an elevator located in the northwest corner of the improvements and a stair case also in this location. The basement is approximately 5688 sq ft and contains various offices, vault areas, a kitchen, storage areas, work stations, and restrooms. The main level is frame construction with brick veneer. Floors are tile. Walls are drywall and wood trim. Windows are fixed insulated glass. Ceilings are 10' and 11'. The entire building is built with a quality theme. Wood trim and finishing are excellently done. The entire facility is centrally heated and cooled. The floor scheme includes a lobby area, private offices, teller stations, vault area, and restrooms. The upper level includes private offices, a reception area, conference room, breakroom, and restrooms. An unfinished attic area is used for storage, however, was not added to the total square footage. In addition, there are approximately 600 lock boxes, a 6" vault door, and drive in window with two remote service tubes.

CONDITION AND FUNCTIONAL UTILITY

The subject improvements are in good condition and typical of other facilities of this type. The building has an effective age of approximately 10 years.

MARKETING PERIOD

A determination of a "reasonable" marketing period must recognize that real property is not generally a highly liquid asset. Marketing periods vary significantly with respect to property type, location and market conditions. Sales, offerings, options, and transactions involving properties having comparable marketability are considered. Information from multiple listing services, Realtors, lenders, owners, and investors is also considered. All data is considered in relationship to current national, regional, and local economic and development trends.

Considering these factors in relationship to the characteristics of the subject, a reasonable marketing period is exposure up to 12 months on the open market.

STATEMENT OF OWNERSHIP

According to the Craighead County Tax Assessor's Office, the property has had no change in ownership in the last 36 months.

SUBJECT PROPERTY OFFERING INFORMATION

According to the Regions Bank, the subject property has not been offered for sale in the last 30 days; however, it is the purpose of this appraisal to determine a fair market value.

ITEMS OF PERSONAL NATURE

Items of personal nature were not included in the final value estimate.

HIGHEST AND BEST USE

Highest and Best Use is defined as the reasonable and probable use that supports the highest present value, as defined as of the date of the appraisal.

The following tests must be passed in determining the highest and best use:

The use must be within the realm of probability; that is, it must be likely, not speculative or conjectural.

The use must be legal.

A demand must exist for such use.

The use must be profitable.

The use must be such as to return to the land, as well as the property on the whole, the highest net return.

Four stages are included in the analysis of highest and best use:

HIGHEST AND BEST USE (cont.)

Possible Use: determine the physically possible uses for the subject site.

Permissible use: determine which uses are legally permitted for the subject site.

Feasible use: determine which possible and permissible uses will produce a net return to the subject site.

Most profitable use: determine which use, among the feasible uses, is the most profitable use of the subject site.

The highest and best use of the land as if vacant and available for use may be different from the highest and best use of improved property. This is true when the improvements do not constitute an appropriate use. The existing use will continue unless and until land value in its highest and best use exceeds the sum value of the entire property in its existing use and the cost to remove the improvements.

Since the appraisal of the subject property is based on a particular premise of use, the highest and best use analysis determines just what this premise of use should be. A highest and best use analysis consists of considering the highest and best use of a property under two assumptions: (1) with a vacant and available site and (2) with the property as improved. These two

HIGHEST AND BEST USE (cont.)

assumptions on highest and best use are correlated into one final estimate of highest and best use.

AS VACANT AND AVAILABLE

The first major aspect of the highest and best use analysis is considering the property as if it were vacant and available for development. This assumption is made to determine whether the land alone is worth more than the existing property, as is. In other words, this is the beginning benchmark to compare with the highest and best use of the property as is, to determine whether the site is presently under-utilized.

POSSIBLE USE - The physical aspects of the land impose the first constraints on any possible use of the property. The appraised tract is an irregular tract consisting of 1.80 acres or 78,542 sq.ft. +/- . The site is level and above street grade and has good access to Washington St and Jefferson St. Based on the physical aspects of the land parcel, a variety of land uses are possible.

PERMISSIBLE USE - The subject is zoned C-2. There are no known easements that would negatively affect the development of the tract. Therefore, under the C-2 zoning, a variety of commercial uses would be permissible.

HIGHEST AND BEST USE (cont.)

FEASIBLE USES - The demand for vacant land along Washington is stable since the neighborhood is mature, and very few vacant sites remain unimproved. Development along this area consist of banking facilities, city government offices, food store, fire and police offices, and various professional offices. It is my opinion that development of the site for commercial use would provide a positive net return to the land and would, therefore, be considered feasible.

MOST PROFITABLE USE - In the final analysis, a determination must be made as to which feasible use is the highest and best use of the parcel as if vacant. Based on the current demand for commercial space, coupled with the limited number of potential sites with Washington frontage, my opinion is that if the site were vacant and available, the highest and best use would be for commercial development.

HIGHEST AND BEST USE (cont.)

AS PRESENTLY IMPROVED

The appraised property is presently improved with a bank building. The present improvements were designed and constructed as a bank building. However, the layout of the building allows for various other uses. The present improvements make a substantial contribution to the total property in excess of the site. Therefore, no alternative legal use could economically justify removal of the existing improvements. The existing facility represents the highest and best use of the site.

CONCLUSION OF HIGHEST AND BEST VALUE

Based on the preceding analysis of the site as if it were vacant and available for development, and also as presently improved with a commercial building, it is my opinion that the highest and best use is as a bank.

APPRAISAL PROCESS

Appraisers commonly think of value in three different ways.

COST APPROACH TO VALUE - The current cost of reproducing or replacing a property less depreciation from all sources, that is, physical deterioration and functional and external obsolescence. This appraisal utilizes replacement costs derived from publications of *Marshall and Swift Valuation Service*. This cost data has been further verified as accurate by interviews with contractors involved in construction of similar construction facilities.

Although entrepreneurial profit is recognized as a residual cost, it is not included in the replacement cost new estimate. Rather, the reconciliation portion of the report attempts to identify any such profit through other approaches to value.

SALES COMPARISON APPROACH TO VALUE - The value indicated by recent sales of comparable properties in the marketplace.

INCOME CAPITALIZATION APPROACH TO VALUE - The value which the net earning power of the property will support, based upon a capitalization of net operating income of the real estate.

In the majority of our assignments, the appraiser will utilize all three approaches. On occasion he may believe the value indication from one approach will be more significant than the other two, yet he will use all three as a check against each one and to test his own judgement.

There are appraisal problems in which all approaches cannot be applied. A value indication for vacant land cannot be obtained through the use of the cost approach, nor one for a specialized property by the sales comparison approach, and but rarely for an owner-occupied home by the income capitalization approach. The use of all three approaches is pertinent in the solution of most appraisal problems; their application is well established in appraisal technique and held to be part of the fundamental procedure.

In any determination of value, local market data are sought on such factor as sales and offerings of similar properties and tracts of vacant land, current prices for construction materials and labor, rentals of similar properties and their operation expenses, and current rates of return on investments and properties. From these data, values may be developed for the land and the property as a whole.

Three generally accepted methods may be used in the valuation of the fee simple interest on an improved property: the cost approach, the sales comparison approach, and the income approach.

COMPARABLE LAND SALES

COMPARABLE SITE SALE #1

Location: Main Street
Grantor: The Mercantile Corporation
Grantee: George Krennerich, et al
Sales Price: \$90,000.00
Price per sq.ft.: \$7.20
Lot Size: 125 ft. x 100 ft. (+-)
Tax Parcel: 21685
Legal: Lots 42, 43, 44, 45, & 46 of Blk. 16 of Flint's Addition.
Date of Sale: 02/26/85
Verification: DR Book 313, Page 734
Utilities: All Utilities available
Comments: This property is located on the corner of Main and Huntington, It is now known as 1 Huntington Place.

COMPARABLE SITE SALE #2

Location: Church Street
Grantor: Harry Latourette
Grantee: George Krennerich
Sales Price: \$33,000.00
Price per sq.ft.: \$3.18
Lot Size: 115 ft. x 90 ft. (+-)
Tax Parcel: 19804
Legal: Lot 11 of Academy Addn. to the City of Jonesboro, AR, Lots 1,2,3, & a strip of ground 15 wide off of the North side of Lot 4, all in Blk. 16 of Flint's Addn. to Jonesboro, AR.
Date of Sale: 02/26/85
Verification: DR Book 317, Page 037
Utilities: All utilities are available.
Comments: This site is located on Church St. between Creath and Cate and is currently in use as a parking lot.

COMPARABLE LAND SALES (cont.)

COMPARABLE SITE SALE #3

Location: 120 East Matthews
Grantor: Robert R. Pilgrim Estate
Grantee: Kenneth R. Powell, et al
Sales Price: \$79,000.00
Price per sq.ft.: \$10.97
Lot Size: .17 Acre (+-) 60 ft. x 120 ft. (+-)
Tax Parcel: 21640
Legal: Lot 12 in Blk. "I" of Carsons Addn. to
the City of Jonesboro.
Date of Sale: 05/05/88
Verification: DR Book 359, Page 354
Comments: This property is located on the corner of
Church and Matthews. It was improved
with a small masonry building with no
contributory value.

COMPARABLE SITE SALE #4

Location: Church and Creath
Grantor: Jack Sauheaver, et ux
Grantee: Mercantile Realty
Sales Price: \$104,000.00
Price per sq.ft.: \$5.79
Lot Size: 123 ft. x 146 ft. (+-)
Tax Parcel: 30857
Legal: All of Lot 9, the West ½ of Lot 17 and all
of Lots 18,19,20 & 21 in Blk. "A" of
Thorn's Church St. Addn. to Jonesboro.
Date of Sale: 05/24/91
Verification: DR Book 406, Page 412
Utilities: All utilities available
Comments: This was the site of Hollingsworth Cleaners.
It was purchased for parking use by
Mercantile Bank. The building was razed
and had no contributory value.

COMPARABLE LAND SALES (cont.)

COMPARABLE SITE SALE #5

Location: East Washington
Grantor: John Buckner
Grantee: Donnie Wise
Sales Price: \$92,000.00
Price per sq.ft.: \$5.73
Lot Size: 16,035 SF (+-)
Legal: Lot 1, Cobb's Survey
Date of Sale: 06/12/92
Verification: DR Book 424, Page 295
Utilities: All utilities available
Comments: Site of Emergency Ambulance
Transfer Service.

COMPARABLE SITE SALE #6

Location: 516 E. Washington
Grantor: John Buckner
Grantee: St. Bernards Hospital
Sales Price: \$220,000.00
Price per sq.ft.: \$5.60
Lot Size: 39,248 SF (+-)
Date of Sale: 07/31/92
Verification: DR Book 426, Page 612
Utilities: All utilities available
Comments: Purchased by hospital for future expansion.
An 8,070 sq. ft. building was on the site at
the time of purchase. This was not
considered to be of any contributory value.

COMPARABLE LAND SALES (cont.)

COMPARABLE SITE SALE #7

Location: Jefferson Street
Grantor: Jay P. Beard, et ux
Grantee: Warren E. Dupwe, et al
Sales Price: \$20,000.00
Price per sq.ft.: \$2.53
Price per front ft.: \$263.16
Lot Size: 76 ft. by 104 ft. (+-)
Tax Parcel: 20064
Legal: Lot 1 of Beard S/D of a part of lot 12 of Cobb Survey of the SE ¼ of the SW ¼ of Section 18, TWN 14N, R4E.
Date of Sale: 08/26/92
Utilities: All utilities available
Verification: DR Book 428, Page 40

COMPARABLE SITE SALE #8

Location: Washington
Grantor: William E. Ebbert, Jr.
Joe Boone, et ux
Warren Dupwe, et ux
Grantee: Ben Lamberth, et ux
Sales Price: \$159,000.00
Price per sq.ft.: \$12.80
Price per front ft.: \$1,446.37
Lot Size: 109.93 ft. by 107.5 ft. (+-)
Tax Parcel: 11769, 11778, & 11770
Legal: Parts of Lots 9, 14, & 15 of Cobbs Survey of the SW ¼ of the SE ¼ of Section 18, TWN 14N, RGE 4 East.
Date of Sale: 02/93 / 04/93 / 03/93
Utilities: All utilities available
Verification: DR Book 439, Page 649
DR Book 436, Page 281
Comments: Three tracts were purchased by Ben Lamberth, acting on behalf of 1st Bank of AR, to secure a site for a branch bank. Three sellers were involved and have been combined to show the reader of the report the actual value of the site.

COMPARABLE LAND SALES (cont.)

COMPARABLE SITE SALE #9

Location: Main & Matthews
Grantor: The Arkansas Bank
Grantee: Lone Star Company
Sales Price: \$148,000.00
Price per sq.ft.: \$8.54
Lot Size: 90 ft. x 190 ft. (+-)
17,326 SF (+-)
Tax Parcel: 11826
Legal: A part of Lot 15 of Cobb Survey
Date of Sale: 09/01/93
Utilities: All utilities available
Verification: DR Book 447, Page 35.

COMPARABLE SITE SALE #10

Location: Union
Grantor: E. Sloan Farms, Inc.
Grantee: John Sloan, et ux
Sales Price: \$50,000.00
Price per sq.ft.: \$11.11
Lot Size: 50 ft. by 90 ft. (+-)
Tax Parcel: 28188
Legal: All of Lot 3 and Part of Lot 2 of the
Original Survey of Jonesboro.
Date of Sale: 01/21/95
Utilities: All utilities available
Verification: DR Book 472, Page 794

COMPARABLE SITE SALE #11

Location: Church Street and Washington
Grantor: City of Jonesboro
Grantee: MidSouth Bank
Sales Price: \$275,000.00
Price per sq.ft.: \$10.00
Lot Size: .63 ac
Tax Parcel: NA
Legal: NA
Date of Sale: 02/10/97
Utilities: All utilities available
Verification: DR Book 529, Page 266
Comments: Branch Bank.

COMPARABLE SITE SALE #12

Location: Jefferson/Off Union Street
 Grantor: Betty Sloan
 Grantee: Craighead County
 Sales Price: \$409,000.00
 Price per sq.ft.: \$6.50
 Lot Size: 62,894 sq ft
 Tax Parcel: NA
 Legal: NA
 Date of Sale: 1997
 Utilities: All utilities available
 Verification: Tax Assessor/Revenue Stamps
 Comments: Site of county employee parking lot. Only 1/2 of revenue stamps were placed on the deed.

SITE COMPARISON

SALE	SALES PRICE	COST/ SQ.FT.	SIZE	ADL	NET
1	\$90,000.	\$7.20	12,500 SF	+ 30%	\$9.36
2	\$33,000.	\$3.19	10,350 SF	+ 30%	\$4.05
3	\$79,000.	\$10.97	7,200 SF	+ 21%	\$13.27
4	\$104,000.	\$5.79	17,958 SF	+ 12%	\$6.48
5	\$92,000.	\$5.73	16,035 SF	-0-	\$5.73
6	\$220,000.	\$5.60	39,248 SF	-0-	\$5.60
7	\$20,000.	\$2.53	7,904 SF	-0-	\$2.53
8	\$159,000.	\$12.80	11,817 SF	-0-	\$12.80
9	\$148,000.	\$8.54	17,326 SF	-0-	\$8.54
10	\$50,000.	\$11.11	4,500 SF	-0-	\$11.11
11	\$275,000.	\$10.00	27,443 SF	-0-	\$10.00
12	\$409,000	\$6.50	\$62,894 SF	-0-	\$6.50

SUMMARY OF SITE VALUE CONCLUSION

The above sales were selected for review and time adjusted covering the past ten years. Numbers 4 and 8 represent the purchase of bank sites, while numbers 5 and 6 are hospital-related services. Time adjustments were not made for the past three years. The mean average of the 12 sales is \$8.83 per square foot. The mid-range is found to be app \$7.50 per sq. ft. The sales that most closely resemble the subject are sales numbers 5, 6, 8, 9, and 11. More weight is given numbers 5, 6, 9, and 11 which gives us a value ranging from \$5.60 per sq. ft. to \$10.00 per sq. ft. After adjustments for time of sale, size and location, the following values were given.

Lot 1	\$4.00 x 24,795 sq ft =	\$99,180	Rounded \$100,000
Lot 2	\$4.00 x 9,638 sq ft =	\$38,552	Rounded \$ 40,000
Lot 3	\$6.00 x 44,109 sq ft =	\$264,654	Rounded <u>\$265,000</u>
Total of Site Value			\$405,000

COST APPROACH

In the cost approach to valuation, an estimate is made of the current cost of reproduction of the improvements. This amount is then adjusted to reflect depreciation resulting from physical deterioration, wear and tear, and utility, on the basis of personal inspection and in comparison with component parts of similar new units. This analysis also recognizes factors of functional and economic obsolescence.

Functional obsolescence is a loss in value caused by factors inherent with a building equipment unit, such as changes in construction materials and techniques, which result in excess capital cost in existing facilities, lack of full use of space, and inability to expand or update the property. Economic obsolescence is caused by external factors, such as general economic conditions, availability of financing, or inharmonious uses.

The adjusted indicated cost is then added to the estimated market value of the land.

The estimated cost of reproduction new of the building and land improvements is based on data in the Marshall and Swift Valuation Service, adjusted for costs prevailing in the Jonesboro area. Depreciation is based on the observed condition, with consideration given to age and economic life of the improvements and market conditions.

An analysis of the cost approach follows:

Summary Report

12/28/1999

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Estimate Number : 221
 Estimate ID :

Property Owner : Regions Bank
 Property Address : 515 W Washington
 Property City : Jonesboro
 State/Province : AR
 ZIP/Postal Code : 72401

Section 1

Occupancy	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Bank	Wood or steel framed exterior wal	11.00	3.0
Total Area	:	8,422	
Number of Stories (Building)	:	2.00	
Number of Stories (Section)	:	2.00	
Perimeter	:	332	

Components

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating): Warmed and Cooled Air	100%	Climate
Walls: Brick, Solid	100%	
Elevators: Passenger #	1	Stops : 3
Elevators: Elevators (Area)	100%	
Miscellaneous: Land	405,000	
Miscellaneous: Site Improvements	100,000	

Cost as of 07/1999

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	8,422	80.21	675,529
Exterior Walls	8,422	17.78	149,743
Heating & Cooling	8,422	8.74	73,608
Elevators (Square Foot)	8,422	1.90	16,002
Elevators	1	36,676.00	36,676
Basic Structure Cost	8,422	112.98	951,558
Basement			
5688 sq ft - 80% finished	5,688	40.00	227,520
Building Cost New	8,422	140.00	1,179,078
Extras			
Site Improvements			100,000
Outside Storage 22' x 14'			6,000
Replacement Cost New	8,422	152.59	1,285,078
Less Depreciation			

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12/28/1999

Page: 2

Physical & Functional	6.0%		77,105
Depreciated Cost	8,422	143.43	1,207,973
Miscellaneous			
Land			405,000
Total Cost	8,422	191.52	1,612,973

Remarks for Section 1: Site Values

#1 - \$265,000

#2 - \$40,000

#3 - \$100,000

INCOME APPROACH PROPERTY OPERATING STATEMENT

GROSS ANNUAL INCOME:

\$8/sq.ft. x 8422 sq.ft. = \$67,376
\$4/sq ft x 5688 sq ft = \$22,752 \$ 90,128

LESS: VACANCY LOSS-5% - \$ 4,506

PLUS: OTHER INCOME \$ -0-

EFFECTIVE ANNUAL GROSS INCOME \$ 85,622

LESS EXPENSES

Fixed expenses:

Real estate taxes	<u>\$ 7,236</u>	
Insurance	<u>\$ 8,000</u>	
		<u>\$ 15,236</u>

Operating expenses:

Personnel	<u>\$ -0-</u>	
Utilities	<u>\$ -0-</u>	
Maintenance/Repairs	<u>\$ 1,200</u>	
		<u>\$ 1,200</u>

Reserves for Replacement:

Roof	<u>\$ 1000</u>	
Heat-A/C	<u>\$ 1000</u>	
Hot Water	<u>\$ 150</u>	
Floor Cover	<u>\$ 1000</u>	
		<u>\$ 3,150</u>

ANNUAL EXPENSES AND RESERVES: \$ 19,586

NET ANNUAL INCOME TO BE CAPITALIZED \$ 66,036 USING A 10.1058% CAPITALIZATION RATE SUBJECT PROPERTY WOULD BE VALUED AT \$653,446

ROUNDED \$654,000

Add back excess land

Lot 1	100,000	
Lot 2	<u>40,000</u>	
	140,000	

Total \$794,000

ROUNDED \$795,000

Mortgage-Equity Capitalization

Copr. 1986 a la mode, inc.

Holding Period (yrs) = 12
 Equity Yield Rate = 12.00%
 Loan Ratio = 80.00%
 Loan Term (yrs) = 20
 Loan Rate = 9.50%
 Appreciation/Depreciation= 0.00%

Band of Investment Method			Cap Rate
Capital Source	Portion	Rate	
Mortgage Loan	= 80.00%	11.19%	8.9485%
Equity Funds	= 20.00%	12.00%	2.4000%
			=====
Overall Rate			= 11.3485%

Less Equity Buildup through Debt Reduction

Debt Reduction %	= 37.49%		
Sinking Fund Factor	= 0.04144		
Loan Ratio	= 80.00%		1.2427%
			=====
Basic Rate			= 10.1058%

Less Equity Buildup through Appreciation/Depreciation

Appreciation/Depreciation=	0.00%		
Sinking Fund Factor	= 0.04144		0.0000%
			=====
Final Rate			= 10.1058%

RENT ANALYSIS

The income to investment properties consists primarily of rent. Different types of rent affect the quality of the income studied in the income capitalization approach to value. The five types of rent are contract rent, market rent, excess rent, percentage rent, and overage rent.

Contract Rent is the actual rental income specified in a lease. It is the rent agreed on by the landlord and the tenant and it may be higher, lower, or the same as market rent.

Market Rent is the rental income that a property would most probably command in the open market; it is indicated by the current rents paid and asked for comparable space as of the date of the appraisal. Market rent is sometimes referred to as economic rent.

Excess Rent is the amount by which contract rent exceeds market rent at the time of the appraisal. Excess rent is created by a lease that is favorable to the lessor and may reflect an advantageous location, unusual management, or a lease negotiated in a stronger rental market. Excess rent can be expected to continue for the remainder of the lease but, due to the higher risk associated with the receipt of excess rent, it is often calculated separately and capitalized at a higher rate.

Percentage Rent is rental income received in accordance with the terms of a percentage clause in a lease. Percentage rent is typically derived from retail store tenants on the basis of a certain percentage of their retail sales.

Overage Rent is percentage rent paid over and above the guaranteed minimum rent. This type of rent should not be confused with excess rent. Overage rent is a contract rent; it may be market rent, part market and part excess rent, or excess rent only.

To a certain extent, the interest being appraised determines how rents are analyzed and estimated. The valuation of fee simple interests in income-producing real estate is based on the market rent the property is capable of generating. However, to value proposed projects without actual leases, properties leased at market rent, and owner-occupied properties, only market rent estimates are used in the income capitalization approach.

RENT COMPARISONS

Tenant Pays Utilities

ADDRESS	SQUARE FEET	MONTHLY RENT	PRICE/SQ. FT.
1825 E. Nettleton	4,800	\$2,800.00	\$7.00
1825 E. Nettleton	1,350	756.00	6.72
1825 E. Nettleton	1,213	655.00	6.48
1825 E. Nettleton	2,425	1,515.00	7.50
2710 Phillips Drive	2,400	1,800.00	7.50
2817 S. Caraway	1,394	580.00	5.00
2817 S. Caraway	2,132	1,050.00	5.91
1000 E. Matthews	Varies	Varies	12.00
400 E. Matthews	2,000	2,000.00	12.00
500 E. Matthews	2,000	1,667.00	10.00
2929 S. Caraway-			
Unit 2	1,200	500.00	5.00
Unit 4	1,200	750.00	7.50
Unit 5	1,200	500.00	5.00
Units 6/7	2,400	1,000.00	5.00
Unit 10	1,200	600.00	6.00
Units 14/15	2,400	1,000.00	5.00

RENT COMPARISONS (cont'd)

ADDRESS	SQUARE FEET	MONTHLY RENT	PRICE/SQ. FT.
Caraway/Highland Unit 1	1,600	\$1,220.00	\$8.00
Unit 2	3,500	1,968.00	6.75
Unit 3	2,000	1,300.00	7.80
617 Gee Street	1,220	525.00	5.16
1105 Gee Street	1,776	500.00	3.38
900 Gee Street	2,106	500.00	2.85
900 Gee Street	2,215	600.00	3.25

Owner Pays Utilities

ADDRESS	SQUARE FEET	MONTHLY RENT	PRICE/SQ. FT.
1217 Stone Street	1,342	\$870.00	\$7.78
1217 Stone Street	282	205.00	8.72
1217 Stone Street	134	110.00	12.60
400 Washington	Varies	Varies	12.50/13.00
500 Washington	260	200.00	9.23
500 Washington	375	350.00	11.20
W Washington	3600	3000.00	10.00
SW Village: (annual)			
	1,400	13,320.00	9.51
	3,450	26,400.00	7.65
	700	5,076.00	7.25
451 SW Drive	1,350	3,600.00	2.67
451 SW Drive	1,050	3,600.00	3.43
451 SW Drive	2,250	7,200.00	3.20
Southwest Sq.	3,000	1,900.00	7.60
2425 E. Matthews	2,402	2,125	10.62

Grant Street	1,500	1,285	10.28
Grant Street	1,500	1,070	8.56
Grant Street	4,500	2,210	5.90
Grant Street	4,500	2,590	6.90
Grant Street	3,000	1,750	7.00
Grant Street	1,500	980	7.84
2916 S. Culberhouse			
Suite A	600	175.00	3.50
Suite B	600	325.00	6.50
Suite C	1200	600.00	6.00
Suite D	600	325.00	6.50
Suite E	750	300.00	4.80
Suite F	750	350.00	5.60
Suite G	1000	525.00	6.30
Caraway Road	7,732	90,000 yearly	11.64
Race Street	1,285	15,480 yearly	12.05
1218 Stone St.	3,900	3,900	6.14
Stadium Drive	4,138	42,600 yearly	10.29

After reviewing the above rent comparables, I have determined that the subject property has a market rental value of \$8.00/sq. ft. The basement has been valued at \$4/sq ft.

SALES COMPARISON APPROACH

In the Sales Comparison Approach to valuation, similar properties recently sold or offered for sale in the local market are analyzed and compared with the property being appraised. Adjustments are made for differences in such factors as time of the sale, location, size, type, age and condition of the improvement, and prospective use. This approach has its greatest value in appraisal situation involving common elements, such as land or improved properties within a particular development, all with similar amenities.

Two methods are utilized to arrive at a value by the sales comparison approach: the effective gross income multiplier and the price per square foot of net leasable building area.

An effective gross income multiplier is usually not adjusted because the relative desirability in the market is presumable reflected in both the rental rate that the property can command and the selling price.

The price per square foot of net leasable building area is calculated by dividing the sale price of the comparable by its net leasable area. After all analysis have been converted, adjustments are made to the price per square foot of net leasable area. This adjustment can include property rights conveyed, financing, conditions of sale, date of sale, location, and physical characteristics.

SALE #1:

Grantor/Grantee: Union Planters Bank to Planters & Stockman Bank
Location: 901 S. Bliss, Pocahontas, AR
Date of Sale: 11/27/96
Record: 198/679
Sales Price: \$475,000
Bldg.Sq.Ft.: 5664
Price/Sq.Ft.: \$83.86
Acres: 225 x 90 .46 acre +-
Land Sq.Ft.: 20,250
Price/Sq.Ft.: NA
Price/Acre: NA
Price/Frnt.Ft: NA
Comments: Bank Building 2 Story
Equipment \$110,313
Building \$330,937
Land \$33,750

SALE #2:

Grantor/Grantee: First South/Pocahontas Federal
Location: Highland, Arkansas (Hardy)
Date of Sale: 06/19/86
Record: 229/235
Sales Price: \$120,000
Bldg.Sq.Ft.: 1350
Price/Sq.Ft.: \$88.88
Acres: 2.69 acre +-
Land Sq.Ft.: 117,300
Price/Sq.Ft.: NA
Price/Acre: NA
Price/Frnt.Ft: NA

SALE #3:

Grantor/Grantee: Citizens Bank/Arkansas Bank
Location: 515 W. Washington
Date of Sale: 07/10/92
Record: 425/528
Sales Price: \$840,000
Bldg.Sq.Ft.: Building 1-8710 Building 2-4120
Price/Sq.Ft.: Building 1 - \$73.39 Building 2 - \$48.54

Acres: Building 1 - 1.58 acres; Building 2 - .33 acre
Land Sq.Ft.: Building 1 - 69,028 sq.ft.; Building 2 - 14,632 sq.ft.
Price/Sq.Ft.: NA
Price/Acre: NA
Price/Frnt.Ft: NA

Comments: Purchase included to building the principal office of United Federal and office space (building 2) that was acquired in 1986 for \$200,000. For appraisal purposes, the building 2 purchase was deducted reflecting a value of \$640,000 for the principal. In the opinion of the appraiser, this was well below market. This sale is comparable to our subject in quality. Location is similar as is the quality of the workmanship. Adjustments: site - \$220,000 market value; Net \$440,000 and Cost/Sq.ft. \$50.46.

SALE #4:

Grantor/Grantee: Union Planters Bank to MidSouth Bank
Location: 2506 Southwest Circle.
Date of Sale: 03/07/96
Record: 496/084
Sales Price: \$1,500,000
Bldg.Sq.Ft.: 12,556 - 3,858 unfinished attic
Price/Sq.Ft.: \$119.46
Acres: 1.54 acre +/-
Land Sq.Ft.: 67,082
Price/Sq.Ft.: 2.98 purchased for 200,000
Price/Acre: 130,000
Price/Frnt.Ft: NA

Comments: Price included furniture and fixtures and lock boxes.
Adjustments Land \$165,000
 Age \$195,000
1,500,000 - 360,000 = \$1,140,000 or \$90.79/sq.ft.

SALE #5:

Grantor/Grantee: Tom Clark/JMW Inc.
Location: 700 S. Main
Date of Sale: 01/15/98
Record: 553/304
Sales Price: \$355,000
Bldg.Sq.Ft.: 7586
Price/Sq.Ft.: \$46.80
Acres: .31 acre +/-
Land Sq.Ft.: 150 z 90/ 13,000

Price/Sq.Ft.: NA
Price/Acre: NA
Price/Frnt.Ft: NA
Comments: Site of new American State Bank - Parking inadequate.

SALE #6:

Grantor/Grantee: Boatmens National Bank of Arkansas/First National Bank of AR
Location: Hwy. 69 East - Melbourne, AR
Date of Sale: 10/96
Record: 194/563
Sales Price: \$368,000
Bldg.Sq.Ft.: 2641
Price/Sq.Ft.: \$139.34
Acres: 225 x 90 .46 acre +-
Price/Sq.ft.:
Equipment \$26.78 (\$70,716 / 2,641 sq.ft.)
Building \$80.33 (\$212,149 / 2641 sq.ft.)
Land \$32.24 (\$85,135 / 2641 sq.ft.)
Zoning: Commercial
Legal Descript.: Pt SE 1/4 SW 1/4, Section 6, T-16N, R-8W, Izard County, AR

SALE #7:

Grantor/Grantee: Cooper Company/First National Bank of Sharp County
Location: Town Center - Cherokee Village, AR
Date of Sale: Building: 9/18/91 Land: 10/27/91
Record: 276/553
Sales Price: \$270,000 building; \$15,000 land; TOTAL \$285,000
Bldg.Sq.Ft.: 3184 sq.fy.
Price/Sq.Ft.: \$89.51
Price/Sq.ft.:
Equipment \$21.20 (\$67,500/3184 sq.ft.)
Building \$63.60 (\$202,500 / 3184 sq.ft.)
Land \$ 4.71 (\$15,000 / 3184 sq.ft.)
Zoning: Commercial
Legal Descript.: Pt SW 1/4 SW 1/4, Section 9, T-19N, R-5W, Sharp County, AR

Land/sq. ft.: 23,000

Price/Sq. ft.: NA

Price/Acre: NA

Price/FrntFt: NA

Comments: Sale of two financial buildings - 300 W. Main situated on 100 x 92 lot contract. Financial equipment.

SUMMARY OF SALES COMPARISON CONCLUSION

SALE	SALES PRICE (\$\$\$)	SQ.FT.	COST/SQ.FT. (\$\$\$)	DATE
1	475,000	5664	83.86	11/96
2	120,000	1350	88.88	6/86
3	640,000	8720	73.39	7/92
4	1,500,000	12556	119.46	3/96
5	355,000	7586	46.80	1/98
6	368,000	2641	139.34	10/96
7	285,000	3184	89.51	10/91
8	120,000	1350	88.89	6/86
9	95,000	1608	59.08	6/97
10	225,361	5968	37.76	1/98

The above sales were selected from all sales that the appraiser was able to receive from financial institution sales located in Northeast Arkansas. In some instances, only the building and land were sold. The intangible or market share was not taken into consideration. From the above sales, the mean average from all sales prior to any adjustments is \$82.69 sq.ft. The median range is approximately \$85.00 per sq.ft. The sales that are most comparable to our subject are #1 (83.86 sq.ft.) and #4 (90.79 sq.ft.). Based on the mathematical approach and the two most similar sales it is believed that the value will be between \$83.86 sq.ft. and \$90.79 sq.ft. The appraiser has selected \$85.00 as our subject's value.

Therefore,

Above Ground $\$85 \times 8422 = \$715,870$

Basement $\$40 \times 5688 = \$227,520$

$\$943,390$ Total

ROUNDED: \$945,000.00

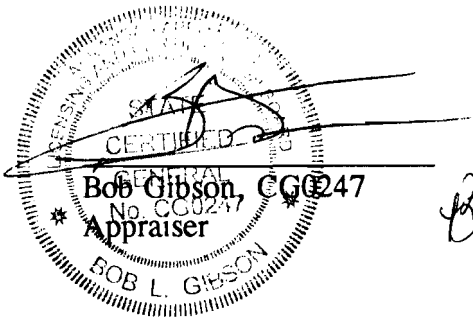
CORRELATION AND FINAL VALUE CONCLUSION

This appraisal was made to express an opinion of the value of the fee simple interest in the real estate as if offered for sale on the open market. Application of the three appropriate appraisal methods resulted in the following indications of value:

COST APPROACH:	\$1,613,000
SALES COMPARISON APPROACH:	\$945,000
INCOME CAPITALIZATION APPROACH:	\$795,000

The cost approach is most appropriate when the improvements are new or nearly new and represent the highest and best use of the land, or when the facilities are of a special-purpose or specialized-use nature. In other circumstances, the extent of depreciation dictated by the age and character of the improvements and the external influences of the current industrial market make a market estimate by this approach less reliable. Generally, the sales comparison and income capitalization approaches are better indicators of the value of a property in the open market since they more accurately reflect current market activity and the motives of buyers and sellers for use or for investment purposes. The stated value conclusion therefore is heavily weighted on the Sales Comparison Approach.

Based on the investigation and premise outlined, as of December 28, 1999, the Market Value of the fee simple interest in the real estate, assuming it to be offered for sale on the open market is \$945,000.



Bob Gibson, Trainee

ADDENDA

43C

ZONE X

RAILWAY

RM 4

F

39

G

49

AVENUE

ZONE X

AVENUE

RAILROAD

SOUTHWESTERN

WORD

City of Jonesboro
050048

JOHNSON

NORTHERN

Subject

WEST

CLUBHOUSE

E

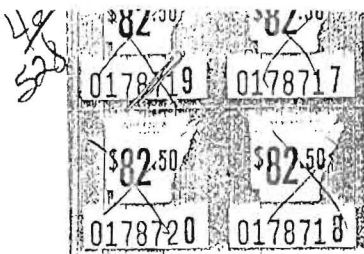
ZONE X

BURLINGTON

ST. LOUIS

ZONE X

W. C. ER-ERSON
Attorney at Law
P.O. Box 7044 • Jonesboro, AR 72403-70

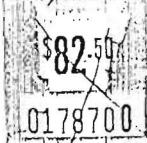


QUITCLAIM DEED

CORPORATION

KNOW ALL MEN BY THESE PRESENTS:

THAT Citizens Bank of Jonesboro, a banking corporation, GRANTOR, by its President, Danny Williams duly authorized so to act, for and in consideration of the exchange of lands and other good and valuable consideration, in hand paid by The Arkansas Bank, GRANTEE, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the said Grantee, and unto its successors and assigns forever, the following described lands situated in the County of Craighead County, State of Arkansas, to wit:



Lots 1, 2 and 3 of Bicentennial Subdivision, Jonesboro, Arkansas, as per plat thereof recorded in Deed Record 198 page 87, subject to easements in favor of City Water and Light Plant recorded in Deed Record 233, page 37 and subject to easement in favor of First National Bank of Jonesboro, recorded in Deed Record 265 page 596.

2055



Lot 5, Cobb's Survey of the Southwest Quarter of the Southwest Quarter of Section 18, Township 14 North, Range 4 East, Craighead County, Arkansas, LESS AND EXCEPT the North 8' thereof and the East 1.2' thereof, and subject to a right of ingress and egress upon the South 10' thereof as described in a Quitclaim Deed which is recorded in Record Book 294 at page 309. Subject to all easements and restrictions of record.

11832

1519 Wainwright



Lot 6 of Cobb's Survey of the Southwest Quarter of the Southwest Quarter of

11833

Stacks/Arnold

840,000

Legal Description



Section 18, Township 14 North, Range 4 East, except the North 153 feet of said Lot 6, subject to the right in the owner of Lot 5 of Cobb Survey of the Southwest Quarter of the Southwest Quarter of Section 18, Township 14 North, Range 5 East, to right of entry upon and reasonable access to the above described part of Lot 6 for the purpose of maintenance to the improvements situated on said Lot 5.

NORTH
STAR

The South 50 feet of the North 203 feet of Lot 7 of Cobb's Survey of the Southwest Quarter of the Southwest Quarter, Section 18, Township 14 North, Range 4 East, Craighead County, Arkansas.

11835

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS our hands and seals on this 10th day of July, 1992.

CITIZENS BANK OF JONESBORO

By: [Signature]
President

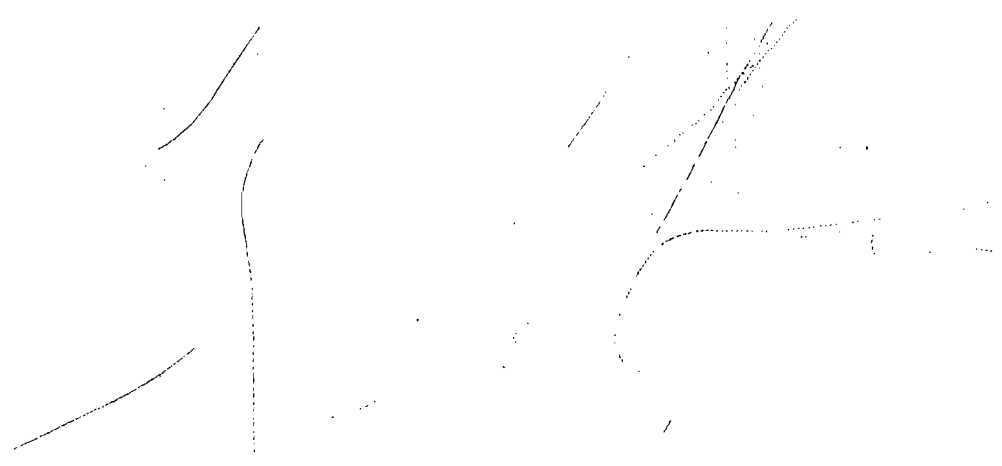
ATTEST:

Bessie B. Hodges

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss
COUNTY OF CRAIGHEAD)

On this day, before me personally appeared Danny Williams, and Bessie B. Hodges, to me personally well known, who acknowledged that they were the President and Attesting Secretary, respectively, of Citizens Bank of Jonesboro, that they, being authorized so to do, had executed the foregoing



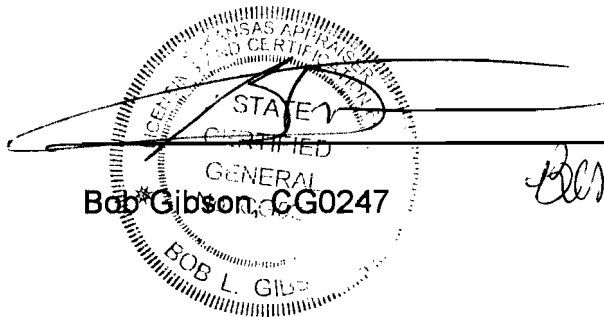
AMERICANS WITH DISABILITIES ACT (ADA)

The appraisers have made no audit as to the compliance/non-compliance of the subject property, whether existing or proposed, and assume no responsibility for implementation of Title III of the Americans With Disabilities Act. We recommend that certification of compliance be obtained from the builder and/or appropriate entities before new construction or significant alterations are made, or a purchase finalized.

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.



Berrie Richmond, Trainee

QUALIFICATIONS OF BOB GIBSON

POSITION: Real Estate Appraiser/Consultant, 420 West 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 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 Appraisal 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.

NAIFA 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, Little Rock, 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.

**PROFESSIONAL
MEMBERSHIP:**

Master Senior Appraisers (MSA), National Association of Master Appraisers.

Charter Member of National Society of Environmental Consultants.

**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 NE Arkansas, Regions Bank, Simmons Bank, Heringer Lone Star, Griffin Petroleum Company, Caldwell Construction Company, First Financial Mortgage, Fowler Foods, MidSouth Bank, Matthews Oil Co., Heritage Bank, Bank of America, Bank of America Mortg. Dept., Pocahontas Federal Savings & Loan, and American State Bank.