



APPRAISAL OF REAL PROPERTY

LOCATED AT:

Highland Drive - Vacant tract behind Fazoli's Restaurant
See Addendum for legal description
Jonesboro, AR 72401

FOR:

IberiaBank
1700 East Highland
Jonesboro, AR 72401

AS OF:

2/11/2010

BY:

Dennis Jaynes
Certified General Appraiser License # CG0607

Bob Gibson and Associates Inc.
420 W Jefferson, Suite A
Jonesboro, AR 72401

February 11, 2010

IberiaBank
1700 East Highland
Jonesboro, AR 72401

Re: Property: Highland Drive - Vacant tract behind Fazoli's Restaurant
Jonesboro, AR 72401
Borrower: None

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 the subject, investigation of the subject neighborhood area of influence, and review of sales 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,

Dennis L. Jaynes

Dennis L. Jaynes

Borrower	None	File No.		
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Client	IberiaBank			

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Highland Drive - Vacant tract behind Fazoli's Restaurant
	Legal Description	See Addendum
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401
	Census Tract	05031-0001.00
	Map Reference	27860
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower	None
	Client	IberiaBank
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	28,344 (land)
	Price per Square Foot	\$
	Location	Average
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
Baths		
APPRAISER	Appraiser	Dennis Jaynes
	Date of Appraised Value	2/11/2010
VALUE	Final Estimate of Value	\$ 173,000

Borrower	None		File No.	
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Client	IberiaBank			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Self Contained (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Summary (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Use (A written report prepared under Standards Rule 2-2(c) , 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

Comments on Appraisal and Report Identification

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

(Large empty text area for comments on appraisal and report identification)

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature:

Name: Dennis Jaynes

Date Signed: 2/15/2010

State Certification #: CG0607

or State License #: _____

State: AR

Expiration Date of Certification or License: 6/30/2010

Effective Date of Appraisal: 2/11/2010

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

Did Not Exterior-only from street Interior and Exterior

LAND APPRAISAL SUMMARY REPORT

File No.:

Property Address: Highland Dr-Vacant tract behind Fazoli's Restaurant City: Jonesboro State: AR Zip Code: 72401
 County: Craighead Legal Description: See Addendum

SUBJECT
 Assessor's Parcel #: 01-144203-11200 Tax Year: 2010 R.E. Taxes: \$ 27,547.51 Special Assessments: \$
 Market Area Name: None Map Reference: 27860 Census Tract: 05031-0001.00
 Current Owner of Record: Planters and Stockman Bank Borrower (if applicable): None
 Project Type (if applicable): PUD De Minimis PUD Other (describe) HOA: \$ per year per month
 Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
 If Yes, give a brief description: The above assessor's number includes the entire 2.03 acres of land and improvements currently owned by Planters and Stockman Bank. The 0.65 acre tract will be subdivided and the subsequent assessment and tax should be lowered for the above parcel.

ASSIGNMENT
 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: The appraisal is intended to assist the owner in donating the subject property to the City of Jonesboro.
 Intended User(s) (by name or type): Internal Revenue Service, City of Jonesboro, IberiaBank

Client: IberiaBank Address: 1700 East Highland, Jonesboro, AR 72401
 Appraiser: Dennis Jaynes Address: 420 West Jefferson, Suite A, Jonesboro, AR 72401

Characteristics			Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Location:	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	PRICE	AGE	One-Unit	20 %	<input checked="" type="checkbox"/> Not Likely	
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	\$ (000)	(yrs)	2-4 Unit	5 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	60,000	Low 15	Multi-Unit	%	* To: _____	
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	90,000	High 60	Comm'l	75 %		
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	80,000	Pred 40		%		
Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.				%		

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MARKET AREA DESCRIPTION
 Market Area Comments: The market area is the primary commercial area for the city of Jonesboro. The majority of the area is commercial or is trending to commercial from single family residential.



LAND APPRAISAL SUMMARY REPORT

File No.:

Dimensions: 210' x 135' Site Area: 28,344

Zoning Classification: Commercial Description: C-3 Commercial

Do present improvements comply with existing zoning requirements? Yes No No Improvements

Uses allowed under current zoning: The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial streets.

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ / _____

Comments:

Highest & Best Use as improved: Present use, or Other use (explain) Commercial development

Actual Use as of Effective Date: Vacant Use as appraised in this report: Vacant

Summary of Highest & Best Use: The highest and best use appears to be commercial retail or office.

Utilities	Public	Other	Provider/Description	Off-site Improvements		Type	Public	Private	Frontage	No direct access to Highland
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CW&L	Street	Asphalt		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Centerpoint	Width	5 lane				Size	Average
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CW&L	Surface	Asphalt				Shape	Irregular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CW&L	Curb/Gutter	Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CW&L	Sidewalk	Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Average Commercial with residential fringe
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SWB	Street Lights	Electric		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None		<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 05031C0132C FEMA Map Date 9/27/1991

Site Comments: No apparent adverse easements or encroachments noted during the physical inspection.

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Address	Highland Dr-Vacant tract behind Fazoli's - Jonesboro, AR	See		Attached		Comp Sheets	
Proximity to Subject		0.73 miles SW		0.78 miles S		0.64 miles S	
Sale Price	\$ N/A						
Price/	\$	\$		\$		\$	
Data Source(s)	Inspection						
Verification Source(s)							
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing	N/A						
Concessions	N/A						
Date of Sale/Time	N/A						
Rights Appraised	Fee Simple						
Location	Average						
Site Area	28,344						
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net % Gross % \$		Net % Gross % \$		Net % Gross % \$	

LAND APPRAISAL SUMMARY REPORT

File No.:

SALES COMPARISON APPROACH
 Summary of Sales Comparison Approach The sales chosen by the appraiser were the best known comparable sales. The area is highly developed and very few vacant sites remain available. The adjusted sales shown following in this report range from a low of \$5.97 to a high of \$6.37 per square foot with a mean of \$6.13 per square foot. The most probable sales price for the subject if vacant and available for sale is \$6.10 per square foot. Therefore 28,344 square feet @ \$6.10 equates to \$172,898.40, say \$173,000.00.

TRANSFER HISTORY
 My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data Source(s): arcountydata.com
 1st Prior Subject Sale/Transfer Analysis of sale/transfer history and/or any current agreement of sale/listing: _____
 Date: _____
 Price: _____
 Source(s): _____
 2nd Prior Subject Sale/Transfer
 Date: _____
 Price: _____
 Source(s): _____


PUD
PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.
 Legal Name of Project: _____
 Describe common elements and recreational facilities: _____

RECONCILIATION
Indicated Value by: Sales Comparison Approach \$ 173,000
 Final Reconciliation Sales comparison approach was only approach applicable. Cost and Income approach not valid on vacant land such as the subject.

This appraisal is made "as is", or subject to the following conditions: The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances. No negative influence noted on the date of inspection.
 This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:
 \$ 173,000, as of: 2/11/2010, which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH
 A true and complete copy of this report contains 28 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work
 Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales
 Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: J.R. Blackburn Client Name: IberiaBank
 E-Mail: jr.blackburn@iberiabank.com Address: 1700 East Highland, Jonesboro, AR 72401

SIGNATURES
APPRAISER

 Appraiser Name: Dennis Jaynes
 Company: Bob Gibson & Associates
 Phone: (870) 932-5206 Fax: (870) 972-9959
 E-Mail: dljaynes@swbell.net
 Date of Report (Signature): 2/15/2010
 License or Certification #: CG0607 State: AR
 Designation: Certified General Appraiser
 Expiration Date of License or Certification: 6/30/2010
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: 2/11/2010

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date of Report (Signature): _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Did Inspect Did Not Inspect
 Date of Inspection: _____



Land Sale Comparable Sale 1

Land Sale No. 1

Property Identification

Record ID	550
Property Type	Commercial
Property Name	Woodruff & Woodruff
Address	2800 Enterprise Cove, Jonesboro, Craighead County, Arkansas 72401
Tax ID	01-144293-10300

Sale Data

Grantor	Hillpoint Development
Grantee	Woodruff/Woodruff
Sale Date	March 03, 2006
Deed Book/Page	718/70
Property Rights	Fee Simple
Conditions of Sale	Market Negotiated
Financing	Cash to Seller

Sale Price	\$250,000
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Land Data

Zoning	C-3
Topography	Generally level at grade
Utilities	All city utilities available
Shape	Irregular
Rail Service	No rail service

Land Size Information

Gross Land Size	1.100 Acres or 47,916 SF
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Indicators

Sale Price/Gross Acre	\$227,273
Sale Price/Gross SF	\$5.22

Remarks

This site is located in Enterprise Cove and was vacant at the time of sale. It has since been improved with a dental office.

Land Sale Comparable Sale 2

Land Sale No. 2

Property Identification

Record ID	551
Property Type	Commercial, Commercial
Property Name	Southern Pioneer Insurance
Address	2816 Longview, Jonesboro, Craighead County, Arkansas 72401
Tax ID	01-144293-11700, 11800 & 11900

Sale Data

Grantor	Hillpoint Development
Grantee	DJM Holdings LLC
Sale Date	March 03, 2006
Deed Book/Page	718/67
Property Rights	Fee Simple
Conditions of Sale	Market Negotiated
Financing	Cash to Seller

Sale Price	\$600,000
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Land Data

Zoning	C-3
Topography	Generally level at grade
Utilities	All city utilities available
Shape	Rectangular
Rail Service	No rail service

Land Size Information

Gross Land Size	2.650 Acres or 115,434 SF
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Indicators

Sale Price/Gross Acre	\$226,415
Sale Price/Gross SF	\$5.20

Remarks

This site is located on the East side of Longview Drive and was vacant at the time of sale. It has since been improved with an insurance office.

Land Sale Comparable Sale 3

Land Sale No. 3

Property Identification

Record ID	549
Property Type	Commercial, Commercial
Property Name	Farm Bureau Mutual Insurance Company
Address	Browns Lane and McClellan, Jonesboro, Craighead County, Arkansas 72401
Tax ID	01-144294-02600

Sale Data

Grantor	Son-Tina
Grantee	Farm Bureau
Sale Date	September 07, 2007
Deed Book/Page	757/314
Property Rights	Fee Simple
Conditions of Sale	Market Negotiated
Financing	Cash to Seller

Sale Price	\$286,000
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Land Data

Zoning	C-3
Topography	Generally level at grade
Utilities	All city utilities available
Dimensions	226 x 233
Shape	Rectangular
Rail Service	No rail service

Land Size Information

Gross Land Size	1.210 Acres or 52,707 SF
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Indicators

Sale Price/Gross Acre	\$236,366
Sale Price/Gross SF	\$5.43

Remarks

This is an interior site on Browns Lane. It has been improved with a Farm Bureau Insurance Office since the date of sale.

Land Sale Comparable Sales 4

Land Sale No. 4

Property Identification

Record ID	548
Property Type	Commercial, Commercial
Property Name	Vacant Land
Address	Browns Lane, Jonesboro, Craighead County, Arkansas 72401
Tax ID	01-144294-01600 and 01-144294-01700

Sale Data

Grantor	SLI LLC
Grantee	Rowe
Sale Date	May 11, 2007
Deed Book/Page	748/464
Property Rights	Fee Simple
Conditions of Sale	Market Negotiated
Financing	Cash to Seller

Sale Price	\$245,000
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Land Data

Zoning	C-3
Topography	Generally level at grade
Utilities	All city utilities available
Shape	Rectangular
Rail Service	No rail service

Land Size Information

Gross Land Size	0.980 Acres or 42,688 SF
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Indicators

Sale Price/Gross Acre	\$250,005
Sale Price/Gross SF	\$5.74

Remarks

This vacant tract of land is located on Browns Lane. It also has frontage on McClelland. It is an interior lot and has good visibility from both streets.

Land Sale Comparable Sale 5

Land Sale No. 5

Property Identification

Record ID	547
Property Type	Commercial, Commercial
Property Name	E C Barton & Co.
Address	Longview Drive, Jonesboro, Craighead County, Arkansas 72401
Tax ID	01-144293-11200

Sale Data

Grantor	Hillpoint Development
Grantee	E C Barton & Co.
Sale Date	February 02, 2007
Deed Book/Page	741/550
Property Rights	Fee Simple
Conditions of Sale	Market Negotiated
Financing	Cash to Seller

Sale Price \$167,000

Land Data

Zoning	C-3
Topography	Generally level at grade
Utilities	All city utilities available
Shape	Rectangular
Rail Service	No rail service

Land Size Information

Gross Land Size 0.690 Acres or 30,056 SF

Indicators

Sale Price/Gross Acre	\$242,032
Sale Price/Gross SF	\$5.56

Remarks

This vacant land is located east of Longview Drive.

Land Sale Adjustment Grid

	Subject	Sale #1	Sale #2	Sale #3	Sale #4
Address	Highland Drive	2800 Enterprise Cove	2816 Longview	Browns Lane & McClellan	Browns Lane
City, State	Jonesboro, AR	Jonesboro, AR	Jonesboro, AR	Jonesboro, AR	Jonesboro, AR
Proximity to Subject Information Source	Not Applicable Not Applicable	Less than 1 Mile arcourtydata.com	Less than 1 Mile arcourtydata.com	Less than 1 Mile arcourtydata.com	Less than 1 Mile arcourtydata.com
Description & Use	Land	Land	Land	Land	Land
Grantor / Seller Grantee / Buyer	Not A Sale Not A Sale	Hillpoint Development Woodruff/Woodruff	Hillpoint Development DJM Holdings LLC	Son-Tina Farm Bureau	SLJ LLC Rowe
Sale Price	Not A Sale	\$250,000	\$800,000	\$286,000	\$245,000
Land Sq.Ft.	28,344	47,916	115,434	62,707	42,868
Sale \$ / Land Sq.Ft.	Not A Sale	\$5.22	\$5.20	\$5.43	\$5.74
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjust Sale \$ / Land SF		0%	0%	0%	0%
Financing	Mkt Rate	Mkt Rate	Mkt Rate	Mkt Rate	Mkt Rate
Adjust Sale \$ / Land SF		0%	0%	0%	0%
Conditions of Sale	Typical	Typical	Typical	Typical	Typical
Adjust Sale \$ / Land SF		0%	0%	0%	0%
Expend. After Sale	None	None	None	None	None
Adjust Sale \$ / Land SF		0%	0%	0%	0%
Sale Date (Mkt Conds)	Not A Sale	Mar-06	Mar-06	Sep-07	May-07
Adjust Sale \$ / Land SF		16%	16%	10%	11%
Adjust Sale \$ / Land SF		\$6.06	\$6.03	\$5.97	\$6.37
	Subject	Sale #1	Sale #2	Sale #3	Sale #4
Adjust Sale \$ / Land SF		\$6.06	\$6.03	\$5.97	\$6.37
Location	Avg / Good	Avg / Good	Avg / Good	Similar	Similar
Economic Qualities	Typical	Similar	Similar	0%	0%
		0%	0%	0%	0%
Total Adjustment		16%	16%	10%	11%
Subject Value / Land Sq.Ft.		\$6.06	\$6.03	\$5.97	\$6.37
Indicated Subject Market Value		\$171,780	\$170,910	\$189,210	\$180,860

Land Sale Adjustment Grid Page 2

	Subject	Sale #5	
Address	Highland Drive	Longview Drive	
City, State	Jonesboro, AR	Jonesboro, AR	
Proximity to Subject Information Source	Not Applicable Not Applicable	Less than 1 Mile arcountydats.com	
Description & Use	Land	Land	
Grantor / Seller Grantee / Buyer	Not A Sale Not A Sale	Hitpoint Development E C Barton & Co.	
Sale Price	Not A Sale	\$167,000	
Land Sq. Ft.	28,344	30,056	
Sale \$ / Land Sq. Ft.	Not A Sale	\$5.56	
Property Rights	Fee Simple	Fee Simple	0%
Adjust Sale \$ / Land SF			\$5.56
Financing	Mkt Rate	Mkt Rate	0%
Adjust Sale \$ / Land SF			\$5.56
Conditions of Sale	Typical	Typical	0%
Adjust Sale \$ / Land SF			\$5.56
Expend. After Sale	None	None	0%
Adjust Sale \$ / Land SF			\$5.56
Sale Date (Mkt Conds)	Not A Sale	Feb-07	12%
Adjust Sale \$ / Land SF			\$8.23
	Subject	Sale #5	
Adjust Sale \$ / Land SF			\$8.23
Location	Avg / Good	Similar	0%
Economic Qualities	Typical	Similar	0%
Total Adjustment			12%
Subject Value / Land Sq. Ft.			\$8.23
Indicated Subject Market Value			\$178,660

Supplemental Addendum

File No.

Borrower	None			
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Client	IberiaBank			

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.

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.

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.

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 from ground level readily accessible by foot from the exterior of the perimeter of the subject improvements. Interior walk through was made of the subject improvements readily accessible by foot and not obscured from observation. Crawl space and attic areas were not accessed unless stated otherwise in this report. Pictures of the front, rear, and street were taken and can be found in this report. The livable area was calculated according to ANSI Standards. The cost approach was not applicable/not completed (explained elsewhere in this report). The MLS, local public records, as well as local comp services were researched for comparable sales in the neighborhood/subdivision. Those used were deemed the best available. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. The income approach was not used in this report, as it was not applicable due to the subject property being located in an area of primarily owner occupied homes. The approaches to value used in this report were reconciled and an opinion of value was rendered based on the data available. This report is an appraisal and not an environmental, structural, termite, or building inspection. If the user or client desires such type of reports, they should be ordered from a licensed home inspector or an environmental expert. This appraisal report does not guarantee that the property is free of defects. The appraiser is not a home inspector, termite inspector, or environmental inspector.

Additional Certifications - Some Prior Services

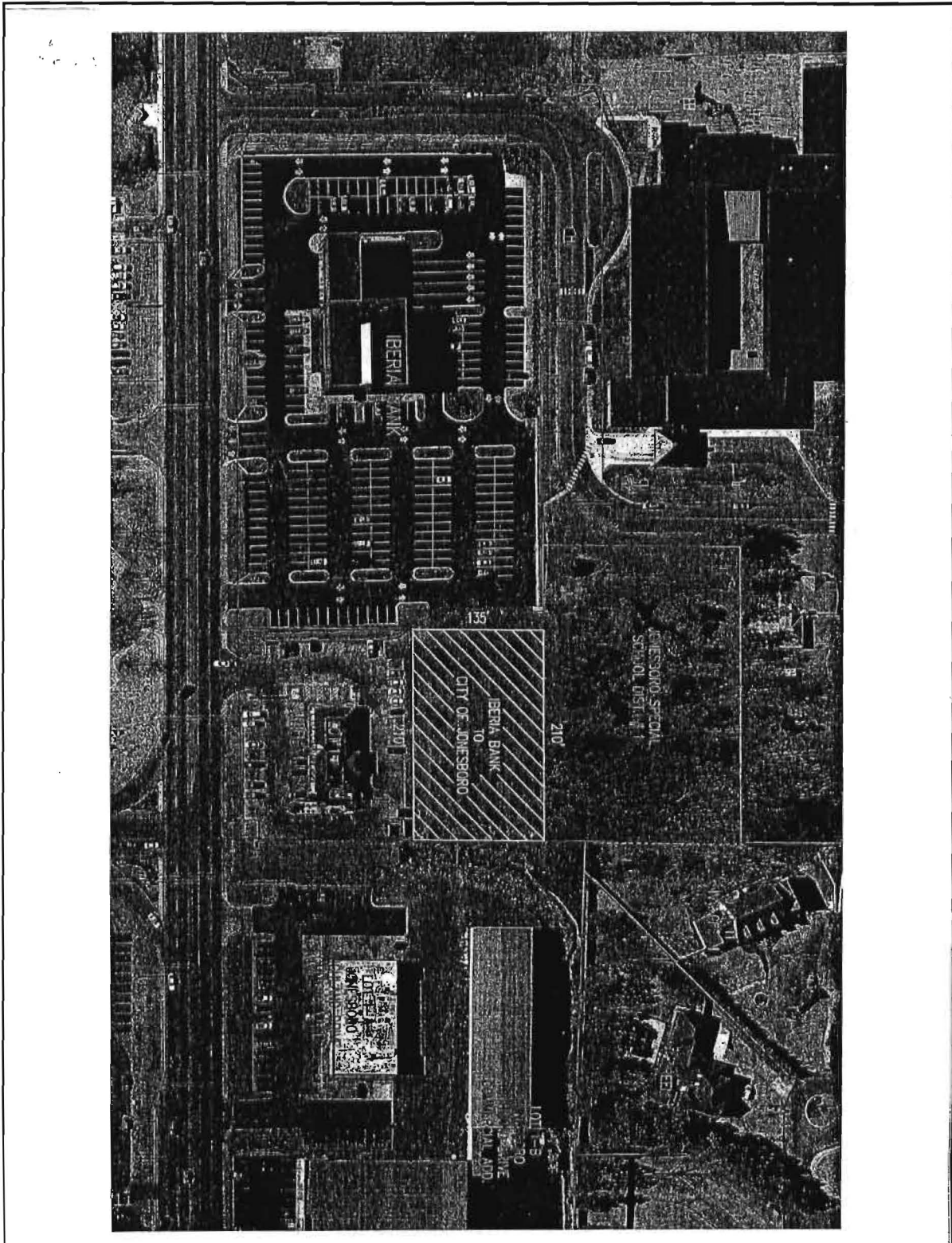
Signatories to this report incorporate these "Additional Certifications" to those listed under the bolded topic named "Appraiser's Certification" that starts on page 27 of this document. Starting on January 1, 2010, the Conduct Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP) requires appraisers to disclose all prior services to the subject property during the three year period preceding acceptance of an assignment for an appraisal, appraisal review, or appraisal consulting service. This report's preparation date is February 11, 2010. At some time prior to this preparation date, an agreement was made between one appraiser signing this report and the client identified herein to prepare an appraisal of the subject property. The appraiser signing this report discloses he has performed prior appraisal services on the subject property during the three year period preceding acceptance of this assignment.

Legal Description

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE NORTH 00°49'17" EAST ALONG THE QUARTER SECTION LINE 210.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF FAZOLI'S REPLAT, THE POINT OF BEGINNING; THENCE SOUTH 89°50'17" WEST ALONG THE NORTH LINE OF SAID LOT 1 210.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°49'17" EAST 134.98 FEET TO THE SOUTH LINE OF THE JONESBORO SPECIAL SCHOOL DISTRICT # 1 PROPERTY DESCRIBED IN DEED BOOK 600 PAGE 436; THENCE NORTH 89°49'54" EAST 210.00 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00°49'17" WEST ALONG THE QUARTER SECTION LINE 135.00 FEET TO THE POINT OF BEGINNING, CONTAINING 28,344 SQ FT, 0.65 ACRES.

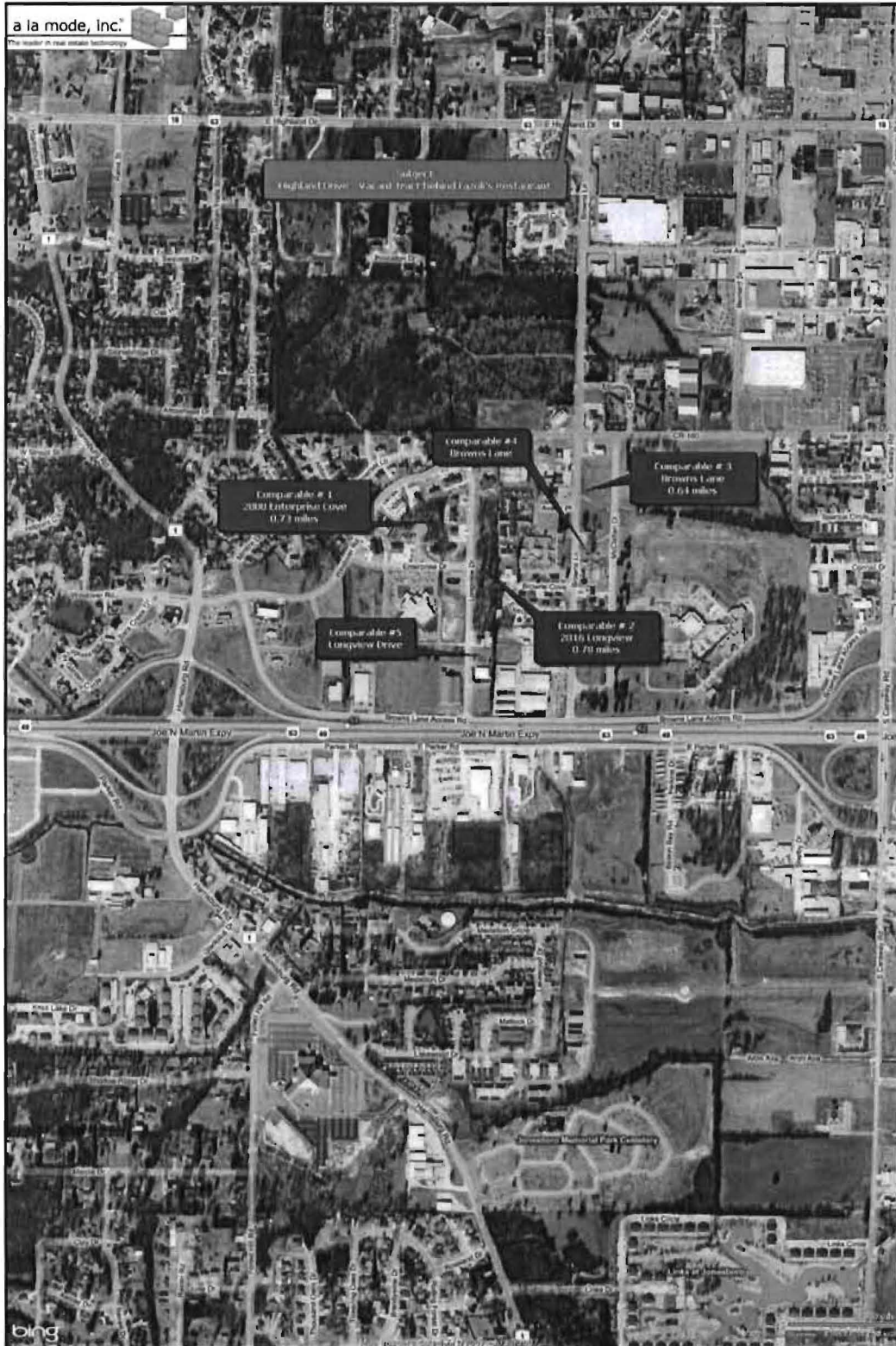
Site Sketch

Borrower	None				
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401
Client	IberiaBank				



Comparable Sales Map

Borrower	None				
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401
Client	IberiaBank				



Subject Photo Page

Borrower	None				
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401
Client	IberiaBank				



Subject Site

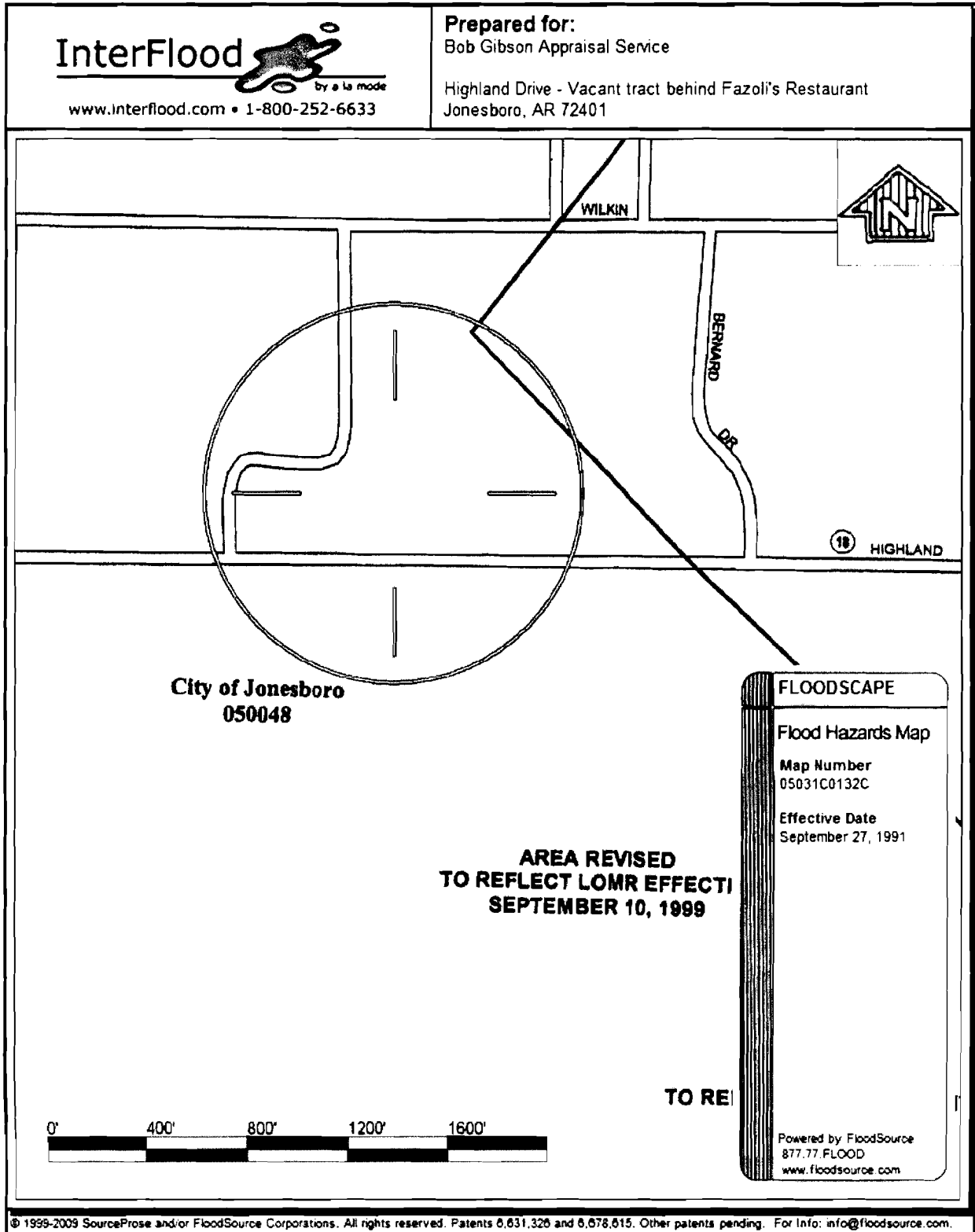
Highland Dr- tract behind Fazoli's Restaurant
Sales Price N/A
Gross Living Area
Location Average
View Commercial
Site 28,344 sq ft



Subject Site

Flood Map

Borrower	None			
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Client	IberiaBank			



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

Borrower	None		
Address	Highland Dr-Vacant tract behind Fazoli's Restaurant		
City	Jonesboro	County	Craighead State AR Zip code 72401
Client	IberiaBank		

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

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

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

DRINKING WATER

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

Comments _____

SANITARY WASTE DISPOSAL

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

Comments _____

SOIL CONTAMINANTS

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

Comments _____

ASBESTOS

- 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 _____

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

Borrower	None			
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Client	IberiaBank			

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 Owner/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 Assessor 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.

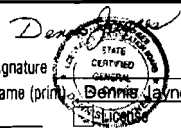
Date	Sales Price	Document #	Seller	Buyer

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	05031C0132C	9/27/1991	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.

<input checked="" type="checkbox"/> CURRENT SALES CONTRACT									
<input checked="" type="checkbox"/> The subject property is <u>currently not under contract</u> . <input type="checkbox"/> The contract and/or escrow instructions <u>were not available for review</u> . The unavailability of the contract is explained later in the addenda section. <input type="checkbox"/> The contract and/or escrow instructions <u>were reviewed</u> . The following summarizes the contract:									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">Contract Date</th> <th style="width:20%;">Amendment Date</th> <th style="width:20%;">Contract Price</th> <th style="width:40%;">Seller</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Contract Date	Amendment Date	Contract Price	Seller				
Contract Date	Amendment Date	Contract Price	Seller						
<input type="checkbox"/> The contract indicated that personal property <u>was not included</u> in the sale. <input type="checkbox"/> The contract indicated that personal property <u>was included</u> . It consisted of _____ Estimated contributory value is \$ _____ <input type="checkbox"/> Personal property <u>was not included</u> in the final value estimate. <input type="checkbox"/> Personal property <u>was included</u> in the final value estimate. <input type="checkbox"/> The contract indicated <u>no financing concessions</u> or other incentives. <input type="checkbox"/> The contract indicated <u>the following concessions</u> or incentives: _____ <input type="checkbox"/> 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.									
<input checked="" type="checkbox"/> MARKET OVERVIEW Include an explanation of current market conditions and trends.									
9-12 _____ months is considered a reasonable marketing period for the subject property based on <u>MLS data, appraiser's knowledge of the local market and discussions with brokers and agents</u> .									
<input checked="" type="checkbox"/> 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.									
<input checked="" type="checkbox"/> 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.									
<input type="checkbox"/> ADDITIONAL COMMENTS									
<input checked="" type="checkbox"/> APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
									
Appraiser's Signature _____ Effective Date <u>2/11/2010</u> Date Prepared <u>2/11/2010</u> Appraiser's Name (print) <u>Bonnie Laynes</u> Phone # <u>(870) 932-5206</u> State <u>AR</u> <input checked="" type="checkbox"/> Certification # <u>CG0607</u> Tax ID # <u>71-0792672</u>									
<input type="checkbox"/> CO-SIGNING APPRAISER'S CERTIFICATION									
<input type="checkbox"/> The co-signing appraiser <u>has personally inspected</u> 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. <input type="checkbox"/> The co-signing appraiser <u>has not personally inspected</u> the interior of the subject property and: <input type="checkbox"/> <u>has not inspected</u> the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> <u>has inspected</u> the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> 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. <input type="checkbox"/> 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.									
<input type="checkbox"/> CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____ Co-Signing Appraiser's Name (print) _____ Phone # _____ State _____ <input type="checkbox"/> License <input type="checkbox"/> Certification # _____ Tax ID # _____									

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.

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:

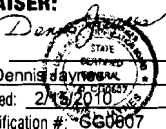
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those 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: Highland Dr-Vacant tract behind Fazoli's Restaurant, Jonesboro, AR 72401

APPRAISER:

Signature: _____
 Name: Dennis Jay
 Date Signed: 2/13/2010
 State Certification #: 60007
 or State License #: _____
 State: AR
 Expiration Date of Certification or License: 6/30/2010



SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Qualifications of Appraiser

File No.

Borrower	None				
Property Address	Highland Dr-Vacant tract behind Fazoli's Restaurant				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401
Client	IberiaBank				

Qualifications of Appraiser

Dennis Jaynes
420 West Jefferson, Suite A
Jonesboro, Arkansas 72401

LICENSES:

Certified General Appraiser CG0607
Arkansas Appraiser Licensing & Certification Board

EDUCATION:

Arkansas State University, Jonesboro, Arkansas, 1985 - B.S. Degree in Real Estate and Insurance

EXPERIENCE:

Bob Gibson & Associates – 1991 to Present.

SCOPE OF EXPERIENCE:**Geographic:**

Appraisal assignments conducted in the states of Alabama, Arkansas, Illinois, Kentucky, Missouri, Ohio, Tennessee

Property Types:

Single family residential, multi-family residential, hotels, motels, restaurants, retail institutions, office buildings, truck stops, convenience stores, industrial buildings, farmland, subdivisions, financial institutions, utilities, warehouses.

REAL ESTATE AFFILIATIONS:

Appraisal Institute, Chicago, IL – General Associate Member

REAL ESTATE APPRAISAL COURSES:

Principles of Real Estate Appraising I - Arkansas State University
Introduction to Income Property Appraising
Standards of Professional Practice
Abstracting and Platting Real Estate - Arkansas State University
Real Estate Brokerage and Management - Arkansas State University
Legal Aspects of Real Estate - Arkansas State University
Real Estate Appraising - Arkansas State University
Special Problems in Real Estate - Arkansas State University
Real Estate Practice - Arkansas State University
Basic Income Capitalization Course 310 - Appraisal Institute - August 2001
General Appraiser Sales Comparison - Appraisal Institute - February 2008
General Market Analysis and Highest and Best Use - Appraisal Institute - April 2008
Advanced Income Capitalization - Appraisal Institute - April 2008
Report Writing and Valuation Analysis - Appraisal Institute - July 2008
Advanced Sales Comparison and Cost Approach - Appraisal Institute - August 2008
Advanced Applications - Appraisal Institute - February 2009

REAL ESTATE APPRAISAL SEMINARS:

Market Abstraction Review
New URAR
Advanced Real Estate Fundamentals
Basics of a Phase I Environmental Site Assessment
Basic Residential HUD Appraisal Requirements
Construction Terminology
Environmental Site Analysis - Columbia Institute - May 2001
U.S.P.A.P. - February 2008
Appraising Convenience Stores - April 2008
Appraising Distressed Commercial Real Estate - October 2009

FROM: Bob Gibson & Associates 420 W Jefferson, Suite A Jonesboro, AR 72401 Telephone Number: 870-932-5206 Fax Number: 870-972-9959	<h1 style="margin: 0;">INVOICE</h1> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr><td style="text-align: center;">INVOICE NUMBER</td></tr> <tr><td style="text-align: center;">DATE</td></tr> <tr><td style="text-align: center;">2/12/2010</td></tr> <tr><td style="text-align: center;">REFERENCE</td></tr> <tr><td>Internal Order #:</td></tr> <tr><td>Lender Case #:</td></tr> <tr><td>Client File #:</td></tr> <tr><td>Main File # on form:</td></tr> <tr><td>Other File # on form:</td></tr> <tr><td>Federal Tax ID: 71-0792672</td></tr> <tr><td>Employer ID:</td></tr> </table>	INVOICE NUMBER	DATE	2/12/2010	REFERENCE	Internal Order #:	Lender Case #:	Client File #:	Main File # on form:	Other File # on form:	Federal Tax ID: 71-0792672	Employer ID:
INVOICE NUMBER												
DATE												
2/12/2010												
REFERENCE												
Internal Order #:												
Lender Case #:												
Client File #:												
Main File # on form:												
Other File # on form:												
Federal Tax ID: 71-0792672												
Employer ID:												
TO: J.R. Blackburn IberiaBank 1700 East Highland Jonesboro, AR 72401 Telephone Number: Fax Number: Alternate Number: E-Mail:	Internal Order #: Lender Case #: Client File #: Main File # on form: Other File # on form: Federal Tax ID: 71-0792672 Employer ID:											
DESCRIPTION												
Lender: IberiaBank Client: IberiaBank Purchaser/Borrower: None Property Address: Highland Dr-Vacant tract behind Fazoli's Restaurant City: Jonesboro County: Craighead State: AR Zip: 72401 Legal Description: See Addendum												
FEES												
	AMOUNT											
Appraisal	600.00											
SUBTOTAL	600.00											
PAYMENTS												
	AMOUNT											
Check #: Date: Description:												
Check #: Date: Description:												
Check #: Date: Description:												
SUBTOTAL												
TOTAL DUE	\$ 600.00											