INVOICE

FROM:

Deborah Pearson & Co., Inc.
P.O. Box 451126
Grove, OK 74345

Telephone Number: (417) 388-0013 **Fax Number:**

TO:

City of Joplin
602 S. Main
Joplin, MO 64801

Telephone Number: **Fax Number:**
Alternate Number: **E-Mail:**

INVOICE NUMBER
15093
DATE
05/13/2015

REFERENCE

Internal Order #:	15093
Lender Case #:	
Client File #:	
Main File # on form:	15093
Other File # on form:	
Federal Tax ID:	02-0659276
Employer ID:	

DESCRIPTION

Lender: City of Joplin **Client:** City of Joplin
Purchaser/Borrower: City Of Joplin
Property Address: Section 15, Township 27, Range 32
City: Joplin
County: Jasper **State:** MO **Zip:** 64801-5780
Legal Description: A two (2) acre tract from the NE corner of the attached deed. Please refer to the attached plat.

FEES	AMOUNT
1004 - GP	400.00
Terms: Net 30 Days; 18% Per Annum **SUBTOTAL**	400.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	0.00
Make Checks Payable To: Deborah Pearson & Co., Inc.		**TOTAL DUE**	$ 400.00

LAND APPRAISAL REPORT

File No.: 15093

SUBJECT

Property Address: Section 15, Township 27, Range 32 City: Joplin State: MO Zip Code: 64801-5780

County: Jasper Legal Description: A two (2) acre tract from the NE corner of the attached deed. Please refer to the attached plat.

Assessor's Parcel #: 20501500000013001 Tax Year: 2014 R.E. Taxes: $ 75 Special Assessments: $ 0

Market Area Name: Joplin, MO Map Reference: 27900 Census Tract: 0119.00

Current Owner of Record: Hubler Family Investments Borrower (if applicable): City Of Joplin

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe) HOA: $ 0 ☐ 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:

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: Commercial use

Intended User(s) (by name or type): Commercial use

Client: City of Joplin Address: 602 S. Main, Joplin, MO 64801

Appraiser: Deborah Pearson Address: 2401 East 32nd St., Ste. 10-182, Joplin, MO 64804

MARKET AREA DESCRIPTION

Characteristics			
Location:	☐ Urban	☐ Suburban	☒ Rural
Built up:	☐ Over 75%	☐ 25-75%	☒ Under 25%
Growth rate:	☐ Rapid	☐ Stable	☒ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☐ Under 3 Mos.	☐ 3-6 Mos.	☒ Over 6 Mos.

Predominant Occupancy	
☒ Owner	80
☐ Tenant	20
☒ Vacant (0-5%)	
☐ Vacant (>5%)	

One-Unit Housing	PRICE $(000)	AGE (yrs)
Low	30	0
High	500	150
Pred	150	30

Present Land Use	
One-Unit	30 %
2-4 Unit	1 %
Multi-Unit	1 %
Comm'l	50 %
Vacant	18 %
	%

Change in Land Use	
☐ Not Likely	
☒ Likely *	☐ In Process *
* To:	Vacant to Improved

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: Market conditions have improved. Interest rates are still low with present rates between 2-6%.

Market Boundaries: North of 32nd, South of Zora, East of Central City Road and West of County Road 170.

SITE DESCRIPTION

Dimensions: 2 ac Site Area: Acres

Zoning Classification: C-3 Description: Planned Shopping Center District

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

Uses allowed under current zoning: The planned Shopping Center District is intended for a unified grouping of one or more buildings of retail shops and stores.

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) Improved

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

Summary of Highest & Best Use: See Addendum

Utilities	Public	Other	Provider/Description
Electricity	☐	☐	
Gas	☐	☐	
Water	☐	☐	
Sanitary Sewer	☐	☐	
Storm Sewer	☐	☐	
Telephone	☐	☐	
Multimedia	☐	☐	

Off-site Improvements	Type	Public	Private
Street	Asphalt	☒	☐
Width	N/A		
Surface	Asphalt		
Curb/Gutter	None	☐	☐
Sidewalk	None	☐	☐
Street Lights	None	☐	☐
Alley	None	☐	☐

Frontage	Average
Topography	Mostly Level
Size	2 ac
Shape	Square
Drainage	Average
View	Average

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 # 29097C0283E FEMA Map Date 11/2/2012

Site Comments: No apparent adverse easements or encroachments were noted, however, the appraiser was not provided with a survey or plat map of the property. It must be noted that right of way and utility easements are common. The appraiser has assumed that no adverse easements or encroachments exist.

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LAND APPRAISAL REPORT

File No.: 15093

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): Ozark Gateway Multiple Listing System: Updated Daily to Weekly.

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s): OGAR/Beacon	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Section 15, Township 27, Range 3 Joplin, MO 64801-5780	2717 W. Schifferdecker Joplin, MO 64801		Prosperity Road Joplin, MO 64801		2001 W. 20th Joplin, MO 64804	
Proximity to Subject		5.63 miles NW		4.97 miles N		6.53 miles W	
Sale Price	$ 0		$ 115,000		$ 287,439		$ 150,000
Price/ Acre	$ 0	$ 47,520.66		$ 57,951.41		$ 71,428.57	
Data Source(s)	Personal Inspect	MLS #97815C; DOM 1840		MLS #133927C; DOM 248		MLS #110679C; DOM 885	
Verification Source(s)	Personal Inspect	Ozark Gateway MLS/Beacon		Ozark Gateway MLS/Beacon		Ozark Gateway MLS/Beacon	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing	0	ArmLth		ArmLth		ArmLth	
Concessions	0	None Noted		None Noted		None Noted	
Date of Sale/Time	0	06/21/2012		11/28/2012		11/04/2011	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Average		Average		Average	
Site Area (in Acres)	2	2.42	-19,959	4.96	-140,661	2.1	-7,143
Extra Features	None	None		None		None	
Extra Features	None	None		None		None	
Net Adjustment (Total, in $)		☐ + ☒ −	$ -19,959	☐ + ☒ −	$ -140,661	☐ + ☒ −	$ -7,143
Adjusted Sale Price (in $)			$ 95,041		$ 146,778		$ 142,857

Summary of Sales Comparison Approach: All comparables sold more than 6 months ago due to the lack of sales in the area. All comparable sales are further than one mile from subject due to a lack of sales in subject's immediate area. All comparables are located within subject's marketing area. After searching all available sales in the subjects market, it was determined that the sales utilized within this report were the most similar in key features and required the fewest adjustments.

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 $ 143,000

Final Reconciliation: The market approach to value was considered the most reliable. Comparable sale #3 wa most relied upon. Estimated market & exposure time for subject based upon the value stated as of the effective date is 12-30 months.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ 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: $ 143,000 , as of: 05/05/2015 , 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 20 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 ☐

SIGNATURES

Client Contact: Client Name: City of Joplin
E-Mail: Address: 602 S. Main, Joplin, MO 64801

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Deborah K. Pearson	
Appraiser Name: Deborah Pearson	Supervisory or Co-Appraiser Name:
Company: Deborah Pearson & Co, Inc.	Company:
Phone: 417-388-0013 Fax:	Phone: Fax:
E-Mail: mail@dpcprime.com	E-Mail:
Date of Report (Signature): 05/13/2015	Date of Report (Signature):
License or Certification #: RA003016 State: MO	License or Certification #: State:
Designation: Certified General	Designation:
Expiration Date of License or Certification: 06/30/2016	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: 05/05/2015	Date of Inspection:

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Legal Description

Borrower	City Of Joplin						
Property Address	Section 15, Township 27, Range 32						
City	Joplin	County	Jasper	State	MO	Zip Code	64801-5780
Lender/Client	City of Joplin						

1515-1516

No. 1619

Instrument WD

Dated Jan. 28, 1942 Filed Jan. 28, 1942 4:40 P.M.

George L. Painter and Ruby D. Painter, wife

TO

Jess Hubler and Hazel Hubler, husband and wife

Consideration $3150.00

Granting Clause G B & S C & C

Conveys All of the SW¼ of the SW¼ & the W½ of the NE¼ of the SW¼ of Sec. 15, T. 27, R. 32, also surface right-of-way for a private road across the NW cor of the SE¼ of the SW¼ of sd Sec. 15, sd road to be 16 ft wide, Jasper Co., Mo., containing 60 acres more or less.

This deed is made subject to a 1st deed of trust in the amt of $900.00 securing a note payable to the Jasper Co. School Fund, which 2nd pties assume & agree to pay.

(R. S. $3.85)

To H. & H. unto 2nd pt their (H & A forever)

Covenant Wnty. Gen.

Signed

George L. Painter
Ruby D. Painter

STATE OF Missouri }
County of Jasper } ss

On this 28th day of Jan. 1942 before me personally appeared George L. Painter and Ruby D. Painter, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said further declare to be single and unmarried.

In Testimony Whereof, I have hereunto set my hand and official seal at my office in Joplin the day and year first above written.

My term expires August 6, 1945

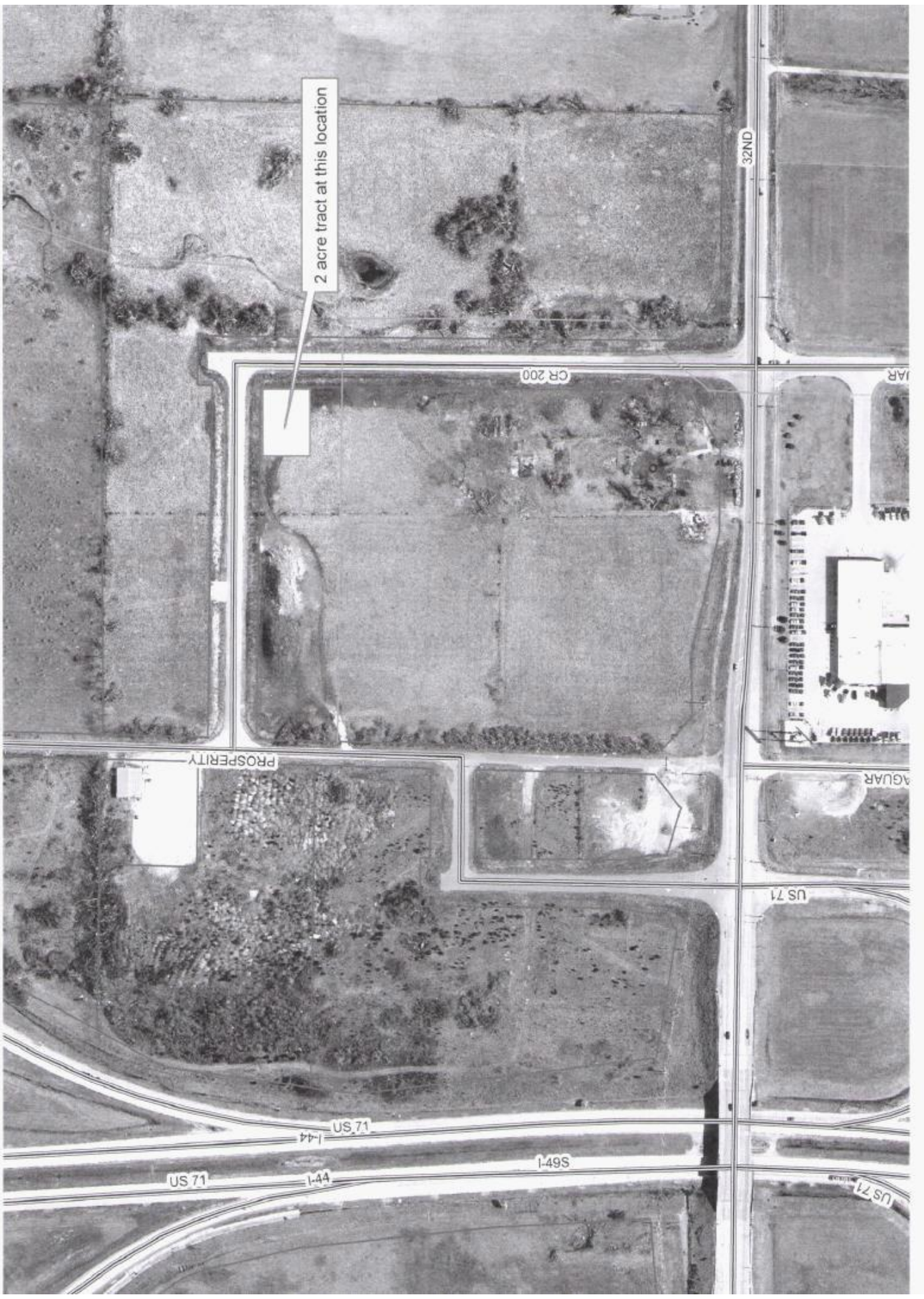
(SEAL) OK Rob't A. Pearson, N.P.

Recorded Book Page

Form E 4-41-38M

Plat Map

Borrower	City Of Joplin						
Property Address	Section 15, Township 27, Range 32						
City	Joplin	County	Jasper	State	MO	Zip Code	64801-5780
Lender/Client	City of Joplin						



Borrower	City Of Joplin					File No.	15093
Property Address	Section 15, Township 27, Range 32						
City	Joplin	County	Jasper	State	MO	Zip Code	64801-5780
Lender/Client	City of Joplin						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

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

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

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

APPRAISER:

Signature: Deborah K. Pearson

Name: Deborah Pearson

Certified General

State Certification #: RA003016

or State License #:

State: MO Expiration Date of Certification or License: 06/30/2016

Date of Signature and Report: 05/13/2015

Effective Date of Appraisal: 05/05/2015

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 05/05/2015

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

Supplemental Addendum

File No. 15093

Borrower	City Of Joplin						
Property Address	Section 15, Township 27, Range 32						
City	Joplin	County	Jasper	State	MO	Zip Code	64801-5780
Lender/Client	City of Joplin						

Intended Use
The Intended use of this report is the evaluate the property that is subject of this appraisal for potential purchase purposes only, subject to the stated scope of work, purpose of this appraisal, reporting requirements of this appraisal form, definitions, statements, clarifications, certifications, limiting conditions, assumptions and definition of market value. No additional intended users are identified by the appraiser.

Intended Users
The Intended users of this report are the City of Joplin only. No additional intended users are identified by the appraiser.

Highest and Best Use Analysis
Given the physical, legal, financially feasible and maximally productive tests, the subject property is considered to be best suited for commercial use. This conclusion is based on limited legal constraints, observations of surrounding land uses, and review of activity in the market, location, topography, size, zoning, income producing variables (if any) plus other variables considered including supply and demand of property in the area.

Area Data
The Joplin Metropolitan Statistical Area is one of the six recognized metropolitan regions in state, Joplin is located in the southwest corner of Missouri and considered a part of the “four state area” which consists of Southwest Missouri, Southeast Kansas, Northeast Oklahoma and Northwest Arkansas. The Joplin Metropolitan Statistical Area (MSA) as defined by the U.S. Census Bureau includes Jasper and Newton Counties in the State of Missouri. It is the fourth largest statistical area in the State of Missouri. The MSA number for Joplin is 27900, Jasper County is 29097 and Newton County is 29145.
As the commercial, medical and cultural hub of the four-state area, Joplin provides services for more than eight times its population. Joplin is located approximately seven miles from the Kansas border, ten miles from the Oklahoma border and 50 miles from Arkansas line. During the day, the estimated population swells to more than 200,000 people.

Unemployment in the area is lower than the national average partly due to a highly diversified manufacturing base which provides approximately 19 percent of the jobs in the area. As a regional provider of medical services, Joplin employs more than 4,000 people in the health care profession. The area's major hospitals include Freeman and St. John's. The trucking industry represents another major employer, since Joplin is considered the "Crossroads of America." Joplin remains a regional economic powerhouse, with numerous trucking lines headquartered in town, as it is situated strategically near the geographic and population centers of the nation.

Conducted quarterly, the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Survey assesses living costs in hundreds of cities nationwide. The resulting index measures relative price levels for consumer goods and services in participating cities and compares them to the national average – the index number 100 – for all cities. The cost of living in Joplin has been one of the lowest among state metro areas from 1995 to present. As a result of Joplin being an employment and shopping hub for the area, the cost of living is also low for surrounding areas. Subject is located in the Joplin Statistical Area.

In the nineties, the city continued to expand eastward towards the current I-49 and large scale development occurred along Rangeline Road, particularly around Northpark Mall. In the 2000’s Joplin began developing an industrial park just east of I-49 which continues to grow yearly. Growth has also occurred in many of the "bedroom communities" surrounding Joplin. Cities such as Webb City, Neosho, and Carthage have populations of at least 10,000. There are numerous other suburbs that touch the city itself including Carl Junction, Duquesne, Airport Drive, Oronogo, Carterville, Redings Mill, Shoal Creek Drive, Sunnyvale, Leawood and Saginaw to name a few. Additionally, many small towns and communities comprise Joplin’s MSA.

In 2011, the City of Joplin experienced an EF-5 tornado which destroyed approximately one-third of the town. Much building has occurred in the past 2 years in most all areas in the Joplin MSA as a result. Some areas affected by the tornado remain vacant or dormant, however, the city has many plans underway to remedy this situation. These vacant areas are not considered to be a negative market condition for any surrounding properties, towns, cities or areas. New commercial and residential structures are current being built in many areas of the city, which is projected to continue in the foreseeable future.

In summary, the Joplin MSA is growing and will continue to grow in the future.

Scope of Work, Clarifications, Statements and Assumptions

The opinion of value reported in this report is qualified by the scope of work, clarifications, assumptions, limiting conditions, certifications, statements and definitions, which are set forth in the report. Acceptance of and/or any use of this appraisal report constitutes acceptance of scope of work, clarifications, assumptions, limiting conditions, certifications, statements and definitions. It is the appraiser’s intent this report must be used in its entirety and authorized or unauthorized persons or third parties using parts or portions of the report are also subject to the scope of work, clarifications, assumptions, limiting conditions, certifications, statements and definitions stated herein.

In determining the appropriate scope of work for this assignment the first step was to identify the problem to be solved. Identification of the elements such as client, use, type of value, date, subject identification and conditions have been considered herein. The next step is to determine and define the scope of work that is adequate to develop credible results. The following information includes some steps that were taken as part of this assignment.

The census tract information for the subject property was obtained from a third party provider based on the property address via appraisal software. The subject property's zoning was obtained either from conversations from the zoning authorities from subject’s area or related websites, which are assumed to be correct. If subject property data was obtained from second-hand sources it was validated by the appraiser personally accessing the subject property.

If available in the normal course of business the appraiser has evaluated any previous sales within the past 3 years prior to the effective date of the appraisal, and current contract, listing, or option of the subject property for its applicability in forming an opinion of current market value and/or marketability. The appraiser researched estimated exposure and marketing time concluded herein thru market research in subject’s area, past listing/sale history of subject and all comparable sales. If this report was completed for a purchase transaction, the appraiser reviewed the sales contract, terms and all applicable information unless otherwise stated herein. Based upon county assessor records, the property seller is the current owner of record. If any financial assistance or sale concessions are part of the sale, they have been analyzed during this valuation. Researching if the property has a local building permit is beyond the scope of this appraisal unless requested in the engagement letter.

Supplemental Addendum

File No. 15093

Borrower	City Of Joplin						
Property Address	Section 15, Township 27, Range 32						
City	Joplin	County	Jasper	State	MO	Zip Code	64801-5780
Lender/Client	City of Joplin						

The flood zone information for the subject property was obtained from a third party provider based on the property address via appraisal software. The appraiser have examined the available flood maps that are provided by the Federal Emergency Management Agency thru the appraisal software provider and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area, based upon available data. Because the appraiser is not surveyors or professionals in making determinations of flood zones, I make no guarantees, expressed or implied, regarding the determination.

The appraiser searched all resources available for current conditions in the region and neighborhood. These sources are varied and can include the Missouri Chamber of Commerce, local Chambers of Commerce, U.S. Census bureau data, city officials, websites and/or publications, city building and land use data and individuals knowledgeable about real estate in the area. The appraiser collected city tax information and tax rates through the appropriate departments.

The appraiser searched the county records to obtain legal descriptions, tax information and recorded deeds. If the property is located within the city limits, the zoning data and legal uses were obtained from city officials and/or records. The appraiser visually inspected the site and neighboring sites, took pictures of the subject site and/or improvements. Researched vacant land sales which have occurred within the last five years in areas similar to subject. The appraiser visually inspected all comparable site sales when geographically possible.

I am limited to online assessor information for some of the current property information. There may be instances where their records have not been updated to reflect current ownership or the book/page where the current deed has been recorded or general property data. I have assumed the information they provide to be accurate, however, there may be instances where the information provided herein may not be correct. A title search could better determine the accuracy of some appraisal information in most all situations if provided to the appraiser however, that is not the common business practice.

Information relating to the location or existence of public utilities has been ascertained from visual evidence only. No warranty has been made regarding the exact location or capacities of any utility systems. Subsurface oil, gas or mineral rights were not considered in this report unless otherwise stated.

All valuations and calculations in this report are applicable only under the estimated program of the highest and best use and are not appropriate with any other programs of use in part or in whole. The cost and income approach to value were considered within the development of this report. Whether either approach was used is stated within the report in the applicable areas.

The estimated value is subject to change with market changes over time. Value is highly related to interest rates, exposure, time, promotional effort, supply & demand, terms of sale, motivation and conditions surrounding the offering. An appraisal is the product of a professionally trained person, but nevertheless it is an opinion only, and not a provable fact. A valuation may vary between appraisers based upon the same facts. The appraiser only warrants that the value conclusions are my best estimate as of the date of valuation. There are no guarantees, either written or implied, that the property would sell for the expressed estimate of value.

I researched and selected the comparables that are most comparable to subject from a location, physical and functional perspective. No reasonable sales that are closer or more recent are available. Requests for additional comparables will not be complied without additional compensation to the appraiser.

The appraiser did not pay a fee or anything else of value to procure this assignment.

Sales History

If the county assessor does not list property transfers on their website, the appraiser(s) do not have access to report that data herein. It must be noted the appraiser(s) did not go the courthouse and conduct a complete search of all subject's records. If a complete search of subject's transfer records is required, a title search is recommended. The appraiser(s) reserves the right to amend this report if a title search is provided to the appraiser(s) which reveals information not found by the appraiser(s). This report could become misleading depending on the information provided.

Objective of Report

The objective of the appraisal report is to offer an opinion of market value for the subject property as defined herein. The intended use of this appraisal report is to assist the lender(s)/client(s) identified by the appraiser(s) based on communication from the client/agent at the time of the original assignment. The client as defined in the Uniform Standards of Professional Appraisal Practice is the party or parties that engaged the appraiser(s) by contract in this specific assignment and is identified in this report by the appraiser(s) as the only intended user(s). There were no other intended users and there were no other intended uses communicated by the client to the appraiser(s) at the time of the assignment. This report is not to be relied upon by any third party whatsoever. The appraiser does not authorize the use of this report by any entity other than the client and any/all third party entities are not authorized to use this report. However, there are those individuals or entities that might choose to use or rely on a part of or the entire appraisal report that were not identified as intended users by the appraiser(s) and the client(s) and this report has not been prepared to address any specific needs of those individuals or entities. It is not the appraiser's intent for any portion of this report to be used for any reason other than the intended use. The appraiser(s) are not responsible for individuals or entities using just parts or the entire appraisal report for any use, therefore use of any portions of this report should be done at the individual or entities own risk. The appraiser(s) and appraiser(s) firm, associates, employees assume no liability for such actions. There is no accountability or liability to any third party, from Deborah Pearson & Co., Inc., any appraiser(s) or employee doing data entry, researching, preparing, supervising, reviewing this report or any other functions while preparing and completing this report. Deborah Pearson & Co., Inc. does not hold itself, its affiliates or its employees as experts/authorities in quality, workmanship or compliance with applicable regulations, however, the appraisers do have working knowledge of the appraisal process. Questions or concerns a third party may have should be directed to the client(s) identified in this report and not the appraiser(s).

Public Research on Subject

Police records, past issues of newspapers or any other public records have not been researched concerning the subject properties history for anything, including but not limited to that which might affect the safety or health of present and future occupants. The appraiser have assumed that subject has no adverse history that might negatively affect the value concluded unless otherwise stated herein.

Supplemental Addendum

File No. 15093

Borrower	City Of Joplin						
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Zoning

If subject is outside the city limits, in a rural farming town/city or community, in a suburban or rural area, there may be no zoning. All rural and many suburban areas in Jasper or Newton counties do not have county zoning. As these items are typical for these areas, properties can be rebuilt if destroyed and no adverse conditions are noted.

Square Footage and Sketches

It appears that land square footage is not reported the same from different sources. The square footage herein is assumed to be correct, however, it should not be considered to be exact for the reasons stated herein. The local assessor's office and Realtor's many times report square footage differently. No guarantee as to the accuracy of these items is expressed or implied unless otherwise stated in this report.

Site Value

Land sizes vary throughout the counties with no standard size. Site adjustments are determined based upon the value of the sites. It must be noted that comparable lots or sites may have different square footages or acreages than the subject property, however, that does not necessarily mean a site adjustment is necessary. Location is the most important variable in land value so properties may have different sizes, however, the estimated value of the land is the measurement in which adjustments are determined not the size. After a review of general parings the appraiser has either determined that site size adjustments are or are not applicable. If site size adjustments are applicable, they will be adjusted accordingly herein. If no site adjustments are made, then the value of the comparables are considered to be mostly equal even though the sizes may be different than subject's.

Site value is based on analysis of those sales of vacant parcels considered to be most similar to subject. In some cases, the extraction method of land valuation may be considered when sales data of truly similar vacant parcels are limited. Similarly, dated land sales or the appraisers estimate of the contribution to value of that feature based upon knowledge of the market is sometimes relied upon.

Surveys, Plats, Easements

The appraiser has not checked land records for recorded easements and has reported only apparent easements, encroachments and other apparent adverse conditions. The appraiser was not provided with title work or a survey which might show easements, etc. A survey should govern all legal boundaries. If no plat map was available to appraiser(s), the source of site size came from online assessor records (if available) and/or the local MLS. There are instances the appraiser does not know the exact site dimensions of subject as a result of limited information available and assumptions are made.

Inspections

The value estimated is predicated on the assumption that there are no adverse conditions on or in the property that would cause a loss in value, unless otherwise stated herein. The appraiser reserves the right to amend this appraisal should any additional information not previously known about the overall condition of the property be presented to the appraiser(s) after the effective date of the appraisal.

Hazardous Materials

Unless otherwise stated in this report, the existence of hazardous materials which may be present on the property is unknown. The appraiser is not qualified to detect such substances. The presence of substances or conditions such as molds (or what appears to be mold), asbestos materials or siding, underground storage tanks (in use or abandoned), chemical drums, present or past storage of old cars, batteries, etc., ignitable, radioactive, toxic or corrosive substances, proximity to a gas station, industrial site, landfill, pipeline, dry cleaners or chemical storage facility, mildews, indoor or outdoor air pollutants, dryvit, radon, lead paint or materials, formaldehyde, urea formaldehyde foam insulation, Chinese toxic drywall, methamphetamine, environmental problems and other potentially hazardous materials or substances may affect the value of the property. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover any hazardous or toxic materials. The intended user is urged to retain an expert in these fields, if desired. The appraiser is not qualified to determine the cause of the mold, the type of mold, or whether the mold might pose any risk to the property or its inhabitants. If the subject property was built prior to 1978 it may contain lead-based paint. Additional inspections for all environmental issues by a qualified professional is recommended. The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value only. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold or other toxic substances may be present in areas the appraiser can’t see. The value estimated is predicated on the assumption that there are no such adverse conditions on or in the property that would cause a loss in value. The value in this report can’t be relied upon in the event that damage to the subject has occurred that was not visible to or has been reported to the appraiser. The appraiser assumes no responsibility for any persons health related issues that might arise or exist from any hazardous or environmental issues in/on/around/under/above the property, whether the appraiser is informed of the existence of hazardous or environmental issues or not. The appraiser is not responsible for any testing to determine the existence, extent, cause or cure for any environment issues related to the property or its inhabitants.

Environmental

Southwest Missouri has a mining history. Many of these areas are served by city or rural water districts. Portions of these areas have been included in EPA clean-up sites. If there are any adverse effects to subject it is equal to the comparable sales and no cost approach depreciation has been deemed necessary. The appraiser does not have specific data concerning all types of possible contamination for subject. If detailed information is required an environmental study is recommended. The value estimated is predicated on the assumption that there are no such adverse conditions on or in the property that would cause a loss in value. This involves the use of an extraordinary assumption, which is found to be false, could affect the appraiser’s opinions and conclusions.

Non-Disclosure and Information Sources

Please note Missouri is a non-disclosure state, therefore county records do not provide sale prices on most properties, nor are owners required by law to disclose sales price to anyone. Due to Missouri being a non-disclosure state, the main source of information concerning the comparables sales and listings reported herein is the local multiple listing system, the local county assessor records, Realtors, owners, buyers, various websites or other appraisers. The appraiser assumes no responsibly for the accuracy of any sources used during the development of this report. The appraiser has assumed the data collected to be accurate in the course of completing this report. If this assumption is found to be false, this report may become misleading. Due to a lack of availability of needed documents, if a copy of the deed is not provided in the report, the legal description provided in this report maybe an abbreviated description taken from the online county assessor's records. It is not intended to be considered a complete description and should not be relied upon. Therefore, said legal descriptions may not exactly match

Supplemental Addendum

File No. 15093

Borrower	City Of Joplin						
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descriptions that are taken from legal documents.

Competency
The appraiser has been appraising residential properties in the Southwest Missouri area for over 18 years. If any competency issues exist with this report it shall be clearly stated herein as required by the Uniform Standards of Professional Appraisal Practice. If no such statements are in the report the appraiser(s) believes he/she has competency to complete this report. I am familiar with the subject neighborhood and the market area. I have worked in and around this area for a number of years. I have knowledge and experience in appraising this type of property in this market area. I did drive through parts of this neighborhood in conjunction with this assignment.

Fair Housing Statement (as defined by USPAP)
The appraiser(s) did not rely on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.

Using Portions or Parts of this Report
It must be noted this appraisal report was intended for a specific purpose and to be used in its entirety. Persons obtaining a copy of this report should be advised that calculations of any kinds and/or values should not be used for any external purposes such as determining appropriate insurance coverage, square footage/value amounts to list or sell the property or calculations/values for any other use not related to the intended use of this report. Use of cost approach information for replacement costs may result in insufficient insurance coverage and loss in the event of property loss. Insurers and homeowners are specifically warned that the numbers, calculations and values contained in this report are not intended to and may have very little relationship to insurable values. Likewise, the square footage stated herein was for the purpose of this report only and should not be used for any external or personal purposes. It is recommended that the homeowner determine square footage for your structures through a different method if needing a square footage for personal purposes. The appraiser(s) assumes no responsibility for unauthorized personal use of parts or portions of this report. The appraiser(s) is not responsible for individuals or entities using just parts of the appraisal report for any use, therefore use of any portions of this report should be done at the individual or entities own risk.

Assumptions
The appraiser(s) may have made several hypothetical conditions, extraordinary assumptions or other assumptions throughout the report that if found to be false could make this report misleading. The appraiser(s) reserve the right to amend the report at any time with any information found by the client or intended users that would make this report more credible or improve its accuracy. Said information must be credible, reliable and verifiable by the appraiser(s) in the normal course of business prior to its use.

Small Acreage Usage
If subject is located on a small acreage, it is not considered to be a working farm. Some land owners may raise a few animals as a hobby or for personal use, but not enough to be called a working farm. Most small acreage tracts are hobby farms used as extended homesteads and not as income producing farms.

APPRAISER'S CERTIFICATION
The Appraiser(s) certifies and agrees that

1. Professional Assistance
If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I/we have named such individual(s) below and disclosed the specific tasks performed by them. I/we certify that any individual so named is qualified to perform the tasks. I/we 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/we will take no responsibility for it.

2. Previous Services
I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment. I have not previously appraised the property that is subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

3. Significant Assistance
None

4. Resources
I am aware of, and have access to, the necessary and appropriate public and private data sources, such as the multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

5. Other Certifications
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 statements and limiting conditions and is my/our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

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Definitions

Exposure Time

An estimate of exposure time is not intended to be a prediction of a date of sale or a simple one-line statement. Instead, it is an integral part of the appraisal analysis and is based on one or more of the following:

- statistical information about days on the market
- information gathered through sales verification
- interviews of market participants.

The reasonable exposure period is a function of price, time, and use. It is not an isolated estimate of time alone. Exposure time is different for various types of real estate and market conditions. Exposure time is the estimated length of time the property would have been offered prior to a hypothetical market value sale on the effective date of appraisal. It is a retrospective estimate based on an analysis of recent past events, assuming a competitive and open market. It assumes not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable marketing effort. Exposure time is therefore interrelated with appraisal conclusion of value. In consideration of these factors, we may have analyzed the following:

- exposure periods of comparable sales revealed during the course of this appraisal;
- macroeconomic exposure times for the subject property type across the subject MSA and
- knowledgeable real estate professionals.

Definition of Market Time

Marketing time is the period a prospective investor would forecast to sell the subject property immediately after the date of value, at the value estimated. The marketing time is an estimate of the number of months it will require to sell the subject from the date of value, into the future. The anticipated marketing time is essentially a measure of the perceived level of risk associated with
the marketability, or liquidity, of the subject property. The marketing time estimate is based on the data used in estimating the reasonable exposure time, in addition to an analysis of the anticipated changes in market conditions following the date of appraisal. The future price for the subject (at the end of the marketing time) may or may not equal the appraisal estimate. The future price depends on unpredictable changes in the physical real estate, demographic and economic trends, real estate markets in general, supply/demand characteristics for the property type, and many other factors.

Definitions from USPAP as promulgated by the Appraisal Standards Board of The Appraisal Foundation

Credible

Something that is worthy of belief. Credible assignment results require support, by relevant evidence and logic, to the degree necessary for the intended use.

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Intended Use

The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended User

The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment.

Report

Any communication, written or oral, of an appraisal, appraisal review, or appraisal consulting service that is transmitted to the client upon completion of an assignment.

Client

The party or parties who engage, by employment or contract, an appraiser in a specific assignment.

Assumption

That which is taken to be true.

Assignment

An agreement between an appraiser and a client to provide a valuation service; the valuation service that is provided as a consequence of such an agreement.

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Privacy Report

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 any time if you have any questions about the confidentiality of the information that you provide to us.

Subject Photo Page

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Subject Site



Subject Site



Subject Street

Subject Photo Page

Borrower	City Of Joplin						
Property Address	Section 15, Township 27, Range 32						
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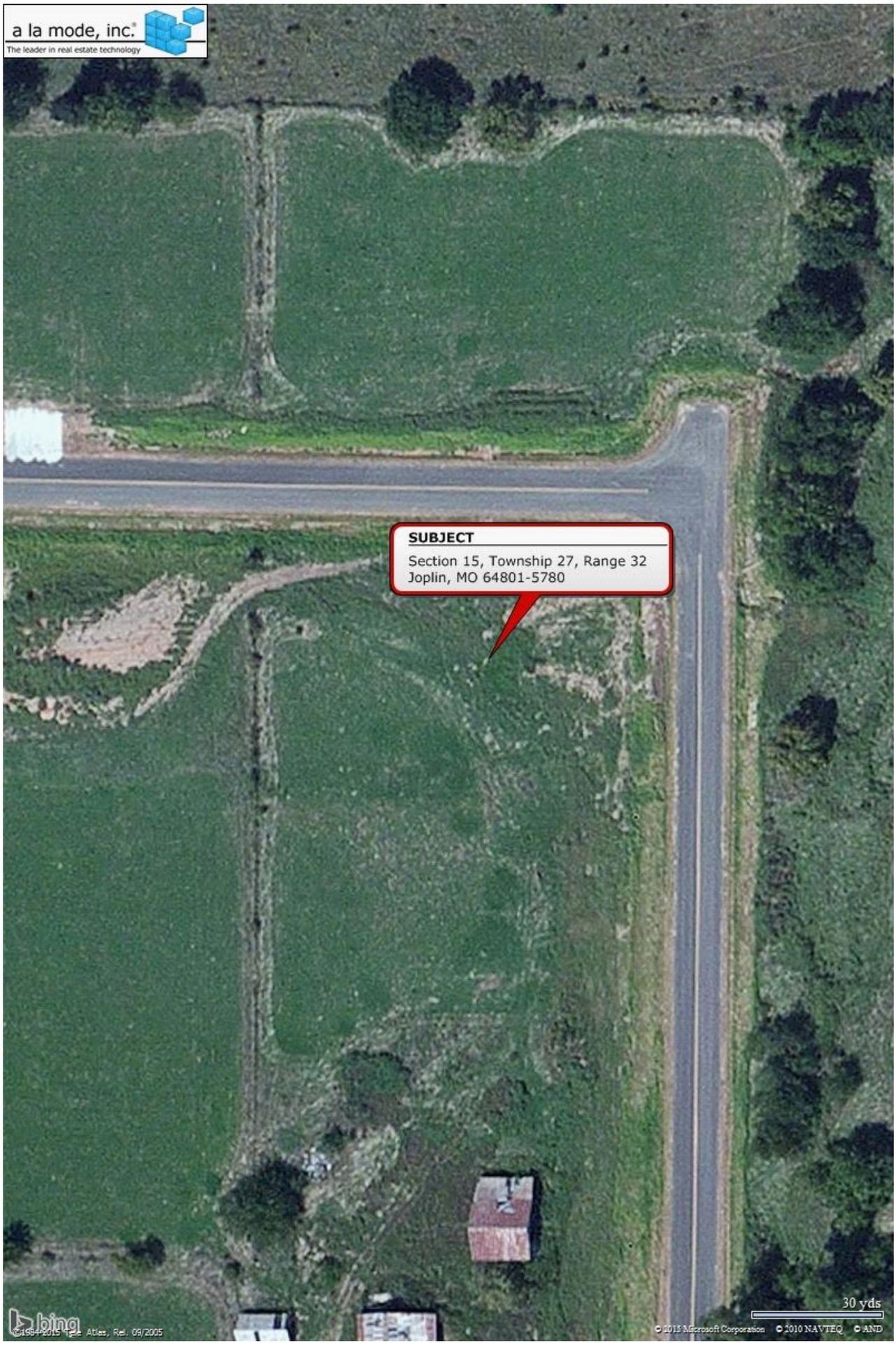
Subject Street
Section 15, Township 27, Range 32



Subject Street

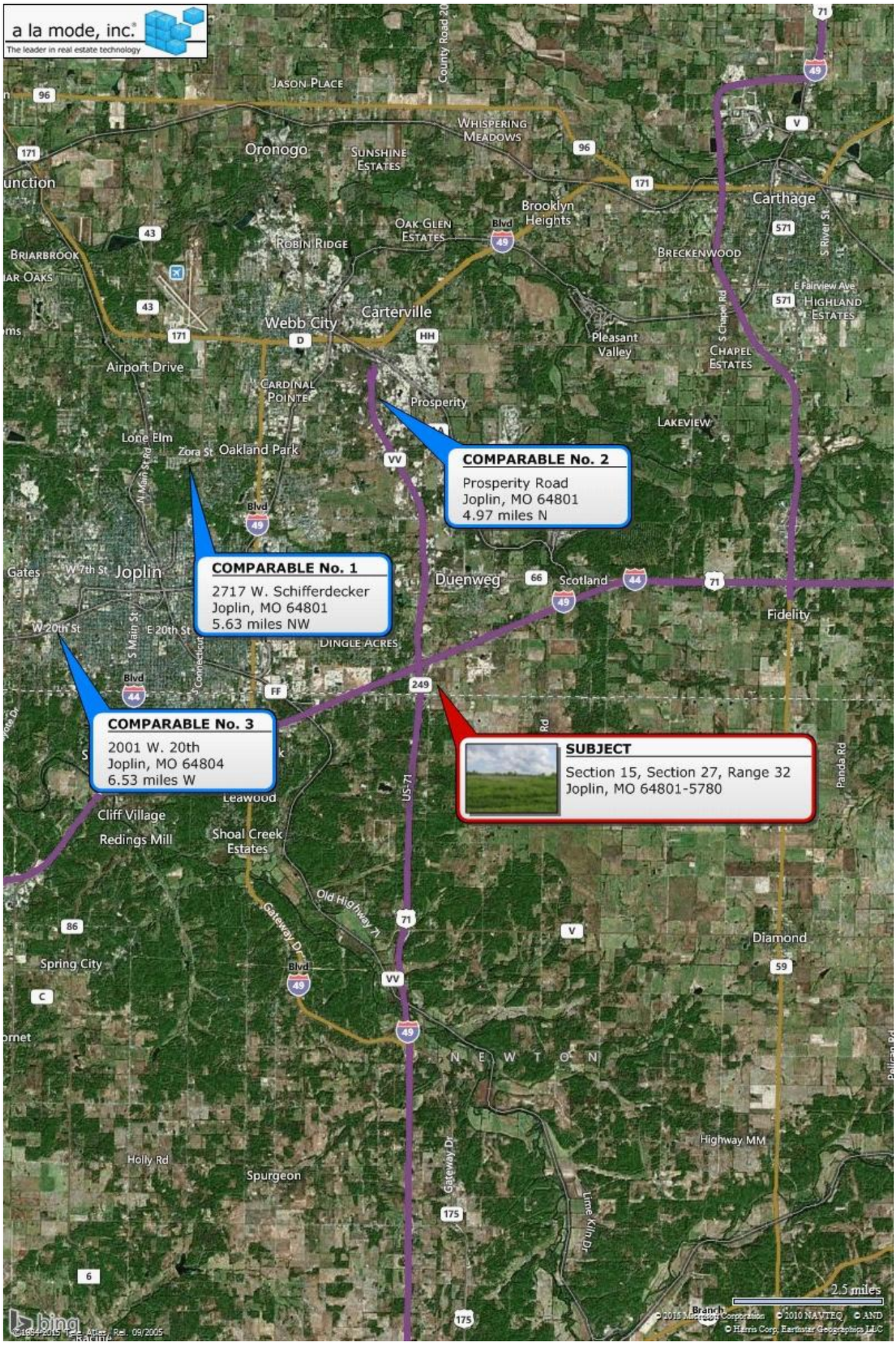
Location Map

Borrower	City Of Joplin						
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Location Map

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Flood Map

Borrower	City Of Joplin						
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Lender/Client	City of Joplin						



Assumptions & Limiting Conditions

File No.: 15093

Property Address:	Section 15, Township 27, Range 32	City:	Joplin	State:	MO	Zip Code:	64801-5780
Client:	City of Joplin	Address:	602 S. Main, Joplin, MO 64801				
Appraiser:	Deborah Pearson	Address:	2401 East 32nd St., Ste. 10-182, Joplin, MO 64804				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, 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.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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, but not limited to, 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.
- 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.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

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Definitions & Scope of Work

File No.: 15093

Property Address: Section 15, Township 27, Range 32 City: Joplin State: MO Zip Code: 64801-5780

Client: City of Joplin Address: 602 S. Main, Joplin, MO 64801

Appraiser: Deborah Pearson Address: 2401 East 32nd St., Ste. 10-182, Joplin, MO 64804

DEFINITION OF MARKET VALUE *:

Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

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Certifications

File No.:

Property Address: Section 15, Township 27, Range 32 City: Joplin State: MO Zip Code: 64801-5780

Client: City of Joplin Address: 602 S. Main, Joplin, MO 64801

Appraiser: Deborah Pearson Address: 2401 East 32nd St., Ste. 10-182, Joplin, MO 64804

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

SIGNATURES

Client Contact: Client Name: City of Joplin

E-Mail: Address: 602 S. Main, Joplin, MO 64801

APPRAISER



Appraiser Name: Deborah Pearson

Company: Deborah Pearson & Co, Inc.

Phone: 417-388-0013 Fax:

E-Mail: mail@dpcprime.com

Date Report Signed: 05/13/2015

License or Certification #: RA003016 State: MO

Designation: Certified General

Expiration Date of License or Certification: 06/30/2016

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 05/05/2015

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date Report Signed:

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection:

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License

Borrower	City Of Joplin						
Property Address	Section 15, Township 27, Range 32						
City	Joplin	County	Jasper	State	MO	Zip Code	64801-5780
Lender/Client	City of Joplin						



State of Missouri

Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2016
ORIGINAL CERTIFICATE/LICENSE NO. RA003016

DEBORAH K PEARSON
DEBORAH PEARSON & CO., INC.
2009 E 35TH
JOPLIN MO 64804
USA

Vanessa Beauchamps
EXECUTIVE DIRECTOR

Jane A. Rackers
DIVISION DIRECTOR