EXHIBIT A

Joplin Redevelopment Corporation Chapter 353 Application
24 January 2016.

200 BLOCK COMMONS: HURLBUT CHAPEL & WHITE TRUCK GARAGE IMPACT OF PLANNED REDEVELOPMENT

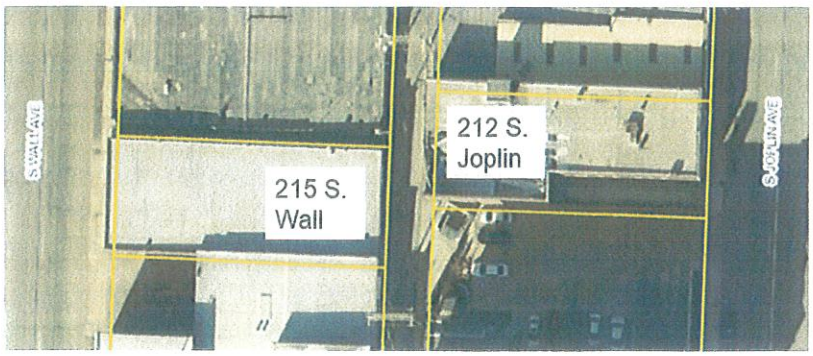
The rehabilitation of the historic White Truck Garage at 215 W. Wall Avenue and the Hurlbut Chapel at 212 S. Joplin Avenue will encourage the redevelopment of the entire Joplin and Wall Avenues Historic District. 200 Block Commons, LLC plans to change these buildings to Class "A" office and retail space with indoor parking. It is anticipated that this "sustainable redevelopment" will bring over 30 jobs to the district and new life to these blighted buildings. This will positively affect the conditions of the surrounding neighborhood and increase property values.

353 Tax Abatement is one of the key elements to the overall development strategy which will include Historic Tax Credits and Brownfield Tax Credits. In today's uncertain financial times, property tax abatement adds inherent value to the property from a lending bank's perspective. The potential for property tax abatement was a positive factor in SimmonsFirst Bank's consideration of the project. Property tax abatement also increases the likelihood of project success by reducing operating costs and required lease rates. Tax abatement was incorporated into the economic operating projection supplied to the State of Missouri's Brownfield Voluntary Cleanup Program to prove the project's viability. 200 Block Commons, LLC plans to remediate over $400,000 in environmental concerns during the rehabilitation. The renovation of this downtown landmark would be cost prohibitive without the aid of the 353 redevelopment program.

1. Address and legal description: 200 Block Commons Redevelopment (2 parcels)

The legal description of the 215 S. Wall Avenue building's lot: All of the North 27 feet and ½ inch of Lot Numbered Eighty-nine (89), and all of the South 20 feet of Lot Numbered Ninety (90) in ORIGINAL TOWN OF MURPHYSBURG, now in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof.

The legal description of the 212 S. Joplin Avenue building's lot: All of the Lot Numbered Seventy-one (71) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof.

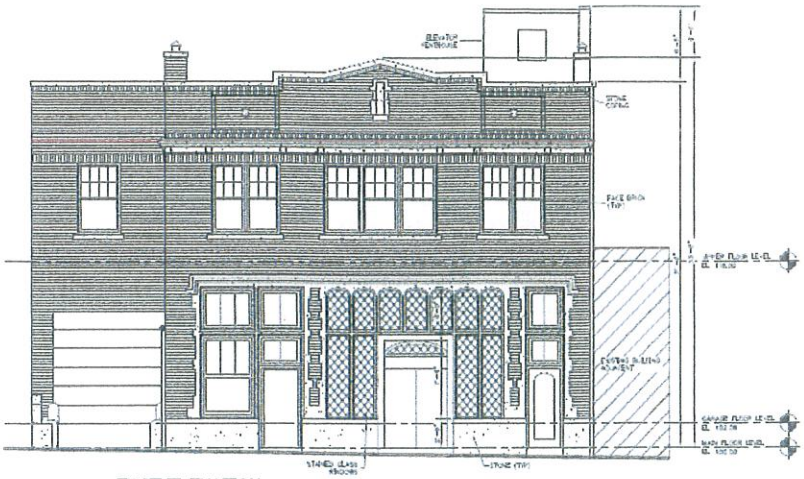


2. Project description: see photos of existing building and renderings of building post redevelopment. Also included is a narrative on scope of the project and the redevelopment team.

This project will redevelop these two historic properties into Class "A" sustainably designed commercial space. The development, in the heart of downtown Joplin, will offer lease spaces equipped for the needs of modern business with historical class. This 16,000 plus square foot rehabilitation will feature an emphasis on "green" environmentally sound construction." Both 215 S. Wall and 212 S. Joplin will have rooftop electricity supplying solar panel systems that will generate more than half of the building's projected usage. The buildings will also feature LED lighting, high efficiency heating, cooling and ventilation systems, low use water management systems, and a traction elevator. The buildings are expected to be ready for occupancy in the 4th quarter of 2016.

212 South Joplin Avenue

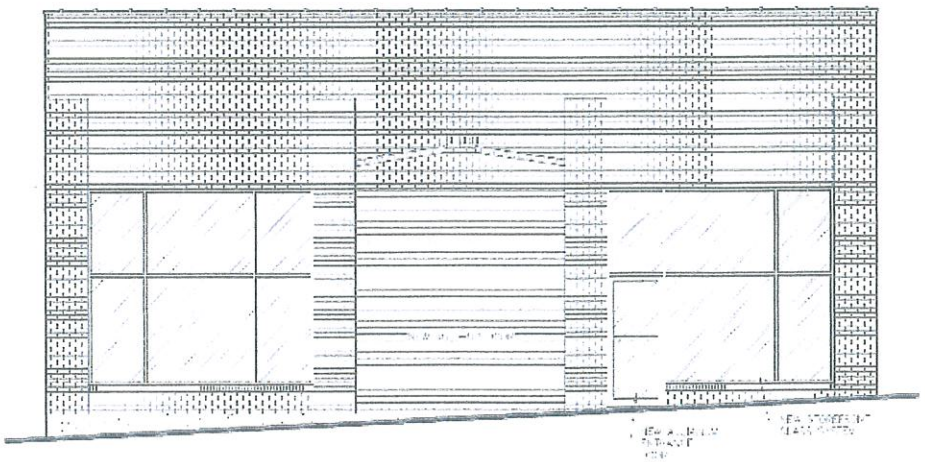




EAST ELEVATION

215 South Wall Avenue





WEST ELEVATION

SCOPE OF WORK SUMMARY: 200 BLOCK COMMONS PROJECT

212 South Joplin

- Demo existing driveway and repave with new 6" thick concrete.
- Demo existing asphalt in the alley to correct adverse slope and repave with new concrete entrance/exit for the garage doors on both 212 and 215.
- Clean exterior brick with Prosoco detergent.
- Tuck-point approximately 10% of the exterior brick.
- Spray Siloxane brick sealer to the exterior.
- 1st floor wall framing per drawings. 2nd floor wall framing is only for men's and women's restrooms.
    - All wall construction to be 2x4 metal studs extending from the slab to the deck above.
- Install new bar joists and decking to replace the existing deteriorated roof framing.
- Install new built up roof with 6" of foam insulation and 20 year roof guarantee.
    - Install new gutter and downspout on the rear of the building.
- Pella aluminum clad wood windows will be installed.
- Hang and finish 5/8" drywall on all new wood framing.
- Laminate the exterior brick walls with 1/2" drywall. Drywall will be glued and shot to the brick.
    - Finish on all drywall to be flat level 4 finish.
- Install new painted 2 panel interior wood doors, custom wood entry doors and steel fire doors.
    - One of the steel doors to be installed at old window in the alley.
- Install custom painted wood trim for windows, doors and baseboard.
- New 2'x2' acoustical drop ceiling on 2nd floor.
- Ceramic tile floors throughout 1st and 2nd floor. The restrooms to have ceramic tile floors and walls.
- Paint drywall, wood doors, steel doors, windows, trim and existing concrete ceilings on 1st floor. The garage walls and ceilings to be sealed with a clear sealer.
- Use the existing elevator shaft for the installation of a new hydraulic elevator.
    - Demo and modify existing elevator and elevator shaft as necessary.
- New electrical service, rough in, trim out and installation of new LED light fixtures throughout 1st and 2nd floor.
- New electric 23 seer HVAC system installed for 1st and 2nd floor.
- Plumbing rough in, trim out and installation of new low water use fixtures.
- Restrooms to have signage, partitions, toilet paper holders, soap dispensers, waste receptacles, diaper changing stations, mirrors and grab bars in handicap stalls.
- Install recessed fire extinguisher cabinets and fire extinguishers.
- Install Knox Box on the front of the building.
- Renovate the existing basement to serve as a storm shelter.

215 South Wall

- Patch concrete floors with concrete patch.
- Stripe the concrete floor for 13 parking slots.
- Install new 12'-0 x 12'-0 insulated steel overhead door. Door to have automatic operator.
- New storefront will be installed in 2 locations on the west side of the building in old storefront openings. One of the storefronts will incorporate a walk door.
- Install a new steel door and frame in the rear of the building. This door will allow the building to have a walk door on both ends of the building.
- Install fire extinguisher cabinets and fire extinguishers.
- Parking signage
- Install a 160° convex mirror in the alley for cars to see traffic in the alley.
- Install LED strip lights.
- Install Knox Box on the front of the building.
- Electric vehicle charging station.

The Redevelopment Team:

a. Developers: Commons Based, LLC (Jeff and Carolina Neal, the principals of Neal Group Construction, LLC based in Joplin.)
b. Architects: Steven W. Lacy
c. Engineers: PLJBD, and Green Engineering.
d. Legal: Husch, Blackwell, Sanders: Shawn Whitney
e. Accounting: Elliott, Robinson, and Company, LLP: Jacob Sanders
f. Historical Consulting: Lafser & Associates: Matt Bivens
g. Environmental Consulting: Lafser & Associates: Fred Lafser
h. Construction: Neal Group Construction

3. Property currently in the control of the applicant: Applicant owns both properties.

4. Project nature: Non-residential

5. Relocation of commercial facilities: Final lease-up tenants are unknown. It is probable that some tenants will be relocated from other buildings in the area. However, several employers have expressed interest who would be bringing new employment to the area. The Redevelopment Corporation's benefits are particularly important to this project because tax abatement lowers the cost of operating the building, which makes possible lower per square foot lease rates designed to attract tenant employers to the city's blighted areas. Additionally as the first substantial rehabilitation in the Joplin and Wall Historic District, this development will increase property values in the district and demonstrate the viability of "green" restorations.

6. Project budget:

TOTAL 200 BLOCK COMMONS PROJECT COST		
Property: 212 S. Joplin Avenue	$	29,484.00
Property: 215 S. Wall Avenue	$	77,941.60
Construction/Remediation 212	$	893,120.67
Construction/Remediation 215	$	164,028.99
Solar Energy System (Incl. in Construction/Remediation)		
Professional Fees	$	25,000.00
Miscellaneous Paid Costs	$	25,000.00
Development Fee (10%)	$	17,575.11
Deferred Development Fee (90%)	$	158,176.02
Construction Loan Interest	$	20,802.50
Builder's Risk Insurance	$	12,000.00
Working Capital/Contingency	$	63,428.98
TOTAL PROJECT COST	**$**	**1,486,557.87**

7. Possible tenants with an expressed interest in the building include:

MidWestern Interactive, LLC
Jolly Monk Micro-Brewery
Whitehill Enterprises
Commons Based, LLC
Conrow Construction
Core Brewing

8. Job generation projections: The building is anticipated to have a total work force of more than 30 people. Total jobs projected within 24 months of lease date:

MidWestern Interactive, LLC	14 Employees
Jolly Monk Micro-Brewery	5 Employees
Whitehill Enterprises, LLC	7 Employees
Commons Based, LLC	6 Employees
Conrow Construction	5 Employees
Core Brewing	Unknown

9. Not applicable, not residential.

10. Project folder, including owner, existing and future use of property, photographs of the existing facility and drawings of renovation plans, plot plans, parking, etc., current ad valorem taxes on the property, reassessment document to support value after investment.

Owner: 200 Block Commons, LLC.
Existing Uses: vacant and warehouse facility

Future Use: Class "A" Office Space, retail, and indoor parking/warehousing.
Photographs, drawings, & parking: see appendices.
Current ad valorem taxes on the properties: see below and attachments

212 South Joplin Avenue — 2015 Real Estate Taxes: **$253.06**
Total Assessed Value: $4,490
Total Appraised Value: $14,040

215 South Wall Avenue — 2015 Real Estate Taxes: **$795.53**
Total Assessed Value: $14,110
Total Appraised Value: $44,090

Estimated Market Value of the Property "As Complete and Stabilized" (see attached appraisals)

212 South Joplin Avenue — **$1,300,000**

215 South Wall Avenue — **$147,000**

212 South Joplin Calculations:

$1,300,000 - $14,040 = $1,285,960 x 32% = $411,507.20 / 100 = $4,115.07 X 4.6159 = $18,944.76

Total Annual Estimated Abated Tax for 212 = $18,944.76

215 South Wall Calculations:

$147,000 - $44,090 = $102,910 X 32% = $32,931.20 / 100 = $329.31 X 4.6159 = $1,520.07

Total Annual Estimated Abated Tax for 215 = $1,520.07

TOTAL ESTIMATED ANNUAL ABATED TAX FOR BOTH PROPERTIES: $20,464.83

11. Appraisal and Property Purchase Contracts: See attached appraisal summary sheets.

Prepared by: Jeff Neal, 200 Block Commons, LLC, (417) 849 -1605
215 S. Wall Avenue, Joplin, MO 64801

200 Block Commons

Hurlbut Chapel Building built 1921, 212 S. Joplin Avenue
White Motor Truck Building built 1912, 215 S. Wall Avenue

16,000 sf Commons Based Sustainable Development:

$1.5 million rehabilitation of two existing National Register listed buildings.

75 Kw producing rooftop solar panels for near energy self sufficiency

LED lighting and high SEER heat pumps for maximum efficiency

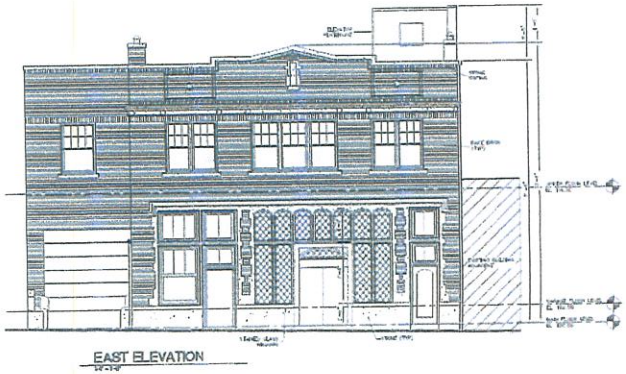
Non Hydraulic Traction Elevator

Low water usage fixtures

R-30 rigid foam insulated roof

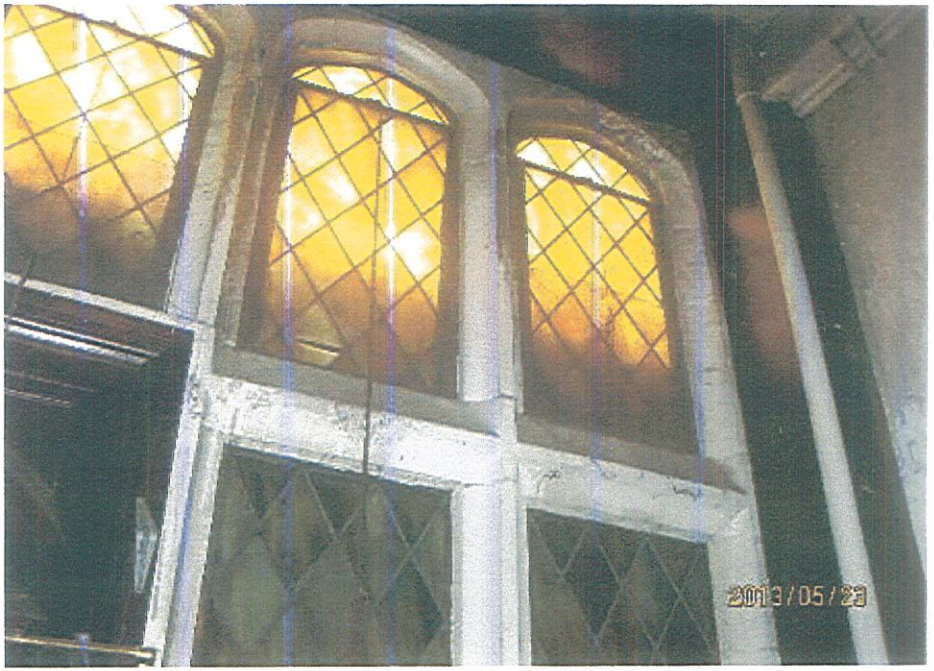
Flexible office concepts and potential retail use

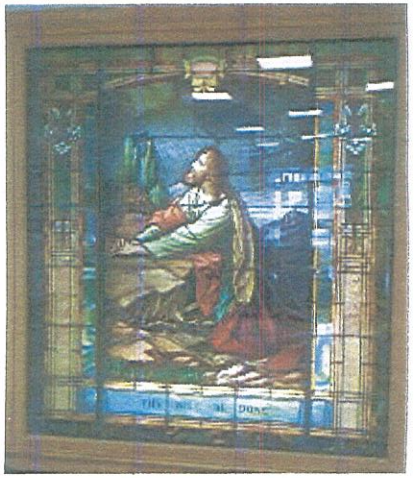




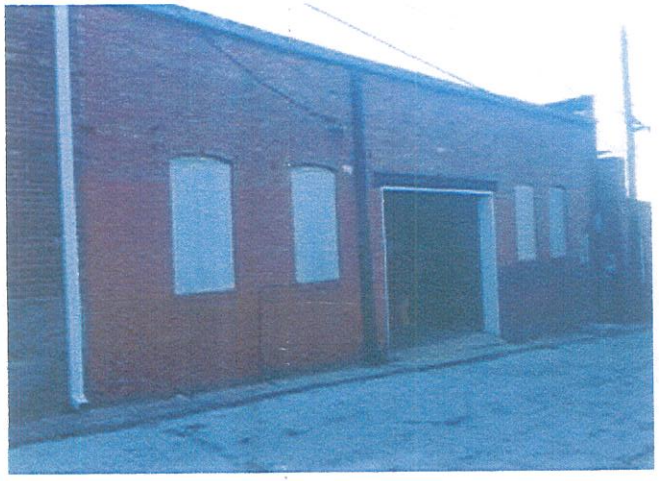
Positive Building Characteristics

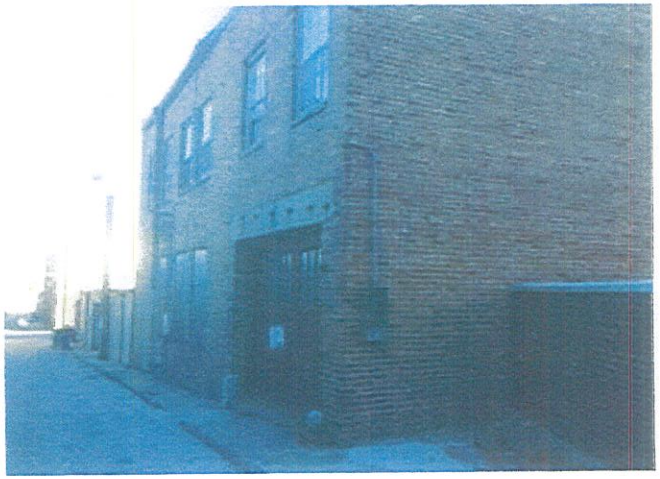
- National Register of Historic Places Listed Building
- 13 Indoor Parking Spaces
- Reinforced Concrete Construction
- Stained glass front windows
- Fireproof Stairwell
- Passenger Elevator
- Basement Storm Shelter
- Reinforced Roofs
- Clean Slate Open 2nd Floor
- State Certified Clean: following participation in Brownfield Voluntary Clean Up Program



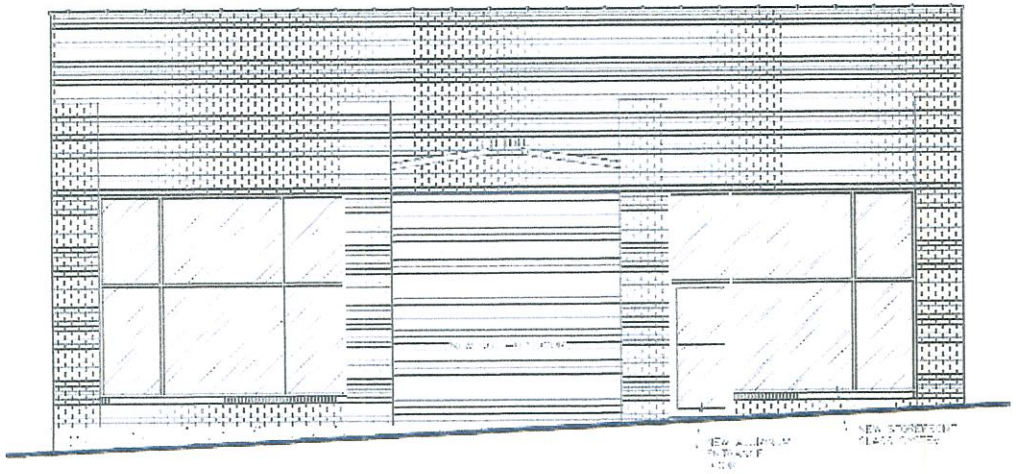


Roll up and Walk Doors will join the two buildings across a 20 ft alley

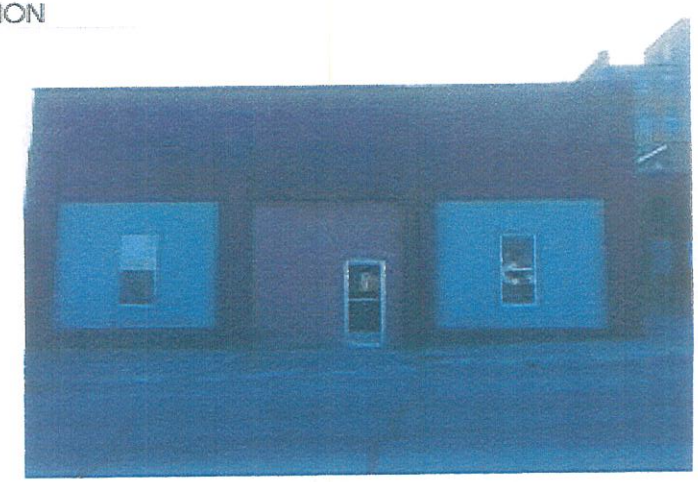




Former White Truck Sales Building As Private Parking



WEST ELEVATION

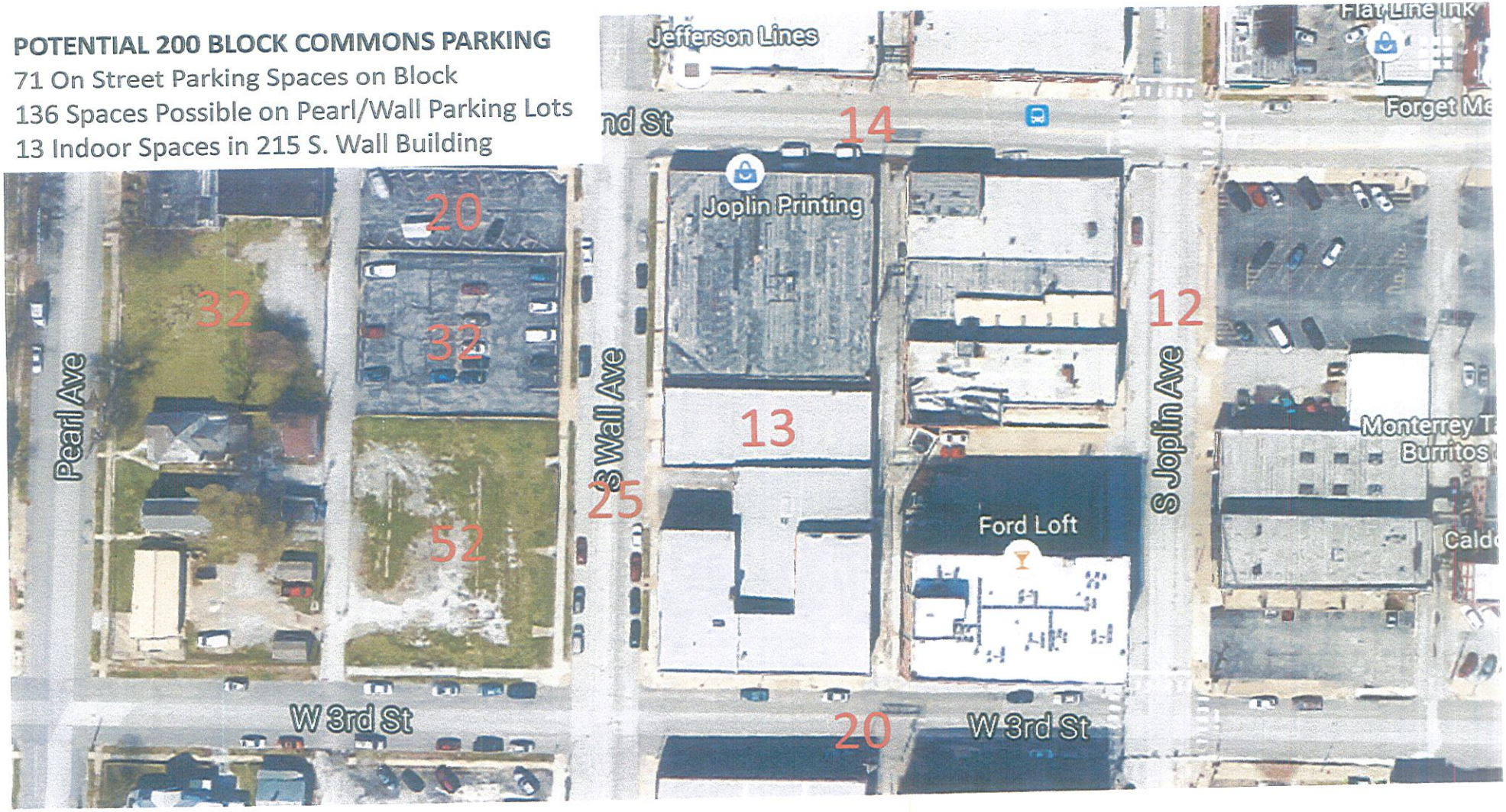


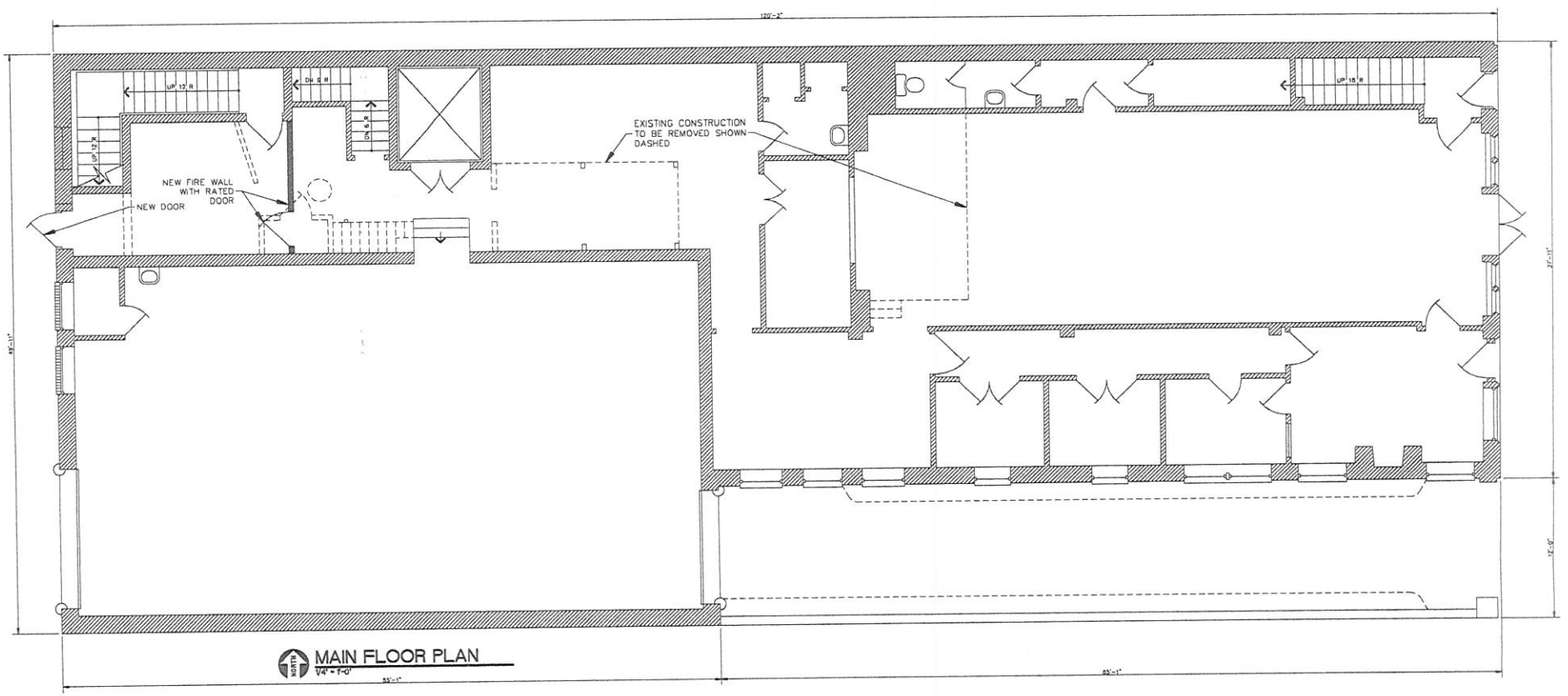
POTENTIAL 200 BLOCK COMMONS PARKING

71 On Street Parking Spaces on Block

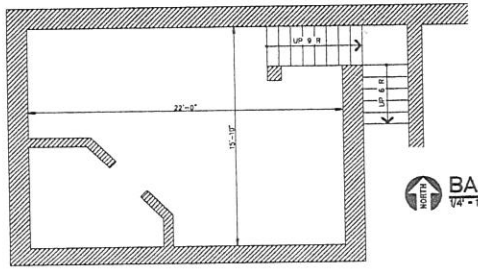
136 Spaces Possible on Pearl/Wall Parking Lots

13 Indoor Spaces in 215 S. Wall Building





MAIN FLOOR PLAN
1/4" = 1'-0"



BASEMENT FLOOR PLAN
1/4" = 1'-0"

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BUILDING REHABILITATION PROJECT
200 BLOCK COMMONS
215 WALL STREET AND 212 JOPLIN AVENUE
JOPLIN, JASPER COUNTY, MISSOURI

Revisions

Sheet Title
MAIN FLOOR PLAN
212 JOPLIN
JULY 25, 2015

PRELIMINARY DRAWING
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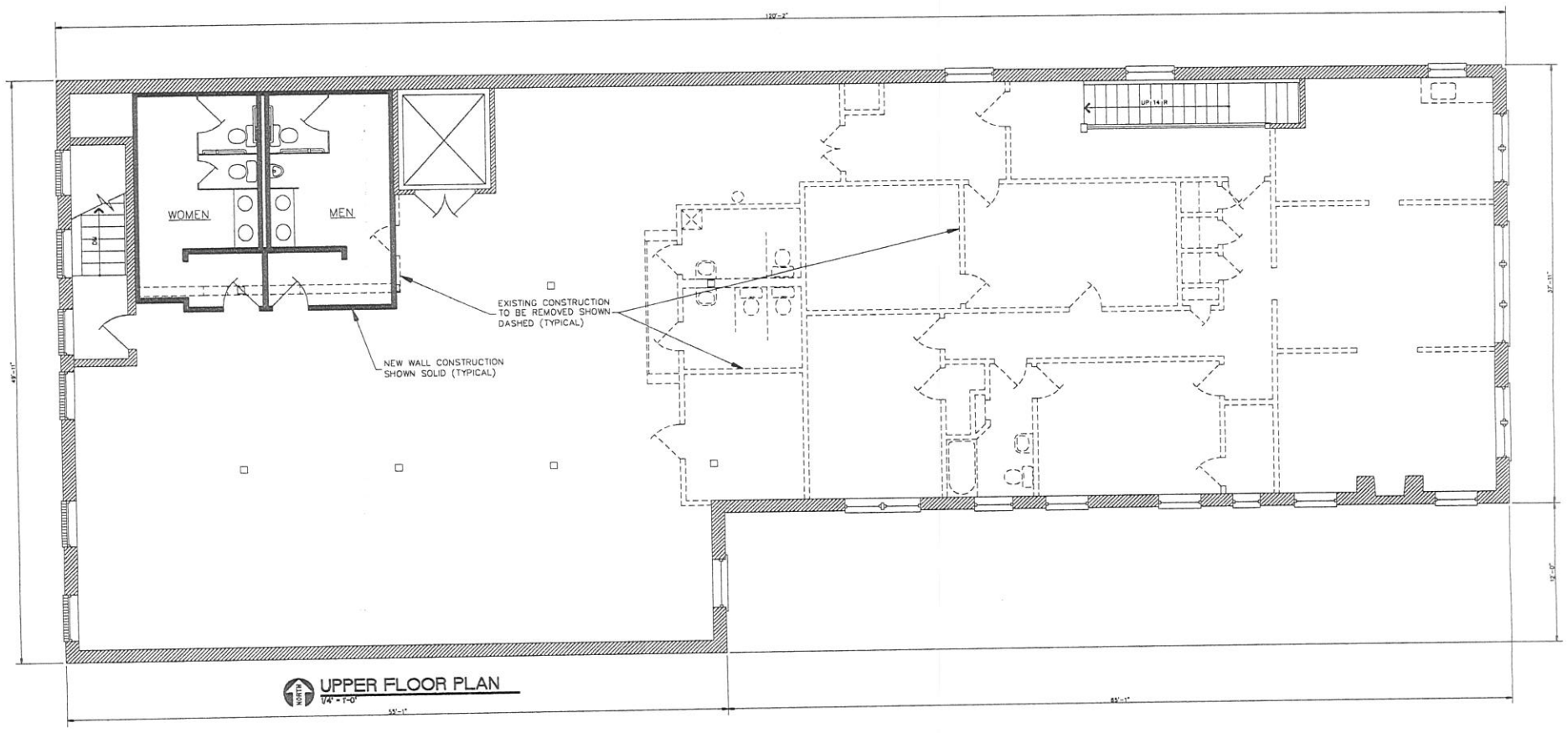

UPPER FLOOR PLAN
1/4" = 1'-0"

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BUILDING REHABILITATION PROJECT
200 BLOCK COMMONS
215 WALL STREET AND 212 JOPLIN AVENUE
JOPLIN, JASPER COUNTY, MISSOURI

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UPPER FLOOR PLAN
212 JOPLIN
JULY 25, 2015

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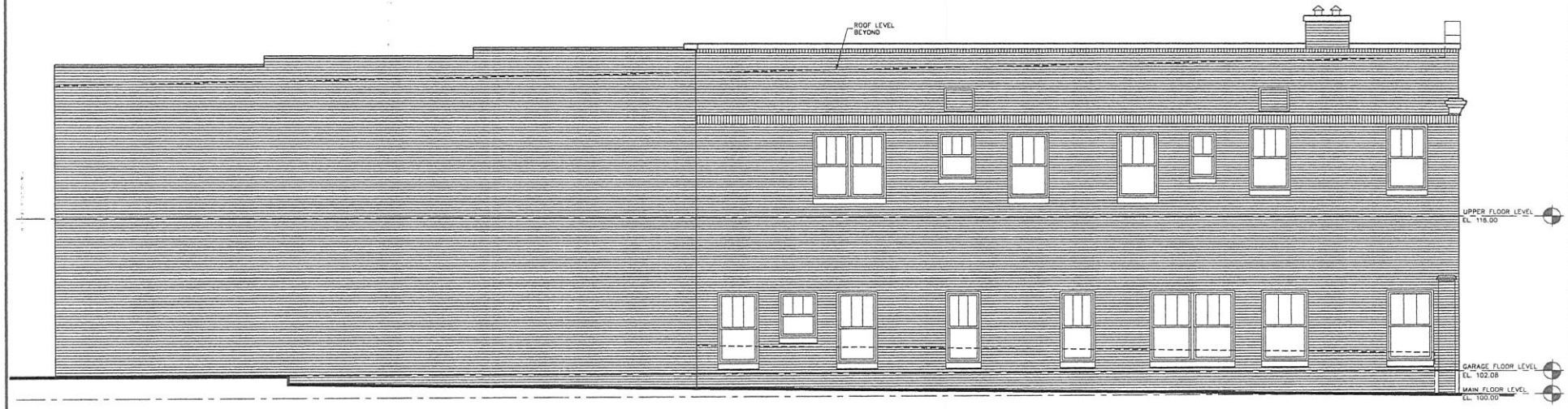

SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

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BUILDING REHABILITATION PROJECT
200 BLOCK COMMONS
215 WALL STREET AND 212 JOPLIN AVENUE
JOPLIN, JASPER COUNTY, MISSOURI

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EXTERIOR ELEVATIONS SOUTH AND EAST
212 JOPLIN
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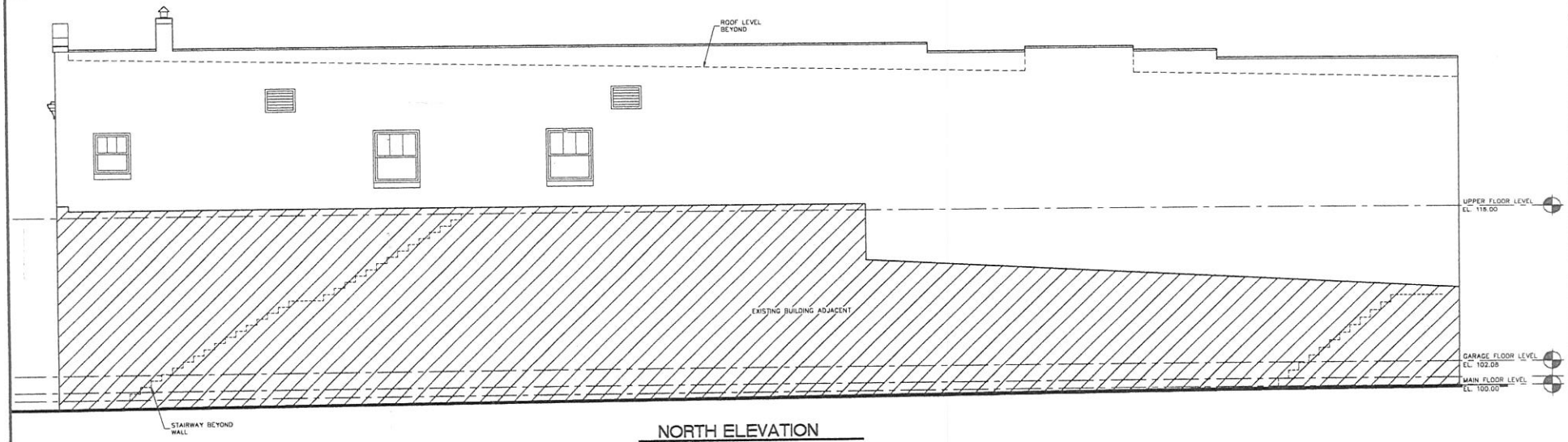

NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

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BUILDING REHABILITATION PROJECT
200 BLOCK COMMONS
215 WALL STREET AND 212 JOPLIN AVENUE
JOPLIN, JASPER COUNTY, MISSOURI

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Sheet Title
EXTERIOR ELEVATIONS
NORTH AND WEST
212 JOPLIN
JULY 25, 2015

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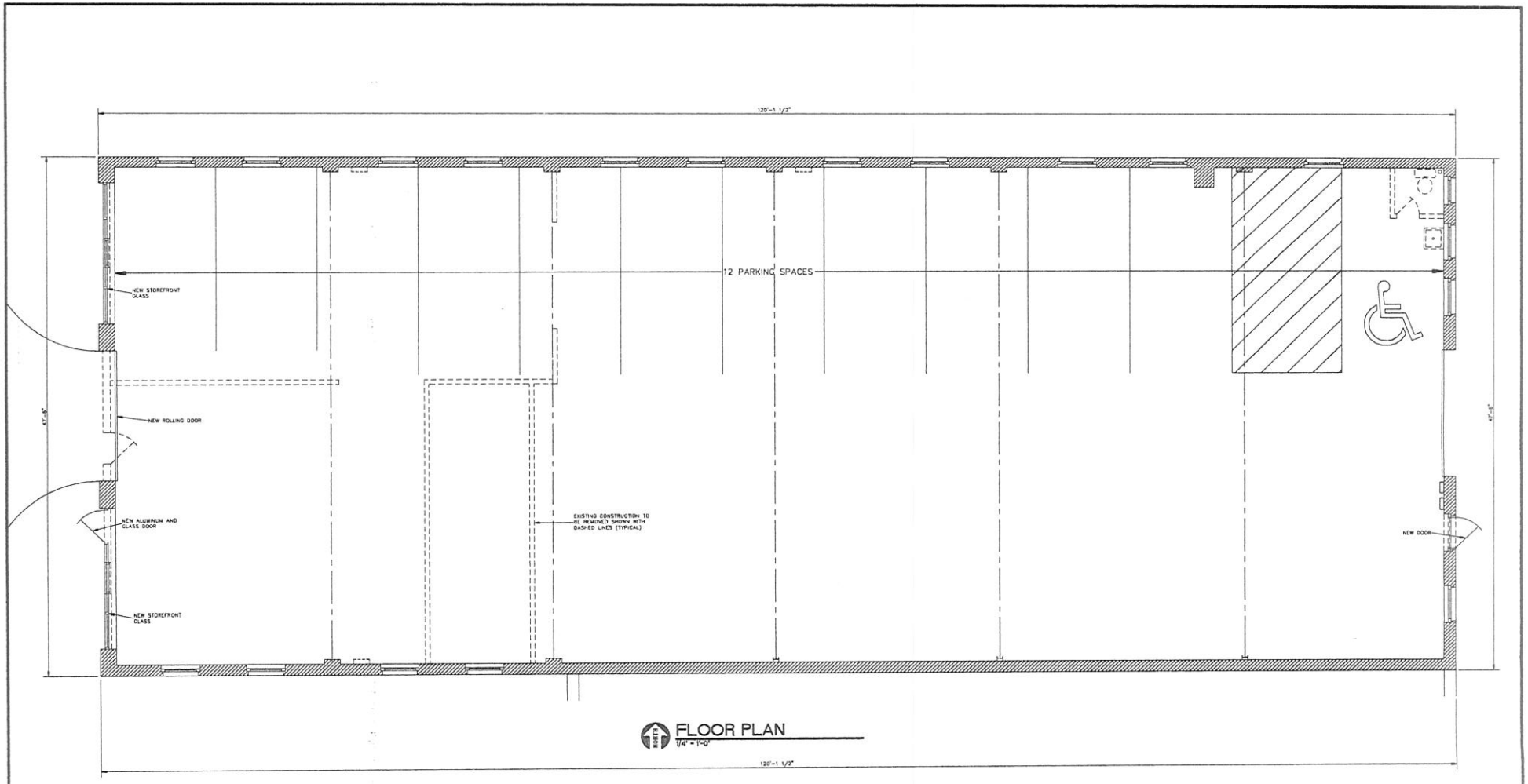

NORTH

FLOOR PLAN

1/4" = 1'-0"

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200 BLOCK COMMONS
215 WALL STREET AND 212 JOPLIN AVENUE
JOPLIN, JASPER COUNTY, MISSOURI

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FLOOR PLAN
215 WALL
JULY 25, 2015

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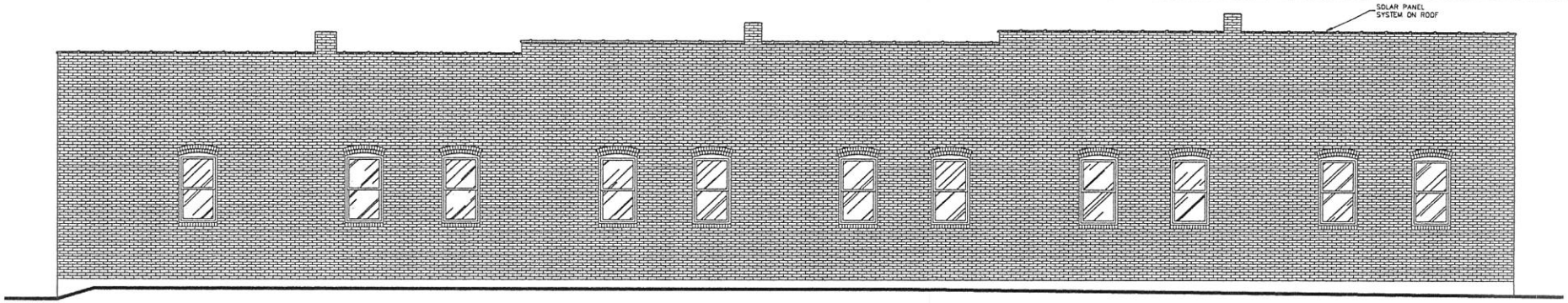

NORTH ELEVATION
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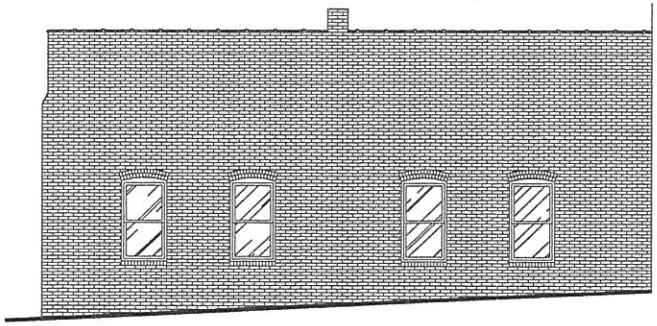

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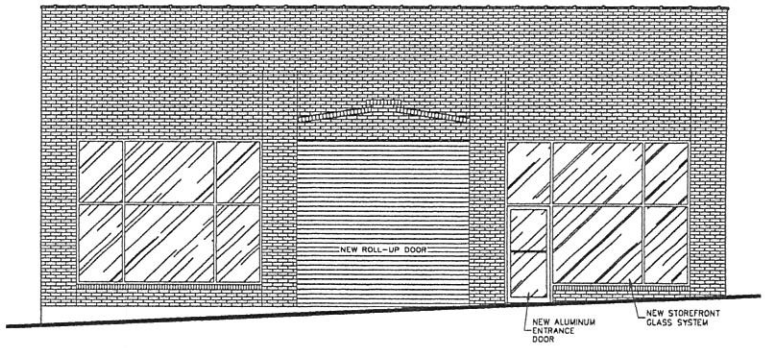

WEST ELEVATION
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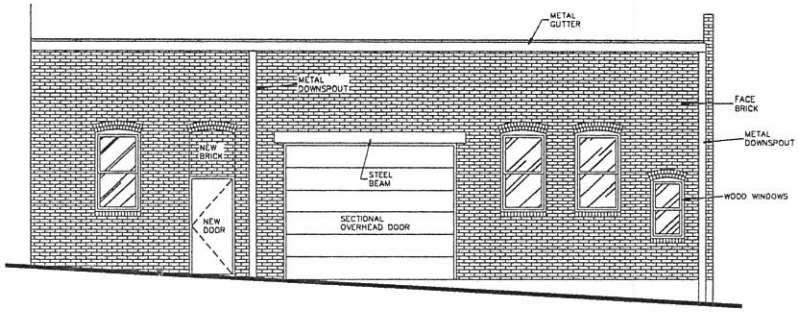

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200 BLOCK COMMONS
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215 WALL
JULY 25, 2015

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Simmons Bank

September 25, 2015

Mr. Jeffrey A. Neal
200 Block Commons, LLC
307 Metalwood Circle
Carl Junction, MO 64834

RE: 215 S. Wall & 212 S. Joplin

Dear Mr. Neal:

Please accept this letter of commitment from Simmons Bank, regarding funding of your requested loans to 200 Block Commons, LLC for the development of properties located at 215 S. Wall and 212 S. Joplin, in Joplin, Missouri. The bank will fund $1,010,000.00 of the total project cost contingent upon a corresponding cash and capital injection by 200 Block Commons, LLC equal to 20% of the project cost and Missouri Brownfield Voluntary Cleanup Program funding.

Please let me know if you require additional information.

Sincerely,

Jeffrey A. Williams
Community Bank Executive
NMLS #710912

Mark S. Tackett, MAI, Inc.
Commercial Real Estate Valuation
1 Whitwick Lane, Bella Vista, AR 72715
Phone: 479-876-1381 Cell: 479-936-6159 Email: marktackettmai@gmail.com

LETTER OF TRANSMITTAL

September 30, 2015

Ms. Angela Hinman
Simmons First Bank
501 S. Main
Pine Bluff, AR 71601

RE: An appraisal of a retail/office property located at 212 S. Joplin Avenue, in the City of Joplin, Jasper, County, Missouri.

Dear Ms. Hinman:

At your request and authorization, I have prepared an appraisal of the market value, as herein defined, of the fee simple interest in the real property that is the subject of this appraisal. This appraisal was requested by Simmons First Bank. I hereby certify that I have inspected the subject property and have made a survey of matters pertinent to the estimation of its value.

The following is an Appraisal Report, in summary format, displaying the data gathered in my investigation, the methods of appraisal employed, and my reasoning in deriving my opinions of market value. Some of the supporting documentation is retained in the appraisal file. The value conclusions are based upon an analysis of relevant data and are contingent upon the Assumptions and Limiting Conditions, and the specific extraordinary assumptions which appear below. It is the opinion of the appraiser the market value of the subject property "as complete & stabilized", as of the effective appraisal date of September 15, 2015, was as follows:

ESTIMATED MARKET VALUE OF THE LEASED FEE INTEREST
"AS COMPLETE AND STABILIZED"
ONE MILLION THREE HUNDRED THOUSAND DOLLARS
$1,300,000

Because the subject will be like new upon completion the estimated lease-up time is less than 12 months subsequent to completion of construction. Therefore, no discount due to lease-up has been applied and the market value "as complete" is the same as the market value "as complete and stabilized".

The appraisers also considered the market value of the subject "as is". It is the opinion of the appraiser the market value of the subject property "as is", as of the effective appraisal date of September 15, 2015, was as follows.

ESTIMATED MARKET VALUE OF THE FEE SIMPLE INTEREST - "AS IS"
FORTY TWO THOUSAND DOLLARS
$42,000

The opinions of market value are based upon the following Extraordinary Assumptions:
1. That the land and building sizes are materially as indicated in this report,

2. All building systems and mechanicals will be operational and functioning adequately upon completion of construction;
3. The improvements will be structurally sound and capable of performing their economic function;
4. There are no environmentally hazardous materials or conditions affecting the property.
5. The proposed solar panels, at an expected cost of about $170,000, whether mounted on the roof of 215 S Wall or 212 S Joplin, are primarily for the benefit of the retail/office building at 212 S. Joplin and have been considered as such and included in this valuation.

If any, or all, of these assumptions prove to be untrue, the preceding value estimates could be influenced.

The above displayed opinion of market value "As Complete and Stabilized" is made subject to completion of plans and specifications on the basis of a hypothetical condition that the improvements have been completed as of the effective date of this appraisal report. This hypothetical condition is known to be false but used for the purposes of appropriate analysis of the subject.

It is also an extraordinary assumption regarding the "As Complete and Stabilized" market value that all plans/specs will be completed per the written & verbal information provided by the owner.

The appraisal has been prepared and reported to conform with the *Uniform Standards of Professional Appraisal Practice* (USPAP) and 12 CFR Section 34.44, OCC Rules and Regulations. This appraisal was prepared for Simmons First Bank and is intended only for use by its internal management, auditors, and as applicable, appropriate regulatory authorities. The intended use is limited to assisting Simmons First Bank in business decisions regarding the subject property.

Sincerely,

Mark S. Tackett

STATE OF MISSOURI
MARK S.
TACKETT
NUMBER
2007011648
GENERAL
CERTIFIED REAL ESTATE APPRAISER

Mark S. Tackett, MAI,
AR Certified Gen. Appraiser No.1394
KY CGA #4971
MO CGA No. 2007011648
OK CGA No. 12885

JASPER COUNTY TAX RECEIPT

2015 REAL ESTATE

Stephen H. Holt, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
601 S. Pearl
Joplin, MO 64801

200 BLOCK COMMONS
307 METALWOOD CIR
CARL JUNCTION MO 64834

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

PARCEL ID#:	19-2.0-03-040-021-006.000
CODE NUMBER:	33-9380-0
SEC, TWN, RNG:	3-27-33
ACRES:	0.14
SITUS ADDRESS:	212 S JOPLIN AVE
M-CODE:	0

DELINQ YEARS: NONE

MURPHYSBURG ORIG LOT 71

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			4,490
		TOTAL VALUATION	4,490

Tax District	Levy per $100	Total Tax
STAT	0.0300	1.35
COUN	0.1050	4.19
SHFL	0.0852	3.40
MH	0.0852	3.40
R8	3.6600	146.03
JORD	0.2226	8.88
CJOP	0.4279	17.07
SRTX	1.0200	45.80
TORTIF		22.94

TAX		253.06
		253.06

PAID

VALIDATED BY
STEPHEN H. HOLT - JASPER COUNTY COLLECTOR

DATE: 12/03/2015 AMOUNT PAID: 253.06 RECEIPT #: 800115

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Mark S. Tackett, MAI, Inc.
Commercial Real Estate Valuation
1 Whitwick Lane, Bella Vista, AR 72715
Phone: 479-876-1381 Cell: 479-936-6159 Email: marktackettmai@gmail.com

LETTER OF TRANSMITTAL

September 25, 2015

Ms. Angela Hinman
Simmons First Bank
501 S. Main
Pine Bluff, AR 71601

RE: An appraisal of an office/warehouse/private parking garage located at 215 S. Wall Avenue, in the City of Joplin, Jasper, County, Missouri.

Dear Ms. Hinman:

At your request and authorization, I have prepared an appraisal of the market value, as herein defined, of the fee simple interest in the real property that is the subject of this appraisal. This appraisal was requested by Simmons First Bank. I hereby certify that I have inspected the subject property and have made a survey of matters pertinent to the estimation of its value.

The following is an Appraisal Report, in summary format, displaying the data gathered in my investigation, the methods of appraisal employed, and my reasoning in deriving my opinions of market value. Some of the supporting documentation is retained in the appraisal file. The value conclusions are based upon an analysis of relevant data and are contingent upon the Assumptions and Limiting Conditions, and the specific extraordinary assumptions which appear below. It is the opinion of the appraiser the market value of the subject property "as complete & stabilized", as of the effective appraisal date of September 15, 2015, was as follows:

ESTIMATED MARKET VALUE OF THE FEE SIMPLE INTEREST
"AS COMPLETE AND STABILIZED"
ONE HUNDRED FORTY SEVEN THOUSAND DOLLARS
$147,000

Because the subject is owner occupied and would tend to sell to another owner occupant the above displayed market value "as complete and stabilized" is also considered the market value "as complete" as there would be no discount for lease-up.

The appraisers also considered the market value of the subject "as is". It is the opinion of the appraiser the market value of the subject property "as is", as of the effective appraisal date of September 15, 2015, was as follows.

ESTIMATED MARKET VALUE OF THE FEE SIMPLE INTEREST - "AS IS"
ONE HUNDRED THOUSAND DOLLARS
$100,000

The opinion of market value is based upon the following Extraordinary Assumptions:
1. That the land and building sizes are materially as indicated in this report,
2. All building systems and mechanicals are operational and functioning adequately;

3. The improvements are structurally sound and capable of performing their economic function;
4. There are no environmentally hazardous materials or conditions affecting the property.
5. The proposed solar panels, at an expected cost of about $170,000, whether mounted on the roof of 215 S Wall or 212 S Joplin, are primarily for the benefit of the retail/office building at 212 S. Joplin and have been considered as such and not included in this valuation of 215 S. Wall.

If any, or all, of these assumptions prove to be untrue, the preceding value estimates could be influenced.

The above displayed opinion of market value "As Complete and Stabilized" is made subject to completion of plans and specifications on the basis of a hypothetical condition that the improvements have been completed as of the effective date of this appraisal report. This hypothetical condition is known to be false but used for the purposes of appropriate analysis of the subject.

It is also an extraordinary assumption regarding the "As Complete and Stabilized" market value that all plans/specs will be completed per the written & verbal information provided by the owner.

The appraisal has been prepared and reported to conform with the *Uniform Standards of Professional Appraisal Practice* (USPAP) and 12 CFR Section 34.44, OCC Rules and Regulations. This appraisal was prepared for Simmons First Bank and is intended only for use by its internal management, auditors, and as applicable, appropriate regulatory authorities. The intended use is limited to assisting Simmons First Bank in business decisions regarding the subject property.

Sincerely,

Mark S. Tackett, MAI,
AR Certified Gen. Appraiser No.1394
KY CGA #4971
MO CGA No. 2007011648
OK CGA No. 12885



JASPER COUNTY TAX RECEIPT

2015 REAL ESTATE

Stephen H. Holt, Collector

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200 BLOCK COMMONS
307 METALWOOD CIR
CARL JUNCTION MO 64834

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

PARCEL ID#:	19-2.0-03-040-021-003.000
CODE NUMBER:	33-9391-0
SEC, TWN, RNG:	3-27-33
ACRES:	0.13
SITUS ADDRESS:	215 S WALL AVE
M-CODE:	0

DELINQ YEARS: NONE

MURPHYSBURG ORIG N 27' 6.5" LOT 89 & S 20' LOT 90

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			14,110
		TOTAL VALUATION	14,110

Tax District	Levy per $100	Total Tax
STAT	0.0300	4.23
COUN	0.1050	13.22
SHFL	0.0852	10.73
MH	0.0852	10.73
R8	3.6600	460.79
JORD	0.2226	28.03
CJOP	0.4279	53.87
SRTX	1.0200	143.92
TORTIF		69.71
TAX		795.23
		795.23

PAID

VALIDATED BY
STEPHEN H. HOLT - JASPER COUNTY COLLECTOR

DATE: 12/03/2015 AMOUNT PAID: 795.23 RECEIPT #: 800116

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES