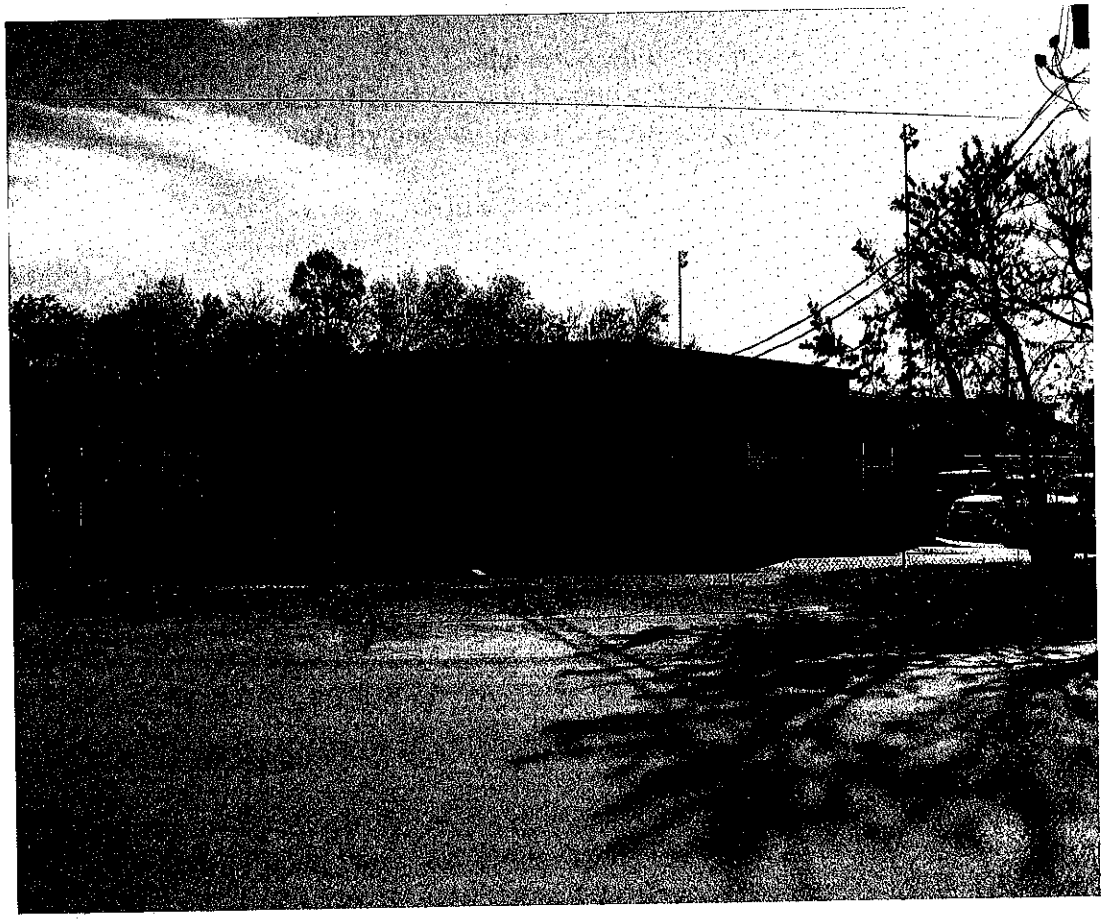
CITY OF JOPLIN MISSOURI
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PARKS AND RECREATION

REAL ESTATE APPRAISAL REPORT

Crossline Churches of Joplin
131 S. High Street
Joplin, MO 64801
Phone 417-782-8384



Area of Contiguous Ownership:	1.34 acre (58,370 SF)
Appraiser:	Phil W. Erwin
Effective Date of Appraisal:	October 24, 2014

1. Purpose of Appraisal

The purpose of this appraisal report is to provide the client with an accurate, and adequately supported opinion of the market value of the subject property.

A. Value Definition:

> Fair market value is defined in Missouri Condemnation Practice (1973, the Missouri Bar, Section 4.2) as:
>
> "...the price which the property in question would bring when offered for sale by one willing but not obligated to sell it, and when bought by one willing or desirous to purchase it but who is not compelled to do so.
>
> In determining fair market value you should take into consideration all the uses to which the property may best be applied or for which it is best adapted, under existing conditions and under conditions to be reasonable expected in the near future."

B. Interest Appraised: Fee simple interest.

C. Scope of Appraisal: The area under appraisement is located in Jasper County in Joplin, Missouri. A thorough search involving the collection, confirming, and reporting data was made in Jasper County along with information available from the adjoining Newton County area.

2. Location of Realty

This property is located approximately is located approximately 100 ft. South of the intersection of High Street and Broadway on the East side of High Street. It lies North and adjacent to Joe Becker Stadium and the physical address is 131 S. High St., Joplin, Missouri 64801.

3. Legal Description

All of Lots Numbered Two (2), Three (3) and Four (4) EXCEPT the West 20 feet and all of Lot Numbered Five (5) in TAYLOR'S ADDITION TO EAST JOPLIN CITY, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof.

4. Transfers Within Past 5 Years and Current Contracts, Options or Listings

There have been no transfers of record within the past 5 years.

5. Area Trend

Joplin is located along Highway I-44, its passage to the west into Oklahoma. In recent years, the residential development of Joplin has spread north to about Webb City. Historic US Route 66 passes through Joplin. In the 1990s, the city continued to expand eastward toward Route 249 (I-49). Large-scale development occurred along Range Line Road, particularly around Northpark Mall. Interstate 44 connects Joplin with Springfield and St. Louis to the east and Tulsa and Oklahoma City to the west. Interstate 49 runs east of the city, connecting Joplin to Kansas City to the north and Ft. Smith, AR to the south.

Joplin offers nearly 2,500 hotel rooms, the majority located within a 1/4 mile area of Range Line and I-44. It has the 30,000-square-foot John Q. Hammons Convention and Trade Center, which serves as the primary event facility for conventions, associations, and large events. Downstream Casino Resort with 374 room availability is located at the Oklahoma/Kansas, Missouri borders and continues to draw tourists as a destination entertainment resort.

The city has a total area of 35.5 square miles. In 2013, there were 50,789 people, 23,322 households, and The median income for a household in the city was $38,192. Joplin is home to thirteen public elementary schools, three middle schools, and one high school in the Joplin R-VIII School District: and is home to Missouri Southern State University and Ozark Christian College. The city has two major hospitals, Mercy Health System and Freeman Health System, and Landmark Long-term Care which serve the region. Numerous buildings in Joplin have been listed on the National Register of Historic Places for their historic and architectural significance. Recently, the city has undertaken a project to revitalize its Main Street downtown district. It has refurbished sidewalks and added new lamp posts to highlight the historic center of the city.

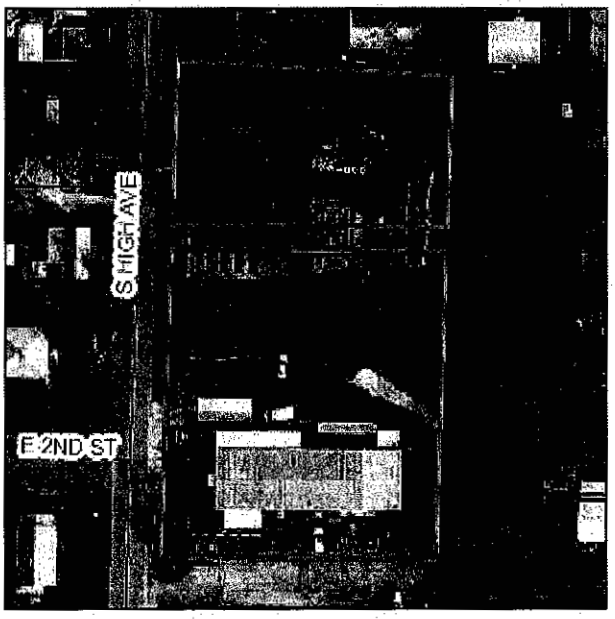
Numerous trucking lines such as Conway Trucking are headquartered in town, as the city is situated near the geographic and population centers of the nation. Eagle-Picher Industries, TAMKO Building Products, AT&T Communications and FAG Bearings are noted employers in Joplin The city is served by the Joplin Regional Airport located in the north of town near Webb City.

Joplin is served by the mainline of the Kansas City Southern (KCS) railroad, as well as by branchlines of the BNSF Railway and Missouri and Northern Arkansas Railroad

(MNA). In addition the Joplin Regional Airport, owned and operated by the City of Joplin serves the commercial, military, cargo, general aviation, and corporate aviation needs of southwestern Missouri.

6. Description of Realty

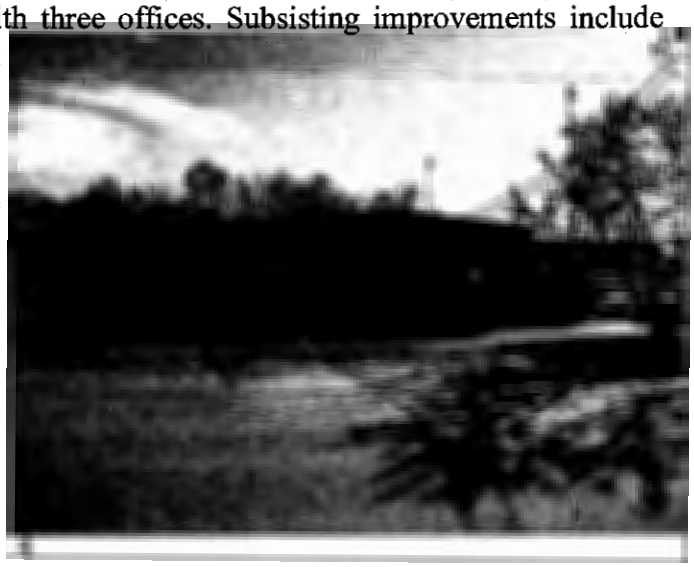
A. Zoning: R-2 Residential.



B. Land: This is a 1.34 acre (58,370 SF) rectangle shaped parcel with access gained over two paved 18 ft. entrances from High Street fronting along the West boundary. The lot measures 328 ft. x 188 ft. and the topography is level with good drainage and has approximately 328 feet of frontage along High Street. The parcel is located inside the city limits of Joplin and is served by electricity, telephone, with city water, cable, and city sewers.
A 16 ft. wide alley traverses East and West midway through the parcel and visibly appears grown over and part of the land. Full title information is not available as of this date to reveal if alley has been vacated by the City of Joplin.

C. Structural Improvements and Fixtures Owned by Fee holder:

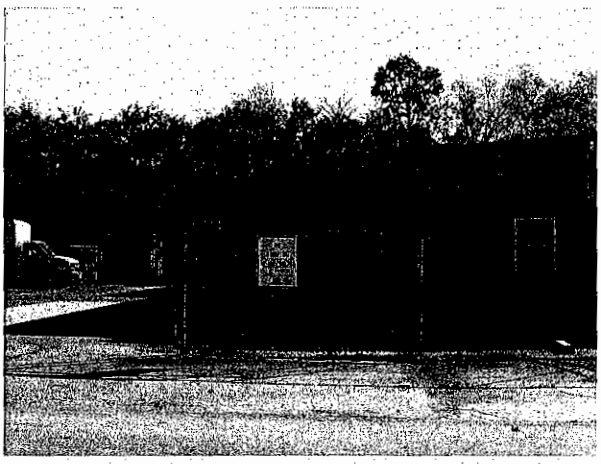
Subject property has the following improvements: One story steel frame and sided warehouse building with three offices. Subsisting improvements include paved parking and chain-link fencing with gates.



General Description: Warehouse Building

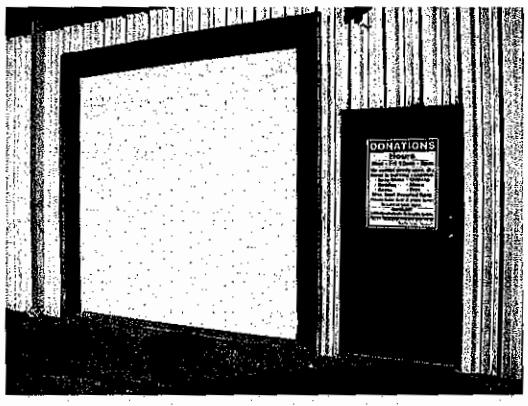
The major improvement on subject parcel is a 7,400 SF metal warehouse building constructed on concrete slab supported by rigid steel frame. It has

exposed insulation and unfinished inventory areas. The original structure was constructed in 1984 with the first addition built on in 1987 and the second addition in 2000. A 1278 SF pantry was added in the last three years. (Note: Please see enclosed building plan for room size and arrangement. The interior has been partitioned to include a break room and bathrooms. The building is heated by two gas fired heating units adequately ducted and vented and two package HVAC units are located on the South side of the building for supporting heat and air along with a condensing unit.





Exhaust fans are situated overhead throughout the building. The building has good lighting and plumbing and the offices and pantry are finished and painted drywall, partitioned with finished ceilings with adequate fenestration. Two 10 ft. wide overhead doors are located on the North and South side of the building for ingress/egress. The building is in good condition and has been well maintained. This is a Average Class S Storage Warehouse (406) and has an estimated cost of $52.24 per square foot [Sec. 14, p. 26, 2/2014] The current cost multiplier is 0.99 and the local multiplier amounts to 0.92 resulting in a RCN square foot cost of $47.58. The structure consists of 7400 SF which provides a total RCN amounting to $352,092.00. The building is 27 years old with an effective age of 22 years due to remodeling and maintenance with a life expectancy of 40 years providing a contributory value of $157,846.00.



Refrigeration (Cooler) Unit: A "Arctic-Temp" 10 ft. x 12 ft. (120 SF) walk-in refrigeration unit is located in the Pantry # 2 and is approximately 7.5 ft. high with floor. This is a metal-clad insulated unit that is a permanent fixture. The temperature is controlled between 32 & 60 degrees and cost $7435.00. Typical life expectancy of this type unit is 20 years and was installed new in February 2013. A 5% depreciation is attributed to the unit providing a depreciated value of $7,063.00. Unit-in-place current cost multiplier is 1.00 therefore no adjustment is necessary.

Freezer Unit: A "Nor-Lake" 12 ft. x 12 ft. (144 SF) walk-in freezer unit is located in Pantry # 2 and is approximately 7.5 ft. high with floor. This is a metal-clad insulated unit that is a permanent fixture attached to the premises. The temperature is controlled at -5 to 5 degrees. The owner paid $15,300 for the unit in 11/2009. Typical life expectancy of this type of unit is 20 years and aged five years providing a depreciation rate of 25% or a depreciated value of $11,475.00. Unit-in-place current cost multiplier is 1.00 therefore no adjustment is necessary.

Parking Lot:



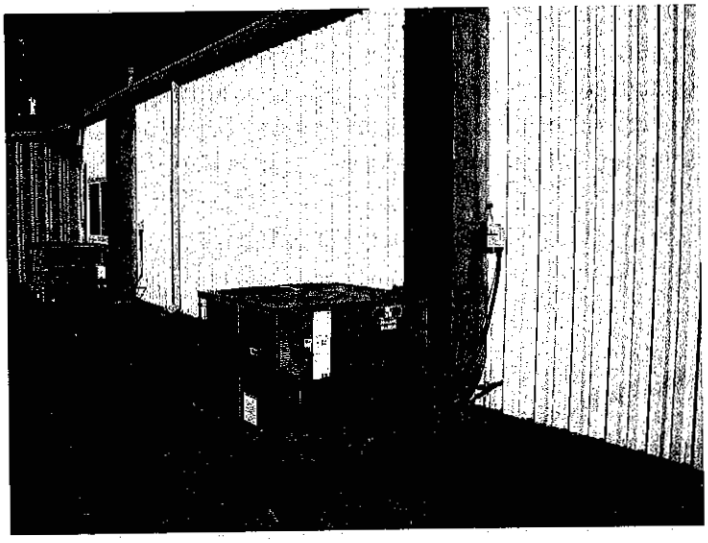
The parking lot is paved with asphalt and appears to be in average condition. The lot consists of about 16,456 SF of asphalt available for customer drive and parking. The parking has 50 available parking spaces for customer parking. Access to the improvements is gained over two 18 ft. asphalt covered entrances from High Street. Marshall & Swift Valuation manual provides information in Sec. 66 p. 3 "Surface Parking Lots" The RCN for low valued parking is calculated at $ 852.00 per parking space times 50 parking spaces. The Unit-in-place multiplier is .99 or an RCN amounting to $42,174.00. The lot is estimated to be 20 years old with a deferred life expectancy and in good maintenance therefore it has an estimated depreciation of 65% or a estimated contributory value of $14,760.00

Fencing:



The landscaping is comprised of mature native trees and shrubbery located North of the building and is included in the land value. Fencing consists of 6 ft. high chain link fence approximately 173 LF across the frontage and 62 LF along the South boundary for a total of approximately 235 LF and two (2) 6 ft. high 20 ft. chainlink gates. The fencing has an RCN of $13.50/LF or $3,172.50 and the two gates have a RCN of $2,600.00 for a total of $5,772.50 with a depreciation of 70%. The estimated contributory value of fencing amounts to $1,732.00.

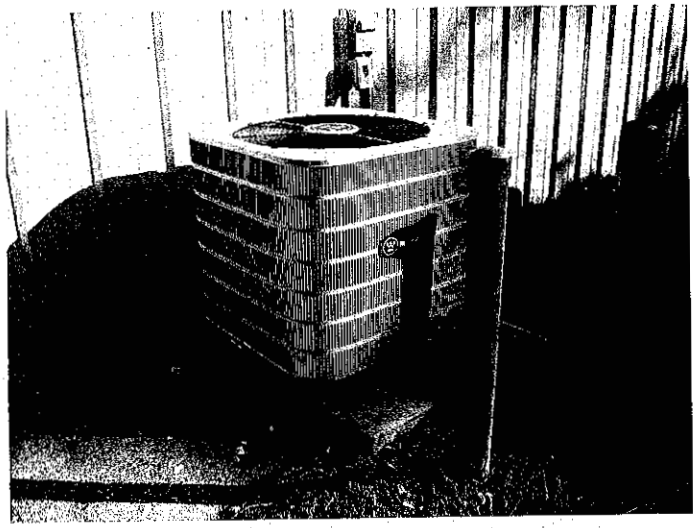
HEATING & AIR UNITS

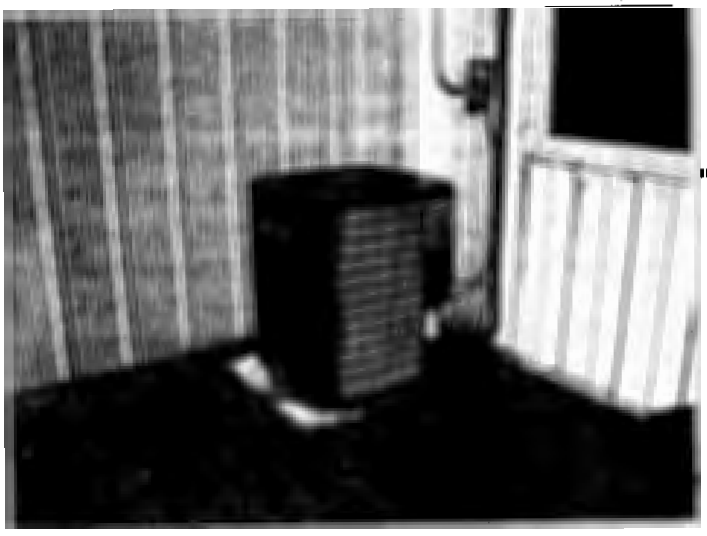


"Carrier" 115,000 BTU Heating unit

"ArcoAire" 140,000 BTU Heating/Air

"Westinghouse" 5 Ton A/C unit





"Goodman" 5 Ton A/C unit

D. Buildings, Structures Or Other Improvements Owned By Someone Other Than The Fee holder, Which The Owner Has The Right Or Obligation To Remove At The Expiration Of The Lease Term:

There are no improvements on the property owned by someone other than those of the fee holder. A polyethylene covered greenhouse structure which is seasonal is considered personal property and subject to removal by the owner is not considered real estate and and valuation is not included in this appraisal.

E. Other Considerations:

F. Site Plan: (See attached)

G. Photographs: (See attached)

7. Highest and Best Use Before Acquisition

Subject tract is 1.34 acre in size with one warehouse structure and subsisting parking and fencing improvements. Currently the neighborhood there is construction activity for the re-building of Joe Becker Stadium and subsidiary improvements. Housing along the South side of now vacated 3rd Street has been demolished for parking. Land has been cleared for additional parking been now constructed on the West side of High Street across from the proposed new stadium complex. Long-term plans within the next five years include commercial enterprises proposed to enhance the ballpark attraction. The highest and best use is a transition from residential use to light retail use. Most likely this will develop over a long term as financing becomes available to investors.

The American Institute of Real Estate Appraisers defines highest and best use as "the most profitable, legal, and likely use to which a property can be put and which may reasonably be expected to produce the greatest net return to the land over a given period of time." I analyzed subject as both vacant and improved considering the four criteria of (1) physically possible, (2) legally permissible, (3) financially feasible, and (4) maximally productive.

Highest and best use may be defined as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

LEGALLY PERMISSIBLE: In all cases we must determine which uses are legally permissible. Private restrictions, zoning, building codes, historic district controls, and environmental regulations must be investigated because they may preclude many potential uses. Private restrictions and deed restrictions may prohibit certain uses or specify building setbacks, heights, and types of materials. Building codes can prevent land from being developed to its highest and best use by imposing burdensome restrictions and increase the cost of construction. Environmental regulations must be considered in the analysis of highest and best use. Subject is located within the city limits of Joplin, and meets existing zoning regulations. No environmental regulations have been imposed upon subject property. Subject is currently zoned as R-2 residential.

PHYSICALLY POSSIBLE: The size, shape, area, terrain, and accessibility of the land and the risk of natural disasters such as floods or earthquakes affect the uses under which it can be developed. The utility of a parcel may also depend on its frontage and depth. Irregularly shaped parcels can cost more to develop and, after development, may have less utility than regularly shaped parcels of the same size. Ease of access enhances the utility of a site. I also considered the capacity and availability of public utilities..

When topography conditions of a site make development difficult or costly, its potential use is adversely affected. If the cost or grading or constructing a foundation on the site being appraised is higher than typical for land sites in the area, the subject site may be economically unusable for the highest and best use that is otherwise indicated. After considering the aforementioned factors it is my opinion that subject property has good access from High Street and there are no physical detriments to the property. Subject will continue to enjoy and benefit from its current use.

FINANCIALLY FEASIBLE: Analysis of supply and demand and location are needed to identify those uses that are financially feasible as well as the use that is maximally productive. The demand for land for building purposes is currently static in the immediate vicinity. However the demand is dependent upon site size, shape, and ease of access. This tract has low visibility and low commercial exposure to traffic and therefore the demand does not promotes the financial feasible use of this property other than a residential use or an interim use such as a low commercial use.

MAXIMALLY PRODUCTIVE: The use that produces the highest residual land value consistent with the rate of return warranted by the market for that use is the highest and best use. Based on the analysis of legally permissible, physically possible, and financially feasible, it is my opinion that the maximum use of the improvements for a special use property is being achieved as of this date.

SUMMARY AND CONCLUSION OF HIGHEST AND BEST USE:

In many instances a property's highest and best use may change in the foreseeable future. A site such as subject is located in the vicinity of a average exposure to traffic on a residential street. It is located South of Broadway and North of 4th Street both of which are currently static in building activity and demand. In conclusion it is my experience as an appraiser that a prudent buyer having knowledge of the market would not pay more for this type property than what residential or average commercial property would bring. Based upon this rational the highest and best use for subject is interim use between residential and commercial. This is a special use property that is tax exempt.

Sales of vacant land and improved parcels in the residential and average commercial market will be selected in the sales comparison approach to value.

8. Valuation Of Acquisition

A. Sales Comparison Approach:

	Subject	Sale # 1 S. Davis Blvd.	Sale # 2 2001 W. 7th	Sale # 3 3700 E. 27th
Date of Sale		8/28/14	5/1/13	7/14/11
Sale Price		$425,000	$200,000	$174,500
Market Conditions		-0-	-6,000(-3%)	-12,215(-7%)
Adjusted Price		$425,000	$194,000	$162,285
Real Property Rights	Fee simple	Fee simple	Fee simple	Fee simple
Financing		Market	Market	Market
Location		-106,250(- 25%)	-10,000(-5%)	-8,725(-5%)
Size of Building	7,400 SF	-63,990	+40,527	+89,586
Site Size	58,370 SF	-20,000	-0-	-15,000
Net Adjustments		-190,240	+30,527	+65,861
Indicated Total Value		$234,760	$224,527	$228,146
Rounded		$235,000	$225,000	$228,000

(1) Time: MLS shows a -2.33% average annual decrease in properties for the Joplin Metro area. Sale # 1 was within the last two months therefore no adjustment is necessary. Sale # 2 occurred 17 months ago therefore a -3% and Sale # 3 was in the past seven months and a -1% is shown on the grid.

(2) Property rights: No adjustment is necessary for property rights conveyed as all were fee simple title.

(3) Financing: No adjustment is necessary for financing as all transactions were open market sales.

(4) Location: All Sale # 1 is located in an area of high commercial/industrial sector and is better located therefore a minus adjustment of 25% is necessary for subject's disadvantage. Sale # 2 fronts on West 7th St. and is better located than subject therefore a minus adjustment of 5% is made for subjects disadvantage. Sale # 3 has an advantage of being located in a commercial/industrial area therefore a 5% minus adjustment is necessary for subject's disadvantage.

(5) Size of Building: Subject building has 7,400 SF and a size adjustment is necessary to bring sales in line with subject. A per unit adjustment of $21.33/SF was determined by the cost approach and each sale is adjusted accordingly. Sale # 1 has 3000 SF. more than subject and will be adjusted a minus $51,192. [2400 SF. x $21.33]. Sale #2 is smaller than subject by 1900 SF and will have a plus adjustment of $40,527 [1900 SF. x $21.33]. Sale # 3 building is smaller than subject by 4,200 SF and will be adjusted a plus $89,586. [4200 SF x $21.33].

(6) Site Size: Subject site is on 1.34 acre (58,370 SF) Sale # 1 sits on 3.90 acres or 2.56 acres more than subject and a minus adjustment of $20,000 is made. Sale # 2 is similar in size. Sale # 3 is situated on 1.75 acres and larger than subject by 0.41 acre therefore a -$15,000 adjustment is necessary for subject's disadvantage.

Summary and Reconciliation of Sales:

All three sales with adjustments range from $225,000 to $235,000. Sale # 2 has a building and site size similar to subject. Sale # 3 is a smaller building than subject. Sale # 1 is 16 years older and has a larger building and more acreage. Sale # 2 is selected because it provides more similar features to subject than Sales 1 & 3. Therefore it is my opinion that this adjusted sale represents the fair market value of subject utilizing the sales comparison approach.

Value by Sales Comparison Approach: **$225,000.00**

B. Cost Less Depreciation Approach:

Land Valuation: Three unimproved land sales are selected from the area of the subject which are similar in characteristics to the subject in terms of size, topography, and location. Adjustments will be made to each sale to more closely align the sales value attributes to the value attributes of the subject. All three sales are in close proximity to subject and identified according to address.

	Subject	Sale # 1 **2026 W. 26th**	Sale # 2 **2408 S. Indiana**	Sale # 3 **2806 E. 17th**
Sale Price		$16,000	$15,000	$13,000
Sale Date		8/20/14	6/26/14	5/29/13
Property Rights	Fee simple	similar	similar	similar
Site dimensions [s.f.]	58,370 SF	24,000	11,136	15,200
Financing		-0-	-0-	-0-
Market Cond./Time		-0-	-0-	-390
Adjusted Sale Price		16,000	15,000	12,610
Location		-0-	-0-	-0-
Size		+4,800	+4,500	+3,900
Topography		+3,200	+3,000	+2,600
Indicated Total Value		$24,000	$22,500	$19,110
Indicated Value per SF		$0.41	$0.39	$0.33

Property Rights: No adjustments are necessary as subject and sales are similar.

Financing: No special financing was involved in these sales, therefore no adjustment is made.

Market Conditions/Time: MLS shows a -2.33% average annual decrease in properties sold in this area. Sale # 1 sold 8/20/14 and Sale # 2 sold on 6/26/14 therefore there is a slight decrease but no adjustment is necessary. Sale # 3 sold 5/29/13 or 17 months ago therefore a -3% adjustment or $540 is necessary.

Location: All three sales lie adjacent to well traveled city streets with adequate access and good proximity to city and equal to subject.

Size: The three sales are considered suitable building sites and are all smaller in size when compared to subject. Subject has an advantage of the additional excess land lying on the North side and would command a higher selling price therefore a plus adjustment of 30% is necessary for each sale.

Topography: Subject has advantage of better landscaping, paved parking, and fencing that Sales are not equipped therefore a plus adjustment of 20% is necessary.

Conclusion for indicated value of subject: Sales # 1 & 3 show the upper and lower limits for vacant land similar to subject. Sale # 1 is more in line with size of subject and similar use and therefore the total value of $24,000 or a unit value of $0.41 will be used measure subject land value.

Value of Improvements:

The major improvement on subject parcel is a 7,400 SF metal warehouse building constructed on concrete slab supported by rigid steel frame. It has exposed insulation and unfinished inventory areas. The original structure was constructed in 1984 with the first addition built on in 1987 and the second addition in 2000. A 1278 SF pantry was added in the last three years. (Note: Please see enclosed building plan for room size and arrangement. The interior has been partitioned to include a break room and bathrooms. The building is heated by two gas fired heating units adequately ducted and vented and two package HVAC units are located on the South side of the building for supporting heat and air along with a condensing unit. Exhaust fans are situated overhead throughout the building. The building has good lighting and plumbing and the offices and pantry are finished and painted drywall, partitioned with finished ceilings with adequate fenestration. Two 10 ft. wide overhead doors are located on the North and South side of the building for ingress/egress. The building is in good condition and has been well maintained. This is a Average Class S Storage Warehouse (406) and has an estimated cost of $52.24 per square foot [Sec. 14, p. 26, 2/2014] The current cost multiplier is 0.99 and the local multiplier amounts to 0.92 resulting in a RCN square foot cost of $47.58. The structure consists of 7400 SF which provides a total RCN amounting to $352,092.00. The building is 27 years old with an effective age of 22 years due to remodeling and maintenance with a life expectancy of 40 years providing a contributory value of $157,846.00.

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Freezer Unit: A "Nor-Lake" 12 ft. x 12 ft. (144 SF) walk-in freezer unit is located in Pantry # 2 and is approximately 7.5 ft. high with floor. This is a metal-clad insulated unit that is a permanent fixture attached to the premises. The temperature is controlled at -5 to 5 degrees. The owner paid $15,300 for the unit in 11/2009. Typical life expectancy of this type of unit is 20 years and aged five years providing a depreciation rate of 25% or a depreciated value of $11,475.00. Unit-in-place current cost multiplier is 1.00 therefore no adjustment is necessary.

Parking Lot:

The parking lot is paved with asphalt and appears to be in average condition. The lot consists of about 16,456 SF of asphalt available for customer drive and parking. The parking has 50 available parking spaces for customer parking. Access to the improvements is gained over two 18 ft. asphalt covered entrances from High Street. Marshall & Swift Valuation manual provides information in Sec. 66 p. 3 "Surface Parking Lots" The RCN for low valued parking is calculated at $ 852.00 per parking space times 50 parking spaces. The Unit-in-place multiplier is .99 or an RCN amounting to $42,174.00. The lot is estimated to be 20 years old with a deferred life expectancy and in good maintenance therefore it has an estimated depreciation of 65% or a estimated contributory value of $14,760.00

Fencing:

The landscaping is comprised of mature native trees and shrubbery located North of the building and is included in the land value. Fencing consists of 6 ft. high chain link fence approximately 173 LF across the frontage and 62 LF along the South boundary for a total of approximately 235 LF and two (2) 6 ft. high 20 ft. chainlink gates. The fencing has an RCN of $13.50/LF or $3,172.50 and the two gates have a RCN of $2,600.00 for a total of $5,772.50 with a depreciation of 70%. The estimated contributory value of fencing amounts to $1,732.00.

Total Value of Improvements		$192,876.00
Total Value of Land		24,000.00
Value by Cost Less Depreciation Approach:		$216,876.00
	Say	**$217,000.00**

Income Approach: Not Applicable

9. **Reconciliation of Value by Sales Comparison and Cost Approach**

The Sales Comparison approach is utilized along with the Cost approach. The difference amounts to approximately $8,000.00 I believe the sales comparison method provides better market data utilizing Sale # 2 and therefore $225,000.00 will set the value of subject property.

Total Value of Acquisition: **$225,000.00**

10. Estimated Salvage Value of Improvements Acquired

Main Building	$8,000.00

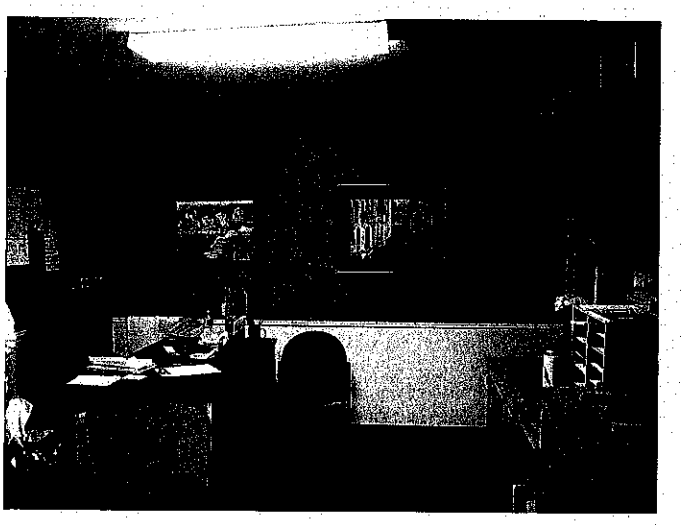
11. Contingent and Limiting Conditions (Form 6-3.1A)

Subject was appraised as if there were no hazardous materials or contaminants present.

12. Certificate of Appraiser (Form 6-3.1B)

See attachment.

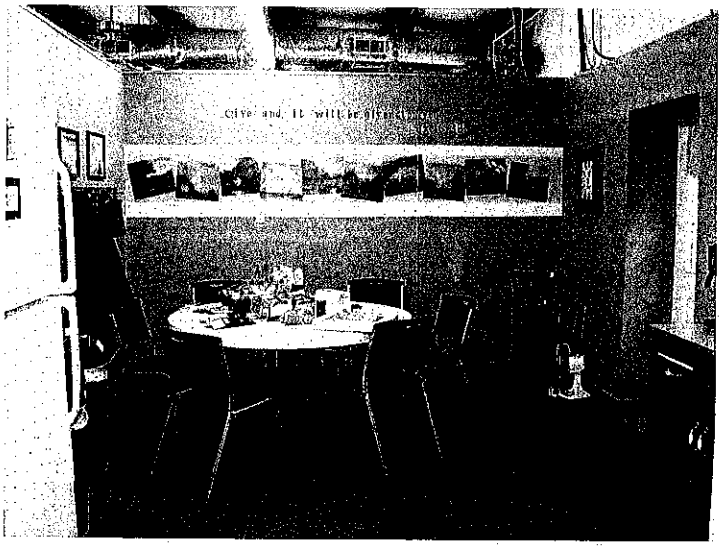
INTERIOR PHOTOS



ENTRY OFFICE AREA

DIRECTOR'S OFFICE AREA



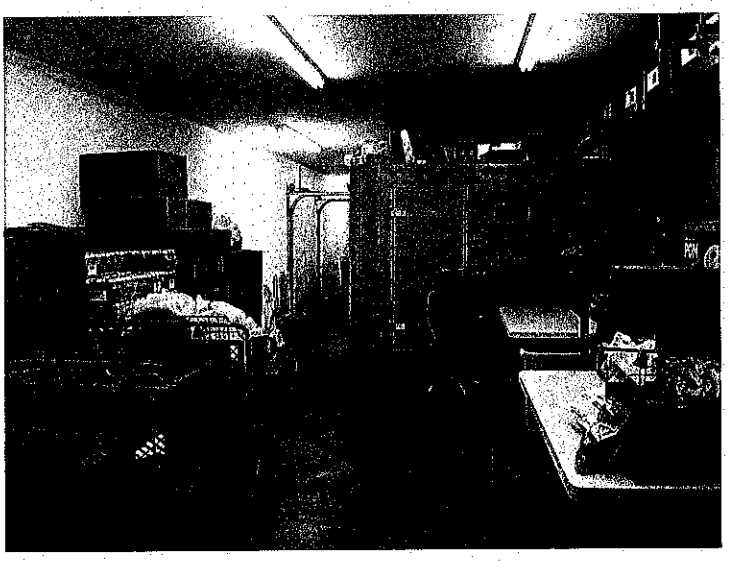


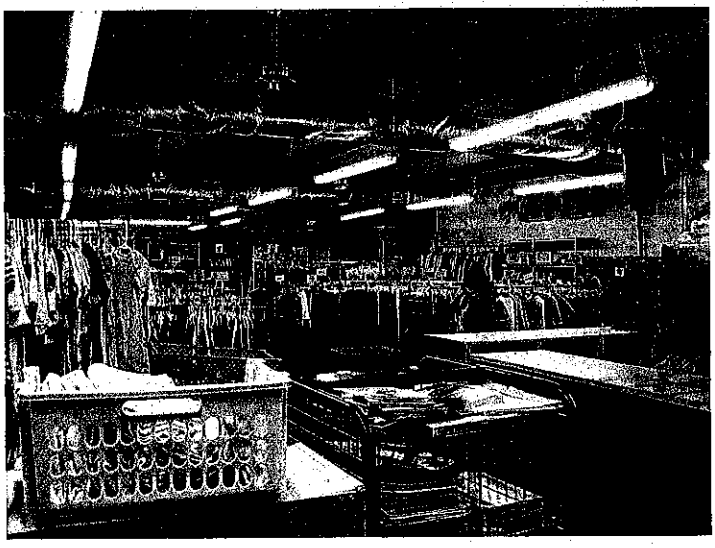
LOUNGE/DINING AREA



PANTRY # 2

PANTRY # 2

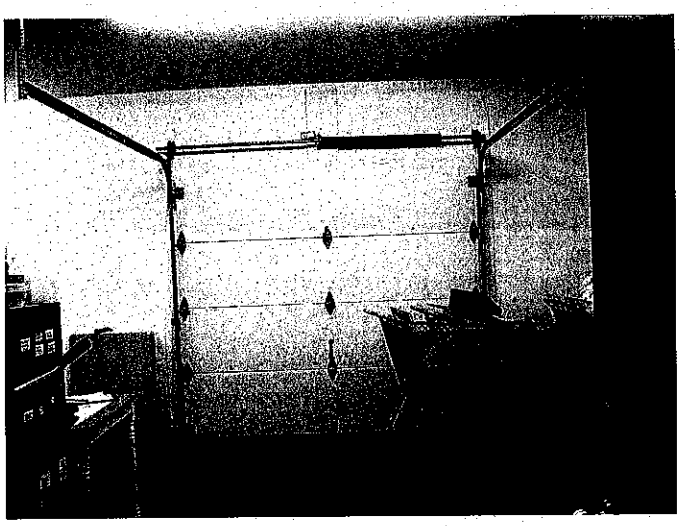




SHOPPING AREA



HVAC DUCTING & CEILING FRAMING



ACCESS OVERHEAD DOOR - NORTH SIDE OF BUILDING TO PANTRY AREA



HVAC SYSTEM IN CEILING AREA

VACANT LAND SALES

COMPARABLE SALE NO. 1

Seller Dennis Kirkendoll
Buyer KMC Homes
Inst WD Date 6-26-14
Recorded B 2328 P 2133
County Jasper
Selling Price $ 15,000
Unit Price $0.70/SF
Type of Transaction: Arms length
Financing Conventional
Site Dimensions 96' x 116'
Site Area 11,136 SF
Zoning R-1
Zoning Compliance Yes
Highest & Best Use Residential
Utilities Water, Gas, Electric, Sewer



Specific Location of Sale: 2408 S. Indiana, Joplin, MO. 64804

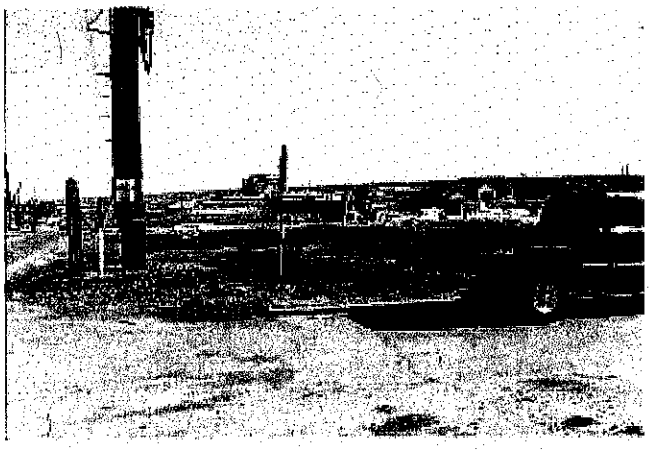
Sale Verification: Sale price was confirmed by Phil Erwin (appraiser) on 10-20-14 with Tyler Richards of Keller Williams Realty. The appraiser confirms on Form 6-3.1B, Certificate of Appraiser, that sale was personally inspected.

PROPERTY DESCRIPTION: This lot is vacant, level, and cleared and is accessed by Indiana Ave. on the East side.

MAP NUMBER 19601420021016000
SALE NUMBER 1

COMPARABLE SALE NO. 2

Seller Gary & Karen Garvin
Buyer Schuber Mitchell Homes
Inst WD Date 8-20-14
Recorded B 2334 P 0525
County Jasper
Selling Price $ 16,000
Unit Price $0.70/SF
Type of Transaction: Arms length
Financing Conventional
Site Dimensions 120' x 200'
Site Area 24,000 SF
Zoning R-1
Zoning Compliance Yes
Highest & Best Use Residential
Utilities Water, Gas, Electric, Sewer



Specific Location of Sale: 2026 W. 26th, Joplin, MO. 64804

Sale Verification: Sale price was confirmed by Phil Erwin (appraiser) on 10-21-14 with Gary Garvin of Garvin Realth. The appraiser confirms on Form 6-3.1B, Certificate of Appraiser, that sale was personally inspected.

PROPERTY DESCRIPTION: This lot is vacant, level, and cleared and is accessed by 26th Street on the North side.

MAP NUMBER 19501640001057001
SALE NUMBER 2

COMPARABLE SALE NO. 3

Seller James & Robin OReilly
Buyer Debra Watkins
Inst WD Date 5-29-13
Recorded B 2287 P 1400
County Jasper
Selling Price $ 13,000
Unit Price $0.86/SF
Type of Transaction: Arms length
Financing Conventional
Site Dimensions 95' x 160'
Site Area 15,200 SF
Zoning R-1
Zoning Compliance Yes
Highest & Best Use Residential
Utilities Water, Gas, Electric, Sewer



Specific Location of Sale: 2806 E. 17th, Joplin, MO. 64804

Sale Verification: Sale price was confirmed by Phil Erwin (appraiser) on 10-21-14 with Israel Thompson of Keller-Williams Realty. The appraiser confirms on Form 6-3.1B, Certificate of Appraiser, that sale was personally inspected.

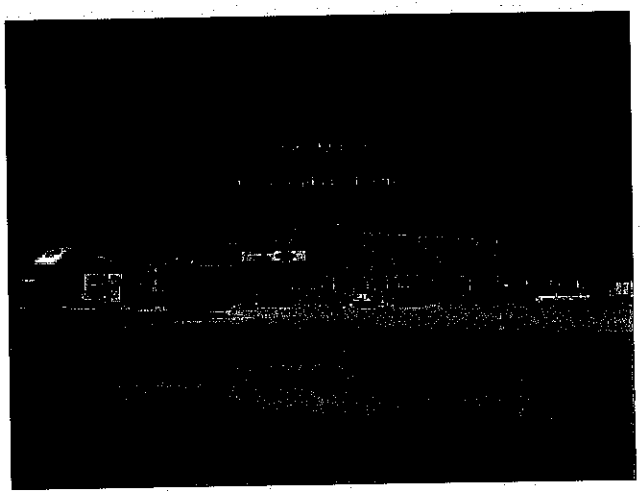
PROPERTY DESCRIPTION: This corner lot is vacant, level, and cleared and is accessed by 17th Street on the North side and Texas Ave. on the West side.

MAP NUMBER 19101240016007000
SALE NUMBER 3

IMPROVED SALES

COMPARABLE SALE NO. 1

Seller RBS Investments
Buyer Cloud Enterprises
Inst WD Date 8-28-14
Recorded B 2192 P 2130
County Jasper
Selling Price $425,000
Unit Price $29.76/SF
Type of Transaction: Arms length
Financing Conventional
Zoning None
Zoning Compliance N/A
Highest & Best Use Commercial
Utilities Electric, water, sewer, gas.



Specific Location of Sale: S. Davis Blvd, Joplin, MO. 64804

Sale Verification: Sale price was confirmed by Phil Erwin (appraiser) on 10-21-14 by Cloud Enterprisex. The appraiser confirms on Form 6-3.1B, Certificate of Appraiser, that sale was personally inspected.

PROPERTY DESCRIPTION: This property lies West of Tri-State Truck Center and is accessed by 29th St. on North side of property. It is level and on grade and is bounded by the KCS railroad along the South side.

MAP NUMBER 204018000000050002
SALE NUMBER 1

COMPARABLE SALE NO. 2

Seller Elmo & Sue McDonough Trust
Buyer Mark & Jami Hendren
Inst WD Date 5-1-13
Recorded B 2284 P 1678
County Jasper
Selling Price $200,000
Unit Price $36.36/SF
Type of Transaction: Arms length
Financing Conventional
Zoning None
Zoning Compliance N/A
Highest & Best Use Commercial
Utilities Electric, water, sewer, gas.



Specific Location of Sale: 2001 W. 7th, Joplin, MO. 64801

Sale Verification: Sale price was confirmed by Phil Erwin (appraiser) on 10-21-14 by Bob Garvin of Garvin Real Estate. The appraiser confirms on Form 6-3.1B, Certificate of Appraiser, that sale was personally inspected.

PROPERTY DESCRIPTION: This 1.5 acre property fronts West 7th Street on the corner of 7th & Adele and is level and on grade to the City street. It is comprised of a 4500 SF warehouse and 1000 SF of office space and the improvements are approximately 43 years old.

MAP NUMBER 19200440012002000
SALE NUMBER 2

COMPARABLE SALE NO. 3

Seller Jeffrey & Christine Myers
Buyer Juston & Adrienne Mitchell
Inst WD Date 7-8-11
Recorded B 2206 P 0959
County Jasper
Selling Price $174,500
Unit Price $54.53/SF
Type of Transaction: Arms length
Financing Conventional
Zoning None
Zoning Compliance N/A
Highest & Best Use Commercial
Utilities Electric, water, sewer, gas.



Specific Location of Sale: 3822 E. 27th, Joplin, MO. 64804

Sale Verification: Sale price was confirmed by Phil Erwin (appraiser) on 10-21-14 by David Glenn of the Glenn Group. The appraiser confirms on Form 6-3.1B, Certificate of Appraiser, that sale was personally inspected.

PROPERTY DESCRIPTION: This 1.75 acre property is located on East 27th Street in an industrial section. It is comprised of a 3200 SF warehouse and 720 SF of office space and the improvements are approximately 15 years old.

MAP NUMBER 20401800000079003
SALE NUMBER 3

CONTINGENT AND LIMITING CONDITIONS

The appraiser assumes no responsibility for matters legal in character, nor does he render any opinion as to the title, which is assumed to be good. Unless otherwise specified in the report, the property is analyzed as though free and clear and under responsible ownership and competent management.

Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser. The value conclusions are subject to the correctness of said data.

The appraiser assumes that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity had been stated, defined, and considered in the appraisal report. The appraiser assumes that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he/she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable. That the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The distribution of the total valuation in this report between land, improvements and estimated damages applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

The appraisal is for purposes of valuation only and is not to be taken, used or represented as an endorsement or guarantee of the physical, structural or equipment conditions which exist in the property. It is assnmed that there are no hidden defects which would not be apparent from visual inspection and that all equipment is operable unless otherwise indicated by the owner or owner's representative.

All maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Consideration has not been given in this appraisal to personal property located on the premises, or to the cost of moving or relocating such personal property unless otherwise stated.

Possession of this report or any copy hereof does not carry with it the right of publication, nor may the same be used for any purpose by any party except the City of Joplin, Missouri, Department of Public Works without the previous written consent of the appraiser, and in any event, only in its entirety and with proper qualification. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relation, news, sales or other media without the written consent and approval of author, particularly as to the valuation conclusions or the identity of the appraiser.

No opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials except as is expressly stated. No consideration has been given in the appraisal to the value, if any, attributable to growing crops on any portion of the property appraised unless otherwise stated.

The estimated value after acquisition is based on the project being constructed in the manner proposed, as furnished to the appraiser as of the date of appraisal.

CERTIFICATE OF APPRAISER

I hereby certify that:

I have personally inspected the realty rights, personalty, and/or outdoor advertising structures herein appraised and that I have also made a personal field inspection of the comparable sales, leases, equipment or structures, relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal or in the data book or report which supplements said appraisal.

To the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed herein are based, is correct; subject to contingent and limiting conditions therein set forth, or referenced.

I understand that such appraisal may be used in connection with the acquisition or disposal of realty, realty rights, and/or personalty for a project of the City of Joplin. Such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of realty, realty rights, and/or personalty for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items that are noncompensable under the established law of said State.

Neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

I have no direct or indirect present or contemplated future personal interest in such property or in any monetary benefit from the acquisition or disposal of such property appraised or the appraisal conclusion.

The reported analyses, opinions and conclusions are limited only by the reported, or referenced contingent and limiting conditions and are my personal unbiased professional analyses, opinions, and conclusions.

My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, in the appraisal of realty and realty rights.

No one provided significant professional assistance to the person signing this report except as specified herein. I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the acquiring agency of said City of Joplin, Department of Public Works (Parks & Recreation Department) and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I have disregarded any increase or decrease in the fair market value of the property to be acquired, prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of owner(s).

My estimate of Just Compensation, Fair Market Value, or other defined value, as shown herein does not include any consideration or allowance for relocation assistance benefits.

I did afford the fee holder(s), the opportunity to accompany me during my inspection of this property

There are not tenant-owned improvements affected by the acquisition.

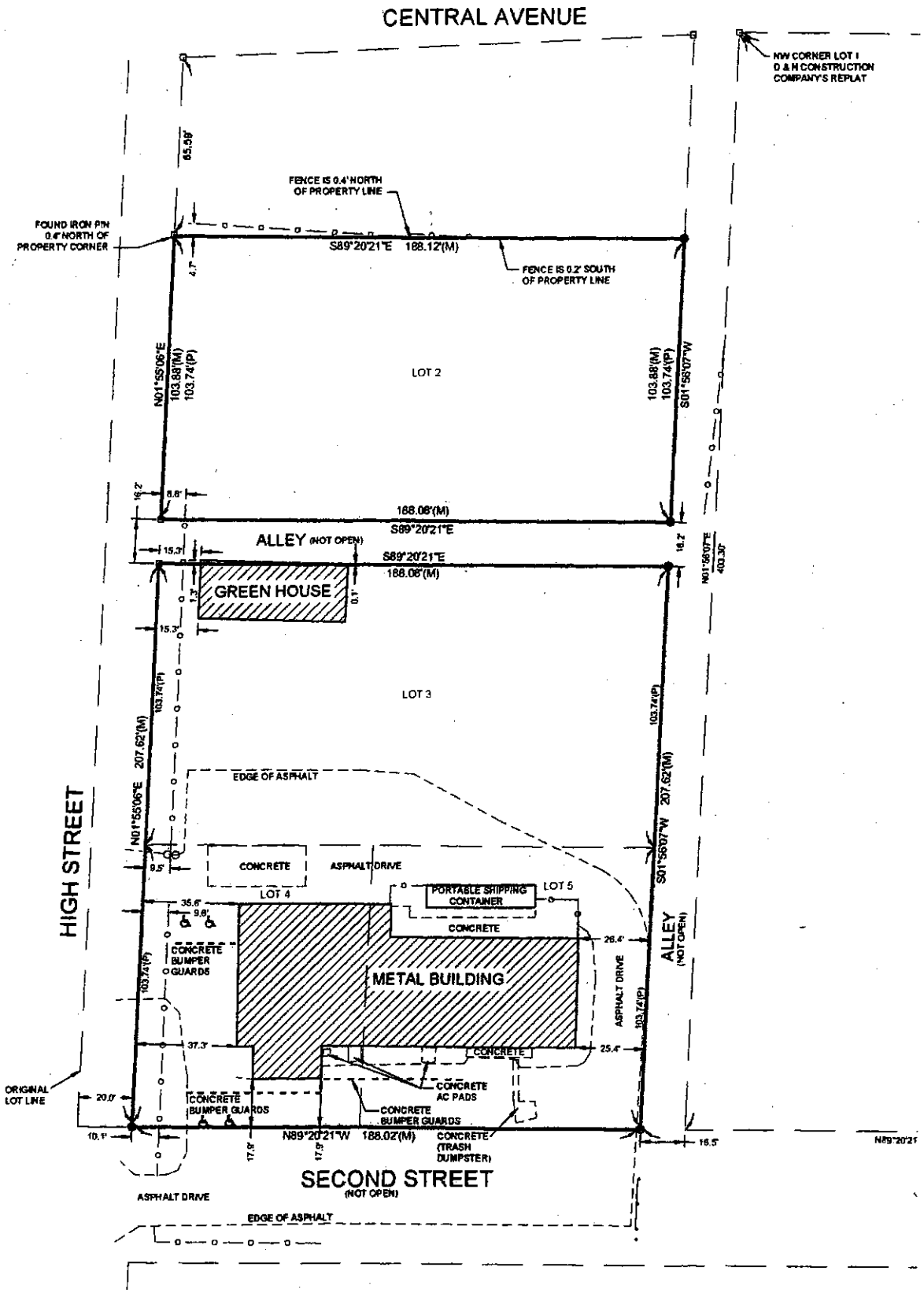
My opinion of Just Compensation, Fair Market Value, or other defined value, for the acquisition as of **October 24, 2014, is $225,000.00** based upon my independent appraisal and the exercise of my professional judgment.

Phil W. Erwin

October 28, 2014
DATE

SIGNATURE




CENTRAL AVENUE
NW CORNER LOT 1
O & H CONSTRUCTION
COMPANY'S REPLAT
65.58'
FENCE IS 0.4' NORTH
OF PROPERTY LINE
FOUND IRON PIN
0.4' NORTH OF
PROPERTY CORNER
S89°20'21"E 188.12'(M)
FENCE IS 0.2' SOUTH
OF PROPERTY LINE
4.7'
N01°55'06"E
103.88'(M)
103.74'(P)
LOT 2
103.88'(M)
103.74'(P)
S01°56'07"W
16.2'
8.6'
188.08'(M)
S89°20'21"E
ALLEY (NOT OPEN)
15.3'
S89°20'21"E
188.08'(M)
16.2'
N01°56'07"E
403.30'
GREEN HOUSE
7.3'
0.1'
15.3'
LOT 3
103.74'(P)
207.62'(M)
N01°55'06"E
103.74'(P)
207.62'(M)
S01°56'07"W
HIGH STREET
EDGE OF ASPHALT
9.5'
CONCRETE
ASPHALT DRIVE
LOT 4
PORTABLE SHIPPING
CONTAINER
LOT 5
35.6'
9.6'
CONCRETE
CONCRETE
BUMPER
GUARDS
26.4'
METAL BUILDING
ALLEY
(NOT OPEN)
103.74'(P)
ASPHALT DRIVE
103.74'(P)
37.3'
CONCRETE
25.4'
ORIGINAL
LOT LINE
20.0'
CONCRETE
AC PADS
CONCRETE
BUMPER GUARDS
CONCRETE
BUMPER GUARDS
10.1'
17.5'
17.5'
N89°20'21"W 188.02'(M)
CONCRETE
(TRASH
DUMPSTER)
16.5'
N89°20'21
SECOND STREET
(NOT OPEN)
ASPHALT DRIVE
EDGE OF ASPHALT

HVAC NOTES

1) COORDINATE PLACEMENT & LOCATION OF EQUIPMENT, DUCTS, & LINES WITH PLUMBING, ELECTRICAL & EQUIPMENT CONTRACTORS WHO WILL ALSO HAVE EQUIPMENT, WIRE, CONDUIT, PIPES, ETC. IN THE SAME AREAS.

2) NO DUCTWORK, PIPING, ETC. IS TO PENETRATE LOAD BEARING MEMBERS (BEAMS, COLUMNS, GIRTS, PURLINS, ETC.) EXCEPT THROUGH FACTORY FABRICATED OPENINGS.

3) ALL DUCTWORK DIMENSIONS SHOWN ON THE PLANS ARE INSIDE FOR RECTANGULAR DUCTS (INCREASE OVERALL SIZES TO ALLOW FOR 1/2" DUCT LINER) & INSIDE FOR ROUND DUCTS (WITHOUT LINER).

4) PROVIDE AUXILIARY DRAIN PANS FOR EACH FURNACE UNIT LOCATED ABOVE MEZZANINE.

5) ALL THERMOSTATS TO BE DIGITAL TO WORK WITH HONEYWELL VP01-120S PROGRAMMABLE TOUCHSCREEN (7 DAY PROGRAMMABLE) WITH SUB-BASE'S AS REQUIRED FOR HVAC EQUIPMENT SERVED MOUNTED AT 54" ABOVE FINISHED FLOOR AT LOCATIONS SHOWN ON PLANS.

6) MAINTAIN A MINIMUM OF 15'-0" BETWEEN EXHAUST OUTLETS & ALL FRESH AIR INLETS, WINDOWS, & DOORS (TYPICAL AT ALL LOCATIONS). MAINTAIN EXHAUST OUTLETS AT A MINIMUM OF 7'-0" ABOVE FINISH GRADE (AFG).

7) EXHAUST FAN (F-1, F-2, & F3 EQUAL TO GREENHECK MODEL GXR(SE), 140W, 75 CFM, @ 0.25" S.P. WITH 0.5 AMPS, 1.5 SONES, & 4" DIAMETER EXIST UP TO A MODEL SIZE, SEE PLAN, WALL CAP.

8) EXHAUST FANS (F-1 TO BE CEILING TO SHAMBLE END, AS MANUFACTURED THROUGH SEASONAL FANS (WEST & MIDSTREAM)/MIDSECTION, MODEL # TE-H1.5H6 WITH TE-HWSH WALL SHUTTER, TE-HG20 FAN GUARD & TE-HWSTH7 GRAVITY SHUTTER OPERATOR-OPTIONS FOR INSTALLATION OF FAN BY FENS (VERIFY SIZES). INSTALL AT 14'-0" AFF (VERIFY) AT LOCATION SHOWN ON DRAWINGS.

9) ALL EXTERIOR EXHAUST OPENINGS TO HAVE BIRD SCREENS. ALL FRESH AIR GRILLS SHALL HAVE A MANUAL DAMPER AT EACH CONNECTION TO RETURN AIR (RA) DUCT.

10) ALL EXTERIOR VENTS, LOUVERS, FLUE, CAPS, PIPING, ETC. TO BE PREFINISHED (PAINTED) TO MATCH ADJACENT SURFACES. COORDINATE & VERIFY COLOR WITH OWNER (ARCHITECT).

11) PROVIDE A MINIMUM OF 4" CONCRETE HOUSE KEEPING PADS FOR EXTERIOR CONDENSING UNITS.

12) PROVIDE FIRE DAMPERS AS REQUIRED BY CODES & WHERE INDICATED ON PLANS. PROVIDE AT POINTS DUCTS PASS THROUGH FIRE RATED ASSEMBLIES OR SMOKE SEPARATION (FLOOR, CEILINGS, WALLS). DAMPER SHIELDS FOR DUCT PENETRATION OF: (1)RATED VERTICAL SEPARATION OR ASSEMBLY, (2)RATED HORIZONTAL SEPARATION OR ASSEMBLY, (3) MOTORIZED SMOKE DAMPER. FIRE DAMPERS REQUIRED AT ALL POINTS DUCTS PASS THROUGH MECHANICAL ROOM WALLS, CEILINGS, OR FLOORS.

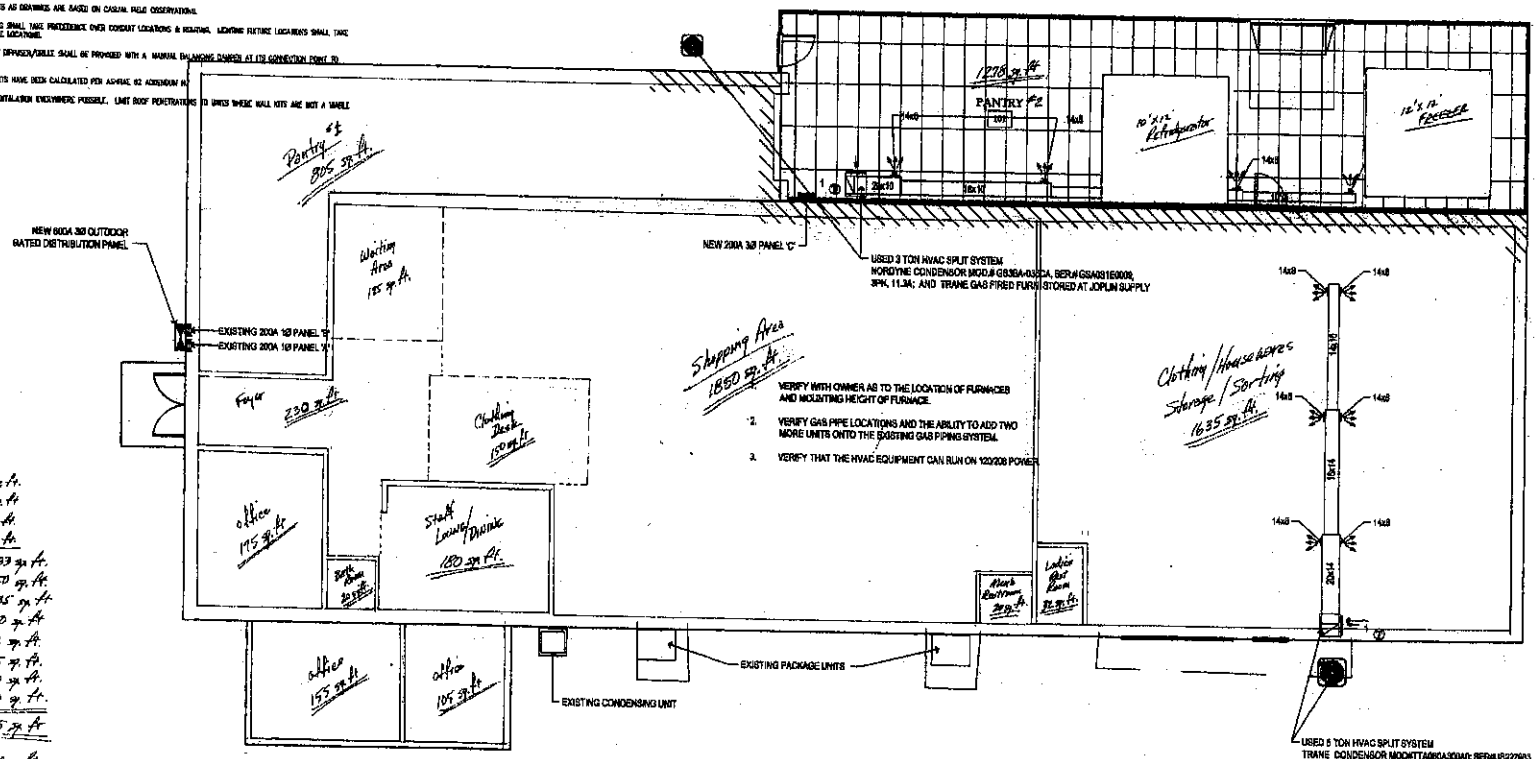
13) FIELD VERIFY EXISTING CONDITIONS AS DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATIONS.

14) DUCTWORK LOCATIONS & ROUTING SHALL TAKE PRECEDENCE OVER CONDUIT LOCATIONS & ROUTING. LIGHTING FIXTURE LOCATIONS SHALL TAKE PRECEDENCE OVER CEILING GRILLE LOCATIONS.

15) EACH CEILING AND WALL SUPPLY DIFFUSER/GRILLE SHALL BE PROVIDED WITH A MANUAL BALANCING DAMPER AT ITS CONNECTION POINT TO COMMON DUCTWORK.

16) OUTSIDE AIR VENTILATION AMOUNTS HAVE BEEN CALCULATED PER ASHRAE 62 ADDENDUM N

17) USE WALL KITS FOR FURNACE RECIRCULATION ENCLOSURES POSSIBLE. LIMIT ROOF PENETRATIONS TO UNITS WHERE WALL KITS ARE NOT A VIABLE OPTION.



1. VERIFY WITH OWNER AS TO THE LOCATION OF FURNACES AND MOUNTING HEIGHT OF FURNACE.
2. VERIFY GAS PIPE LOCATIONS AND THE ABILITY TO ADD TWO MORE UNITS ONTO THE EXISTING GAS PIPING SYSTEM.
3. VERIFY THAT THE HVAC EQUIPMENT CAN RUN ON 120/208 POWER.

Pantry #1 -	805 sq. ft.
Pantry #2 -	1278 sq. ft.
Refrigerator -	120 sq. ft.
Freezer -	184 sq. ft.
Pantry #1 + #2 -	2,083 sq. ft.
Shopping Area -	1,850 sq. ft.
Clothing Storage -	1,635 sq. ft.
Clothing Desk -	150 sq. ft.
Rest rooms -	72 sq. ft.
Office -	405 sq. ft.
Staff Lounge -	180 sq. ft.
Foyer -	230 sq. ft.
	6,635 sq. ft.

Bldg. Footprint : 7,460 sq. ft.

Not included in above areas: 9/24/2013
Nick E. Ranum
NCARB 17196

HVAC PLAN
SCALE: 1/16" = 1'-0"

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JCDM
www.JCDM.com
Joplin Construction Design & Management, Inc.
Joplin, Missouri 64801
T: (417) 781-4366 F: (417) 781-4466

CROSSLINES
NEW PANTRY ADDITION
JOPLIN, MISSOURI

DATE: OCTOBER 12, 2012
PROJECT NUMBER: 1252
DRAWN BY: GE BELL

REVISION	DESCRIPTION	DATE

MECHANICAL PLAN
M101

nschell, Kim
day, September 16, 2013 4:37 PM
en, Christopher
Crossline Churches - estimated value

ased somewhat. I think the earlier appraisal was for $191,000. The comparables
).

te-engineering.com]
31 PM

ed value

nced an addition of approximately 1000 SF providing a total of 7100 SF.

e (406), Sec. 14, p. 26, with finished office, Steel & wood frame
, adequate lighting, low-cost plumbing fixtures, some air-conditioning &
t multiplier is 1.02. Local multiplier is .93 = $33.07/SF. 7100 SF x 33.07
29,138.

,000

= 77,198

rounded to $226,000

l negotiating figure and the top of the range of of value for
e interior and giving the time constraints this is a "rough" estimate of the
l be happy to provide a more detailed update upon returning to the office on