

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INITIATE EMINENT DOMAIN PROCEEDINGS AGAINST A CERTAIN PARCEL OF PROPERTY LOCATED NORTH OF U.S. HWY. 165 (ENGLAND HIGHWAY) PARALLEL AND ADJACENT TO A RAILROAD RIGHT-OF-WAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**

WHEREAS, the City of North Little Rock, Arkansas (“City”) requires certain property located north of U. S. Hwy. 165 (England Highway), parallel and adjacent to the northerly right-of-way line of a railroad, more particularly described herein, to extend electric service from the Faulkner Lake Substation to the Marion Berry Pump Station owned by the Bayou Meto Water Management District; and

WHEREAS, the City may be required to avail itself of the powers of condemnation and eminent domain in order to obtain the above-mentioned property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City requires certain property rights, as described in this Resolution, to extend electric service from the Faulkner Lake Substation to the Marion Berry Pump Station owned by the Bayou Meto Water Management District as contemplated by Ordinance No. 8502 and Resolution No. 8410 (“Bayou Meto Service Line”).

SECTION 2: That the City has negotiated in good faith to acquire the needed property rights but has been unable to reach agreement with the owner.

SECTION 3: That the City Attorney is hereby authorized to initiate condemnation proceedings against certain property generally running along U.S. Hwy. 165 (England Highway), parallel and adjacent to the northerly right-of-way line of a railroad, and more particularly described as follows:

**ELECTRIC UTILITY EASEMENT – LEGAL DESCRIPTION**

An Electric Utility Easement being the Southerly 15 feet of the following described property lying parallel and adjacent to the Northerly right-of-way line of a railroad:

Part of Spanish Grant No. 2417 in Township 1 North, Range 11 West, in Pulaski County, Arkansas, more particularly described as follows:

Beginning at a point on the North line of said Spanish Grant No. 2417, which is 2223.61 feet East of the Northwest corner thereof; thence run in an Easterly direction along the North line of said Grant 1519.2 feet; more or less, to the East line of the West half (100’ acres) of the two hundred (200) acre tract conveyed by William Russell to Benjamin Johnson by deed recorded in Deed Record “F” at Page

220; thence run in a Southerly direction along the East line of the West half of the said two hundred (200) acre tract and parallel with the West line of said Spanish Grant No. 2417, 1712.0 feet, more or less, to the North line of the St. Louis Southwestern Railroad right-of-way; thence run in a Northwesterly direction along the said railroad right-of-way 1553.5 feet, more or less, to the southeast corner of a tract conveyed to Arkansas Steel and Prestressed Concrete Corporation by deed recorded in Deed Record Book 653, at Page 53; thence run in a northerly direction along the East line of said Arkansas Steel and Prestressed Concrete Corporation tract 1396.5 feet, more or less, to the Point of Beginning, containing 23,651 square feet or 0.543 acres, more or less.

SECTION 4: That the City Attorney is hereby authorized to correct minor errors that may be present in the legal descriptions found in Section 3 in order to cause the legal description to substantially conform to the maps attached hereto as Exhibits "A" and "B".

SECTION 5: That the City hereby finds that the fair market value of the easement property described hereinabove is \$18,900.00 (see appraisal attached hereto as Exhibit "C"), and authorizes deposit of this amount into the registry of the court. Alternatively, if possession may be transferred extra-judicially, the City hereby authorizes payment to the owner in the amount of \$20,790.00. Payment shall be paid from the operational funds of the Electric Department committed to the construction of the Bayou Meto Service Line.

SECTION 6: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_

Mayor Joe A. Smith

SPONSOR:

ATTEST:

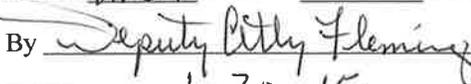
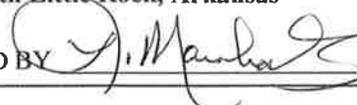
  
\_\_\_\_\_  
Mayor Joe A. Smith

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:27	A.M.	_____	P.M.
By				
DATE	1-20-15			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				



MEMBER NATIONAL SOCIETY  
PROFESSIONAL ENGINEERS

## THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD  
NORTH LITTLE ROCK, ARKANSAS 72116  
TELE. No. 501-753-4463 FAX. 501-753-6814

CIVIL ENGINEERS—LAND SURVEYORS  
LAND PLANNING & DEVELOPMENT  
RESIDENTIAL—COMMERCIAL—INDUSTRIAL



tabbies  
**EXHIBIT**  
"A"

### LeFEVER REALTY

AN ELECTRIC UTILITY EASEMENT BEING THE SOUTHERLY 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY LYING PARALLEL AND ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF A RAILROAD:

PART OF SPANISH GRANT NO. 2417 IN TOWNSHIP 1 NORTH, RANGE 11 WEST, IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SPANISH GRANT NO. 2417, WHICH IS 2223.61 FEET EAST OF THE NORTHWEST CORNER THEREOF;  
THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID GRANT 1519.2 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF (100' ACRES) OF THE TWO HUNDRED ACRE TRACT CONVEYED BY WILLIAM RUSSELL TO BENJAMIN JOHNSON BY DEED RECORDED IN DEED RECORD "F" AT PAGE 220;  
THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF THE WEST HALF OF THE SAID TWO HUNDRED ACRE TRACT AND PARALLEL WITH THE WEST LINE OF SAID SPANISH GRANT NO. 2417, 1712.0 FEET, MORE OR LESS, TO THE NORTH LINE OF THE ST. LOUIS SOUTHWESTERN RAILROAD RIGHT-OF-WAY;  
THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE SAID RAILROAD RIGHT-OF-WAY 1553.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ARKANSAS STEEL AND PRESTRESSED CONCRETE CORPORATION BY DEED RECORDED IN DEED RECORD BOOK 653, AT PAGE 53;  
THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID ARKANSAS STEEL AND PRESTRESSED CONCRETE CORPORATION TRACT 1396.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 23,651 SQUARE FEET OR 0.543 ACRES, MORE OR LESS.

DATE: 11/21/2014

SCALE: 1" = 200'



MEMBER NATIONAL SOCIETY  
PROFESSIONAL ENGINEERS

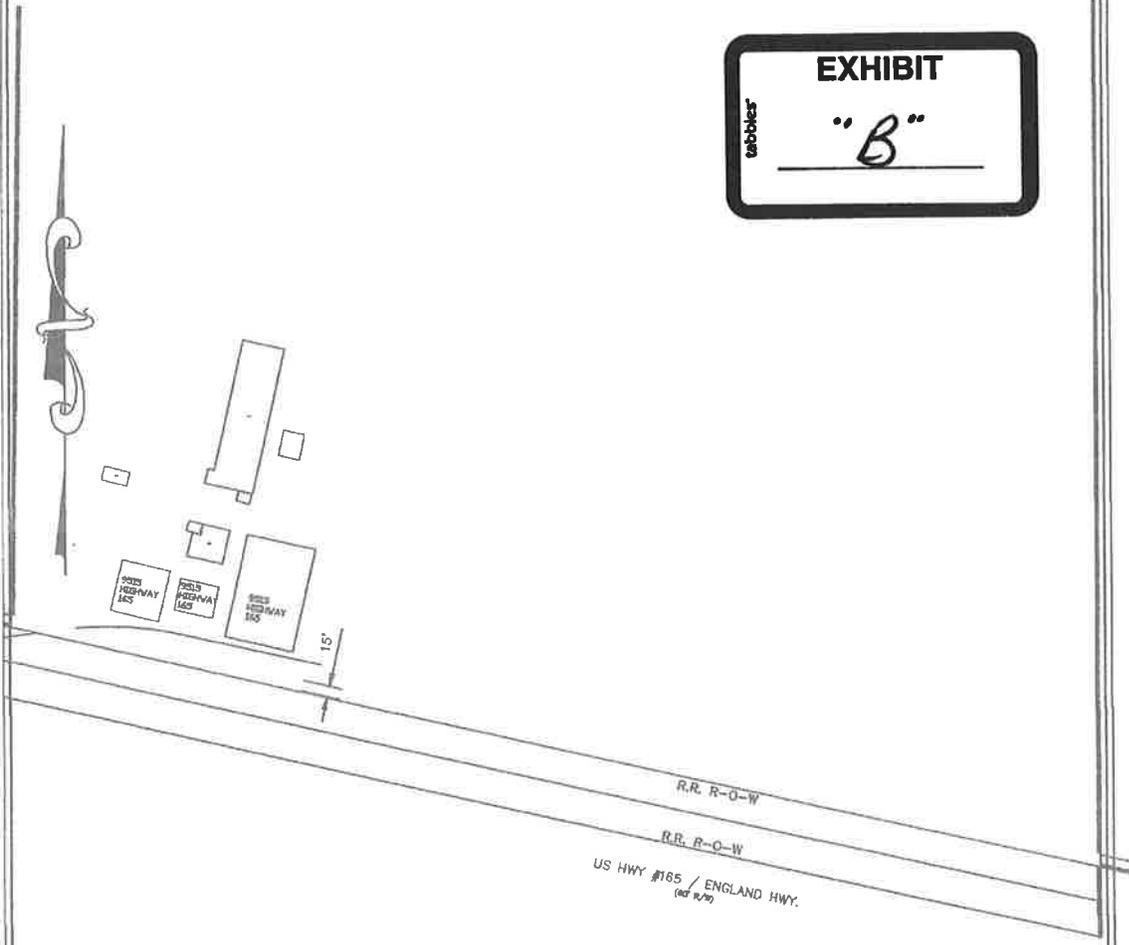
### THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD  
NORTH LITTLE ROCK, ARKANSAS 72118  
TELE. No. 501-753-4463 FAX. 501-753-8814

CIVIL ENGINEERS—LAND SURVEYORS  
LAND PLANNING & DEVELOPMENT  
RESIDENTIAL—COMMERCIAL—INDUSTRIAL

EXHIBIT

"B"



LeFEVER REALTY

AN ELECTRIC UTILITY EASEMENT BEING THE SOUTHERLY 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY LYING PARALLEL AND ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF A RAILROAD:

PART OF SPANISH GRANT NO. 2417 IN TOWNSHIP 1 NORTH, RANGE 11 WEST, IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DATE: 11/21/2014

SCALE: 1" = 200'

# Pearce-Stephens Associates, Inc.

Reese M. Pearce, IFAS  
Arkansas Certified General  
Appraiser No. CG 0018

Lee Stephens, IFA  
Arkansas Certified General  
Appraiser No. CG 0021



December 15, 2014

Mr. Eric Heinrichs, System Electrical Engineer  
North Little Rock Electric Department  
1400 W Maryland Ave  
North Little Rock, Arkansas 72120

Re: Electric Utility Easement  
LeFever Realty Company  
HWY 165  
North Little Rock, AR 72117  
Pulaski County, Arkansas

Dear Mr. Heinrichs:

Pursuant to your request, we have made a personal inspection of the above referenced property. It is our opinion, based upon that inspection and the data discovered in the market that the property which is the subject of this appraisal report has a market value as of December 8, 2014, the date of our initial inspection and prior to the imposition of the utility easement, of:

ONE MILLION, THREE HUNDRED EIGHTY-TWO THOUSAND DOLLARS

(\$1,382,000.00)

and a value immediately after imposition of the easement of:

ONE MILLION, THREE HUNDRED SIXTY-THREE THOUSAND, ONE HUNDRED DOLLARS

(\$1,363,100.00)

Indicating a value for the easement of:

EIGHTEEN THOUSAND, NINE HUNDRED DOLLARS

(\$18,900.00)

A summary of the data considered in arriving at this opinion is presented later in this report.

**Please note that this report consists of a complete appraisal presented in a restricted report format prepared in accordance with the Uniform Standards of Professional Appraisal Practice. This report may not be fully understood by any unintended user without additional information contained in the appraiser's files.**

No. 13 Platte Drive  
Office (501) 851-8908

P.O. Box 13245  
r-pearce@sbcglobal.net

Maumelle, Arkansas 72113  
Mobile (501) 831-5265

**The undersigned appraisers have explained to the client how the Uniform Standards of Professional Appraisal Practice (USPAP) relate to this estimate of value. By accepting this report, the client has chosen to have this estimate of value conform to USPAP, and the report format conform to USPAP requirements for Restricted Reports, and acknowledges that this estimate of value may be rejected for use in a federally related transaction.**

**This report is made for the sole use and benefit of the North Little Rock Electric Department and not for any bank, mortgage lending institution, taxing entity or any party other than the named client. The client has requested this format and understands its limited utility.**

The appraisal problem to be solved in this report consists of estimating the market value of the described easement over the land which is the subject of this report and any damages to the remainder caused by the easement taking.

The scope of work to be performed consists of making an estimate of the value of the subject property before and after the taking as of the effective date. An appraisal analysis is completed in several distinct phases; general data collection and analysis. Neighborhood data collection and analysis, subject property data collection and analysis, highest and best use analysis, market data collection, verification and analysis, valuation, and report preparation. Each phase will be applied as deemed appropriate by the appraisers.

A series of specific steps are undertaken in order to complete each phase, described below.

1) General Data Collection and Analysis

The general data collection and analysis phase involves collection of data relating to regional, and local trends, and identification and analysis of the social, governmental, and environmental forces affecting the market value of the subject property.

2) Neighborhood Data Collection and Analysis

The neighborhood data collection and analysis phase entails inspecting the subject neighborhood, collection of data related to growth trends, demographics, physical characteristics, available utilities, public improvements and services, etc.; and analyzing the collected data focusing on its effect on the subject property.

3) Subject Property Data Collection and Analysis

In the subject property data collection and analysis phase, we inspected and photographed the subject property as well as making exterior inspections and photographs of the sale in the immediate area, obtained real estate taxes, zoning, and other information from public sources; and analyzed the functionality, condition, etc. of the subject property.

4) Market Data Collection and Analysis

In the market data collection and analysis phase, we obtained and verified comparable sales data from public records; personally inspected the comparable sales; and collected market data related to construction costs, depreciated, etc. from a variety of sources, if deemed appropriate.

5) Highest and Best Use Analysis

In highest and best use analysis, we analyzed all previously obtained data within the framework of supply and demand, legal use, physically possible use, feasibility use and that use which is normally productive both for the site as if vacant, and the use of the property as improved.

6) Valuation

In the valuation phase, we applied the sales comparison approach to estimate the property value. To estimate the market value of the subject property, we applied the Sales Comparison Approach. The Cost and Income Approaches were not used since the taking would not affect use of improvements on the land. These indications of value were then reconciled into a final value estimate.

7) Report Preparation

The final phase of the appraisal process is the report preparation, in which we prepared a narrative appraisal report in accordance with the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the National Association of Independent Fee Appraisers. This report is presented in a Summary Report Format and is considered to be presented in sufficient detail to enable the client to read and understand the conclusions and reach similar conclusions from the data presented.

The subject property is legally described as:

Part of Spanish Grand No. 2417 in Township 1 North, Range 11 West, in Pulaski County, Arkansas, more particularly described as follows:

Beginning at a point on the north line of said Spanish Grant No. 2417, which is 2223.61 feet east of the northwest corner thereof; thence run in an easterly direction along the north line of said grand 1519.2 feet, more or less, to the east line of the west half (100' acres) of the two hundred acres tract conveyed by William Russell to Benjamin Johnson by deed recorded in deed record "F" at page 220; thence run in a southerly direction along the east line of the west half of the said two hundred acre tract and parallel with the west line of said Spanish Grant No. 2417, 1712 feet, more or less, to the north line of the St. Louis Southwestern Railroad right-of-way; thence run in a northwesterly direction along the said railroad right-of-way 1553.5 feet, more or less, to the southeast corner of a tract conveyed to Arkansas Steel and Prestressed concrete corporation by deed recorded in deed record book 653, at page 53; thence run in a northerly direction along the east line of said Arkansas Steel and Prestressed Corporation tract 1396.5 feet, more or less, to the point of beginning.

The Easement to be acquired is legally described as:

An electric utility easement being the southerly 15 feet of the above described property lying parallel and adjacent to the northerly right of way line of a railroad.

The location of the utility easement on subject property can be described as an irregular shaped portion of the subject property which is approximately 1553 +/- feet in length at its longest point and 15 feet deep at its widest point, totaling approximately 23,651 square feet or 0.543 acres, more or less. The easement is located along the southern property line of the subject property. Should this estimated size be determined to be incorrect, we reserve the right to amend our reported value accordingly.

The effective date of this value is December 8, 2014, the date of our inspection. The date of this report is December 15, 2014. The owner of record of this property, as of the effective date of this report, is:

LeFever Realty Company  
4110 South Lookout Street  
Little Rock, AR 72205

In Arkansas, real estate is assessed by the County Tax Assessor and the tax collected by the County Collector for the city and county. There is no state real property tax.

Assessment is based on 20% of the appraised valuation and the current assessment rate is established by the County Quorum Court and public vote. A rate of 50.8 and 59.2 mills are applicable for property located in the City of North Little Rock. The subject property consists of two real estate designated Parcels #24E-001.00-061.01 and #24E-001.00-057.00, and one improvements only designated Parcel #24E-001.00-060.00. Parcel #24E-001.00-061.01 has a millage rate of 59.2 mills, #24E-001.00-057.00 has a millage rate of 50.8 mills, and #24E-001.00-060.00 has a millage rate of 59.2 mills. The three combined have been appraised and assessed by Pulaski County as follows:

	Appraised Value	Assessed Value
Land:	\$3,519,350	\$703,870
Improvements:	\$ 481,700	\$ 96,340
Total	\$4,001,050	\$800,210

Taxes for the subject property for the year 2013, payable in 2014 are approximately \$6,528.09. A copy of the Pulaski County Assessor's Property Record Card is included in the Addendum section of this report.

According to the Pulaski County Tax Collector, the subject property is not located in any special improvement district.

A search of the records indicates no transfers of the property within the five years immediately preceding the effective date of this report.

The purpose of this study was to form an opinion of an appropriate "Market Value" of the proposed utility easement on the subject property. This letter is an indication of that value. This report has been prepared in conformance with the provisions of USPAP, for Restricted Use Appraisal Reports and data not included in the report has been retained in the appraiser's file for your perusal, should you require it.

This report consists of a written estimate of the Market Value of the property described herein, both before and after the acquisition of the proposed easement. The intended use of this report is to aid the client, North Little Rock Electric Department, in negotiating with the property owner regarding acquisition of the subject property. This report has been prepared for Mr. Eric Heinrichs, System Electrical Engineer, North Little Rock Electric Department; at his request, and not for any party other than the named client.

This estimated value applies as of December 8, 2014, the date of inspection. The date of this report is December 15, 2014. The field inspection was performed December 8, 2014, by R. M. Pearce, IFAS, Arkansas Certified General Appraiser No. CG 0018, Lee Stephens, IFA, Arkansas Certified General Appraiser No. CG 0021, and Andrew Stephens, Arkansas Registered Appraiser No. SR 3739. No one else was present at time of inspections of subject property.

The value estimated is considered to be the most probable price in terms of cash in U. S. Dollars, or in terms of financial arrangements equivalent to cash.

A neighborhood is loosely defined as a portion of a larger community, or an entire region, in which there is a homogenous grouping of inhabitants, buildings or business enterprises. Inhabitants of a neighborhood usually have more than casual concerns or interests in common and a similarity of economic or cultural backgrounds. Neighborhood boundaries may consist of well-defined natural or man-made barriers or they may be more or less well-defined by a distinct change in land use or character of the inhabitants.

The property is bounded by Arkansas Highway 161 to the north, Arkansas Highway 391 to the east, the Arkansas River to the South, and on the west by Campbell Road. The neighborhood is composed of a mixture of primarily light industrial and commercial uses with a small amount of residential development in the area. For the most part, those areas immediately surrounding the subject property are industrial properties. Similar properties in the area primarily range in size from two to ten acres. In addition, there are several vacant sites that are ready for development.

The highest and best use for the subject property, as if it were unimproved, is for a compatible use with the surrounding light industrial and commercial type properties. The typical values for properties in this area are considered to be stable to slightly increasing.

In arriving at an estimate of market value for a given property, it is customary appraisal practice to assemble as much information as considered pertinent in three different areas as they apply to the approaches to the value estimate: the Sales Comparison Approach, the Income Approach, and the Cost Approach.

The Sales Comparison Approach utilizes the sales of similar properties as the basis for an indication of value for the subject. Direct comparisons are made between the sales properties and the subject on an item by item basis in such areas as location, time of sale, conditions of sale, terms of financing, as well as for physical characteristics. Adjustments are made to the sales price of the comparative property to arrive at an indication of what that property would have sold for had it been essentially similar to the subject property. These adjusted sale prices are correlated into an indication of value by this approach. In the case at hand, the value of the land is based on the Sales Comparison Approach.

In the Income Approach, an estimate is made of the market rent which the subject property might command based on the rental of competitive space. Estimates are also made of the appropriate vacancy and expense ratios for the subject based on information developed from similar properties in the market. Thus, an indication of the net income which the subject property is capable of producing is developed. This is the basis for any of the capitalization techniques, regardless of which one is indicated by the type of property or investor. The rate of return on investments in similar type properties is derived from the market, and this rate of return is used to capitalize the indicated net income into an indication of value by this approach. Due to the subject property being used for commercial in nature and there are no demonstrable damages to remainder of the taking, the Income Approach has not been considered an appropriate measure of value for this property.

The Uniform Standards of Professional Appraisal Practice, 2014-2015 Edition, defines “Market Value” as:

A type of value, stated as an opinion, that presumes the transfer of property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.<sup>1</sup>

The following definition of Market Value is the most widely accepted version and is the one used by most federal financial institutions and most courts of jurisdiction:

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 are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States 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<sup>2</sup>

Numerous definitions of Market Value have been devised over the years by professional organizations, government bodies, courts etcetera. The Supreme Courts of most states have handed down definitions of Market Value for use in the state courts. These definitions are subject to frequent change.

It is our opinion the improvements to the subject property are not affected by this taking and we have not made an interior inspection of any of the improvements located in this project. We have included a property record card from the Pulaski County Assessor’s Office and consider the improvement value shown on that card to be reasonable.

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1 Appraisal Standards Board, The Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice*, 2012-2013 Edition, Page U3

2 Appraisal Standards Board, The Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice*, 2003 Edition, Page 224

The Sales Comparison Approach or Market Data Approach is used to determine the value of the subject site as if vacant. This is accomplished by comparison to similar sites that have sold or are offered for sale. These comparisons are generally made on the basis of price per square foot, or in some cases, price per front foot, or price per acre.

A search through various real estate information services revealed the vacant land sales in the area as shown below:

Vacant Sale Number One:

Grantor: D & B Commercial Park  
Grantee: HCG LLLP  
Legal Description: Proposed Lot 19 D & B Commercial Park MPDA PT NW1/4 SECTION 12-1N-11 Beg NE COR Lot 21 D & B Commercial Park TH N89\*33'59"W559.64' AL NLN Lot 21 To E R/W Smitty DR TH AL R/W TO a Curve Chord Direction N20\*00'34"E158.07' N00\*47'03"E308.86' To SW COR LOT 18 TH S89\*13'16"E504.76' S00\*25'50"W454.375' TO POB of North Little Rock, Arkansas  
Size: 5.403 Acres or 235,354 +/- SQ FT  
Sale Date: January 3, 2014  
Sale Price: \$168,000  
Price Per Unit: \$31,093.84 per acre or \$0.714 per square foot  
Book/Page Number: 2014/000916  
Comments: This sale consists of unimproved land.

Vacant Sale Number Two:

Grantor: D& B Commercial Park LLC  
Grantee: LDG 1031 Holdings LLC  
Legal Description: Lot 21 of D & B Commercial Park of North Little Rock, Arkansas  
Size: 10.740 Acres OR 467,834 +/- SQ FT  
Sale Date: October 15, 2013  
Sale Price: \$335,000  
Price Per Unit: \$31,191.81 per acre or \$0.716 per square foot  
Book/Page Number: 2013/075367  
Comments: This sale consists of unimproved land.

Vacant Sale Number Three:

Grantor: James S. Jones  
Grantee: Keen Transport Inc  
Legal Description: Lot 1, Phase IV, North Little Rock I-440 Industrial Park, in the City of North Little Rock, Pulaski County, Arkansas  
Size: 7.98 Acres OR 347,601 +/- SQ FT  
Sale Date: December 16, 2011  
Sale Price: \$380,000  
Price Per Unit: \$47,619.05 per acre or \$1.093 per square foot  
Book/Page Number: 2011/075830  
Comments: This sale consists of unimproved land.

Vacant Sale Number Four:

Grantor: Wilcox Investment Limited Partnership  
 Grantee: Highway 165 Development LLC  
 Legal Description: A Tract of Land in Spanish Grant 2417 & Section 12-1N-11W MPDA COM at the CTR of SECT 12 TH S0\*21'14"E871.20' S88\*08'38"W639.37' TO POB TH CONT S88\*08'38"W471.77' S73\*54'58"W909' MOL TO ELN Lot 172 Cypress Crossing Subdivision TH in a N'LY Direction ALG ELN of Cypress Crossing Subdivision to SLN Tract B1 Cypress Crossing TH S80\*E343.5' to SE COR of Tract B1 TH N10\*E321' MOL TO SLN HWY 165 TH S80\*E980' MOL AL SLN HWY TH S03\*23'54"W120.12' N77\*51'17"W494.26' S47\*09'16"W40.95' S14\*48'26"E41.26' S21\*46'42"E101.76' S06\*33'06"E120.81' S77\*51'17"E455.06' TH S03\*23'54"W779' MOL TO POB  
 Size: 43.29 Acres OR 1,885,712 +/- Square Feet  
 Sale Date: May 1, 2006  
 Sale Price: \$869,000  
 Price Per Unit: \$20,073.92 per acre or \$0.461 per square foot  
 Book/Page Number: 2006/036072  
 Comments: This sale consists of unimproved land.

COMPARABLE LAND SALE SUMMARY

SALE NO.	SALE DATE	SIZE (SQ. FT.)	SALES PRICE	SALES PRICE / SQ. FT.	TIME	LOCATION	ADJ. VALUE
1	01/03/2014	235,534	\$168,000.00	\$0.71	+\$0.01	0	\$0.72
2	10/15/2013	467,834	\$335,000.00	\$0.71	+\$0.02	0	\$0.73
3	12/16/2011	347,601	\$380,000.00	\$1.09	+\$0.08	0	\$1.17
4	05/01/2006	1,885,712	\$869,000.00	\$0.46	+\$0.14	0	\$0.60

The above listed comparable sales are judged to be the best market value indicators available for the subject property at the present time. The subject is located in light industrial and commercial area. We have made adjustments to these sales for time based on current economic conditions. The sales are considered indicative of the value of unimproved property in this area. The mean adjusted sales price for comparable land sales in the area is approximately \$0.80 per square foot. The median value is \$0.72 per square foot and the mode is also \$0.72 per square foot.

Based on our analysis of these and other unimproved land sales and their effect on the market, we believe unimproved land in this area of the county has a market value at its highest and best use between \$0.72 per square foot and \$0.80 per square foot. We have opted to use the higher limit of \$0.80 per square foot to value the land that has frontage on Highway 165. The remainder of land was valued at \$0.10 per square foot.

There are no sales in this part of the county which would indicate a value diminution based on power line locations or easements. Therefore we have opted to base our value estimate on the value per square foot of the land actually acquired.

Based on the values estimated on previous page, it is our opinion the value of the proposed electric utility easement located on the southerly portion of subject property as of December 8, 2014, the date of our final inspection, is:

EIGHTEEN THOUSAND, NINE HUNDRED DOLLARS

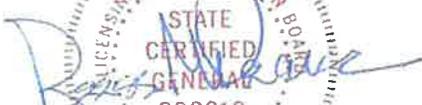
(\$18,900.00)

**This value of the Utility Easement is subject to change if any changes are made to the size or location of the proposed easement, or if any of the erected poles encroach upon and or damage any of the pavement located on subject property.**

We have retained our research and conclusions on file in our office and a formal narrative report can be completed upon your request for an additional fee.

Thank you for allowing us to be of service in this matter. If we may be of further assistance, or if you have any questions, please do hesitate to call.

Respectfully Submitted,



STATE  
CERTIFIED  
GENERAL  
CG0018  
Reese M. Pearce, IFA  
Arkansas Certified General Appraiser  
No. CG 0018



Lee Stephens, IFA  
Arkansas Certified General Appraiser  
No. CG 0021



STATE  
REGISTERED  
SR3739  
Andrew Stephens  
Arkansas Registered Appraiser  
No. SR 3739  
ANDREW STEPHENS