TABLE OF CONTENTS

Title Page
Letter of Transmittal
Table of Contents

Subject Photographs
Summary Of Salient Facts And Conclusions 1
Special Considerations 2
Identification Of The Property 5
Legal Description 6
Use And Intended Users Of The Appraisal 6
Scope Of Work 6
Type And Definition Of Value 7
Property Rights Appraised 8
Date Of Value 8
Ownership And Property History 9
Regional And City Data 9
Neighborhood Data 19
Zoning 20
Assessed Value And Taxes 24
Site Description 24
Description Of The Improvements 27
Highest And Best Use 27
Appraisal Procedure 30
Land Valuation 32
Exposure And Marketing Time 44
Certification Of Value 45
Assumptions And Limiting Conditions 47
Qualifications Of W. West Foster 49

Addenda

Exhibit A ..... Photographs of the Cardinal Mill
Exhibit B ..... Photographs of Tommy Jones' Stage Stop