

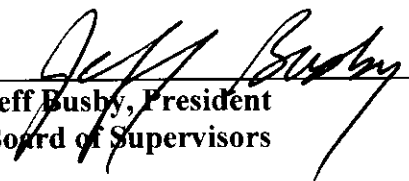
**ORDER: AUTHORIZE COUNTY ATTORNEY TO NEGOTIATE WITH THE
MISSISSIPPI DEPARTMENT OF TRANSPORTATION THE SALE
OF THE PROPERTY ON HIGHWAY SEVEN SOUTH SUBJECT TO
FIRST CONFIRMING THE ASSUMPTIONS UNDERLYING THE
APPRAISAL**

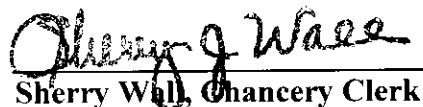
Motion was made by Kevin Frye, duly seconded by Jeff Busby, to authorize the county attorney to negotiate with the Mississippi Department of Transportation the sale of the property on Hwy 7 south subject to first confirming the assumptions underlying the appraisal.

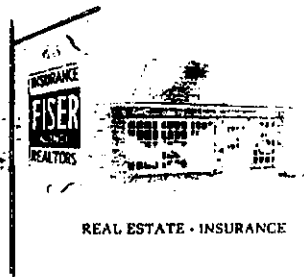
The vote on the motion was as follows:

Supervisor Kevin Frye. voted yes
Supervisor Jeff Busby. voted yes
Supervisor David Rikard. voted yes
Supervisor Chad McLarty. voted yes
Supervisor Mike Roberts. voted yes

After the vote, President Busby, declared the motion carried, this the 2nd day of May, 2016.


Jeff Busby, President
Board of Supervisors


Sherry W. Hall, Chancery Clerk



HAL FISER AGENCY

215 First Street / P. O. Box 700
Clarksdale, MS 38614
662-627-4126

REAL ESTATE APPRAISAL Of Lafayette County Health Department



101 Veterans Drive, Oxford
Lafayette County
MS, 38655

As of
September 23, 2015

Prepared For
Mr. David O'Donnell
Lafayette County Board of Supervisors
1300 Access Road, Suite 200
Oxford, MS, 38655

Prepared by
HAL FISER AGENCY
John Fiser, MAI, SRA
MS - GA-7, AR - CG0531

File Name:
M61110

HAL FISER AGENCY

P. O. Box 700; 215 First St.
Clarksdale,
MS, 38614

(662) 627-4126
Fax: (662) 624-4229
john@fiseragency.com
www.fiseragency.com

April 20, 2016

Mr. David O'Donnell
Lafayette County Board of Supervisors
1300 Access Road, Suite 200
Oxford, MS
38655

Re: Appraisal Report, Real Estate Appraisal
Lafayette County Health Department
101 Veterans Drive, Oxford,
Lafayette County, MS, 38655
File Name: M61110

Dear Mr. O'Donnell:

In response to your request and authorization, I have conducted an investigation and analysis necessary to form an opinion of the market value, for Just Compensation, of the tract to be acquired from the property owned by Lafayette County located in 6.23 acres in the Southwest corner of Highway 7 and Veterans Drive, Oxford, Lafayette Co, MS, Oxford, Lafayette, MS.

The analysis and opinion for just compensation is made before and after the acquisition of the 1.53 acres, more or less, and the buildings by Mississippi Department of Transportation, State of Mississippi. The property being considered in the before condition of this report is a 6.23 ± acre parcel that is a single contiguous parcel and 2 buildings. The report will identify and describe the parcel.

Please reference page 8 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology. In appraising for condemnation, the proper procedure is to value the entire property before and after the proposed acquisition and consideration of damages, if any. The subject property has been considered as such. My assignment is to value the part taken and to consider the damages to the remainder, if any, giving an indication of value for just compensation.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 18). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- If circumstances dictate that I disregard current market conditions in the before value for the sake of avoiding project influence, then the before value is based on the hypothetical condition.
- The before estimate of market value for the subject property is based on the hypothetical condition that the proposed construction of the project does not exist.
- For the purpose of this appraisal, the improvements located outside the acquisition area that are not affected by the acquisition area are not being considered in this report and are not being valued in this appraisal.
- Any "after" value assumptions are based on the premise that the project is completed as of the effective date of the appraisal according to the plans available to the appraiser.
- At the request of the Lafayette County Board of Supervisors, the after value of the property is being made as if all of the buildings are being damaged and are not usable and are being acquired by the proposed Highway 7 acquisition and only 4.70 acres of land are remaining.

Extraordinary Assumptions:

- Features of the subject site such as legal description, dimensions, size, etc. were obtained from publicly available sources. All information taken therefrom is assumed reasonably correct.
- Details of the improvements thereon including yet not limited to floor plans, construction materials, dimensions, etc. were obtained from personal observation and/or measurement. All are assumed reasonably correct.
- Real estate tax information for the subject was obtained from a reputable online source, so it is assumed reasonably correct. All information from any credible source is assumed reasonably correct. Moreover, this information is assumed the most recent that is expeditiously available to the public. The building sizes are based on the Tax Assessor's information.

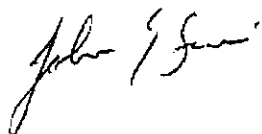
Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s): The Federal rule was considered, but at the request of the Client, the State rule was followed. The state rule involves several additional steps and the net effect is that it does not allow the value of the acquisition to be offset by the increased value of the property after the acquisition. The construction of project would be considered a general benefit and not a special benefit because the subject is not the only property to benefit from the new road being built. The adjacent tract will also benefit from the new roadway therefore it is not considered a special benefit to the subject.

Just Compensation					
Before Acquisition		Highest and			
6.23 ac	@	Best Use	=		\$ 1,750,000
		Commercial			
After Acquisition					
Area Not Damaged by Acquisition					
4.70 ac	@	Commercial	\$ 60,000 /ac =	\$ 280,000	r/o
Damages Estimated					
Damaged Area	0 ac		\$ -		
Temporary Easement			\$ -		
Cost to Move the Well			\$ -		
Total Damages to Land				\$ -	
Total Value of After Acquisition					\$ 280,000
Just Compensation Due the Land Owner					\$ 1,470,000
			Adjust to		\$ 1,470,000

Just Compensation as of September 23, 2015 - One Million Four Hundred Seventy Thousand Dollars (\$1,470,000)

The market exposure time preceding September 23, 2015 would have been 8 months and the estimated marketing period as of September 23, 2015 is 12 months.

Respectfully submitted,
Hal Fiser Agency



John Y. Fiser, MAI, SRA
MS - GA-7
AR - CG0531