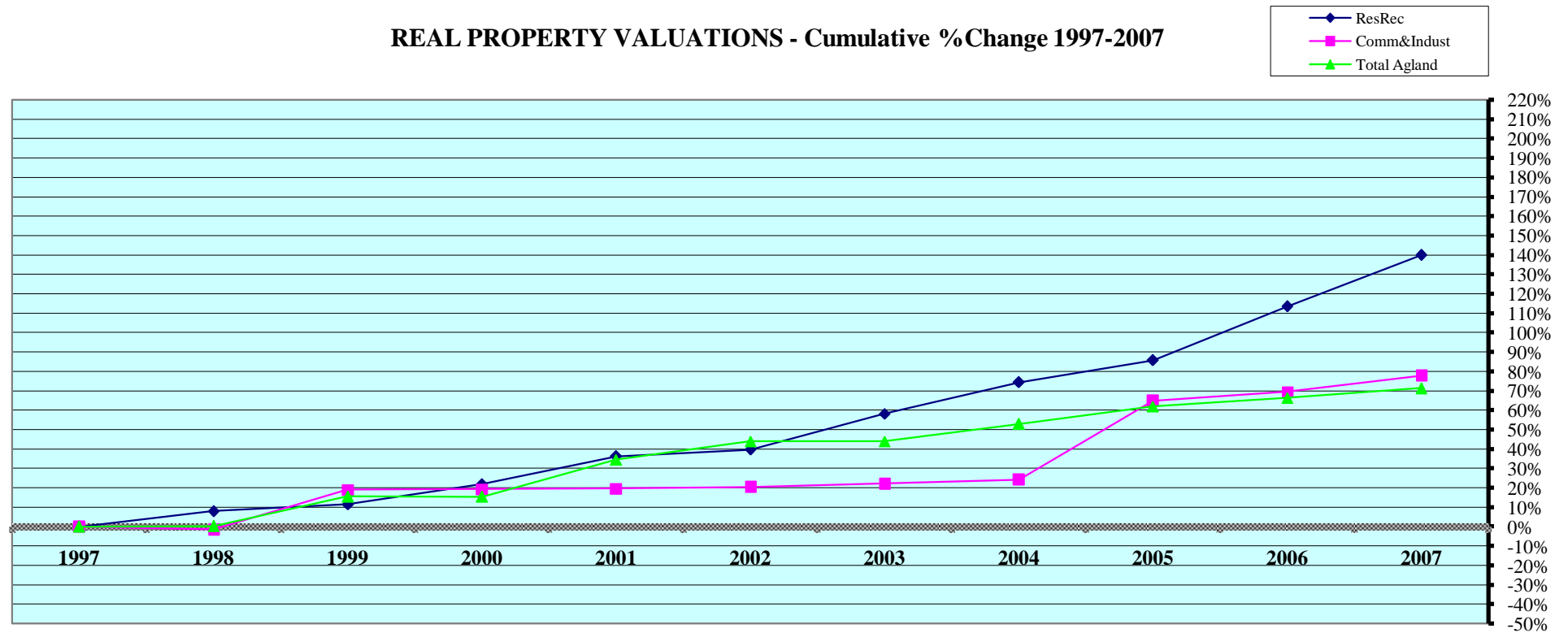


REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
1997	1,739,925	--	--	--	246,999	--	--	--	57,428,019	--	--	--
1998	1,879,466	139,541	8.02%	8.02%	243,436	-3,563	-1.44%	-1.44%	57,623,441	195,422	0.34%	0.34%
1999	1,940,397	60,931	3.24%	11.52%	294,313	50,877	20.90%	19.16%	66,383,515	8,760,074	15.20%	15.59%
2000	2,120,253	179,856	9.27%	21.86%	294,994	681	0.23%	19.43%	66,278,111	-105,404	-0.16%	15.41%
2001	2,372,059	251,806	11.88%	36.33%	295,722	728	0.25%	19.73%	77,267,442	10,989,331	16.58%	34.55%
2002	2,429,987	57,928	2.44%	39.66%	297,657	1,935	0.65%	20.51%	82,730,412	5,462,970	7.07%	44.06%
2003	2,752,687	322,700	13.28%	58.21%	301,903	4,246	1.43%	22.23%	82,729,506	-906	0.00%	44.06%
2004	3,033,556	280,869	10.20%	74.35%	307,105	5,202	1.72%	24.33%	87,806,732	5,077,226	6.14%	52.90%
2005	3,231,655	198,099	6.53%	85.74%	407,539	100,434	32.70%	65.00%	93,024,398	5,217,666	5.94%	61.98%
2006	3,714,298	482,643	14.93%	113.47%	418,709	11,170	2.74%	69.52%	95,568,055	2,543,657	2.73%	66.41%
2007	4,174,906	460,608	12.40%	139.95%	439,514	20,805	4.97%	77.94%	98,420,915	2,852,860	2.99%	71.38%

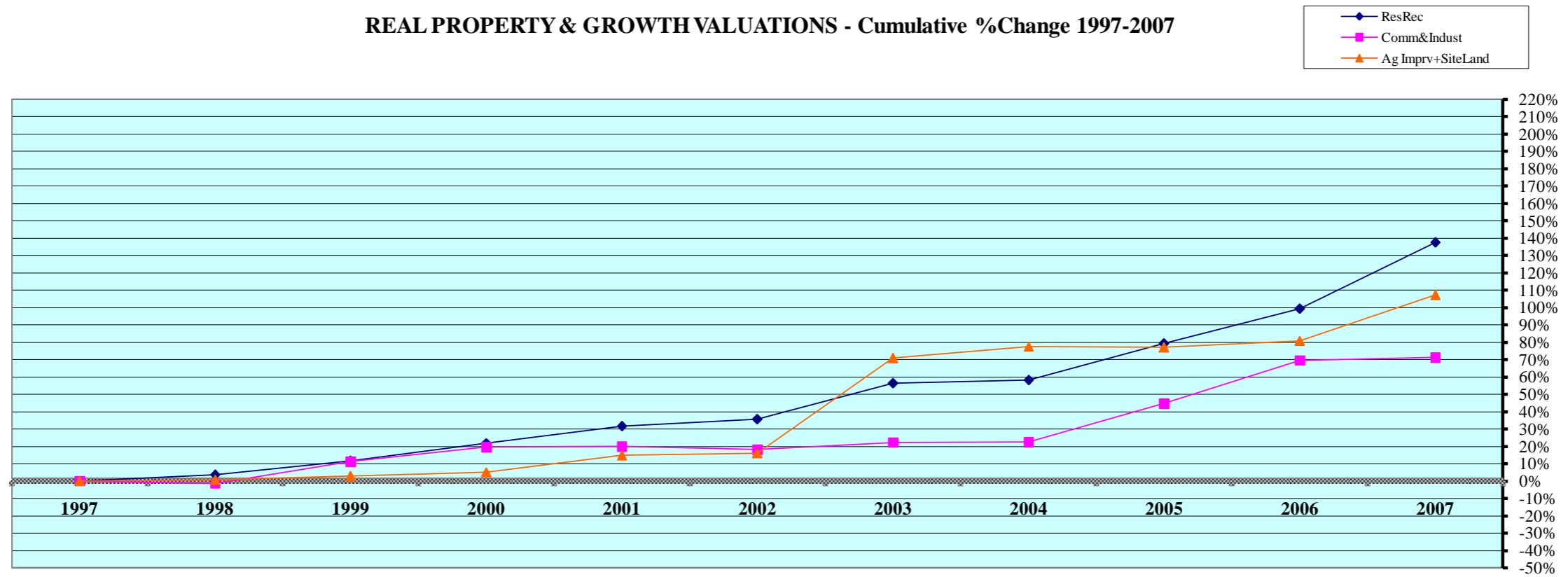
Rate Ann. %chg: Resid & Rec. 9.15% Comm & Indust 5.93% Agric. Land 5.53%

Cnty# 60
 County MCPHERSON

FL area 2

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.
 Source: 1997 - 2007 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1997-2007



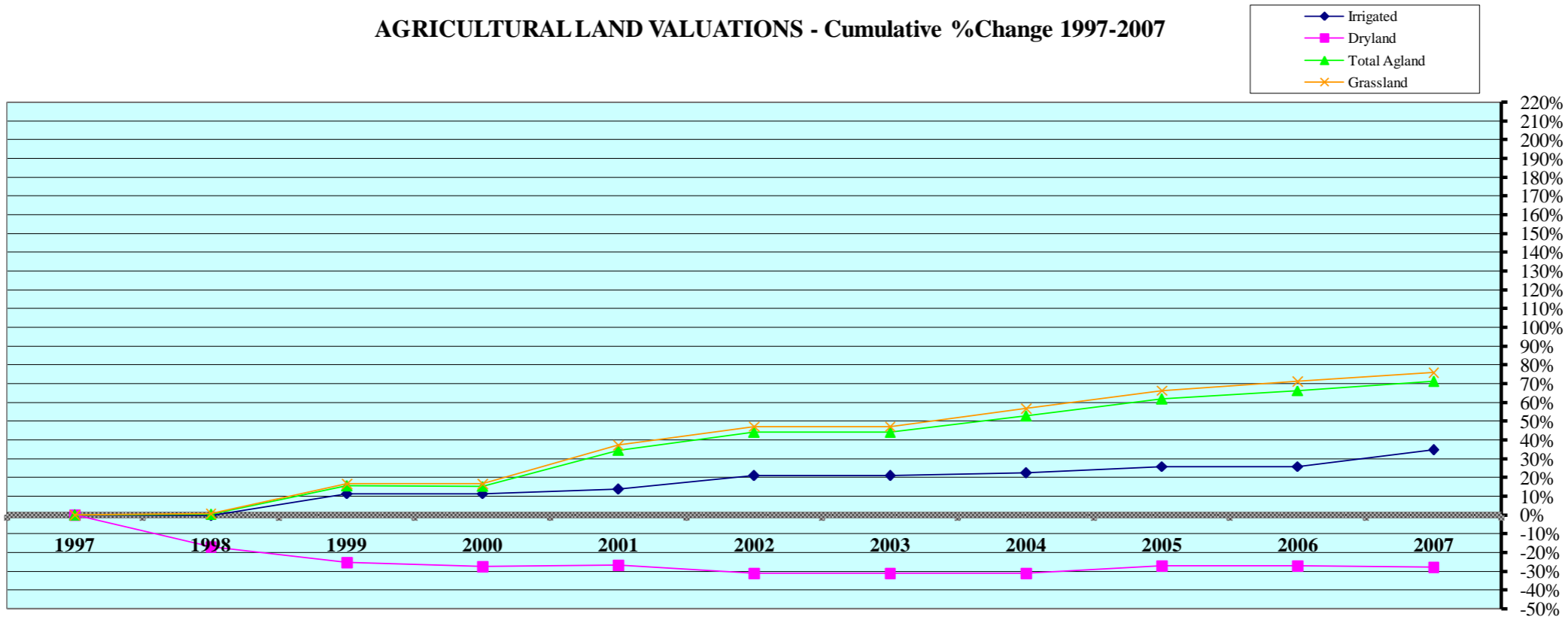
Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	1,739,925	14,629	0.84%	1,725,296	--	--	246,999	0	0.00%	246,999	--	--
1998	1,879,466	80,151	4.26%	1,799,315	3.41%	3.41%	243,436	0	0.00%	243,436	-1.44%	-1.44%
1999	1,940,397	1,616	0.08%	1,938,781	3.16%	11.43%	294,313	20,000	6.80%	274,313	12.68%	11.06%
2000	2,120,253	528	0.02%	2,119,725	9.24%	21.83%	294,994	0	0.00%	294,994	0.23%	19.43%
2001	2,372,059	83,157	3.51%	2,288,902	7.95%	31.55%	295,722	0	0.00%	295,722	0.25%	19.73%
2002	2,429,987	69,850	2.87%	2,360,137	-0.50%	35.65%	297,657	6,000	2.02%	291,657	-1.37%	18.08%
2003	2,752,687	34,050	1.24%	2,718,637	11.88%	56.25%	301,903	0	0.00%	301,903	1.43%	22.23%
2004	3,033,556	283,997	9.36%	2,749,559	-0.11%	58.03%	307,105	4,500	1.47%	302,605	0.23%	22.51%
2005	3,231,655	115,282	3.57%	3,116,373	2.73%	79.11%	407,539	50,000	12.27%	357,539	16.42%	44.75%
2006	3,714,298	246,096	6.63%	3,468,202	7.32%	99.33%	418,709	0	0.00%	418,709	2.74%	69.52%
2007	4,174,906	42,669	1.02%	4,132,237	11.25%	137.50%	439,514	16,775	3.82%	422,739	0.96%	71.15%
Rate Ann%chg	9.15%		Resid & Rec. w/o growth			5.63%	5.93%		C & I w/o growth			3.21%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwell & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv+Site Total Value					
1997	3,041,116	1,344,782	4,385,898	87,217	1.99%	4,298,681	--	--
1998	3,117,880	1,338,154	4,456,034	41,178	0.92%	4,414,856	0.66%	0.66%
1999	3,205,592	1,362,548	4,568,140	58,970	1.29%	4,509,170	1.19%	2.81%
2000	3,366,864	1,395,374	4,762,238	151,811	3.19%	4,610,427	0.93%	5.12%
2001	3,636,258	1,416,347	5,052,605	24,873	0.49%	5,027,732	5.57%	14.63%
2002	3,867,324	1,545,010	5,412,334	322,683	5.96%	5,089,651	0.73%	16.05%
2003	6,011,471	1,773,171	7,784,642	296,255	3.81%	7,488,387	38.36%	70.74%
2004	6,138,106	1,783,323	7,921,429	135,108	1.71%	7,786,321	0.02%	77.53%
2005	6,252,218	1,809,434	8,061,652	292,531	3.63%	7,769,121	-1.92%	77.14%
2006	6,127,510	1,835,457	7,962,967	30,922	0.39%	7,932,045	-1.61%	80.85%
2007	7,244,730	1,852,111	9,096,841	5,015	0.06%	9,091,826	14.18%	107.30%
Rate Ann%chg	9.07%	3.25%	7.57%	Ag Imprv+Site w/o growth		5.81%		

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste & other agland, excludes farmsite land. Real Prop Growth = value attributable to new construction, additions to existing buildings, and any improvements for real property which increase the value of such property.

Sources:
Value; 1997 - 2007 CTL
Growth Value; 1997-2007 Abstract of Asmnt Rpt.
NE Dept. of Revenue Property Assessment Division
Prepared as of 03/01/2008

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1997-2007



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1997	3,713,755	--	--	--	1,071,034	--	--	--	52,621,685	--	--	--
1998	3,697,575	-16,180	-0.44%	-0.44%	888,673	-182,361	-17.03%	-17.03%	53,015,648	393,963	0.75%	0.75%
1999	4,137,105	439,530	11.89%	11.40%	799,803	-88,870	-10.00%	-25.32%	61,441,147	8,425,499	15.89%	16.76%
2000	4,137,105	0	0.00%	11.40%	776,685	-23,118	-2.89%	-27.48%	61,341,586	-99,561	-0.16%	16.57%
2001	4,222,925	85,820	2.07%	13.71%	785,312	8,627	1.11%	-26.68%	72,236,102	10,894,516	17.76%	37.27%
2002	4,490,640	267,715	6.34%	20.92%	739,654	-45,658	-5.81%	-30.94%	77,478,070	5,241,968	7.26%	47.24%
2003	4,490,640	0	0.00%	20.92%	739,654	0	0.00%	-30.94%	77,477,164	-906	0.00%	47.23%
2004	4,545,275	54,635	1.22%	22.39%	739,654	0	0.00%	-30.94%	82,499,755	5,022,591	6.48%	56.78%
2005	4,675,140	129,865	2.86%	25.89%	781,919	42,265	5.71%	-26.99%	87,545,291	5,045,536	6.12%	66.37%
2006	4,675,140	0	0.00%	25.89%	781,919	0	0.00%	-26.99%	90,088,988	2,543,697	2.91%	71.20%
2007	5,002,930	327,790	7.01%	34.71%	772,669	-9,250	-1.18%	-27.86%	92,623,268	2,534,280	2.81%	76.02%

Rate Ann.%chg: Irrigated **3.02%** Dryland **-3.21%** Grassland **5.82%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1997	--	--	--	--	21,545	--	--	--	57,428,019	--	--	--
1998	--	--	--	--	21,545	0	0.00%	0.00%	57,623,441	195,422	0.34%	0.34%
1999	--	--	--	--	5,460	-16,085	-74.66%	-74.66%	66,383,515	8,760,074	15.20%	15.59%
2000	--	--	--	--	22,735	17,275	316.39%	5.52%	66,278,111	-105,404	-0.16%	15.41%
2001	--	--	--	--	23,103	368	1.62%	7.23%	77,267,442	10,989,331	16.58%	34.55%
2002	--	--	--	--	22,048	-1,055	-4.57%	2.33%	82,730,412	5,462,970	7.07%	44.06%
2003	22,048	n/a	n/a	n/a	0	n/a	n/a	n/a	82,729,506	-906	0.00%	44.06%
2004	22,048	0	0.00%	0.00%	0	0			87,806,732	5,077,226	6.14%	52.90%
2005	22,048	0	0.00%	0.00%	0	0			93,024,398	5,217,666	5.94%	61.98%
2006	22,008	-40	-0.18%	-0.18%	0	0			95,568,055	2,543,657	2.73%	66.41%
2007	22,048	40	0.18%	0.00%	0	0			98,420,915	2,852,860	2.99%	71.38%

Cnty# **60** County **MCPHERSON** FL area **2** Rate Ann.%chg: Total Agric Land **5.53%**

(1) Prior to 2003, waste land data was reported with other agland due to CTL reporting form structure; Beginning 2003 waste land isolated from other agland.

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1997-2007 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1997	3,714,145	11,699	317	--	--	1,089,203	5,534	197	--	--	52,647,821	499,424	105	--	--
1998	3,697,575	11,598	319	0.63%	0.63%	888,673	4,875	182	-7.61%	-7.61%	52,994,690	500,078	106	0.95%	0.95%
1999	4,073,230	11,638	350	9.72%	10.41%	853,073	4,875	175	-3.85%	-11.17%	61,416,165	500,234	123	16.04%	17.14%
2000	4,137,105	11,820	350	0.00%	10.41%	781,585	4,466	175	0.00%	-11.17%	61,418,165	500,236	123	0.00%	17.14%
2001	4,222,925	12,066	350	0.00%	10.41%	785,312	4,487	175	0.00%	-11.17%	72,237,771	528,909	137	11.38%	30.48%
2002	4,490,640	12,830	350	0.00%	10.41%	739,654	4,227	175	0.00%	-11.17%	77,448,494	528,409	147	7.30%	40.00%
2003	4,490,640	12,830	350	0.00%	10.41%	739,654	4,227	175	0.00%	-11.17%	77,477,019	528,591	147	0.00%	40.00%
2004	4,537,890	12,965	350	0.00%	10.41%	739,654	4,227	175	0.00%	-11.17%	82,504,703	528,456	156	6.21%	48.69%
2005	4,675,140	12,987	360	2.86%	13.56%	781,919	4,227	185	5.71%	-6.09%	87,661,126	528,407	166	6.26%	58.00%
2006	4,675,140	12,987	360	0.00%	13.56%	781,919	4,227	185	0.00%	-6.09%	90,091,538	527,847	171	2.88%	62.55%
2007	4,997,834	13,328	375	4.17%	18.30%	772,669	4,177	185	0.00%	-6.09%	92,626,346	527,928	175	2.80%	67.10%

Rate Ann.%chg AvgVal/Acre:

1.69%

-0.63%

5.27%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1997						20,255	4,051	5	--		57,471,424	520,707	110	--	--
1998						21,545	4,309	5	0.00%		57,602,483	520,859	111	0.91%	0.91%
1999						21,545	4,309	5	0.00%		66,364,013	521,056	127	14.41%	15.45%
2000						22,735	4,547	5	0.00%		66,359,590	521,069	127	0.00%	15.45%
2001						23,103	4,620	5	0.00%		77,269,111	550,082	140	10.24%	27.27%
2002						23,063	4,612	5	0.00%		82,701,851	550,079	150	7.14%	36.36%
2003	22,048	4,409	5	n/a	n/a	0	0		n/a	n/a	82,729,361	550,057	150	0.00%	36.36%
2004	22,048	4,409	5	0.00%	n/a	0	0			n/a	87,804,295	550,057	160	6.42%	45.12%
2005	22,048	4,409	5	0.00%	n/a	0	0			n/a	93,140,233	550,029	169	6.08%	53.94%
2006	22,008	4,401	5	0.00%	n/a	0	0			n/a	95,570,605	549,461	174	2.72%	58.12%
2007	22,048	4,409	5	0.00%	n/a	0	0			n/a	98,418,897	549,841	179	2.91%	62.72%

60
MCPHERSON

FL area 2

Rate Ann.%chg AvgVal/Acre:

4.99%

(1) Valuations on Abstracts vs CTL will vary due to different reporting dates (2) Prior to 2003, waste land data was reported with other agland; Beginning 2003 waste land isolated from other agland
source: 1997 - 2007 Abstracts Agland Assessment Level 80% for 1997-2006; 75% for 2007 NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008

2007 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
533	MCPHERSON	2,608,086	531,430	76,167	4,174,906	439,514	0	0	98,420,915	7,244,730	1,852,111	0	115,347,859
<i>cnty sectorvalue % of total value:</i>		2.26%	0.46%	0.07%	3.62%	0.38%			85.33%	6.28%	1.61%		100.00%

Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
Unincorp.	Tryon County Seat	0	0	0	0	0	0	0	0	0	0	0	0
	Total Municipalities	not applicable											
<i>%all municip.sect of cnty</i>													

Cnty# County
60 MCPHERSON

Sources: 2007 Certificate of Taxes Levied CTL, 2000 US Census; Dec2007 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008
FL area 2