W. H. C

AGENDA COVER MEMO

AGENDA DATE:

May 31, 2006

TO:

BOARD OF COUNTY COMMISSIONERS

FROM: BILL VANVACTOR, COUNTY ADMINISTRATOR

KENT HOWE, PLANNING DIRECTOR

RE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA 06-5002, Bales)

I. MOTION

Move to approve the Measure 37 Claim and adopt the order attached as Exhibit "A".

II. ISSUE OR PROBLEM

Shall the Board of County Commissioners compensate an applicant under Ballot Measure 37 and LC 2.700 through 2.770 for the reduction in fair market value of the affected property interest resulting from enactment or enforcement of restrictive land use regulations or modify, remove, or discontinue application of those land use regulations to the subject property to allow David and Delores Bales to use the property as could have been allowed at the time they acquired an interest in the property?

III. DISCUSSION

A. Background

Applicant: David and Dolores Bales

Current Owner: Bales Living Trust

Agent: Steve Cornacchia

Map and Tax lots: 17-04-31 #1307 and #1308

Acreage: approximately 10 acres

Current Zoning: RR5 (Rural Residential)

Date Bales family acquired an interest in the property: November 17, 1958 (Warranty

Deed 50729).

Date current owners acquired the property: April 8, 1964 (Warranty Deed 50729).

Date claim submitted: January 3, 2006.

Land Use Regulations in Effect at Date of Acquisition: Airport Zone. Ordinance No. 105, adopted April 9, 1958.

County land use regulation which restricts the use and reduces the fair market value of claimant's property: LC 16.290. Minimum parcel size and dwelling restrictions of the RR5 (Rural Residential) zone.

B. Specific Relief Sought:

On January 3, 2006, Steve Cornacchia submitted a Measure 37 Claim on behalf of David and Delores Bales. The applicant has requested compensation, or a waiver of the RR5 (Rural Residential) zone regulations that prohibit the division of the property into lots smaller than 5 acres and development of more than one dwelling per lot.

C. Lane Code Submittal Requirements

The applicant has submitted information addressing all of the Lane Code submittal requirements including an appraisal and deeds.

D. Analysis

The property contains approximately 11 acres and is zoned RR5 (Rural Residential). The current owner wishes to subdivide the property into lots smaller than 5 acres and place more than one dwelling on each lot. Although this claim lacks details such as the number and size of the lots, the description is adequate to determine an approximate reduction in value, as evidenced by the appraisal.

The current owner is the Bales Family Trust. Because this is a revocable Trust and David and Dolores are the trustees, they can use the date they acquired an interest in the property to demonstrate a reduction in value. In addition, if this is determined to be a valid claim, the restrictive regulations can be waived to the date David and Dolores acquired an interest in the property.

To have a valid claim against Lane County under Measure 37 and LC 2.700 through 2.770, the applicant must prove:

- Lane County has enacted or enforced a restrictive land use regulation since the owner acquired the property, and
- 2. The restrictive land use regulation has the effect of reducing the fair market value of the property, and
- 3. The restrictive land use regulation is not an exempt regulation as defined in LC 2.710.

Restrictive Regulations

The current owner acquired an interest in the property on November 17, 1958, when the Airport Zone was applicable. This zone restricted the height of structures and prohibited any use that would create radio interference with the aircraft. Dwellings were allowed. There was no minimum lot size. Currently, the property is zoned RR5 (Rural Residential). The minimum lot size is 5 acres and only one dwelling is allowed per lot.

Because of the minimum lot size and dwelling restrictions, David and Dolores Bales are prevented from developing the site as might have been allowed when they acquired an interest in the property.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER No.

) IN THE MATTER OF CONSIDERING A BALLOT
) MEASURE 37 CLAIM AND DECIDING
) WHETHER TO MODIFY, REMOVE OR NOT
) APPLY RESTRICTIVE LAND USE
) REGULATIONS IN LIEU OF PROVIDING JUST
) COMPENSATION (David and Dolores Bales/
) PA06-5002)

WHEREAS, the voters of the State of Oregon passed Ballot Measure 37 on November 2, 2004, which added provisions to Oregon Revised Statutes (ORS) Chapter 197 to require, under certain circumstances, payment to landowners if a government land use regulation restricts the use of private real property and has the effect of reducing the property value; and

WHEREAS, the Board of County Commissioners of Lane County enacted Ordinance No. 18-04 on December 1, 2004, to establish a real property compensation claim application process in LC 2.700 through 2.770 for Ballot Measure 37 claims; and

WHEREAS, the County Administrator has reviewed an application for a Measure 37 claim submitted by David and Dolores Bales (PA06-5002), the owners of real property described in the records of the Lane County Assessor as map 17-04-30, tax lots 1307 and 1308, consisting of approximately 11 acres in Lane County, Oregon; and

WHEREAS, the County Administrator has determined that the application appears to meet all of the criteria of LC 2.740(1)(a)-(d), appears to be eligible for just compensation and appears to require modification, removal or not applying the restrictive land use regulations in lieu of payment of just compensation and has referred the application to the Board for public hearing and confirmation that the application qualifies for further action under Measure 37 and LC 2.700 through 2.770; and

WHEREAS, the County Administrator has determined under LC 2.740(4) that modification, removal or not applying the restrictive land use regulation is necessary to avoid owner entitlement to just compensation under Ballot Measure 37 and made that recommendation to the Board; and

WHEREAS, the Board has reviewed the evidence and confirmed the application appears to qualify for compensation under Measure 37 but Lane County has not appropriated funds for compensation for Measure 37 claims and has no funds available for this purpose; and

WHEREAS, on May 31, 2006, the Board conducted a public hearing on the Measure 37 claim (PA06-5002) of David and Dolores Bales and has now determined that the restrictive RR5 (Rural Residential) zone land division and dwelling requirements of LC 16.290 were enforced and made applicable to prevent David and Dolores Bales from developing the property as might have been allowed at the time they acquired an interest on November 17, 1958, and that the public benefit from application of the current RR5 (Rural Residential) zone minimum parcel size and dwelling

regulations to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, David and Dolores Bales request either \$950,000 as compensation for the reduction in value of their property, or waiver of all land use regulations that would restrict the division of land into lots smaller than five acres and placement of more than one dwelling per lot, uses that could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the RR5 zone to the subject property in the manner and for the reasons stated in the report and recommendation of the County Administrator incorporated here by this reference except as explicitly revised here to reflect Board deliberation and action to allow David and Dolores Bales to make application for development of the subject property in a manner similar to what they could have been able to do under the regulations in effect when it acquired the property; and

WHEREAS, this matter having been fully considered by the Lane County Board of Commissioners.

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant David and Dolores Bales made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired the property before the restrictive county land use regulations were enacted or enforced and the Board hereby elects not to pay just compensation but in lieu of payment, the request of David and Dolores Bales shall be granted and the restrictive provisions of LC 16.290 that prohibit the creation of lots containing less than five acres and prohibit the placement of more than one dwelling per lot in the RR5 (Rural Residential) Zone shall not apply to David and Dolores Bales, so that they can make application for approval to develop the property described in the records of the Lane County Assessor as map 17-04-30, tax lots 1307 and 1308, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on November 17, 1958.

IT IS HEREBY FURTHER ORDERED that David and Dolores Bales still will need to make application and receive approval of any division of the property or placement of a dwelling under the other land use regulations applicable to dividing the property or placing a dwelling that were not specifically identified or established by David and Dolores Bales as restricting the division of the property or placement of a dwelling, and it would be premature to not apply those regulations given the available evidence. To the extent necessary to effectuate the Board action to not apply the dwelling or division restrictions of the applicable zone described above, the claimant shall submit appropriate applications for review and approval of land divisions and any new dwellings to show the specific development proposals and in the event additional county land use regulations result in a restriction of those uses that have the effect of reducing the fair market value of the property, the County Administrator shall have the authority to determine those restrictive county land use regulations that will not apply to that development proposal to preclude entitlement to just compensation under Measure 37. All other Lane Code land use and development regulations shall remain applicable to the subject property until such time as they

are shown to be restrictive and that those restrictions reduce the fair market value of the subject property.

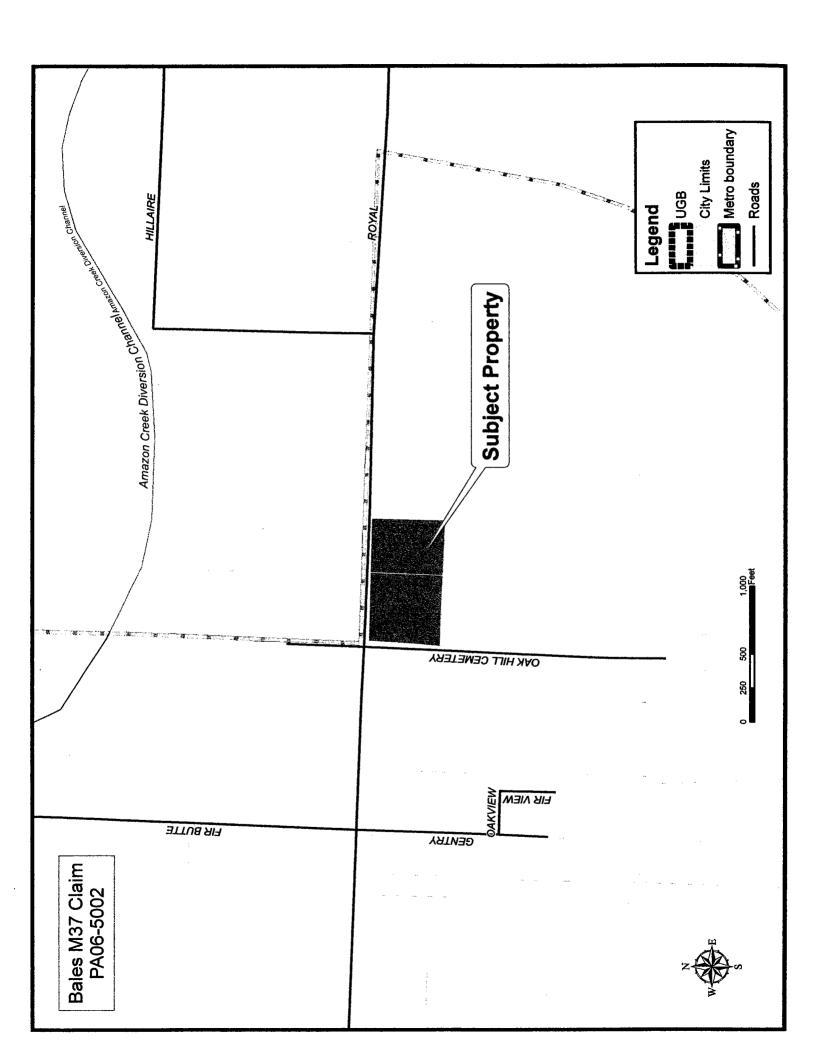
IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by David and Dolores Bales does not constitute a waiver or modification of state land use regulations and does not authorize immediate division of the subject property or immediate construction of a dwelling. The requirements of state law may contain specific standards regulating development of the subject property and the applicants should contact the Department of Administrative Services (DAS - State Services Division, Risk Management - Measure 37 Unit, 1225 Ferry Street SE, U160, Salem, OR 97301-4292; Telephone: (503) 373-7475; website address: http://www.oregon.gov/DAS/Risk/M37.shtml) and have the State of Oregon evaluate a Measure 37 claim and provide evidence of final state action before seeking county land use approval.

IT IS HEREBY FURTHER ORDERED that the other county land use regulations and rules that still apply to the property require that land use, sanitation and building permits be approved by Lane County before any development can proceed. Notice of this decision shall be recorded in the county deed records. This order shall be effective and in effect as described in LC 2.770 and Ballot Measure 37 to the extent permitted by law. This order does not resolve several questions about the effect and application of Measure 37, including the question of whether the right of applicants to divide or build dwellings can be transferred to another owner. If the ruling of the Marion County Circuit Court in *MacPherson v. Dept. of Administrative Services*, (Marion County Circ. Ct. Case No. 00C15769, October 14, 2005) or any other court decision involving Ballot Measure 37 becomes final and that decision or any subsequent court decision has application to Lane County in a manner that affects the authority of this Board to grant relief under Ballot Measure 37 and LC 2.700 through 2.770 then the validity and effectiveness of this Order shall be governed by LC 2.770 and the ruling of the court.

DATED this	day of	, 2006.
		Bill Dwyer, Chair Lane County Board of County Commissioners

APPROVED AS TO FORM

OFFICE OF LEGAL COUNSEL



Measure 37 Claim Number: M37 D6 - 500 Z

Application for Claims Under LC 2.700 through 2.770

Due to Regulatory Reduction of Property Value Under Provisions Added to ORS Chapter 197 by BM37

Note: This completed form together with the referenced supporting documentation and application fee must be submitted to the Lane County Land Management Division, 125 East 8th Avenue, Eugene, Or., 97401 for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004), to be considered for compensation under LC 2.700 through 2.770. In all cases, the applicant has the burden of demonstrating, with competent evidence, that all applicable criteria are met and the applicant would be entitled to compensation if the land use regulation continues to apply. Use additional paper, if necessary.

1. Applicant/ Agent

David / Delores Bales	88737 Oak Hill Cemetery Rd.,	Eugene (541) 689-0086
Applicant Name (Please Print)	Mailing Address OR 97402-9311	Phone
	•	
Steve Cornacchia	180 E. 11th Avenue, Eugene	(541) 686-8511
Agent Name (Please Print)	Mailing Address OR 97401	Phone

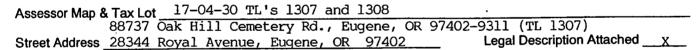
2. Property Owner

Please provide the Name, Mailing Address and telephone number of all property owners of record holding interest in the property that is the subject of this application. Include a complete listing of all lien holders, trustees, renters, lessees or anyone with an interest in the property and describe the ownership interest.

David C. Bales, Trustee	88737 Oak Hill	Cemetery Rd.,	Eugene (541) 689-0086
Property Owner Name (Please Print)	Mailing Address	OR 97402-931	1 Phone	
Delores J. Bales, Trustee	88737 Oak Hill	Cemetery Rd.,	Eugeene (541) 689-0086
Property Owner Name (Please Print)	Mailing Address OR	97402-9311	Phone	

3. Legal Description

Please provide an accurate legal description, tax account number(s), map, street address and location of all private real properties that are the subject of this application.



4. Identification of Imposed Land Use Regulation

Please identify the Lane Code section or other land use regulation imposed on the private real property that is alleged to restrict the use of the subject property in a manner that reduces the fair market value. Include the date the regulation was first adopted, enforced or applied to the subject property and a written statement addressing all the criteria in LC 2.740(1).



5. Title Report

Please attach a Preliminary Title Report showing title history and continuous ownership traced to the earliest family member ownership, the date of current owner(s) acquisition and all current interests of record for the subject property, issued within 30 days of the application submittal. Provide copies of relevant deeds.

Der 012950 50-0276) 9 API 58

Licensure Board of the State of Oregon addressing the requirements of Measure 37 (November 2, 2004) and indicating the amount of the allege difference in the fair market value of the property before and after the ap date the owner makes written demand for compensation. Include all of t calculations affecting the appraisal.	provisions added to ORS Chapter 197 by Ballot and reduction in fair market value by showing the uplication of the challenged regulations as of the
See Exhibit H	
7. Leases, Covenants, Conditions and Restrictions Please provide copies of any leases or covenants, conditions and restrictions N/A	ctions applicable to the subject property.
8. Identification of Relief Sought Please specifically indicate what relief is being sought, either a monetary fair market value of the property or the specific use authorization sought Monetary Claim: \$950.000	
Use Sought: Residential use on parcels less than :	five acres in size.
I (we) have completed all of the attached application requirements accurate to the best of my (our) knowledge and belief. I am (We ar behalf of all those with an interest in the property and all the owner signature of those owner(s) below. Include additional signatures, a Entry by County or its designee upon the subject property is a owner(s) consent to the application for claims under provision Measure 37 (November 2, 2004).	e) authorized to submit this application on (s) agree to this claim as evidenced by the as necessary. authorized by the owner(s) and the
Nolone J Bales Owner(s) Signature	<u>/2-30-05</u> Date
Applicant/Agent Signature	/2 - 30 - 05 Date

Please provide one original, signed appraisal prepared by an appraiser licensed by the Appraiser Certification and

6. Appraisal/Regulatory Effect

The following contacts are provided to assist you in finding the necessary information for this application.

For zoning and land use information, please contact the Land Management Division at 682-3577.

This phone contact is a message line. Please leave a message and a Planner will return your call.

For deeds and records information, please contact Lane County Deeds and Records at 682-3654.

BALLOT MEASURE 37 CLAIM

1. INTRODUCTION.

The applicants claim that Lane County's enforcement of land use regulations that restrict the use of their property has reduced the fair market value of their property. The applicants are requesting, pursuant to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and Lane Code 2.700, that Lane County pay them just compensation for the reduction in the fair market value of their property resulting from those restrictions on its use. This application constitutes written demand pursuant to Section (4) of Ballot Measure 37 (2004).

In lieu of such payment of just compensation, the applicants request that Lane County waive the offending regulations, as provided hereinbelow, that prevent the applicants from subdividing the subject property to buildable lots of less than five acres in size.

The applicants obtained their interest in the subject property on November 17, 1958, and have owned the subject property continuously since that time. The applicants are the sole owners of the subject property. Lane County did not have an adopted zoning ordinance on November 17, 1958, and the subject property was not zoned, or otherwise regulated relative to use, by Lane County on that date.

The property is zoned Rural Residential Five Acres (RR5). That zoning, as applied by LC 16.290, will not permit land divisions below 5 acres in size for the resulting parcels and will not permit the placement of more than one dwelling on each of the two tax lots.

2. BACKGROUND INFORMATION.

2.1 General Site Description.

The property subject to this application consists of two adjacent parcels, one approximately 5.0 acres in size and the other approximately 6.48 acres in size. The subject property is located west of the City of Eugene at 88737 Oak Hill Cemetery Road (Tax Lot 1307) and 28344 Royal Avenue (Tax Lot 1308), Eugene, Oregon.

The subject property is described as Tax Lots 1307 and 1308 of Lane County Assessor's Map No. 17-04-30.

The each parcel of the subject property is developed with a residence and accessory structures.

The subject property receives the following public services: Eugene School District No. 4J (schools); Eugene Water and Electric Board (electrical power); Zumwalt Rural Fire Protection District (fire and ambulance); Qwest (telephone); LTD (bus service); Lane County Sheriff's Department and Oregon State Police.

2.2 List of Exhibits:

Exhibit A - Assessor's Map No. 17-04-30

Exhibit B - Legal Description

Exhibit C - Lane County Application Form

Exhibit D - 1958 Hart Warranty Deed

Exhibit E - Bales Living Trust

Exhibit F- Lane County Official Zoning Map Plot 268

Exhibit G - Ordinance No. 884

Exhibit H - Appraisal Reports prepared by Craig E. McKern, Certified Real Estate Appraiser

3. APPLICABLE CRITERIA. (Lane Code 2.700 - Real Property Compensation/Regulation Application Process)

3.1 Lane Code 2.720 Application for Claim

Lane Code 2.720 requires that the applicants be the present owners of the property that is the subject of the claim at the time the claim is submitted. The applicants are the present and sole owners of the subject property.

Lane Code 2.720 also contains the required items for a competed application as follows:

a. A completed application form;

Response:

A completed application form is attached hereto as Exhibit C.

b. The name, mailing address, and phone number of the property owner filing the application, and of each of the other owners of the subject property and anyone with any interest in the property, including lien holders, trustees, renters, lessees, and a description of the ownership interest of each, if any, along with the signature of each of the other owners indicating consent to the application claim;

Response:

The applicants are the sole owners of the property, free and clear of all encumbrances and interests of record other than those of the applicants. The applicants' names, mailing address and phone number are provided in the application form attached hereto. The applicants have signed the application form attached hereto.

c. A legal description and tax lot number of the subject property as well as a street address for the property (if any);

Response:

A legal description of the subject property is attached hereto as Exhibit B. The Lane County Assessor's Map No. for the subject property is 17-04-30. The street addresses of the two parcels of the subject property are 88737 Oak Hill Cemetery Road (Tax Lot 1307) and 28344 Royal Avenue (Tax Lot 1308), Eugene, Oregon, 97402.

d. A title report issued within 30 days of the application's submittal, including title history and including a statement of the date the applicant acquired ownership of the subject property and showing the ownership interests of all owners of the property or, as an alternative to the title report, a copy of the deed(s) granting all existing ownership interests to the owner(s) of the subject property signing the petition;

Response:

A copy of the original November 17, 1958, Warranty Deed between the applicants, as Grantee, and Matt Hart and Madeline Hart, husband and wife, as Grantors, conveying the subject property to the applicant, is attached hereto as Exhibit D. The applicants have owned the subject property continuously thereafter. On May 5, 1998, the applicants created the Bales Living Trust, a revocable living trust with the applicants as Trustees, and conveyed the subject property to themselves as Trustees of the Bales Living Trust. A copy of the trust is attached hereto as Exhibit E.

e. A statement specifically identifying the section of Lane Code or other land use regulation that allegedly restricts the use of the real property and allegedly causes a reduction in the fair market value of the subject property, including the date the regulation was adopted, first enforced or applied to the subject property;

Response:

The subject property is zoned Rural Residential Five Acre Minimum (RR5) as depicted on Lane County Official Zoning Map Plot 268 (a copy of which is attached as Exhibit F), adopted by Lane County as part of Ordinance 884 on February 29, 1984 (a copy of Ordinance 884 is attached as Exhibit G). In addition to Ordinance 884, the primary land use regulation that restricts the use of the subject property is Lane Code 16.290(6) which includes a minimum area requirement of five acres for the creation of new lots or parcels in the Rural Residential Zone on property designated as RR-5 on Lane County Zoning Maps. LC 16.290(6) and Zoning Map Plot 268 prevent the applicants from partitioning their property into parcels less than five acres in size as would have been allowed by Lane County regulations (or lack thereof) at the time the applicants obtained their interest in the subject property and prior to the county's adoption of LC 16.290(6) and Ordinance 884.

Ordinance 884 and LC 16.290(6) restrict the applicants' use of their property subsequent to their acquisition of it by establishing a minimum area requirement of five acres and preventing the applicants from partitioning their property into parcels of less than five acres in size. If the aforementioned Lane County regulations did not exist, or were consistent with provisions of

Lane County regulations preceding 1958, the value of the applicants' property would be considerably higher as six one-acre residentially-developable parcels as opposed to the existing five-acre developed parcels.

In addition to Ordinance 884 and LC 16.290(6), the following Lane County regulations restrict the use of the subject property by the applicant:

- LC 10.100-10, 30 and 40
- LC 13.050(1), (2), (5), and (12)
- LC 15.045(1)
- LC 15.070
- LC 15.080
- LC 15.137
- LC 15.138
- f. A copy of a written appraisal by an appraiser licensed by the Appraiser Certification and Licensure Board of the State of Oregon, addressing the requirements of the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in the fair market value of the property by showing the difference in the fair market value of the property before and after the application of each of the challenged regulations, individually, and after the application of all of the challenged regulations, cumulatively;

Response:

The applicant retained the services of Craig E. McKern, Certified Residential Real Estate Appraiser, to prepare written appraisals of the subject property indicating the difference in the fair market value of it as currently configured and as if configured into one-acre parcels. Mr. McKern's appraisals are attached hereto as Exhibit H.

g. A written statement addressing the criteria listed in LC 2.740(1)(a) through (d);

LC 2.740(1)(a) through (d) provides the following criteria:

(a) The county has either adopted or enforced a land use regulation that restricts the use of private property or any interest therein:

Response:

The subject property is zoned Rural Residential Five Acre Minimum (RR5) as depicted on Lane County Official Zoning Map Plot 268, adopted by Lane County as part of Ordinance 884 on February 29, 1984. In addition to Ordinance 884, the primary land use regulation that restricts the use of the subject property is Lane Code 16.290(6) which includes a minimum area requirement of five acres for the creation of new lots or parcels in the Rural Residential Zone on property designated as RR-5 on Lane County Zoning Maps. (See discussion above in section 3.1(e))

(b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;

Response:

See discussion above in sections 3.1(e) and (f) and below in section 3.1(h).

(c) The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner, and

Response:

See discussion above in sections 3.1(d) and (e).

(d) The challenged regulation is not an exempt regulation as defined in LC 2.710.

Response:

Ordinance 884, Lane Code 16.290(6) and the Lane Code provisions listed in the Response to section 3.1(e) above are land use regulations as defined by provisions added to ORS Chapter 197 by Ballot Measure 37. They do not restrict or prohibit public nuisances, are not public health and safety protection regulations, are not required to comply with federal law, do not relate to the use of the property for pornography or nude dancing and were not enacted prior to the date the applicants acquired the property.

h. A statement by the applicant specifying the amount of the claim, and the fair market value of the property before and after application of the challenged land use regulation(s); and

Response:

The applicant claims from Lane County the sum of \$950,000, which sum represents the reduction in market value of the subject property resulting from Lane County's enforcement of the aforementioned regulations that restrict the use of the property to residential uses on parcels no less than five acres in size. The claimed sum is the total for both of the subject parcels, Tax Lots 1307 and 1308 of Lane County Assessor's Map No. 17-04-30.

According to Mr. McKern's appraisal, the total fair market value of both parcels that constitute the subject property before the application of the aforementioned challenged land use regulations is \$1,460,000. According to Mr. McKern's appraisal, the fair market value of the subject property after the application of the aforementioned challenged land use regulation is \$510,000. The reduction in fair market value of the subject property resulting from Lane County's restrictions on its use totals \$950,000, the amount of the claim herein.

i. Copies of any leases or covenants, conditions and restrictions applicable to the subject property if any exist that impose restrictions on the use of the property. Unless waived by the County Administrator, an application shall also include an application fee, in the amount established by Order of the Board, to at least partially cover the County costs of processing the application, to the extent an application fee may be required as a condition of acceptance of filing an application for a claim under the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004). The county shall refund the application fee if it is determined by the County or by a court that the applicant is entitled to compensation under the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004).

Response:

The subject property is free and clear of any encumbrances that would restrict the use of it.

4. CONCLUSION.

The applicants have demonstrated that Lane County's enforcement of Ordinance 884 and LC 16.290(6) restricts the use of the subject property to residential use on 5-acre minimum parcel sizes and that the restriction reduces the fair market value of the property from what it would be if residential use on parcels less than five-acre in size was allowed. The applicants have demonstrated compliance and consistency with the provisions added to ORS Chapter 197 by Ballot Measure 37 and LC 2.700. Accordingly, the applicants' claim for just compensation for the reduction in the fair market value of their property as a result of the restriction should be paid by Lane County. In lieu of such payment of just compensation, Lane County should waive the offending regulations as provided above that prevent the applicants from subdividing the subject property to into buildable residential lots of less than five acres in size.

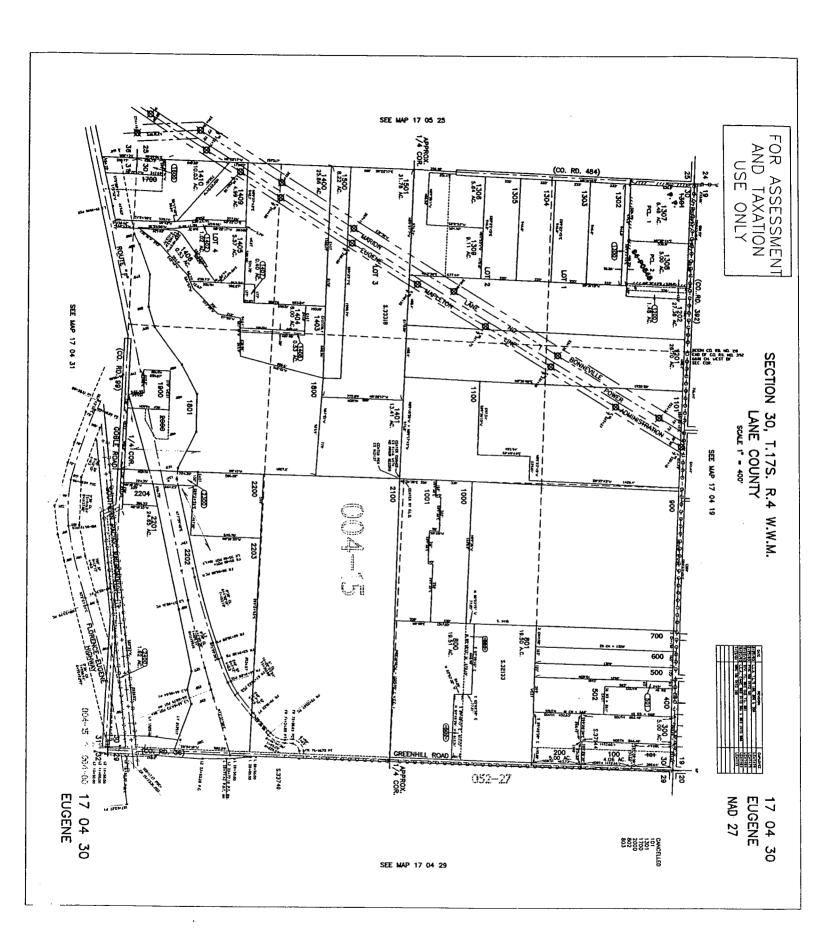


Exhibit B

Legal Description

Parcel One:

Parcel I of the David Bales Land Partition as recorded and platted in Land Partition Plat Number 94-P0548, Lane County Oregon Plat Records, in Lane County, Oregon.

Parcel Two:

Parcel II of the David Bales Land Partition as recorded and platted in Land Partition Plat Number 94-P0548, Lane County Oregon Plat Records, in Lane County, Oregon.

FOR VALUE RECEIVED

Matt Hirt and Madeline Hart, husband and wife,

herein referred to as grantors, hereby grant, bargain, sell and convey unto David Charles Bales and Dolores Joan Bales, husband and wife, as tenants by the entirety,

herein referred to as grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

Beginning at the Northwest cornerof Section 30, Township
17 South, Range 4 West of the Willamette Heridian; thence S. 89°
23' 45" E. 1023.3 feet along the north line of said Section 30;
thence, B. 0° 31' 15" W. 566.0 feet along a line perallel to the
West line of said Section 30 to a point; thence, N. 89° 23' 45"
W. 1023.3 feet to a point on the west line of said Section 30;
thence, N. 0° 31' 15" W. 566.0 feet along the west line of Section
30 to the moint of beginning, all in Lane County. (Percent 30 to the point of beginning, all in Lane County, Oregon.







TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances. except right-or-way for general road that they are free from all incumbrances except right-or-way for general road purposes over and across the East 60 feet of the premises herein described.

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

Dated November 17, 1958

TATE OF ORECON, County of Lane

1540, 27 day officermber, 1958 . before me, the undersigned, a Notary Public in and for

Hatt and Redeline Hart, husband and wife,

supports for to be the identical individual a described in and who executed the within next pand acknowledged to me that they executed the same freely and voluntarily.

TESTIMONY WHEREOF, I have hereunto set my hand and affixed my

official seal the day and year last above written

My Commission Expires 3-4-60

Notary Public for Oregon

County OFFICIAL Records Elect 年代で 100 Š

9834998

After recording, return to: Until a change is requested, R. CONRAD SCHULTZ Attorney at Law 969 Willagillespie Road Eugene, OR 97401

mail all tax statements to: NO CHANGE

> 4868MAY 07 98#07REC 15.00 4868MAY . 07 798#07PFUND 10.00 4868MAY.07'98#07A&T FUND 20.00

WARRANTY DEED

DAVID C. BALES and DOLORES J. BALES, husband and wife, "Grantors", hereby convey and warrant to DAVID C. BALES and DOLORES J. BALES, Trustees, or their successors in trust under the BALES LIVING TRUST Dated May 5 , 1998, and any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMITS LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated this 5^{15} day of $\frac{1}{2}$

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on the 5 day of May, 1998, by DAVID C. BALES and DOLORES J. BALES. Notary Public for Oregon

OFFICIAL SEAL SCOTT C. SCHULTZ NOTARY PUBLIC - OREGON COMMISSION NO. 050941 MY COMMISSION EXPIRES FEBRUARY 1, 2000

EXHIBIT "A"

PARCEL ONE:

Parcel I of the David Bales Land Partition as recorded and platted in Land Partition Plat Number 94-P0548, Lane County Oregon Plat Records, in Lane County, Oregon.

PARCEL TWO:

Parcel II of the David Bales Land Partition, as recorded and platted in Land Partition Plat Number 94-P0548, Lane County Oregon Plat Records, in Lane County, Oregon.

PARCEL THREE:

That parcel of real property in Lane County Oregon and being designated as Tax Lot 2700 in Township 17, Section 24, Range 5 Willamette Meridian, more particularly described as follows:

Beginning at the brass cap set for the East 1/4 corner of Section 24, Township 17 South, Range 05 West, Willamette Meridian, and running thence along the East line of said Section 24, South 0 degrees 01' 30" East 598.30 feet to a 1/2" rebar marking a point on the Northerly margin of the Amazon Diversion Canal; thence along said Northerly margin North 61 degrees 19' 00" West 420.65 feet to the beginning of a 616.20 foot radius curve right; thence along said margin and curve 518.05 feet to a point on the East-West centerline of said Section 24, said point being North 37 degrees 13' 55" West 502.92 feet from the previous point; thence along said centerline South 89 degrees 39' 27" East 673.07 feet to the Point of Beginning, all in Lane County, Oregon.

PARCEL FOUR:

That parcel of real property located on Fir Butte Road in Lane County, Oregon, and being a portion of Tax Lot 2900 in Township 17, Section 24, Range 5, Willamette Meridian. Said Tax Lot was partitioned, being partition No. 254-84 and this parcel designated as parcel II of the partition, more particularly described as follows:

Beginning at a point on the East line of Section 24, Township 17 South, Range 05 West, Willamette Meridian, said point being North 0 degrees 01' 30" West 872.25 feet from the Southeast corner of said Section 24, said beginning point being marked by a 1/2" rebar; and running thence along said East Section line North 0 degrees 01' 30" West 924.57 feet to a 1/2" rebar marking a point on the Southerly margin of the Amazon Diversion Canal; thence along said Southerly margin North 61 degrees 19' 00" West 530.18 feet to the beginning of a 816.20 foot radius curve right; thence along said margin and curve on a 733.86 foot arc which has a long chord bearing North 35 degrees 33' 32" West 709.39 feet to a point on the East-West Centerline of said Section 24, said point being marked by a 1/2" rebar; thence leaving the

Southerly margin of said Canal and running along said East-West Centerline North 89 degrees 39' 27" West 412.28 feet to a point on the Easterly margin of Fir Butte Road marked by a 1/2" rebar; thence along said Easterly margin South 0 degrees 02' 40" West 1754.31 feet to 1/2" rebar; thence leaving said margin and running South 89 degrees 48' 40" East 1291.71 feet to the Point of Beginning, all in Lane County, Oregon.

State of Oregon
County of Lane — ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

'98 MAY 7 PM 3:37

Reel 2416R

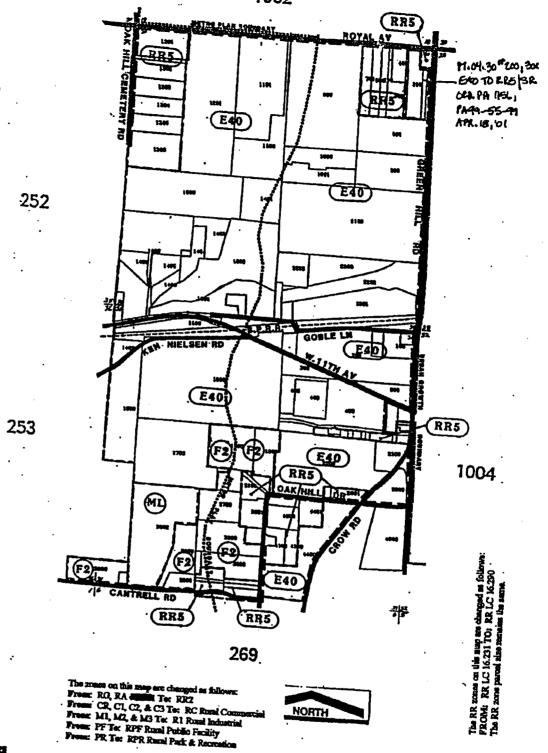
Lane County OFFICIAL Records Lane County Clerk

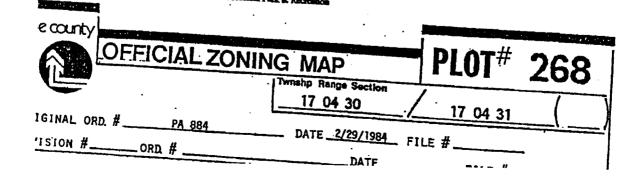
County Cl. 1

County Clerk

EYHTRII E

165ma **1241**





BALES LIVING TRUST

Article One

Trust Creation

Section 1. Parties to Our Trust

Our trust is a revocable living trust.

This trust agreement dated MAY 5, 1998, is made between DAVID C. BALES, the husband Trustor, and DOLORES J. BALES, the wife Trustor, and the following initial Trustees:
DAVID C. BALES DOLORES J. BALES
Upon the death of either Trustor, the surviving Trustor shall act as co-Trustee with SCOTT B. BALES and BRIAN S. BALES.
Section 2. Name of Our Trust
This trust may be referred to as the:
BALES LIVING TRUST, Dated May 5, 1998.
The formal name of our trust and the designation to be used for the transfer of title to the name of our trust is:
Trustees, or their successors in trust, under the BALES LIVING TRUST Dated
Section 3 Revocable Living Trust

Section 16. Severability

Should any of the provisions of this agreement be for any reason declared invalid, such invalidity shall not affect any of the other provisions of this instrument, and all invalid provisions shall be wholly disregarded in interpreting this agreement.

Section 17. Statutory References

Unless the context clearly requires another construction, each statutory reference in this agreement shall be construed to refer to the statutory section mentioned, related successor sections and corresponding provisions of any subsequent law, including all amendments.

Section 18. Governing State Law.

This agreement and the trusts created under it shall be construed, regulated and governed by and in accordance with the laws of the State of Oregon.

We have executed this agreement on the date set forth on the first page of this agreement.

We affirm that we have read this trust agreement, and that it correctly states the terms under which our trust property is to be held, administered, and distributed by our Trustee.

DAVID C. BALES, Trustor

DOLORES J. BALES. Trustor

DAVID C. BALES. Trustee

DOLORES J. BALES, Trustee

STATE OF OREGON) ss.
County of Lane)

On _______, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID C. BALES and DOLORES J. BALES, Trustors and Trustees, known to me, (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and seal.

OFFICIAL SEAL
SCOTT C. SCHULTZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 050941
MY COMMISSION EXPIRES FEBRUARY 1, 2000

Notary Public for Oregon

Craig E. McKern, Appraiser, P.C.

State Certified Residential Real Estate Appraiser

Mailing: 1574 Coburg Road, PMB 397, Eugene, Oregon 97401-4802
Telephone 541-345-0744
Facsimile 541-345-0577

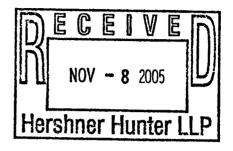
email: cem9th@msn.com

November 6, 2005

David and Delores Bales 88737 Oak Hill Cemetery Road Eugene, Oregon 97402

c/o Steve Cornacchia Hershner Hunter 180 East 11th Avenue Eugene, Oregon 97401

RE: Lane Code 2.740 (6)



Steve,

For your files, here is the Ballot Measure 37 summary for Mr. And Mrs. Bales' property at 28344 Royal Avenue, Eugene, Oregon 97402; Tax Lot 17S-4W-30-00-01308.

The scenario for these three restricted appraisal reports is captioned on the cover summary. The reports are restricted to knowledgeable users, namely yourself and your clients, with acknowledgment a Lane County claims decision committee will be a reader of these reports.

It must be noted that under the scenarios of creating four new buildable sites out of the total 5.00 acres (plus the present home site and outbuildings on its own one acre site) that physical possibility for all five total individual homesites is a question particularly in obtaining five new viable wells and less particularly for obtaining four new viable septic approvals, one for each hypothecated site. The possibility of a community water system may need to be explored following Lane County approval of this Measure 37 claim. The present (rented space) homesite is served by a quite marginal well supplemented by the well on Tax Lot 1307, per Mr. Bales.

Therefore it is postulated:

Hypothecated value of one hypothetical one acre site with assumed building permit for on a single family residence - \$120,000 times four such sites - \$480,000

Hypothecated value of existing homesite and improvements on a hypothetical one acre site in an "after" scenario - + \$150,000

Total ----- \$630,000

Total "before" value of subject homesite and improvements on existing 5.00 acre site, excluding manufactured home belonging to tenants -

\$190,000

Difference of \$440,000 is attributed to creation of four new buildable sites out of the larger existing site of 5.00 acres; further, a \$40,000 difference between "before" and "after" totals can be attributed to per acre adjustment differences between a five acre site and one acre sites. Please contact me if you have any questions.

Cordially,

Craig E. McKern

Craig E. McKern, Appraiser, P.C.

State Certified Residential Real Estate Appraiser

Mailing: 1574 Coburg Road, PMB 397, Eugene, Oregon 97401-4802 Facsimile 541-345-0577 Telephone 541-345-0744

email: cem9th@msn.com

November 6, 2005

David and Delores Bales 88737 Oak Hill Cemetery Road Eugene, Oregon 97402

c/o Steve Cornacchia Hershner Hunter 180 East 11th Avenue Eugene, Oregon 97401

RE: Lane Code 2.740 (6)

Steve,

For your files, here is the Ballot Measure 37 summary for Mr. And Mrs. Bales' property at 88737 Oak Hill Cemetery Road, Eugene, Oregon 97402; Tax Lot 17S-4W-30-00-01307.

The scenario for these three restricted appraisal reports is captioned on the cover summary. The reports are restricted to knowledgeable users, namely yourself and your clients, with acknowledgment a Lane County claims decision committee will be a reader of these reports.

It must be noted that under the scenarios of creating five new buildable sites out of the total 6.48 acres (plus the present dwelling and outbuildings on its own one acre site) that physical possibility for all five postulated individual home sites is a question particularly in obtaining five new viable wells and less particularly for obtaining five new viable septic approvals, one for each hypothecated site. The possibility of a community water system may need to be explored following Lane County approval of this Measure 37 claim. The present dwelling and grounds are served by a very good well and a standard septic system, per Mr. Bales.

Therefore it is postulated:

Hypothecated value of one hypothetical one acre site with assumed building permit for on a single family residence - \$120,000 times five such sites -\$600,000

Hypothecated value of subject dwelling and improvements on a hypothetical one acre + \$230,000 site in an "after" scenario -

Total -----\$830,000

Total "before" value of subject dwelling and improvements on existing \$320,000 6.48 acre site -

Difference of \$510,000, say \$500,000, is attributed to creation of five new buildable sites out of the larger existing site.

Please contact me if you have any questions.

Cordially,
Craig E. McKern Conference of McKern

File No. 092605D

Three Restricted Appraisal Reports of Complete Appraisals of

28344 Royal Avenue Eugene, Oregon 97402 ("as is" with 5.00 acres, a "before" scenario) file 092605D

AND

A Hypothetical one acre portion of Tax Lot 17S-4W-30-01308 including all improvements at address known as 28344 Royal Avenue, Eugene, Oregon 97402. (with one hypothetical acre only, an "after" scenario") file 092605E

AND

A Hypothetical Portion of Tax Lot 17S-4W-30-00-01308 (with no improvements on one hypothetical acre only, an "after" scenario with assumed permits to construct one single family residence, well and septic system permits assumed) file 092605F

Client/Owner Residence Address: 88737 Oak Hill Cemetery Road Eugene, Oregon 97402

Client:

David and Delores Bales

c/o Steve Cornacchia, attorney Hershner Hunter 180 East 11th Avenue Eugene, Oregon 97401

Purpose of the Appraisal:

To estimate market value of actual and hypothetical parcels subject to certain conditions outlined in the text and exhibits of the reports 092605D, 092605E and 092605F

Use of the Appraisal:

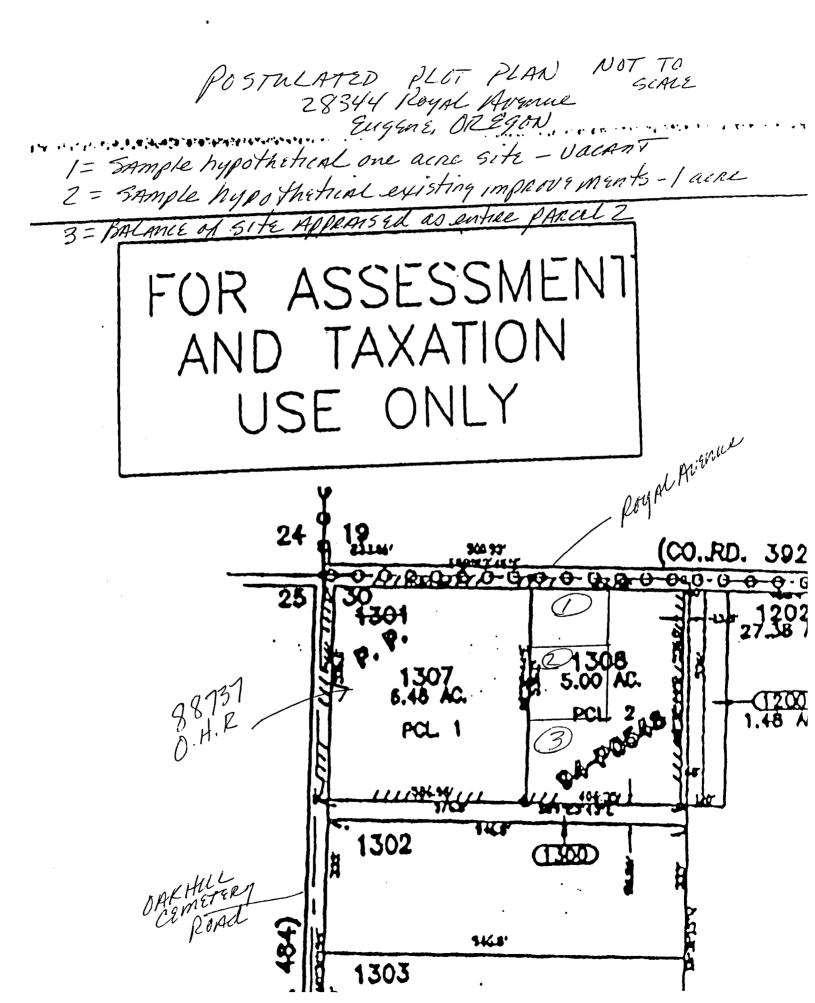
For use in a State Measure 37 proceeding brought by the owners and their attorney in Lane County, Oregon

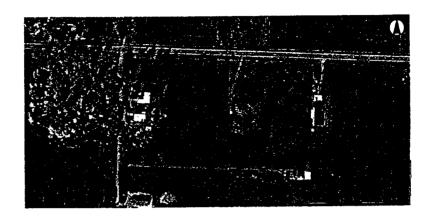
Date of Most Recent Inspection and Effective Date of Report: October 10, 2005

Report Completion Date: November 6, 2005

Prepared by:

Craig E. McKern, Appraiser, P.C. Certified Residential Real Estate Appraiser 1574 Coburg Road, PMB 397 Eugene, Oregon 97401-4802 files 092605D, 092605E and 092605F





Aerial view of Tax Lot 1308 on right and T.L. 1307 on left showing detail of hypothetical and potential one acre sites under Measure 37 claim. File 092605E and 0902605D right center at homesite; 092605F right upper center

File 092605D - general site photos including one acre hypothetical site areas

Вогтоwег	/Client	No borrower				
Property	Address	28344 Royal Avenue - with home site improvements -	all of Tax Lot 17	S-04W-30-00-	01308	
City	Eugene	County Lane	State	Oregon	Zip Code	97402
Lender	Bales.	David and Delores c/o Steve Comacchia				



General view from north to south of 28344 Royal Avenue showing manufactured home residence owned by site tenants, which is excluded from valuation in this report 092605.

Carport and storage shed at far right

Oak Hill to rear on horizon



Detail of carport and storage shed which is a site improvement included in value for reports 092605D and 092605E



Looking west across north portion of Tax Lot 1308 in area of approximate potential one acre hypothetical site, one of fice such sites proposed under Measure 37 claims.

Subject site adjoins Tax Lot 1307 at approximate change in vegetation line running right to left from Royal Avenue on right

See aerial photos for added visualization.

LAND APPRAISAL REPORT

Bor	rower No borrow	er			Census Tract		Reference Pittmo	n page 24
Pro	nerty Address 2834	4 Royal Avenue - with	home site improvements	-all of Tax I	Lot 17S-04W-30-00	0-01308		
	Eugene		County Lane		State Ore	gon	Zip Code <u>97402</u>	
, i	of Description Darc	of Two Lane County F	Partition Plat No. 95-P054	18				
					Property Rights Ap	praised 💢 Fee	Leasehold	De Minimis PUD
•	e Price \$ Not Sold				Other sales conce			
Act	iual Real Estate Taxes	\$ TBA (yr)	Loan charges to be paid by s	seller \$ N/A) 07401	
Ler	nder/Client Bales,	David and Delores c/o	Steve Comacchia	Address	180 East 11th Ave	nue, Eugene, C	regon 97401	
n.	cunnet Tanante	Annraiser	Crain F. McKern, Apprai	<u>iser, I</u> Instructi	ions to Appraiser <u>appra</u>	aise to market v	alue per USPAP	standards
C	ain F McKern A	oppraiser P.C. 1574	Coburg Road, PMB 397, 8	Eugene, Ore	egon 97401 telepho	ne 541-345-074	44 facsimile 541-3	345-0577
_		Urban	Suburban Suburban	Rural			Good	Avg. Fair Poor
	cation	◯ Over 75%	25% to 75%	Under	25% Employ	yment Stability	17	\bowtie
	itt Up	F		==:		nience to Employme	nt D	XXXX
Gre	owth Rate 🛄 🛚	Fully Dev. 🔲 Rapid	Steady	Slow			nt X	
Pro	perty Values	Increasing	🔀 Stable	Declin		nience to Shopping	KN KN	K.N.
De	mand/Supply	Shortage	🔀 in Balance	[]] Oversi	upply Conve	nience to Schools	į Xį	
	rketing Time	Under 3 Me	os. 🔯 4-6 Mos.	Over 6	6 Mos. Adequ	acy of Public Trans	portation 🖂	X'
	-		*		-	ational Facilities	>3	\times L
Pre			· · · · · · · · · · · · · · · · · · ·		***************************************	acy of Utilities	11	\times
		<u>0% Industrial 5% Vacani</u>		411	_	•	11	\checkmark
Ch	ange in Present Land	Use [_] Not Likely	[] Likely (*)			ty Compatibility	I. J	\sim
1		(*) From vaca	ant/undeveloped To re	esidential	Protec	tion from Detriment	at Conditions	
Dr.	edominant Occupancy	Owner (Tenant	% Vaca	nt Police	and Fire Protection		\bowtie
				nant Value \$ 4	00+- Genera	al Appearance of Pri	operties	\bowtie
	ngle Family Price Ran		· · · · · · · · · · · · · · · · · · ·	_		l to Market	ΪΧ̈́I	\mathbb{R}^{n}
Sir	ngle Family Age	<u>new</u> yrs. I	to <u>100+</u> yrs. Predominant	nye	<u>о-оо</u> угатфреа	i to internet	V. 3	F. N. 1
Ca	mments including the	se lactors, favorable or unfa	avorable, affecting marketability ((e.g. public par	ks, schools, view, noise): See file 092	buba, a residentia	a form report
6.	- una with this ea	ma Massura 37 daim	application for neighbor	hood descri	ption. The subject a	as appraised is	1 ax Lot 1/5-0444	-30-00-01300
	ith existing home	cite improvements hut	WITHOUT the manufacti	ured home b	pelonging to tenant	s. See attached	g piat map and ae	rial photos for
₩.	mi calling home	dual eita positione. Cu	irrent long term tenants pa	av \$308 ner	month site rent te	nant pays own	electricity and gar	bage service.
ייַב	Abornetical aud a	incl man and publicitis. Cu	ment rong term tenants pe		5.00 Sq. Ft.	or Acres	Come	er Lot
Di	mensions <u>536' x 4</u>	106' more or less	-14 - 4		Present Improvement			
Zo	ning classification _	RR-5 (5 acre minimum	site for new partitions)		rresent improvement	الـا ۵0 ا∠ط د	and Manager 27	any regulations
	ghest and best use	Present use 🔯 0	ther (specify) potential to pa	artition to sm	nailer hypothetical s	sites under pres	ent measure 37 p	noceoures
•	Public	Other (Describe)	OFF SITE IMPROVEMENTS		Level			
C 1.	ec. 🖾 _				Typical small acre	s		
-			ace Asphalt		Rectangular			
G				_ ' '	Fields, hills			
4	- 5			PIVALE VIEW	nge Normally Adequ	unto EEMA 410	30C-1105E Zone	×
Sa			Storm Sewer Curb/Gu	uner Draina	ige Normany Acequ	uate I LIVIN 4 IC	1330-11001 Lone	
	[] Und	lerground Elect. & Tel.	Sidewalk Street L		property located in a HL	JD Identified Specia	I Flood Hazard Area?	,×.No Yes
C,	omments (favorable or)	nfavorable including any appar	ent adverse easements, encroachm	nents, or other ad	iverse conditions): _	Total Tax Lot 1	308 site created t	oy legal
_	o NOOA ni noitiba	nd conforms to zoning	"as is". The appraised si	ite has exist	ing manufactured I	nome pad with v	vell (reported mar	ginal volume,
P	arudon in 1954 a	-4 from TI 4207 or	ell), septic system, fence,	drive lands	cane camod and	storage shed. S	ite drainage by di	tch and slope.
<u>s</u>	upplemented by	water from 1L 1307 We	septic system, tence,	urive, lanus	cape, carport and	otorage arrest o		
-						dhi naourata Ci	an photo pages	
	ormally adequate	with Zone A flood pla	in on far northeast corner	per FEMA	map; may not be fu	illy accurate. Se	ee photo pages.	
		aited three recent sales of n	roperties most similar and provin	nate to subject	map; may not be fu	ully accurate. Se se in the market an	e photo pages. alysis. The description	includes a dollar
TI	ne undersigned has re	cited three recent sales of p	roperties most similar and proxim	nate to subject	map; may not be fu and has considered the L comparable properties.	ully accurate. Se se in the market an If a significant item	ee photo pages. alysis. The description in the comparable pr	includes a dollar operty is superior
Ti ad	ne undersigned has re fjustment reflecting ma or more favorable tha	cited three recent sales of p urket reaction to those items on the subject property, a min	roperties most similar and proxim of significant variation between t nus (-) adjustment is made thus	nate to subject the subject and reducing the in	map; may not be fu and has considered the I comparable properties. Idicated value of subject;	ully accurate. Se se in the market an If a significant item	ee photo pages. alysis. The description in the comparable pr	includes a dollar operty is superior
Ti ad	ne undersigned has re fjustment reflecting ma or more favorable tha	cited three recent sales of p urket reaction to those items on the subject property, a min	roperties most similar and proxim of significant variation between t nus (-) adjustment is made thus	nate to subject the subject and reducing the in	map; may not be fu and has considered the I comparable properties. Idicated value of subject;	ully accurate. Se se in the market an If a significant item	ee photo pages. alysis. The description in the comparable pr	includes a dollar operty is superior
Ti ad	ne undersigned has re fustment reflecting ma or more favorable tha vorable than the subj	cited three recent sales of p urket reaction to those items on the subject property, a min ect property, a plus (+) adju	roperties most similar and proxim of significant variation between t nus (-) adjustment is made thus istment is made thus increasing	nate to subject the subject and reducing the in the indicated v	map; may not be fu and has considered the I comparable properties. Idicated value of subject; calue of the subject.	ully accurate. See se in the market an If a significant item if a significant item	ee photo pages. alysis. The description in the comparable pr in the comparable is	includes a dollar operty is superior inferior to or less
TI ad to fa	ne undersigned has re fustment reflecting ma or more favorable tha vorable than the subj	cited three recent sales of p urket reaction to those items on the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY	roperties most similar and proxim of significant variation between to nus (-) adjustment is made thus istment is made thus increasing COMPARABLE NO.	nate to subject the subject and reducing the in the indicated v	map; may not be fu and has considered the I comparable properties. dicated value of subject; ratue of the subject. COMPARAB	ully accurate. Se se in the market an if a significant item if a significant item LE NO. 2	ee photo pages. alysis. The description in the comparable pr in the comparable is COMPAR	includes a dollar operty is superior inferior to or less
Th ad to fa	ne undersigned has re fustment reflecting ma or more favorable tha vorable than the subj	cited three recent sales of p urket reaction to those items on the subject property, a min ect property, a plus (+) adju	roperties most similar and proxim of significant variation between thous (-) adjustment is made thus instruent is made thus increasing COMPARABLE NO. Adjacent to 29641 Lusi	nate to subject the subject and reducing the in the indicated v	map; may not be fu and has considered the I comparable properties. dicated value of subject, value of the subject. COMPARAB Tax Lot 18-04-13-	ully accurate. See in the market an if a significant item if a significant item LE NO. 2	alysis. The description in the comparable pr in the comparable is COMPAR Tax Lot 17-04-19	includes a dollar operty is superior interior to or less ABLE NO. 3 3-31-01800
Th ad to fa	ne undersigned has re fjustment reflecting ma or more favorable tha vorable than the subju- iTEM ddress 28344 Roy	cited three recent sales of p urket reaction to those items on the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY	roperties most similar and proxim of significant variation between to nus (-) adjustment is made thus istment is made thus increasing COMPARABLE NO.	nate to subject the subject and reducing the in the indicated v	map; may not be fu and has considered the I comparable properties. dicated value of subject; ratue of the subject. COMPARAB	ully accurate. See in the market an if a significant item if a significant item LE NO. 2	alysis. The description in the comparable pro in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking	includes a dollar operty is superior inferior to or less ABLE NO. 3 0-31-01800 \$165,500
The addition of the state of th	ne undersigned has re fjustment reflecting ma or more favorable tha vorable than the subju- ITEM ddress 28344 Roy (existing b	cited three recent sales of p urket reaction to those items on the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY /al Avenue, Eugene	roperties most similar and proxim of significant variation between thous (-) adjustment is made thus ustment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,9	nate to subject the subject and reducing the in the indicated v	map; may not be fu and has considered the I comparable properties. dicated value of subject, value of the subject. COMPARAB Tax Lot 18-04-13-	ully accurate. Se in the market an if a significant item if a significant item LE NO. 2 00-01001 129,900	alysis. The description in the comparable pr in the comparable is COMPAR Tax Lot 17-04-19	includes a dollar operty is superior interior to or less ABLE NO. 3 3-31-01800 \$165,500 least
The add to fa	ne undersigned has re fjustment reflecting ma or more favorable tha vorable than the subju- lITEM ddress 28344 Roy (existing b roximity to Subject	cited three recent sales of p urket reaction to those items in the subject property, a mis ect property, a plus (+) adju SUBJECT PROPERTY yal Avenue, Eugene uildable site)	roperties most similar and proxim of significant variation between usus (-) adjustment is made thus istment is made thus increasing COMPARABLE NO Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast	nate to subject the subject and reducing the in the indicated v	map; may not be fit and has considered the I comparable properties, dicated value of subject, ralue of the subject. COMPARAB Tax Lot 18-04-13- Eugenel/ asking \$	ally accurate. See in the market an final a significant item if a significant item if a significant item the NO. 2 00-01001 129,900 ast	alysis. The description in the comparable pro in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking	includes a dollar operty is superior interior to or less ABLE NO. 3 3-31-01800 \$165,500 least
The add to fa	ne undersigned has re fjustment reflecting m or more favorable the vorable than the subj ITEM ddress 28344 Roy (existing b roximity to Subject ales Price	cited three recent sales of p urket reaction to those items on the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY /al Avenue, Eugene	roperties most similar and proxim of significant variation between usus (-) adjustment is made thus istment is made thus increasing COMPARABLE NO Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast	nate to subject the subject and reducing the in the indicated v	map; may not be fit and has considered the I comparable properties, dicated value of subject, ralue of the subject. COMPARAB Tax Lot 18-04-13- Eugenel/ asking \$	ully accurate. Se in the market an if a significant item if a significant item LE NO. 2 00-01001 129,900	alysis. The description in the comparable pro in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking	includes a dollar operty is superior inferior to or less ABLE NO. 3 0-31-01800 \$165,500 least
The add to fa	ne undersigned has re fjustment reflecting m or more favorable the vorable than the subj ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice	cited three recent sales of p rket reaction to those items in the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY //al Avenue, Eugene uildable site) Not Solo \$	roperties most similar and proxim of significant variation between to significant variation between to susteen to adjustment is made thus statent is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199.5 8 air miles southeast \$ \$	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900	map; may not be fit and has considered the comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther	ally accurate. See in the market an that a significant item if a significant item. LE NO. 2 00-01001 129,900 ast \$ 135,000	pee photo pages. alysis. The description in the comparable pr in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north	includes a dollar operty is superior interior to or less ABLE NO. 3 3-31-01800 \$165,500 least \$ 165,500
The addition of the second of	ne undersigned has re figustment reflecting ma or more favorable the vorable than the subj ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source	cited three recent sales of p rket reaction to those items in the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY yal Avenue, Eugene uildable site) Not Solo Observation/County	roperties most similar and proxim of significant variation between to nus (-) adjustment is made thus sistment is made thus increasing COMPARABLE NO Adjacent to 29641 Lust Eugenel/ asking \$199,9 8 air miles southeast d Observation/ Realtor/ (C	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County	map; may not be fit and has considered the comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther. Observation/ Real	ally accurate. See in the market an fl a significant item if a significant item. LE NO. 2 00-01001 129,900 ast \$ 135,000 \$ iter/ County	pee photo pages. alysis. The description in the comparable pr in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Re	includes a dollar operty is superior inferior to or less ABLE NO. 3 3-31-01800 \$165,500 least \$ 165,500 \$ altor/ County
The addition of the second of	ne undersigned has re fjustment reflecting ma or more favorable tha vorable than the subje ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ate of Sale and	cited three recent sales of p rket reaction to those items in the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY //al Avenue, Eugene uildable site) Not Solo \$	roperties most similar and proxim of significant variation between to nus (-) adjustment is made thus sistment is made thus increasing COMPARABLE NO Adjacent to 29641 Lust Eugenel/ asking \$199,9 8 air miles southeast d Observation/ Realtor/ (C	nate to subject the subject and reducing the in the indicated v . 1 k Road 900 199,900 County + (-)\$ Adjust.	map; may not be fit and has considered the comparable properties. dicated value of subject; ralue of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION	se in the market an ff a significant item if a significant item if a significant item tem if a significant item tem tem if a significant item tem tem tem tem tem tem tem tem tem	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Repession of Description	includes a dollar operty is superior inferior to or less ABLE NO. 3 3-31-01800 \$165,500 ieast \$ 165,500 isaltor/ County +(-)\$ Adjust
The addition of the second of	ne undersigned has re figustment reflecting ma or more favorable the vorable than the subj ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source	cited three recent sales of p rket reaction to those items in the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY ral Avenue, Eugene uildable site) Not Solo Not Solo Cobservation/County DESCRIPTION	roperties most similar and proxim of significant variation between to nus (-) adjustment is made thus sistment is made thus increasing COMPARABLE NO Adjacent to 29641 Lust Eugenel/ asking \$199,9 8 air miles southeast d Observation/ Realtor/ (C	nate to subject the subject and reducing the in the indicated v . 1 k Road 900 199,900 County + (-)\$ Adjust.	map; may not be fit and has considered the comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther. Observation/ Real	ally accurate. See in the market an fl a significant item if a significant item. LE NO. 2 00-01001 129,900 ast \$ 135,000 \$ iter/ County	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugene// asking 1/2 air mile north Observation/ Re. DESCRIPTION Active Listing	includes a dollar operty is superior inferior to or less ABLE NO. 3 3-31-01800 \$165,500 least \$ 165,500 \$ altor/ County
DATA AMALYSIS TO O O H	ne undersigned has re figustment reflecting ma or more favorable tha vorable than the subject ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ale of Sale and irrie Adjustment	cited three recent sales of p rket reaction to those items in the subject property, a mi- ect property, a plus (+) adju SUBJECT PROPERTY yal Avenue, Eugene uildable site) \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005	roperties most similar and proxim of significant variation between to nus (-) adjustment is made thus stement is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast Sobservation/ Realtor/ COMPSCRIPTION	nate to subject the subject and reducing the in the indicated v 1	map; may not be fit and has considered the comparable properties. dicated value of subject; ralue of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION	se in the market an ff a significant item if a significant item if a significant item tem if a significant item tem tem if a significant item tem tem tem tem tem tem tem tem tem	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Repession of Description	includes a dollar operty is superior inferior to or less ABLE NO. 3 3-31-01800 \$165,500 ieast \$ 165,500 isaltor/ County +(-)\$ Adjust
KET DATA AWALYSIS	ne undersigned has re figustment reflecting ma or more favorable tha vorable than the subject ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ate of Sale and ime Adjustment ocation	cited three recent sales of p riket reaction to those items in the subject property, a mile set property, a plus (+) adju- SUBJECT PROPERTY rat Avenue, Eugene uildable site) \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005 Above Average	roperties most similar and proxim of significant variation between inus (-) adjustment is made thus istment is made thus istment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,9 armiles southeast of \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000	map; may not be fit and has considered the I comparable properties. dicated value of subject; value of the subject. COMPARAB Tax Lot 18-04-13-I Eugenel/ asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus	se in the market an ff a significant item if a significant item if a significant item tem if a significant item item item item item item item ite	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugene// asking 1/2 air mile north Observation/ Re. DESCRIPTION Active Listing	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 altor/ County
ARKET DATA ANALYSIS	ne undersigned has re fijustment reflecting m or more favorable the vorable than the subj ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source and e of Sale and ore Adjustment ocation itg/View	cited three recent sales of p riket reaction to those items in the subject property, a mi- act property, a plus (+) adju- SUBJECT PROPERTY val Avenue, Eugene uildable site) \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005 Above Average 5.0 acre/ fields, hills	roperties most similar and proxim of significant variation between truss (-) adjustment is made thus istment is made thus increasing COMPARABLE NO Adjacent to 29641 Lust Eugenel/ asking \$199,8 8 air miles southeast 1 \$ \$ Observation/ Realtor/ COMPARABLE NO OBSCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County +(-)\$ Adjust 0 -30,000 +15,000	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods	Illy accurate. Se se in the market an if a significant item if a significant item if a significant item LE NO. 2 00-01001 129,900 ast \$ 135,000 \$ \$ 135,000 \$ -10,000 -10,000 -40,000	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field:	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 saltor/ County \$ +(-)\$ Adjust 0 \$ -10,000
MARKET DATA ANALYSIS	ne undersigned has re fijustment reflecting m or more favorable the vorable than the subject litem ddress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source and of Sale and irre Adjustment ocation site/View tilities / Drive	cited three recent sales of parket reaction to those items in the subject property, a mine per property, a plus (+) adjusted property, a plus (+) adjusted property, a plus (+) adjusted property and Avenue, Eugene uildable site) \$ Not Solo SOBSETVATION 10-10-2005 Above Average 5.0 acre/ fields, hills Installed to site	roperties most similar and proxim of significant variation between the significant variation between the significant variation between the significant variation is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast \$1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in reducing the in the indicated v 1 k Road 900 199,900 County +(-)\$ Adjust 0 -30,000 +15,000 +10,000	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road	Illy accurate. Se se in the market an if a significant item if a significant item if a significant item LE NO. 2 00-01001 129,900 ast \$ 135,000 \$ \$ 135,000 \$ \$ -10,000 \$ +40,000 +10,000	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac	includes a dollar operty is superior inferior to or less ABLE NO. 3 0-31-01800 \$165,500 least \$ 165,500 saltor/ County +(-)\$ Adjust 0 \$ -10,000 1 +10,000
MARKET DATA ANALYSIS WARKET DATA ANALYSIS WARKET DATA ANALYSIS WARKET DATA ANALYSIS	ne undersigned has re fijustment reflecting m or more favorable the vorable than the subject litem ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ate of Sale and ime Adjustment ocation ite/View tilities / Drive uildability/Slope	cited three recent sales of parket reaction to those items in the subject property, a mine pect property, a plus (+) adjuct property (roperties most similar and proxim of significant variation between us (-) adjustment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,5 8 air miles southeast d \$ Observation/ Realtor/ COESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000 +15,000 +10,000 0	map; may not be fit and has considered the li comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight	Se in the market an # a significant item if a sign	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Repescally Listing Above Average 6.08 acres/Field. Available at roac Assumed / Leve	includes a dollar operty is superior inferior to or less ABLE NO. 3 0-31-01800 \$165,500 least \$ 165,500 saltor/ County +(-)S Adjust 0 \$ -10,000 1 +10,000
MARKET DATA ANALYSIS WARKET DATA ANALYSIS WARKET DATA ANALYSIS WARKET DATA ANALYSIS	ne undersigned has re fijustment reflecting m or more favorable the vorable than the subject litem ddress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source and of Sale and irre Adjustment ocation site/View tilities / Drive	cited three recent sales of parket reaction to those items in the subject property, a mine per property, a plus (+) adjusted property, a plus (+) adjusted property, a plus (+) adjusted property and Avenue, Eugene uildable site) \$ Not Solo SOBSETVATION 10-10-2005 Above Average 5.0 acre/ fields, hills Installed to site	roperties most similar and proxim of significant variation between the significant variation between the significant variation between the significant variation is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast \$1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in reducing the in the indicated v 1 k Road 900 199,900 County +(-)\$ Adjust 0 -30,000 +15,000 +10,000	map; may not be fit and has considered the li comparable properties. Idicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFill	Se in the market an # a significant item r a significant item	adjusts. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Repescaled Listing Above Average 6.08 acres/Field. Available at roac Assumed / Leve None/Assm'd Pr	includes a dollar operty is superior inferior to or less ABLE NO. 3 0-31-01800 \$165,500 least \$ 165,500 saltor/ County \$ +(-)S Adjust 0 \$ -10,000 1 0 0 mt +5,000
MARKEL DATA ANALYSIS	ne undersigned has re figustment reflecting ma or more favorable the vorable than the subj ITEM dddress 28344 Roy (existing b roximity to Subject ales Price ata Source ata Source ate of Sale and ime Adjustment ocation ite/View titifities / Drive uildability/Slope Vell/Septic system	cited three recent sales of parket reaction to those items in the subject property, a mine pect property, a plus (+) adjuct property (roperties most similar and proxim of significant variation between us (-) adjustment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,5 8 air miles southeast d \$ Observation/ Realtor/ COESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000 +15,000 +10,000 0	map; may not be fit and has considered the li comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight	Se in the market an # a significant item r a significant item	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at rook Assumed / Leve None/Assm'd Pr No improvement	includes a dollar operty is superior inferior to or less ABLE NO. 3 0-31-01800 \$165,500 least \$ 165,500 saltor/ County \$ +(-)S Adjust 0 \$ -10,000 1 0 0 mt +5,000
MARKET DATA ANALYSIS	ne undersigned has re figustment reflecting ma or more favorable tha vorable than the subj ITEM dddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source ate of Sale and ime Adjustment ocation ite/View tititities / Drive uildabikity/Slope Vell/Septic system itructures/Improves	cited three recent sales of parket reaction to those items in the subject property, a misect property, a plus (+) adjused property (+) adjused propert	roperties most similar and proxim of significant variation between significant variation between to significant variation between the sustement is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,5 8 air miles southeast 1 \$. Observation/ Realtor/ COESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight None/ Permitted No improvements	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County +(-)\$ Adjust. 0 1.30,000 +15,000 0 +5,000 0 +5,000	map; may not be fit and has considered the li comparable properties. Idicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFill	Se in the market an # a significant item r a significant item	adjusts. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Repescaled Listing Above Average 6.08 acres/Field. Available at roac Assumed / Leve None/Assm'd Pr	includes a dollar operty is superior inferior to or less ABLE NO. 3 0-31-01800 \$165,500 least \$ 165,500 saltor/ County \$ +(-)S Adjust 0 \$ -10,000 1 0 0 mt +5,000
MARKET DATA AWALYSIS SISTEMATING TO THE SISTEMATING THE SI	ne undersigned has re fijustment reflecting m or more favorable the vorable than the subject liftem didress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source ata Source ata Source inte Adjustment ocation ite/View utilities / Drive utilities / Drive utilities / Drive tell/Septic system ittuctures/Improves fales or Financing	cited three recent sales of purket reaction to those items in the subject property, a misect property, a plus (+) adjused property and plus (+) adjusted property and plus (+) adjusted property and plus (+) adjusted property (+	roperties most similar and proxim of significant variation between significant variation between sustemated in a significant variation between sustemated in a significant variation variatio	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County +(-)\$ Adjust. 0 1.30,000 +15,000 0 +5,000 0 +5,000	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan	Se in the market an # a significant item r a significant item	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at rook Assumed / Leve None/Assm'd Pr No improvement	includes a dollar operty is superior inferior to or less ABLE NO. 3 0-31-01800 \$165,500 least \$ 165,500 saltor/ County \$ +(-)S Adjust 0 \$ -10,000 1 0 0 mt +5,000
MARKET DATA AMALYSIS	ne undersigned has re figustment reflecting m or more favorable the vorable than the subje ITEM ITEM IDEM IDEM	cited three recent sales of parket reaction to those items in the subject property, a misect property, a plus (+) adjused property (+) adjused propert	roperties most similar and proxim of significant variation between truss (-) adjustment is made thus istment is made thus istment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,9 armiles southeast of \$1.00 armiles southeast of	nate to subject the subject and reducing the in the indicated v . 1 k Road 900 199,900 County + (-)\$ Adjust. 0 -30,000 +15,000 0 +5,000 +10,000	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs	Accurate Sess in the market and a significant item if a significant item item item item item item item ite	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field: Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 + (-)\$ Adjust -
MARKET DATA ANALYSIS OS S S T T T T O O O O O O O O	ne undersigned has re figustment reflecting m or more favorable the vorable than the subject lifeM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source ata Source ata Source unidability/Slope vell/Septic system diructures/Improves farles or Financing concessions let Adj. (Total)	cited three recent sales of purket reaction to those items in the subject property, a misect property, a plus (+) adjused property and plus (+) adjusted property and plus (+) adjusted property and plus (+) adjusted property (+	roperties most similar and proxim of significant variation between significant variation between sustemated in a significant variation between sustemated in a significant variation variatio	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County +(-)\$ Adjust. 0 1.30,000 +15,000 0 +5,000 0 +5,000	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan	Se in the market an # a significant item r a significant item	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugene// asking 1/2 air mile north Observation/ Re. DESCRIPTION Active Listing Above Average 6.08 acres/Field Available at root Assumed / Leve None/Assm'd Pr No improvement Cash to Seller	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 \$ 165,500 \$ 165,500 \$ 10,000
MARKET DATA AWALYSIS IL VOS SCIENTIFICATION OF THE PROPERTY O	ne undersigned has re figustment reflecting m or more favorable the vorable than the subject litem didress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Of Sale and ime Adjustment ocation ite/View tilities / Drive uildability/Slope vell/Septic system functures/Improves idencessions let Adj. (Total) indicated Value	cited three recent sales of purket reaction to those items in the subject property, a misect property, a plus (+) adjused property and plus (+) adjusted property and plus (+) adjusted property and plus (+) adjusted property (+	roperties most similar and proxim of significant variation between truss (-) adjustment is made thus istment is made thus istment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,9 armiles southeast of \$1.00 armiles southeast of	nate to subject the subject and reducing the in the indicated vo. 1 k Road 900 199,900 County +(-)\$ Adjust 0 -30,000 +15,000 +10,000 0 +10,000 10,000	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs	Illy accurate. Se se in the market an if a significant item LE NO. 2 00-01001 129,900 ast \$ 135,000 \$ tor/ County +(-)\$ Adjust 0 -10,000 s +40,000 +10,000 0 ter +10,000 \$ \$ 60,000	alysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field: Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 \$
MARKET DATA AWALYSIS IL VOS SCIENTIFICATION OF THE PROPERTY O	ne undersigned has re figustment reflecting m or more favorable the vorable than the subject lifeM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source ata Source ata Source unidability/Slope vell/Septic system diructures/Improves farles or Financing concessions let Adj. (Total)	cited three recent sales of parket reaction to those items in the subject property, a misect property, a plus (+) adjusect property, adjus	roperties most similar and proxim of significant variation between 1 significant variation between 2 of adjustment is made thus increasing 2 COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,5 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated v 1.1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000 +15,000 +15,000 +10,000 10,000 209,900	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs	Illy accurate. Se se in the market an fa significant item	adysis. The description in the comparable programme in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Repertment of the comparable is DESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roda Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500 ieast \$ 165,500 ieast +(-)\$ Adjust 0 -10,000 1 -0,000 1 -0,000 1 -0,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000 1 -10,000
MARKET DATA ANALYSIS WARKET DATA ANALYSIS WARKET DATA ANALYSIS WARKET DATA ANALYSIS WARKET DATA ANALYSIS	ne undersigned has re figustment reflecting m or more favorable the vorable than the subj ITEM ITEM ITEM ITEM ITEM IDEA	cited three recent sales of parket reaction to those items in the subject property, a mine subject property, a plus (+) adjus the property, a plus (+) adjus and a very part of the property o	roperties most similar and proxim of significant variation between truss (-) adjustment is made thus istment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199,9 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated v . 1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000 +15,000 +10,000 1	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs	Illy accurate. Se se in the market an f significant item if a significant item if a significant item if a significant item le NO. 2 00-01001 129,900 ast	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at road Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 31-01800 \$165,500 least \$ 165,500 \$ 165,500 \$ 10,000 \$ 10,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 180,500 \$ 180,500 \$ 180,500
MARKET DATA AWALYSIS WARKET DATA AWALYSIS O II II O O II II O O II II O O II II O O II II	ne undersigned has re flustment reflecting m or more favorable the vorable than the subject lifeM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source ata Source ata Source unidability/Slope vell/Septic system direct/Improves lates or Financing concessions let Adj. (Total) ddicated Value of Subject comments on Market the southwest and	cited three recent sales of purket reaction to those items on the subject property, a min the subject property, a pilus (+) adjuted property, and pilus (+) adjuted property (+) adjuted property, a pilus (+) adjuted property (+)	roperties most similar and proximor significant variation between thus instruent is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated v . 1 k Road 900 199,900 County +(-)\$ Adjust . 0 -30,000 +15,000 0 +5,000 +10,000 10,000 209,900 listing data in scarcity is	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs	Illy accurate. Se se in the market as se in the market and a significant item if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Re. DESCRIPTION Active Listing Above Average 6.08 acres/Field: Available at root Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed X + - -	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 + (-)s Adjust -
MARKET DATA AWALYSIS WARKET DATA AWALYSIS O II II O O II II O O II II O O II II O O II II	ne undersigned has re flustment reflecting m or more favorable the vorable than the subject lifeM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source ata Source ata Source unidability/Slope vell/Septic system direct/Improves lates or Financing concessions let Adj. (Total) ddicated Value of Subject comments on Market the southwest and	cited three recent sales of purket reaction to those items on the subject property, a min the subject property, a pilus (+) adjuted property, and pilus (+) adjuted property (+) adjuted property, a pilus (+) adjuted property (+)	roperties most similar and proximor significant variation between thus instruent is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated v . 1 k Road 900 199,900 County +(-)\$ Adjust . 0 -30,000 +15,000 0 +5,000 +10,000 10,000 209,900 listing data in scarcity is	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugene// asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs	Illy accurate. Se se in the market as se in the market and a significant item if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ Re. DESCRIPTION Active Listing Above Average 6.08 acres/Field: Available at root Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed X + - -	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 + (-)s Adjust -
MARKET DATA ANALYSIS MARKET DATA ANALYSIS O O II W O O O II W O O O O O O O O O O	ne undersigned has re figustment reflecting m or more favorable tha or more favorable than the subject lifeM ddress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source ata Source ata Gale and ime Adjustment ocation itte/View tilities / Drive uildability/Stope tell/Septic system curcutures/Improves lates or Financing oncessions let Adj. (Total) indicated Value of Subject comments on Market the southwest an	cited three recent sales of parket reaction to those items in the subject property, a minet property, a plus (+) adjuct property and Avenue, Eugene uildable site) \$ Not Solo \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005 Above Average 5.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,F Cash to Seller assumed Data: Extremely limit the pen created Sale 2	roperties most similar and proxim of significant variation between thus in a distributed is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated vo. 1 k Road 900 199,900 County +(-)\$ Adjust 0 -30,000 +15,000 +10,000 0 +10,000 10,000	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugenel/ asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buitdable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs found after extensithat most smaller lires a sand filter s	Illy accurate. Se Se in the market an f a significant item f	alysis. The description in the comparable is COMPAR Tax Lot 17-04-18 Eugenel/ asking 1/2 air mile north DESCRIPTION Active Listing Above Average 6.08 acres/Field: Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 + (-)\$ Adjust -
MARKET DATA ANALYSIS MARKET DATA ANALYSIS PET TO O IT AT DO SO I	ne undersigned has re figustment reflecting m or more favorable than or more favorable than the subject lifeM didress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source ata Source ata Gale and ime Adjustment ocation ster/view tilities / Drive uuidability/Slope vell/Septic system cuructures/Improves ales or Financing concessions let Adj. (Total) indicated Value of Subject comments on Market the souptrwest anve	cited three recent sales of parket reaction to those items in the subject property, a mine property, a plus (+) adjuct property and Avenue, Eugene uildable site) \$ Not Solo \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005 Above Average 5.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,F Cash to Seller assumed Data: Extremely limit d west areas of suburt d west areas of suburt been created Sale 2 ions of Annaisal: The ar	roperties most similar and proxim of significant variation between thus 10 adjustment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated vo. 1 k Road 900 199,900 County +(-)\$ Adjust 0 -30,000 +15,000 +10,000 0 +5,000 10,000 10,000 209,900 listing data in scarcity is at cost, requestional reducing the subject of the subj	map; may not be five and has considered the loomparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugenel/ asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFill No improvements New Conv. Loan No Points, Costs - found after extensities a sand filter server as per USPAP and File	Illy accurate. See in the market an if a significant item item if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Cobservation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 + (-)\$ Adjust -
MARKET DATA ANALYSIS O O II JO O O II A O O O II A O O O O O O O O O	ne undersigned has re figustment reflecting m or more favorable the vorable than the subject litem diverse 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Of Sale and ime Adjustment ocation ite/View rtifities / Drive uildability/Slope vell/Septic system furctures/Improves factores financing foncessions let Adj. (Total) dicated Value of Subject comments on Market the southwest an mew parcels have comments and Condi-	cited three recent sales of private reaction to those items in the subject property, a mine per property, a plus (+) adjuct property (roperties most similar and proxim of significant variation between thus in 3 digital and increasing a comparable to 29641 Lust Eugenell asking \$199, 8 air miles southeast \$1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated vol. 1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000 +15,000 +10,000 0 +5,000 +10,000 10,0	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugenel/ asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs found after extensitation of the composition of the composi	Illy accurate. Se in the market an ff a significant item if a significant item item if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assmid Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 +(-)\$ Adjust 000 000 1000
MARKEL DATA AMALYSIS	ne undersigned has re figustment reflecting m or more favorable the vorable than the subj ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source ate of Sale and ime Adjustment ocation ite/View rtifities / Drive unidability/Slope vell/Septic system tructures/Improves fales or Financing forcessions let Adj. (Total) andicated Value of Subject comments on Market the southwest an mew parcels have comments and Condit unith avistion site provisions do not twith avistion site	cited three recent sales of parket reaction to those items in the subject property, a mine to property, a plus (+) adjuct property (+)	roperties most similar and proxim of significant variation between thus in a distribution of significant variation between the significant variation between the significant variation between the significant variation of a distribution of significant variation variation of significant variation of significant variation variation of significant variation variat	nate to subject the subject and reducing the in the indicated vol. 1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000 +15,000 +10,000 0 +5,000 +10,000 10,0	map; may not be fit and has considered the l comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13- Eugenel/ asking \$ 7 air miles souther Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs - - - - - - -	Illy accurate. Se in the market an if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assmy Promote No improvement Cash to Seller assumed Ca	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 +(-)\$ Adjust 000 000 1000
MARKEL DATA AMALYSIS	ne undersigned has re flustment reflecting m or more favorable the vorable than the subject lifeM ddress 28344 Roy (existing b roximity to Subject ales Price ata Source ata Source ata Source ata Gode Sale and ime Adjustment ocation itte/View utildability/Slope vell/Septic system itructures/Improves ales or Financing roncessions let Adj. (Total) andicated Value if Subject Comments on Market the southwest an mew parcels have Comments and Condit provisions do not with existing site will nead for the	cited three recent sales of purket reaction to those items in the subject property, a mine to property, a plus (+) adjused property, a plus (+) adjusted property, a	roperties most similar and proxim of significant variation between the significant variation between the significant variation between the significant variation between the significant variation to adjust the significant to 29641 Lust Eugenell asking \$199,8 8 air miles southeast the significant of	nate to subject the subject and reducing the in the indicated vol. 1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000 +15,000 +10,000 10,000 10,000 209,900 listing data in scarcity is at cost, requestions and comproval per afactured ho	map; may not be fit and has considered the I comparable properties. Ideated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs - - - - - - -	See in the market as	adysis. The description in the comparable is COMPAR Tax Lot 17-04-15 Eugenel/ asking 1/2 air mile north Observation/ Repescription Active Listing Above Average 6.08 acres/Field Available at roda Assumed / Leve None/Assm'd Property of the control	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500 iseast \$ 165,500 iseast +(-)\$ Adjust 0 -10,000 1 +10,000 1 0 0 mt +5,000 is +10,000 1 0 0 mt +5,000 is +10,000 maller parcels in he past and few included in the parture buildable site low from present
INTON MARKET DATA ANALYSIS BY ON THE PROPERTY ON THE PROPERTY ON THE PROPERTY ON THE PROPERTY OF THE PROPERTY	ne undersigned has re flustment reflecting m or more favorable the vorable than the subject lifeM ddress 28344 Roy (existing b roximity to Subject ales Price ata Source ata Source ata Source ata Gode Sale and ime Adjustment ocation itte/View utildability/Slope vell/Septic system itructures/Improves ales or Financing roncessions let Adj. (Total) andicated Value if Subject Comments on Market the southwest an mew parcels have Comments and Condit provisions do not with existing site will nead for the	cited three recent sales of purket reaction to those items in the subject property, a mine to property, a plus (+) adjused property, a plus (+) adjusted property, a	roperties most similar and proxim of significant variation between the significant variation between the significant variation between the significant variation between the significant variation to adjust the significant to 29641 Lust Eugenell asking \$199,8 8 air miles southeast the significant of	nate to subject the subject and reducing the in the indicated vol. 1 k Road 900 199,900 County +(-)\$ Adjust. 0 -30,000 +15,000 +10,000 10,000 10,000 209,900 listing data in scarcity is at cost, requestions and comproval per afactured ho	map; may not be fit and has considered the I comparable properties. Ideated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs - - - - - - -	See in the market as	adysis. The description in the comparable programme in the comparable is COMPAR Tax Lot 17-04-15 Eugenel/ asking 1/2 air mile north Observation/ Repescription Active Listing Above Average 6.08 acres/Field Available at roda Assumed / Leve None/Assm'd Programmed / Leve None/Ass	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500 iseast \$ 165,500 iseast +(-)\$ Adjust 0 -10,000 1 +10,000 1 0 0 mt +5,000 is +10,000 1 0 0 mt +5,000 is +10,000 maller parcels in he past and few included in the parture buildable site low from present
HIATION SECTION OF THE SECTION OF TH	ne undersigned has re figustment reflecting ma or more favorable the vorable than the subje ITEM ITEM ITEM ITEM ITEM IDEN IDE	cited three recent sales of purket reaction to those items in the subject property, a mile to property, a pulse (+) adjusted property, a pulse (+) adjusted property, a pulse (+) adjusted property (+	roperties most similar and proximor significant variation between truss (-) adjustment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and the subject and the indicated volume an	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs - -	Illy accurate. Se se in the market as se in the market and a significant item if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed X + - - - - - - - - -	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500 least \$ 165,500 \$ 165,500 \$ 10,000 \$ 10,000 \$ 10,000 \$ 15,000 \$
MARKE POLICE AND TO COME WAS A STATE OF THE	ne undersigned has re flustment reflecting m or more favorable thi vorable than the subj ITEM ddress 28344 Roy (existing b roximity to Subject ales Price rice ata Source ata Source ata Source ata Source ata Source unidability/Slope vell/Septic system riticutures/Improves races or Financing roncessions let Adj. (Total) Indicated Value of Subject comments on Market the southwest an new parcels have comments and Condit provisions do not with existing site well, need for sur Final Reconditis from the	cited three recent sales of parket reaction to those items in the subject property, a min the property, a plus (+) adjute property, and plus (+) adjute property property, and property property property, and prope	roperties most similar and proximor significant variation between truss (-) adjustment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated volume in the indicated in the	map; may not be fit and has considered the I comparable properties. dicated value of subject value of the subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs H	se in the market an if a significant item item item item item item item ite	adysis. The description in the comparable programmed in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at road Assumed / Leve None/Assm'd Programmed X + - - - - - - - - -	includes a dollar operty is superior inferior to or less ABLE NO. 3 3-31-01800 \$165,500 least \$ 165,500 +(-)\$ Adjust 0 +(-)\$ Adjust 0 +10,000 0 0 1 0 0
RECONCILIATION SECTION OF THE CONTRACT OF THE	ne undersigned has re figustment reflecting ma or more favorable this vorable than the subje ITEM ITEM ITEM ITEM ITEM IDEM ID	cited three recent sales of purket reaction to those items in the subject property, a min the property, a min the property, a plus (+) adjute property p	roperties most similar and proximor significant variation between truss (-) adjustment is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and the subject and the indicated volume in the in	map; may not be fit and has considered the I comparable properties. Ideated value of subject value of the subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs - - - - - - -	se in the market as in the market and a significant item if a significant item item item item item item item ite	adysis. The description in the comparable programme to the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north Observation/ ReDESCRIPTION Active Listing Above Average 6.08 acres/Field Available at road Assumed / Leve None/Assm'd Programmed X + - - - - - - - - -	includes a dollar operty is superior inferior to or less ABLE NO. 3 3-31-01800 \$165,500 least \$ 165,500 \$ 165,500 \$ 10,000 \$ 10,000 \$ 15,000 \$ 15,0
RECONCILIATION WAS A CONTRACT OF THE CONTRACT	ne undersigned has re figustment reflecting m or more favorable than or more favorable than the subject lifeM didress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source ata Source ata Source ata Gale and ime Adjustment ocation ster/view tilities / Drive unidability/Slope vell/Septic system cuructures/Improves ales or Financing concessions let Adj. (Total) indicated Value of Subject comments on Market the southwest an incomments and Condition provisions do not with existing site well, need for sur cinal Reconciliation: Support is from the oppinion of value in popinion of value in proporties in the supporties in the support is from the oppinion of value in proporties in the supporties in the supp	cited three recent sales of parket reaction to those items in the subject property, a mixet property, a plus (+) adjuted property and Avenue, Eugene uildable site) \$ Not Solo \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005 Above Average 5.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,F Cash to Seller assumed Data: Extremely limit d west areas of suburt been created. Sale 2 ions of Appraisal: The agraphy. See attached a improvements as note ions of Appraisal: The agraphy. See attached a improvement site as approach. The swithin a fairly wide swithin a fairly wide swithin a fairly wide swithin a fairly wide BEET VALUE AS DEFINED	roperties most similar and proximor significant variation between thus in a distributed is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated vol. 1 k Road 900 199,900 County +(-)\$ Adjust 0 -30,000 +15,000 +15,000 +10,000 0 10,00	map; may not be five and has considered the comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugenel/ asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFill No improvements New Conv. Loan No Points, Costs That most smaller area as and filter so per USPAP and Floomments. Appraise county code. Well me itself which is cably similar propert applicable to owner open market expos October 10, 2	Illy accurate. See in the market an if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north DESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 least \$ 165,500 saltor/ County \$ 14(-)\$ Adjust 0 \$ +10,000 \$ +10,000 \$ 15,000 \$ 180,500 maller parcels in he past and few irrow and deep parture buildable site low from present indicator of value es. The stated value.
RECONCILIATION WAS A CONTRACT OF THE CONTRACT	ne undersigned has re figustment reflecting m or more favorable than or more favorable than the subject lifeM didress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source ata Source ata Source ata Gale and ime Adjustment ocation ster/view tilities / Drive unidability/Slope vell/Septic system cuructures/Improves ales or Financing concessions let Adj. (Total) indicated Value of Subject comments on Market the southwest an incomments and Condition provisions do not with existing site well, need for sur cinal Reconciliation: Support is from the oppinion of value in popinion of value in proporties in the supporties in the support is from the oppinion of value in proporties in the supporties in the supp	cited three recent sales of parket reaction to those items in the subject property, a mixet property, a plus (+) adjuted property and Avenue, Eugene uildable site) \$ Not Solo \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005 Above Average 5.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,F Cash to Seller assumed Data: Extremely limit d west areas of suburt been created. Sale 2 ions of Appraisal: The agraphy. See attached a improvements as note ions of Appraisal: The agraphy. See attached a improvement site as approach. The swithin a fairly wide swithin a fairly wide swithin a fairly wide swithin a fairly wide BEET VALUE AS DEFINED	roperties most similar and proximor significant variation between thus in a distributed is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated vol. 1 k Road 900 199,900 County +(-)\$ Adjust 0 -30,000 +15,000 +15,000 +10,000 0 10,00	map; may not be five and has considered the comparable properties. dicated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugenel/ asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFill No improvements New Conv. Loan No Points, Costs That most smaller area as and filter so per USPAP and Floomments. Appraise county code. Well me itself which is cably similar propert applicable to owner open market expos October 10, 2	Illy accurate. See in the market an if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north DESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 least \$ 165,500 saltor/ County \$ 14(-)\$ Adjust 0 \$ +10,000 \$ +10,000 \$ 15,000 \$ 180,500 maller parcels in he past and few irrow and deep parture buildable site low from present indicator of value es. The stated value.
MARKET DATA ANALYSIS MARKET DATA ANALYSIS P ps ps pt ps pt ps pt ps pt ps pt ps pt pt ps pt	ne undersigned has re figustment reflecting m or more favorable tha or more favorable than the subject lifeM didress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source ata Source ata Source ata Gale and rime Adjustment ocation site/View tilities / Drive uuildability/Slope vell/Septic system cuructures/Improves ales or Financing concessions let Adj. (Total) indicated Value of Subject comments on Market the southwest an new parcels have comments and Condition provisions do not with existing site well, need for sur rimal Reconciliation: Support is from to opinion of value at the southwate the sub- support is from to opinion of value at the southwate the sub- support is from to opinion of value at the southwate the sub- support is from to opinion of value at the southwate the sub- support is from to opinion of value at the southwate the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is from to opinion of value at the sub- support is sub	cited three recent sales of parket reaction to those items in the subject property, a mixet property, a plus (+) adjusted property and Avenue, Eugene uildable site) \$ Not Solo \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005 Above Average 5.0 acre/ fields, hills Installed to site Buildable / Level Installed to site Buildable / Level Installed/Installed Carport/storage/ L,F Cash to Seller assumed Data: Extremely limit d west areas of suburt been created. Sale 2 ions of Appraisal: The agrapply. See attached a improvements as note ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached ions of Appraisal: The agrapply. See attached ions of Appraisal: The agraphy ions of A	roperties most similar and proximor significant variation between thus in a distributed is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated vol. 1. k Road 900 199,9	map, may not be five and has considered the comparable properties. Ideated value of subject value of the subject. COMPARAB Tax Lot 18-04-13-Eugenel/ asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buitdable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs That most smaller aires a sand filter so per USPAP and Filter and Filter southy code. Well me itself which is county code.	Illy accurate. See in the market an if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north DESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 least \$ 165,500 saltor/ County \$ 14(-)\$ Adjust 0 \$ +10,000 \$ +10,000 \$ 15,000 \$ 180,500 maller parcels in he past and few irrow and deep parture buildable site low from present indicator of value es. The stated value.
MARKET ON THE AWALVSIS AND THE STREET ON THE	ne undersigned has re flustment reflecting m or more favorable tha or more favorable than the subject lifeM didress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source ata Source ata Source ata Gale and rime Adjustment ocation site/View tilities / Drive uildability/Stope tell/Septic system curcutures/Improves lates or Financing roments on Market the southwest an mew parcels have comments and Condit provisions do not with existing site well, need for sur imal Reconciliation: Support is from the opinion of value in ESTIMATE THE MA The opinion of value only and only an	cited three recent sales of purket reaction to those items in the subject property, a mice troperty, a plus (+) adjuted property, a plus (+) adjuted property and plus (+) adjuted property and plus (+) adjuted property and pr	roperties most similar and proximor significant variation between thus in a distributed is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the in the indicated vol. 1. k Road 900 199,9	map; may not be fit and has considered the I comparable properties. Ideated value of subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs I - found after extensic that most smaller uires a sand filter sper USPAP and Floomments. Appraise county code. Well me itself which is cooling to the component of the component of the component of the component of the county code well me itself which is cooling to component of the component of the component of the county code of the	se in the market as in the market as in the market as in the market as in the assential as significant item if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north DESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assm'd Problem of the Cash to Seller assumed Cash to Seller assumed Cash to Seller assume	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 +(-)\$ Adjust 0 +(-)\$ Adjust 0 +0,000 0 0 0 1 0 1 0 1 10 00 1 10 00 1 10 00 1 10 00 10 1
MARKET DATA ANALYSIS THEODOLOGIATION T	ne undersigned has re flustment reflecting m or more favorable tha or more favorable than the subject lifeM didress 28344 Roy (existing b roximity to Subject ales Price nice ata Source ata Source ata Source ata Source ata Gale and rime Adjustment ocation site/View tilities / Drive uildability/Stope tell/Septic system curcutures/Improves lates or Financing roments on Market the southwest an mew parcels have comments and Condit provisions do not with existing site well, need for sur imal Reconciliation: Support is from the opinion of value in ESTIMATE THE MA The opinion of value only and only an	cited three recent sales of parket reaction to those items in the subject property, a mixet property, a plus (+) adjusted property and Avenue, Eugene uildable site) \$ Not Solo \$ Not Solo \$ Observation/County DESCRIPTION 10-10-2005 Above Average 5.0 acre/ fields, hills Installed to site Buildable / Level Installed to site Buildable / Level Installed/Installed Carport/storage/ L,F Cash to Seller assumed Data: Extremely limit d west areas of suburt been created. Sale 2 ions of Appraisal: The agrapply. See attached a improvements as note ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached a improvement ions of Appraisal: The agrapply. See attached ions of Appraisal: The agrapply. See attached ions of Appraisal: The agraphy ions of A	roperties most similar and proximor significant variation between thus in a distributed is made thus increasing COMPARABLE NO. Adjacent to 29641 Lust Eugenel/ asking \$199, 8 air miles southeast 1 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nate to subject the subject and reducing the interest the indicated vol. 1 k Road 900 199,900 199,900 0 +15,000 +10,000 0 +5,000 +10,000 10,00	map, may not be fit and has considered the I comparable properties. Ideated value of the subject. COMPARAB Tax Lot 18-04-13-Eugene// asking \$ 7 air miles souther. Observation/ Real DESCRIPTION 09-2005 (COE) Good minus 3.01 acres/Woods Available at road Buildable/ slight City Avail/SandFil No improvements New Conv. Loan No Points, Costs H	Illy accurate. Se in the market an if a significant item item item item item item item ite	adysis. The description in the comparable is COMPAR Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile north DESCRIPTION Active Listing Above Average 6.08 acres/Field Available at roac Assumed / Leve None/Assm'd Pr No improvement Cash to Seller assumed	includes a dollar operty is superior inferior to or less ABLE NO. 3 9-31-01800 \$165,500 least \$ 165,500 +(-)\$ Adjust 0 +(-)\$ Adjust 0 +0,000 0 0 0 1 0 1 0 1 10 00 1 10 00 1 10 00 1 10 00 10 1

LAND APPRAISAL REPORT

HYPOTHETICAL File No. 092605E

Borrower No borro	wer				Census Tract _		p Reference Pittmon pa	
Property Address 28	344 Royal Avenue - w	ith homesite improv	rements -HY	YPOTHET	ICAL One Acre Po	ortion of Tax L	ot 17S-04W-30-00-01	308
	0		y Lane		State Oreg		Zip Code 97402	
City Eugene								
Legal Description HY	POTHETICAL PORT	ION OF Parcel Two	, Lane Cour	nty Partitio	n Plat No. 95-P05	48 with nome	esite improvements	[
Sale Price \$ Not So	ld Date of Sale	N/A Loan	Term	yrs.	Property Rights App	oraised 🔀 Fe	e [Leasehold D	le Minimis PUD
Actual Real Estate Tax		Loan charges to be	e naid by seller		Other sales conces			1
							Orogon 07401	
Lender/Client Bale:	s, David and Delores				80 East 11th Ave			
Occupant Tenants		iser Craig E. McKern					value per USPAP star	
Craig F McKern	Appraiser, P.C. 157	4 Coburg Road, PM	IB 397. Eug	ene. Orea	on 97401 telephor	ne 541-345-07	744 facsimile 541-345	-0577
Location	Urban	Suburba		Rural			Good Avo	. Fair Poor
•	===					C C LIEL .	ΠX	
Built Up		% 25% to 1		Under 25		ment Stability		
Growth Rate] Fully Dev. 🔲 Rapid	Steady		⊠ Slow	Conven	ience to Employm		
	[] Increasi	ng 🛱 Stable		Declining	n Conveni	ience to Shopping	6.7 6.7	1 " 1 1 1 1
Property Values	<u> </u>			;==:	* I.			
Demand/Supply	Shortage	e 💹 In Balan	ce	U Oversup	, ,	ience to Schools	E A S A	
Marketing Time	🔯 Under 3	Mos. X 4-6 Mos	s. i	Over 6 N	Ags. Adequa	cy of Public Trans	sportation 🔀 🔀	i
	•		% Condo	О% Соп	nmercial Recreat	ional Facilities	$\times \times$; }
Present Land Use _		. —						: '
3 _	<u> </u>	ant <u>5% otner</u>	r/ public use	es	Aoequa	cy of Utilities		! !
Change in Present Lar	nd Use 🔲 Not Like	ly 🔲 Likely ('	')		Place (*) Property	y Compatibility	l.: 🔀	
#		cant/undeveloped		ential	Protecti	on from Detrimen	tal Conditions	
5	\		. 10			and Fire Protection	1 1 4-9	• (]
Predominant Occupan		Tenant		% Vacant	1 :		in ka	
Single Family Price Ra	inge \$ <u>200</u>	to \$_1,000+	Predominant \	Value \$ <u>400</u>)+- General	Appearance of Pi		
Single Family Age	New vr	s. to 100+ yrs. Pre	dominant Age	20-	50 yrs. Appeal	to Market	\times	1 1 1 1
omga ram, rigo		,	•		' L''			
.		-1	drababille : 4	audile a - a	anhante view ==!	. Con 61- 000	GOSA a recidential fo	rm renor
comments including t	hose factors, favorable or u	mavorable, affecting mar	RELADINY (E.G.	pount parks,	, actionis, view, troise)	. Gee ille 092	- bundt - ''	and Part
for use with this s	same Measure 37 clai	m application, for n	eighborhoo	a descripti	ion. The subject a	s appraised is	a nypotnetical portion	I OI I AX LOT
17S-04W-30-00-	01308 with existing ho	mesite improvemer	nts but WITI	HOUT the	manufactured hor	me belonging	to tenants. See attac	hed plat
man for hypothet	ical site position (one	of five such notentia	al parcels or	roposed ur	nder Measure 37	claim proceed	ings) out of total Tax I	Lot 1308. 7
		J. IIVO JUON POTENTIA		=	1.00 Sq. Ft. o		Comer Lo	1
	208' more or less						\ _ /	
Zoning classification	RR-5 (5 acre minimu	ım site for new parti	tions)				do not conform to zoning re	
Highest and best use	Present use	Other (specify) potent	ial to partiti	ion to this s	smaller hypothetic	al site under p	oresent Measure 37 p	rocedures
Public	Other (Describe)	OFF SITE IMPROV		Topo Le				
Elec.			(IC [] PTIVA		ypical small acres			
Gas	Su	ırtace Asphalt		[Shape <u>S</u>	quare as hypothet	ically propose	<u>ed</u>	
Water	Private Well M	aintenance 🔀 Pub	lic Priva	ate View Fi	ields, hills			
<i>7</i> 7			Curb/Gutter			ate FFMA 410	039C-1105F Zone X	
San. Sewer		=== ===						X No Yes
	nderground Elect. & Tel. 🔲				perty located in a HUE			
Comments (favorable or	untavorable including any app	parent adverse easements, i	encroachments,	, or other adver			308 site created by le	
nantition in 1994	and conforms to zoning	no "as is". This hypo	othetical por	rtion has e	xistina homesite v	with well (repo	rted marginal volume,	
aunniamented by	water from TL 1307	uell) contic evetem	fence driv	a landeca	ne camod and si	orage shed S	Site drainage by ditch	and slope
supplemented by	Water Holl IL 1507	well, septic system,	icitoc, dile	C, Idilasco	pc, corport and or	0.090 0		ALIE
normally adequate	te with Zone A flood p	properties most similar a	and proximate t	r FEMA ma	ap; may not be full d has considered these	ly accurate. So in the market an	ee photo pages. nalysis. The description inclu	udes a dollar y is superior
The undersigned has adjustment reflecting in	te with Zone A flood p	properties most similar a ns of significant variation minus (-) adjustment is m djustment is made thus in	and proximate to between the si nade thus reduc	FEMA ma to subject and co cing the indice	ap; may not be full d has considered these omparable properties. If ated value of subject; if	ly accurate. So in the market an a significant item f a significant item	ee photo pages. natysis. The description inclu- n in the comparable property n in the comparable is inferi	y is superior or to or less
normally adequal The undersigned has a adjustment reflecting in to or more favorable than the sub- TEM	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a r oject property, a plus (+) ac SUBJECT PROPERTY	properties most similar a ns of significant variation minus (-) adjustment is m djustment is made thus in	and proximate to between the so hade thus reducenceasing the in ABLE NO. 1	r FEMA ma to subject and subject and co cing the indica indicated value	ap; may not be full d has considered these omparable properties. If ated value of subject; it ie of the subject.	ly accurate. So in the market an a significant item t a significant item ENO. 2	ee photo pages. nalysis. The description inclu n in the comparable property n in the comparable is inferi	y is superior or to or less
normally adequated from the undersigned has a adjustment reflecting in to or more favorable that favorable than the subsection of the understand from the subsection of the understand from the understand fro	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a r sject property, a plus (+) ac SUBJECT PROPERTY by al Avenue, Eugene	properties most similar a ns of significant variation minus (-) adjustment is m djustment is made thus ir COMPAR Adjacent to 296	and proximate to between the so hade thus reduce the receive the increasing the i	r FEMA ma to subject and subject and co- cing the indica- indicated value	ap; may not be full d has considered these omparable properties. It ated value of subject; it e of the subject. COMPARABLE ax Lot 18-05-25-3	ly accurate. So in the market an a significant item 1 a significant item E NO. 2	ee photo pages. nalysis. The description inclu. in the comparable property in the comparable is inferious COMPARABLE Tax Lot 17-04-19-31-	y is superior for to or less NO. 3 -01800
normally adequated and the undersigned has a adjustment reflecting in to or more favorable it favorable than the sub-internal substitution of the	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a r oject property, a plus (+) ac SUBJECT PROPERTY	properties most similar ans of significant variation minus (-) adjustment is m djustment is made thus in COMPAR Adjacent to 296 e Eugenel/ asking	and proximate to between the so- nade thus reduce the increasing t	r FEMA ma to subject and co- cing the indica indicated value	ap; may not be full d has considered these omparable properties. It ated value of subject; it e of the subject. COMPARABLE ax Lot 18-05-25-3 ugene// asking \$1:	ly accurate. So in the market an a significant item 1 a significant item E NO. 2	ee photo pages. nalysis. The description inclu- n in the comparable properh in the comparable is inferior COMPARABLE Tax Lot 17-04-19-31 Eugene// asking \$16	y is superior or to or less NO. 3 -01800 5,500
normally adequated from the undersigned has a adjustment reflecting in to or more favorable that favorable than the sub-	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a ject property, a plus (+) ac SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugenel/ asking 8 air miles sout	and proximate to between the stande thus reducencreasing the in ABLE NO. 1 41 Lusk Rog \$199,900 the ast	r FEMA ma to subject and co- cing the indica- indicated value pad Ta Eu	ap; may not be full d has considered these omparable properties. It ated value of subject; it e of the subject. COMPARABLE ax Lot 18-05-25-3	ly accurate. So in the market an a significant item f a significant item E NO. 2 1-01600 24,900	ee photo pages. naysis. The description inclu- in the comparable properh in the comparable is inferi COMPARABLE Tax Lot 17-04-19-31 Eugene// asking \$16 1/2 air mile northeas:	NO 3 -01800 5,500
normally adequated and the undersigned has a adjustment reflecting in to or more favorable it favorable than the sub-internal substitution of the	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a r sject property, a plus (+) ac SUBJECT PROPERTY by al Avenue, Eugene	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugenel/ asking 8 air miles sout	and proximate to between the stande thus reducencreasing the in ABLE NO. 1 41 Lusk Rog \$199,900 the ast	r FEMA ma to subject and co- cing the indica indicated value	ap; may not be full d has considered these omparable properties. It ated value of subject; it e of the subject. COMPARABLE ax Lot 18-05-25-3 ugene// asking \$1:	ly accurate. So in the market an a significant item 1 a significant item E NO. 2	ee photo pages. nalysis. The description inclu- n in the comparable properh in the comparable is inferior COMPARABLE Tax Lot 17-04-19-31 Eugene// asking \$16	y is superior or to or less NO. 3 -01800 5,500
normally adequated adjustment reflecting in to or more favorable it favorable than the sub- ITEM Address 28344 Ro- HYPOTH Proximity to Subject Sales Price	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a ject property, a plus (+) ac SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugenel/ asking 8 air miles sout	and proximate to between the stande thus reducenceasing the in ABLE NO. 1 441 Lusk Roog \$199,900 heast	r FEMA ma to subject and co- cing the indica- indicated value pad Ta Eu	ap; may not be full d has considered these omparable properties. It ated value of subject; it e of the subject. COMPARABLE ax Lot 18-05-25-3 ugene// asking \$1:	ly accurate. So in the market an a significant item f a significant item E NO. 2 1-01600 24,900	ee photo pages. naysis. The description inclu- in the comparable properh in the comparable is inferi COMPARABLE Tax Lot 17-04-19-31 Eugene// asking \$16 1/2 air mile northeas:	NO 3 -01800 5,500
normally adequated adjustment reflecting in to or more favorable it favorable than the sub- ITEM Address 28344 Ro- HYPOTH Proximity to Subject Sales Price	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a ject property, a plus (+) ac SUBJECT PROPERTY oval Avenue, Eugene ETICAL with homesite Not Sc \$	properties most similar as of significant variation minus (-) adjustment is made thus in COMPAR Adjacent to 296 Eugene// asking 8 air miles soutlold	and proximate to between the stande thus reduce thus reducenceasing the interest of the standard through through the standard through the standard through t	to subject and cocing the indicated value and Ta Eu 7.99,900	ap; may not be full d has considered these omparable properties. It ated value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugene// asking \$1 air miles south	ly accurate. So in the market an a significant item (a significant item (b 10.00) at 1.01600 at 1.0	ee photo pages. ladysis. The description inclu- in the comparable propern in the comparable is inferior COMPARABLE Tax Lot 17-04-19-31- Eugenel/ asking \$16 1/2 air mile northeas \$	y is superior or to or less NO 3 -01800 5,500 t 165,500
normally adequated adjustment reflecting in the undersigned has a adjustment reflecting in the undersigned has a substantial and the undersigned and the undersigned and the undersigned and the undersigned and undersigned a	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a ject property, a plus (+) ac SUBJECT PROPERTY Dyal Avenue, Eugene ETICAL with homesite Not So Inspection/County	properties most similar as of significant variation minus (-) adjustment is made thus in COMPAR Adjacent to 296 e Eugenel/ asking 8 air miles sout old Observation/ Re	and proximate to between the stande thus reduce thus reduce the stande thus reduced the stande thus reduced the stande thus reduced the standard the	to subject and cocing the indicated value and Table 299,900 and Ta	ap; may not be full d has considered these emparable properties. If a ted value of subject, i e of the subject. COMPARABLE ax Lot 18-05-25-3 ugene// asking \$1: air miles south bservation/ Realto	ly accurate. So in the market an a significant item f a significant item ENO. 2 1-01600 24,900 \$ 124,900 \$ pr/ County	ee photo pages. nalysis. The description inclu- n in the comparable properin n in the comparable is inferior COMPARABLE Tax Lot 17-04-19-31. Eugene// asking \$16 1/2 air mite northeas \$ Observation/ Realtor	y is superior or to or less NO 3 -01800 5,500 t
normally adequal The undersigned has a adjustment reflecting in to or more favorable the favorable than the substance of the favorable than the favorable than the favorable of the favorable than the favorable t	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a joject property, a plus (+) ac SUBJECT PROPERTY DISTRICT PROPERTY SUBJECT PROPERTY DISTRICT PROPERTY DESCRIPTION	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 Eugenel/ asking 8 air miles sout old Observation/ ReDESCRIPTIOI	and proximate to between the shade thus reducencreasing the in ABLE NO. 1 141 Lusk Root at \$19,900 the ast \$15 sealtor/ Court \$1 + (-);	to subject and concluded to subject and concluded to subject and concluded to subject and condicated value and con	ap; may not be full d has considered these omparable properties. It ated value of subject i te of the subject. COMPARABLE ax Lot 18-05-25-3 ugene// asking \$1: air miles south bservation// Realtor DESCRIPTION	ly accurate. So in the market an a significant item I a significant item E NO. 2 1-01600 24,900 \$ 124,900 \$ 124,900 \$ 17 County +(-)\$ Adjust	ee photo pages. nalysis. The description inclusion in the comparable property in the comparable is inferior in the comparable property in th	y is superior or to or less NO. 3 -01800 5,500 t 165,500 // County +(-)S Adjust
normally adequated in a control of the undersigned has a adjustment reflecting in the or more favorable that favorable than the substance of the control of	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) act SUBJECT PROPERTY oyal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugenel/ asking 8 air miles sout old Observation/ RC DESCRIPTIOI 09-2005 (COE)	and proximate to between the state thus reduce the state thus reduced the state that the state t	r FEMA main to subject and to subjec	ap; may not be full d has considered these omparable properties. If ated value of subject, i e of the subject. COMPARABLE ax Lot 18-05-25-3 ugene// asking \$1: air miles south bservation// Realto DESCRIPTION 7-2005 (COE)	ly accurate. Sin the market and a significant item for a significant	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable properties in the comparable	y is superior or to or less NO 3 -01800 5,500 t
normally adequal The undersigned has a adjustment reflecting in to or more favorable the favorable than the substance of the favorable than the favorable than the favorable of the favorable than the favorable t	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a joject property, a plus (+) ac SUBJECT PROPERTY DISTRICT PROPERTY SUBJECT PROPERTY DISTRICT PROPERTY DESCRIPTION	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 Eugenel/ asking 8 air miles sout old Observation/ ReDESCRIPTIOI	and proximate to between the state thus reduce the state thus reduced the state that the state t	r FEMA ma to subject and subject and crowd and conditional management of the padd Tage page 7 7 99,900 nnty OI \$ Adjust 0 07 30,000 Av	ap; may not be full d has considered these mayarable properties. If ated value of subject, i te of the subject. COMPARABLE ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south bservation/ Realto DESCRIPTION 7-2005 (COE) verage plus	y accurate. Si in the market an a significant item 1 a significant item 1 a significant item NO. 2 1-01600 24,900 \$ 124,900 \$ 124,900 \$ 124,900	ee photo pages. naysis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in t	y is superior or to or less NO. 3 -01800 5,500 t 165,500 // County +(-)S Adjust
normally adequated in the undersigned has a adjustment reflecting in to or more favorable it favorable than the substitution of the substitution o	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a I ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugene// asking 8 air miles sout old Observation/ RC DESCRIPTIO// 09-2005 (COE) Good	and proximate to between the stade thus reduce creasing the in ABLE NO. 1 441 Lusk Roog \$199,900 heast \$ 15 ealter/ Court N +(-)	r FEMA ma to subject and subject and crowd and conditional management of the padd Tage page 7 7 99,900 nnty OI \$ Adjust 0 07 30,000 Av	ap; may not be full d has considered these omparable properties. If ated value of subject, i e of the subject. COMPARABLE ax Lot 18-05-25-3 ugene// asking \$1: air miles south bservation// Realto DESCRIPTION 7-2005 (COE)	y accurate. Si in the market an a significant item 1 a significant item 1 a significant item NO. 2 1-01600 24,900 \$ 124,900 \$ 124,900 \$ 124,900	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable properties in the comparable	y is superior or to or less NO. 3 -01800 5,500 t 165,500 // County +(-)S Adjust
normally adequated and adjustment reflecting in the undersigned has a adjustment reflecting in the undersigned has a subject or more favorable than the subject of the undersigned and adjustment and undersigned and adjustment and undersigned and undersign	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a r loject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills	properties most similar as of significant variation minus (-) adjustment is m dijustment is made thus ir dijustment to 296 e Eugene// asking 8 air miles sout old Observation/ Rr DESCRIPTIOI 09-2005 (COE) Good 3 3.65 ac/ Wds, s	and proximate to between the six adde thus reduce coreasing the interest of the six added thus reduce coreasing the interest of the six added to the six added	r FEMA ma to subject and subject and crowder and crowder and crowder and padd Ta Eu 7. 999,900	ap; may not be full d has considered these smparable properdies ted value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south bservation/ Realto DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods	y accurate. Si in the market an a significant item f a significant item f a significant item 1 a significant item 2 a significant item 1 a signi	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the comparable is inferior in the comparable in	y is superior or to or less .NO 3 .01800 5,500 1 .165,500 7/ County
normally adequated and adjustment reflecting in the undersigned has a adjustment reflecting in the undersigned has a subject or more favorable than the subject of the undersigned and adjustment or the undersigned and the under	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) at ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not So \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site	properties most similar as of significant variation minus (-) adjustment is midus the dijustment is made thus in dijustment is made the dijustment is made the dijustment is made the dijustment is made to dijustment is made the dijustment is made to dijustment is made thus in dijustment is made thus	and proximate the between the state thus reduce creasing the in ABLE NO. 1 41 Lusk Rog \$199,900 heast \$ 15 \$ ealtor/ Courty +(-); couth -2 dd ++	r FEMA ma to subject and subject and croining the indicated value and Ta pad Ta page 77. 99,900	ap; may not be full d has considered these smparable properties ted value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugene// asking \$1: air miles south bservation/ Realt DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road	y accurate. So in the market an a significant item f a signifi	ee photo pages. advisis. The description inclusion in the comparable property in the comparable is inferior in the comparable in the comp	y is superior or to or less .NO 3 .01800 5,500 1
normally adequated and adjustment reflecting in the undersigned has a adjustment reflecting in the undersigned has a subject of the undersigned and in the undersigned and undersigned a	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level	properties most similar as of significant variation minus (-) adjustment is midusted in the significant variation. COMPAR Adjacent to 2966 Eugene// asking 8 air miles soutlold Observation/ R DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, s Available at roa Buildable/ sligh	and proximate the between the since	r FEMA ma to subject and subject and croining the indicated value and TE Eu 99,900	ap; may not be full d has considered these mparable properties. it ated value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugene// asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight	y accurate. So in the market an a significant item 1 a significant item 1 a significant item 2 1-01600 24,900 12	ee photo pages. adysis. The description inclusion in the comparable property in the comparable is inferior in the comparable	y is superior or to or less NO 3 -01800 5,500 1 -165,500 / County +(-)S Adjust50,000 +10,000 0
normally adequated and adjustment reflecting in the undersigned has a adjustment reflecting in the undersigned has a subject or more favorable than the subject of the undersigned and adjustment or the undersigned and the under	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) at ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not So \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site	properties most similar as of significant variation minus (-) adjustment is midus the dijustment is made thus in dijustment is made the dijustment is made the dijustment is made the dijustment is made to dijustment is made the dijustment is made to dijustment is made thus in dijustment is made thus	and proximate the between the since	r FEMA ma to subject and subject and croining the indicated value and Ta Eu 99,900	ap; may not be full d has considered these smparable properties ted value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugene// asking \$1: air miles south bservation/ Realt DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road	y accurate. So in the market an a significant item 1 a significant item 1 a significant item 2 1-01600 24,900 12	ee photo pages. adysis. The description inclusion in the comparable propertion in the comparable is inferior in the comparable propertion in the comparable properties in the comparable	y is superior or to or less .NO 3 .01800 5,500 1
normally adequated and adjustment reflecting in the undersigned has a adjustment reflecting in the undersigned has a subject of the undersigned and in the undersigned and undersigned a	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level	properties most similar as of significant variation minus (-) adjustment is midjustment is made thus in tijustment is made thus in COMPAR Adjacent to 296 e Eugene// asking 8 air miles sout old Observation/ Re DESCRIPTION 09-2005 (COE) Good S 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permittee	and proximate the between the since thus reduce the since the sinc	r FEMA ma to subject and to subject	ap; may not be full d has considered these mparable properties. it ated value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugene// asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight	y accurate. So in the market an a significant item 1 a significant item 1 a significant item 2 1-01600 24,900 12	ee photo pages. adysis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the comparabl	y is superior or to or less NO 3 -01800 5,500 1 -165,500 / County +(-)S Adjust50,000 +10,000 0
normally adequated and adjustment reflecting in the undersigned has a adjustment reflecting in the undersigned has a subject of the undersigned and the undersigned an	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a plus (+) at SUBJECT PROPERTY oval Avenue, Eugene ETICAL with homesite Not So Not So Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f	properties most similar as of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugene// asking 8 air miles sout old Observation/ ReDESCRIPTIOI 09-2005 (COE) Good s 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permittee	and proximate to between the shade thus reducenceasing the in ABLE NO. 1 41 Lusk Roog \$199,900 heast \$ 15 \$ ealtor/ Court N +(-); south; td; td; td; td;	r FEMA ma to subject and continue to indicated value and Te Et Te	ap; may not be full d has considered these omparable properties. It ated value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugene// asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight ommSystem/Prmto o improvements	y accurate. So in the market an a significant item 1 a significant item 1 a significant item 2	ee photo pages. laysis. The description including in the comparable property in the comparable property in the comparable is inferior in the comparable property in the compa	y is superior or to or less NO 3 -01800 5,500 t
normally adequal The undersigned has a adjustment reflecting in to or more favorable tit favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Price Data Source Data of Sale and Time Adjustment Location Site/View Wildballity/Slope Well/Septic system Structures/Improves Sales or Financing	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a plus (+) at SUBJECT PROPERTY oval Avenue, Eugene ETICAL with homesite Not So Not So Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L.f Cash to Seller	properties most similar as of significant variation minus (-) adjustment is midjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugenel/ asking 8 air miles sout old Observation/ ReDESCRIPTIOI 09-2005 (COE) Good S 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvemer New Conv. Loa	and proximate to between the shade thus reducenceasing the in ABLE NO. 1 441 Lusk Ro 1 \$199,900 heast \$ 15 \$ ealtor/ Cours N +(-); \$ couth -2 \$	r FEMA ma to subject and subject and coubject and coubjec	ap; may not be full d has considered these magraphe properties. If ated value of subject, i te of the subject. COMPARABLI ax Lot 18-05-25-3 ugene// asking \$1: air miles south DESCRIPTION 7-2005 (COE) werage plus 20 acres/Woods vailable at road uildable/ slight ommSystem/Prmt o improvements ew Conv. Loan	y accurate. So in the market an a significant item 1 a significant item 1 a significant item 2	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable properties in the comparable	y is superior or to or less NO 3 -01800 5,500 t
normally adequated and the undersigned has a adjustment reflecting in to or more favorable it favorable than the substitution of the substitution	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a plus (+) at SUBJECT PROPERTY oval Avenue, Eugene ETICAL with homesite Not So Not So Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 Eugenel/ asking 8 air miles southold Characteristics of Comparison of	and proximate to between the six adde thus reduce coreasing the interest of the six added thus reduce coreasing the interest of the six added to the six added	r FEMA max to subject and to subject	ap; may not be full d has considered these may not be full d has considered these tated value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south bservation/ Realto DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight ommSystem/Prmts ew Conv. Loan o Points, Costs	y accurate. Si in the market an a significant item f a significant item T a signi	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the comparab	y is superior or to or less NO 3 -01800 5,500 1 165,500 / County +(-)S Adjust -50,000 +10,000 +5,000 +10,000
normally adequal The undersigned has a adjustment reflecting in to or more favorable tit favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Price Data Source Data of Sale and Time Adjustment Location Site/View Wildballity/Slope Well/Septic system Structures/Improves Sales or Financing	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a plus (+) at SUBJECT PROPERTY oval Avenue, Eugene ETICAL with homesite Not So Not So Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L.f Cash to Seller	properties most similar as of significant variation minus (-) adjustment is midjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugenel/ asking 8 air miles sout old Observation/ ReDESCRIPTIOI 09-2005 (COE) Good S 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvemer New Conv. Loa	and proximate to between the six adde thus reduce coreasing the interest of the six added thus reduce coreasing the interest of the six added to the six added	r FEMA max to subject and to subject	ap; may not be full d has considered these magraphe properties. If ated value of subject, i te of the subject. COMPARABLI ax Lot 18-05-25-3 ugene// asking \$1: air miles south DESCRIPTION 7-2005 (COE) werage plus 20 acres/Woods vailable at road uildable/ slight ommSystem/Prmt o improvements ew Conv. Loan	y accurate. Sin the market and a significant item for a significan	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in	y is superior or to or less NO. 3 -01800 5,500 t 165,500 // County +(-)\$ Adjust. 0 -50,000 +10,000 +5,000 +10,000
normally adequal The undersigned has a adjustment reflecting in to or more favorable til favorable than the substitution of th	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a plus (+) at SUBJECT PROPERTY oval Avenue, Eugene ETICAL with homesite Not So Not So Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 Eugenel/ asking 8 air miles southold Characteristics of Comparison of	and proximate to between the six adde thus reduce coreasing the interest of the six added thus reduce coreasing the interest of the six added to the six added	r FEMA max to subject and to subject	ap; may not be full d has considered these may not be full d has considered these tated value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south bservation/ Realto DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight ommSystem/Prmts ew Conv. Loan o Points, Costs	y accurate. Si in the market an a significant item f a significant item T a signi	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the comparab	y is superior or to or less NO 3 -01800 5,500 1 165,500 / County +(-)S Adjust -50,000 +10,000 +5,000 +10,000
normally adequal The undersigned has a adjustment reflecting in to or more favorable til favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Slope Well/Septic system Sales or Financing Concessions Net Adj. (Total)	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a plus (+) at SUBJECT PROPERTY oval Avenue, Eugene ETICAL with homesite Not So Not So Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller	properties most similar and of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 Eugenel/ asking 8 air miles southold Characteristics of Comparison of	and proximate to between the sind the true reduce creasing the interest of the sind	r FEMA max to subject and to subject	ap; may not be full d has considered these may not be full d has considered these tated value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south bservation/ Realto DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight ommSystem/Prmts ew Conv. Loan o Points, Costs	y accurate. Si in the market an a significant item f a significant item T a signi	ee photo pages. advisis. The description inclusion in the comparable property in the comparable is inferior in the comparable	y is superior or to or less NO 3 -01800 5,500 1 165,500 / County +(-)S Adjust -50,000 +10,000 +5,000 +10,000
normally adequal The undersigned has a adjustment reflecting in to or more favorable til favorable than the substitution of su	te with Zone A flood p recited three recent sales of narket reaction to those iter han the subject property, a plus (+) at SUBJECT PROPERTY by al Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L, Cash to Seller assumed	properties most similar as of significant variation minus (-) adjustment is migustment is made thus in the company of the comp	and proximate the between the since thus reduce the since the sinc	r FEMA ma to subject and to subject	ap; may not be full d has considered these imparable properties. It ated value of subject is e of the subject. COMPARABLI ax Lot 18-05-25-3 agene// asking \$1: air miles south DESCRIPTION 7-2005 (COE) werage plus 20 acres/Woods vailable at road uildable/ slight ommSystem/Prmt o improvements ew Conv. Loan o Points, Costs	y accurate. Se in the market an a significant item 1 a significant item 1 a significant item 2	ee photo pages. adysis. The description inclusion in the comparable property in the comparable is inferior in the comparable is in the comparable in the comparable is in the comparable	y is superior or to or less NO 3 -01800 5,500 1
normally adequal The undersigned has a adjustment reflecting in to or more favorable it favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Price Data Source Date of Sale and Tirme Adjustment Location Site/View Utilities / Drive Buildability/Stope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) at SUBJECT PROPERTY oyal Avenue, Eugene ETICAL with homesite Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed Data: Extremely lim	properties most similar as of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugene// asking. 8 air miles sout old Observation/ Re DESCRIPTIOI 09-2005 (COE) Good S 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvement New Conv. Loa No Points, Cosilia I 1 1 1 1 1 1 1 1 1	and proximate to between the shade thus reduce coreasing the in ABLE NO. 1 43 \$199,900 heast \$ 15 \$ \$ ealtor/ Court	r FEMA max to subject and to subject	ap; may not be full d has considered these mayarable properties. If ated value of subject, i te of the subject. COMPARABLI ax Lot 18-05-25-3 ugene/l asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road vaildable/ slight ommSystem/Prmt o improvements ew Conv. Loan o Points, Costs X + -	y accurate. Sin the market and a significant item	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in	y is superior or to or less NO 3 -01800 5,500 t
normally adequal The undersigned has a adjustment reflecting in to or more favorable it favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Littities / Drive Buildability/Slope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market the southwest ar	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed Data: Extremely lim to west areas of subu	properties most similar as of significant variation minus (-) adjustment is midjustment is made thus in COMPAR Adjacent to 296 e Eugene// asking 8 air miles sout old Observation/ Re DESCRIPTIOI 09-2005 (COE) Good s 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvement New Conv. Loa No Points, Cositied open market safban Eugene; main	and proximate to between the shade thus reduce coreasing the in ABLE NO. 1 441 Lusk Roog \$199,900 heast \$ 15 \$ ealtor/ Court N +(-); \$ couth -2	r FEMA ma to subject and subject and subject and subject and couplet and couplet and subject and subje	ap; may not be full d has considered these may are the author of the subject. It is ed the subject at the subject at the subject. It is ed the subject at the subject. It is ed the subject at the subject at the subject. It is ed the subject at the	y accurate. Sin the market and a significant item	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the comparab	y is superior or to or less NO. 3 -01800 5,500 1 -165,500 1 -165,500 -1 County -1 -10,000
In the undersigned has a adjustment reflecting in to or more favorable til favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Slope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject The southwest ar new parcels have	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a I ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed	properties most similar as of significant variation minus (-) adjustment is midus the significant variation. COMPAR Adjacent to 296 e Eugene// asking 8 air miles soutold Observation/ Re DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvement New Conv. Loa No Points, Cositied open market sarban Eugene, main 2 is closest in site s	and proximate to between the six adde thus reduce coreasing the in ABLE NO. 1 41 Lusk Ro g \$199,900 heast \$ 15 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	r FEMA max to subject amount of subject amount o	ap; may not be full d has considered these may are a subject, if ated value of the subject, if ate	y accurate. Sin the market and a significant item	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the co	y is superior or to or less NO 3 -01800 5,500 1
In the undersigned has a adjustment reflecting in to or more favorable til favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Slope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject The southwest ar new parcels have	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a I ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed	properties most similar as of significant variation minus (-) adjustment is midus the significant variation. COMPAR Adjacent to 296 e Eugene// asking 8 air miles soutold Observation/ Re DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvement New Conv. Loa No Points, Cositied open market sarban Eugene, main 2 is closest in site s	and proximate to between the six adde thus reduce coreasing the in ABLE NO. 1 41 Lusk Ro g \$199,900 heast \$ 15 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	r FEMA max to subject amount of subject amount o	ap; may not be full d has considered these may are a subject, if ated value of the subject, if ate	y accurate. Sin the market and a significant item	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the co	y is superior or to or less NO 3 -01800 5,500 1
normally adequal The undersigned has a adjustment reflecting in to or more favorable til favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Slope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market the southwest ar new parcels have Comments and Condensity and Comments and Condensity and Comments and	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a plus (+) at ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Level Installed/Locarbarde/Level Installed/Level	properties most similar as of significant variation minus (-) adjustment is midus the significant variation of the significant variation va	and proximate to between the sind proximate to between the sind the sind proximate to between the sind proximate the sind proxi	r FEMA max to subject and to subject	ap; may not be full d has considered these somparable properties. If all the subject, it te of the subject, it te of the subject, it te of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight o improvements own Const. Costs 1	y accurate. Sin the market and a significant item	ee photo pages. advisis. The description inclusion in the comparable propertion in the comparable is inferior in the comparable in the co	y is superior or to or less 100 3 -01800 5,500 1 165,500 -(County +(-)S Adjust -0) -50,000 +10,000 +10,000 -10,000
normally adequal The undersigned has a adjustment reflecting in to or more favorable til favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Price Data Source Data Source Data Source Data of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Stope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market the southwest ar new parcels have Comments and Cond provisions do no	te with Zone A flood precited three recent sales of narket reaction to those item and the subject property, a plus (+) at specific p	properties most similar as of significant variation minus (-) adjustment is midustment is made thus in dijustment is made to assumptions. I imitiar significant is made to assumptions. I imitiar to made the significant is made to assumptions. I imitiar to dijustment is made to dijustment is dijustment	and proximate to between the since t	r FEMA ma to subject and to subject	ap; may not be full d has considered these smparable properdies the of the subject, i e of the subject, i e of the subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south bservation/ Realto DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight ommsystem/Prmt o improvements ew Conv. Loan o Points, Costs X +	y accurate. So in the market an a significant item f a significant f a significant item f a	ee photo pages. adysis. The description inclusion in the comparable propertion in the comparable is inferior in the comparable in the comparable in the page of the comparable in the comparabl	y is superior or to or less 100 3 -01800 5,500 1 165,500 7 County -(-)S Adjust -0 -50,000 +10,000 +10,000 10 25,000 +10,000 -10 25,000 -10 25,000 -10 25,000 -10 25,000 -10 -10 -10 -10 -10 -10 -10 -10 -10
normally adequal The undersigned has a adjustment reflecting in to or more favorable til favorable than the substitution of subject Comments on Market the southwest are new parcels have comments and Cond provisions do no existing site important and cond	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a plus (+) at ject property, a plus (+) at ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed I Data: Extremely lim and west areas of subule te been created. Sale tapply. See attached revernents as noted, re-	properties most similar as of significant variation minus (-) adjustment is midustent to see Eugene/I asking 8 air miles soutloid Observation/ Re DESCRIPTION 09-2005 (COE) Good 3 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvement New Conv. Loa No Points, Cos I I P I I I I I I I I I I I I I I I I I	and proximate to between the since this reduce concreasing the interest of the since t	r FEMA ma to subject and to subject	ap; may not be full d has considered these smparable properties ated value of subject, i e of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south bservation/ Realto DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight ommsystem/Prmto ommprovements ew Conv. Loan o Points, Costs X +	y accurate. So in the market an a significant item f a signifi	ee photo pages. adysis. The description inclusion in the comparable property in the comparable is inferior in the comparable in the proximate; has had 3 fass and USPAP deparable in the comparable i	y is superior or to or less 100 3 -01800 5,500 1 165,500 7 County +(-)S Adjust -50,000 +10,000 0 +5,000 +10,000 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 140,500 150,000 150,000 160,000 170,000
normally adequal The undersigned has a adjustment reflecting in to or more favorable til favorable than the subtraction of the subject of subject of the sub	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) at ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not So \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed Data: Extremely lim and west areas of subu te been created. Sale itions of Appraisal: The at tapply. See attached reverents as noted, repent. Site as appraise	properties most similar as of significant variation minus (-) adjustment is midustent to significant variation. COMPAR Adjacent to 296 e Eugene/I asking 8 air miles sout old Observation/ R. DESCRIPTION 09-2005 (COE) Good S 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvemer New Conv. Loa No Points, Cos I + No Points, Cos it en a Eugene, main 2 is closest in site sappraisal is made to assumptions, limitire eplacement dwelling and does not exist an	and proximate to between the size thus reduce careasing the in ABLE NO. 1 A1 Lusk Roog \$199,900 heast \$ 15 \$ ealtor/ Court N +(-) couth dd + t dd t dd t dd t dd t dd t dd t dd t dd t dd t dd t	r FEMA ma to subject and to subject	ap; may not be full d has considered these supparable properties. It ated value of subject, is e of the subject. COMPARABLI ax Lot 18-05-25-3 argene// asking \$1: air miles south DESCRIPTION 7-2005 (COE) werage plus 20 acres/Woods vailable at road uildable/ slight commSystem/Prmto improvements ew Conv. Loan o Points, Costs	y accurate. So in the market an a significant item of a signif	ee photo pages. adysis. The description inclusion in the comparable properhaling in the comparable is inferior in the comparable in the compara	y is superior or to or less NO 3 -01800 5,500 1
normally adequal The undersigned has a adjustment reflecting in to or more favorable til favorable than the subtraction of the subject of subject of the sub	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) at ject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not So \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed Data: Extremely lim and west areas of subu te been created. Sale itions of Appraisal: The at tapply. See attached reverents as noted, repent. Site as appraise	properties most similar as of significant variation minus (-) adjustment is midustent to significant variation. COMPAR Adjacent to 296 e Eugene/I asking 8 air miles sout old Observation/ R. DESCRIPTION 09-2005 (COE) Good S 3.65 ac/ Wds, s Available at roa Buildable/ sligh None/ Permitter No improvemer New Conv. Loa No Points, Cos I + No Points, Cos it en a Eugene, main 2 is closest in site sappraisal is made to assumptions, limitire eplacement dwelling and does not exist an	and proximate to between the size thus reduce careasing the in ABLE NO. 1 A1 Lusk Roog \$199,900 heast \$ 15 \$ ealtor/ Court N +(-) couth dd + t dd t dd t dd t dd t dd t dd t dd t dd t dd t dd t	r FEMA ma to subject and to subject	ap; may not be full d has considered these supparable properties. It ated value of subject, is e of the subject. COMPARABLI ax Lot 18-05-25-3 argene// asking \$1: air miles south DESCRIPTION 7-2005 (COE) werage plus 20 acres/Woods vailable at road uildable/ slight commSystem/Prmto improvements ew Conv. Loan o Points, Costs	y accurate. So in the market an a significant item of a signif	ee photo pages. adysis. The description inclusion in the comparable properhaling in the comparable is inferior in the comparable in the compara	y is superior or to or less NO 3 -01800 5,500 1
normally adequated in the undersigned has a adjustment reflecting in to or more favorable it favorable than the substitution of su	te with Zone A flood p recited three recent sales of narket reaction to those item han the subject property, a plus (+) at SUBJECT PROPERTY oyal Avenue, Eugene ETICAL with homesite Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed Data: Extremely lim and west areas of subule been created. Sale itions of Appraisal: The at tapply. See attached rovements as noted, r ment. Site as appraise The market data ap	properties most similar as of significant variation minus (-) adjustment is midustenent is midustment is made thus in the control of the cont	and proximate the between the since thus reduce the service coreasing the interest of the service core core core core core core core co	r FEMA ma to subject and subject and subject and country out subject and country out subject and country out subject and country out subject and refer refer refer out subject and refer out s	ap; may not be full d has considered these may are the subject. I comparable properties. If all the subject is the of the subject. I comparable properties the subject is the of the subject. I comparable properties are to the subject. I comparable properties are the subject. I comparable properties are the subject. I comparable properties are the subject in the sub	y accurate. Sin the market and a significant item	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the comparab	y is superior or to or less NO 3 -01800 5,500 1 -165,500 1 -165,500 1 -10,000 +10,000 +10,000 +10,000 -10,
normally adequal The undersigned has a adjustment reflecting in to or more favorable it favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Slope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market the southwest ar new parcels havy Comments and Cond provisions do no existing site improves Supplen Final Reconcilitation: Support is from to	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite \$ Not Sc \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed / Level Installed / Installed Carport/storage/ L,f Cash to Seller assumed Data: Extremely lim and west areas of subuse been created. Sale itions of Appraisal: The at t apply. See attached rovements as noted, r nent. Site as appraise The market data ap the cost approach. The	properties most similar as of significant variation minus (-) adjustment is midustment is midustment is made thus in dijustment is made to discovere and in dijustment is made to discovere and in digital is made to assumptions, limitire placement diveiling and does not exist an operoach, based on the income approach is made to de income approach of a dijustment is made to de income approach of the discovered in side income approach of the discovered in the di	and proximate to between the six and e thus reduce coreasing the in ABLE NO. 1 41 Lusk Ro g \$199,900 heast \$ 15 sealtor/ Cour N + (-); south - 3 dd + 1 this state of the six and listing factor in scash equivalent of this report of this report of this report of this report of six not consist on the sales of this report of six not consist of this report of this repo	r FEMA ma to subject amount of subject	ap; may not be full d has considered these may are the ated value of subject, it to of the subject. It to of the subject ated value of subject, it to of the subject. It to of the subject at Lot 18-05-25-3 argenel/ asking \$1: air miles south beervation/ Realton DESCRIPTION 7-2005 (COE) werage plus 20 acres/Woods vailable at road utilidable/ slight ommSystem/Prmto ommSystem/Prmto ommSystem/Prmto ommSystem/Prmto ommSystem/Prmto at most smaller particular to subject at most smaller particular properties only for hypothec y similar propertie slicable to owner-culticable	y accurate. Sin the market and a significant item	ee photo pages. advisis. The description inclusion in the comparable properties in the comparable is inferior in the comparable in	y is superior or to or less NO 3 -01800 5,500 1 -165,500 1 -165,500 -10,000
In the undersigned has a adjustment reflecting in to or more favorable it favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Slope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market at the southwest at new parcels have Comments and Cond provisions do no existing site improves in the provisions do no existing site improves in the provisions of the provisions	te with Zone A flood p recited three recent sales of narket reaction to those item an the subject property, a plus (+) at SUBJECT PROPERTY byal Avenue, Eugene ETICAL with homesite Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Installed to site Buildable / Level Installed/Installed Carport/storage/ L,f Cash to Seller assumed Data: Extremely lim and west areas of subuse been created. Sale itions of Appraisal: The at t apply. See attached rovements as noted, r nent. Site as appraise The market data ap he cost approach. This swithin a fairly wide is	properties most similar as of significant variation minus (-) adjustment is midusted to significant variation minus (-) adjustment is made thus in the dijustment is made thus in the dijustment is made thus in the dijustment is made to assumptions, limitire eplacement dwelling ed does not exist an approach range of adjusted variation as in the dispersacy of the dispersacy is made to assumptions, limitire eplacement dwelling ed does not exist an approach, based on the income approach range of adjusted variations is in the dispersacy of adjusted variations and the dispersacy is consistent a	and proximate to between the shade thus reduce coreasing the in ABLE NO. 1 ABLE NO. 1 \$ 199,900 heast \$ 19,900 heast \$ 19,900 heast \$ 19,900 heast \$ 19,900 heast \$ 10,000 heast \$ 10,	r FEMA ma to subject amount of subject	ap; may not be full d has considered these may are the subject. I comparable properties. If all the subject is the of the subject. I comparable properties that and the subject. I comparable properties are to the subject. I comparable properties are the subject properties are the subject. I consider the subject properties are the subject properties are the subject. I consider the subject properties are the subject properties are the subject. I consider the subject properties are the subject properties are the subject. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subject properties are the subject properties. I consider the subject properties are the subject properties. I consider the subject properties are the subj	y accurate. Sin the market and a significant item of a significant item of a significant of a significa	ee photo pages. adjusts. The description inclusion in the comparable properties in the comparable is inferior in the comparable in the comparab	y is superior or to or less NO 3 -01800 5,500 1
normally adequated in the undersigned has a adjustment reflecting in to or more favorable the favorable that has sufficient in the substitution of	te with Zone A flood precited three recent sales of narket reaction to those item an the subject property, a plus (+) at specific pr	properties most similar as of significant variation minus (-) adjustment is midus to significant variation minus (-) adjustment is made thus in dijustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach is not significant in the significant is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach as the significant is consequent of adjusted van of subject of subjec	and proximate to between the since thus reduce thus reduce correasing the interest of the since	r FEMA mas to subject and subject and cring the indicated and and Ta Et T, 99,900 And SAdjust O 07 30,000 An 25,000 1. 10,000 An N N N N N N N N N N N N N N N N N N N	ap; may not be full d has considered these somparable properties. If ated value of subject, it te of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight oommSystem/Prmt oomm	ly accurate. So in the market an a significant item 1 a significant item 2 a solution 2 a solution 3 a solution 3 a solution 3 a solution 4 a solution 3 a solution 4 a solution	ee photo pages. advisis. The description inclusion in the comparable properhaling in the comparable is inferior in the comparable in the perior in the peri	y is superior or to or less 100 3 -01800 5,500 1 165,500
normally adequated in the undersigned has a adjustment reflecting in to or more favorable the favorable that has sufficient in the substitution of	te with Zone A flood precited three recent sales of narket reaction to those item an the subject property, a plus (+) at specific pr	properties most similar as of significant variation minus (-) adjustment is midus to significant variation minus (-) adjustment is made thus in dijustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach is not significant in the significant is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach as the significant is consequent of adjusted van of subject of subjec	and proximate to between the since thus reduce thus reduce correasing the interest of the since	r FEMA mas to subject and subject and cring the indicated and and Ta Et T, 99,900 And SAdjust O 07 30,000 An 25,000 1. 10,000 An N N N N N N N N N N N N N N N N N N N	ap; may not be full d has considered these somparable properties. If ated value of subject, it te of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight oommSystem/Prmt oomm	ly accurate. So in the market an a significant item 1 a significant item 2 a solution 2 a solution 3 a solution 3 a solution 3 a solution 4 a solution 3 a solution 4 a solution	ee photo pages. advisis. The description inclusion in the comparable properhaling in the comparable is inferior in the comparable in the perior in the peri	y is superior or to or less 100 3 -01800 5,500 1 165,500
normally adequated in the undersigned has a adjustment reflecting in to or more favorable the favorable that he subtraction in the subtraction of	te with Zone A flood precited three recent sales of narket reaction to those item an the subject property, a plus (+) at specific property, and the plus (+) at	properties most similar as of significant variation minus (-) adjustment is midustment is midustment is made thus in dijustment is more in dijustment is more in dijustment is more in dijustment is more in dijustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach in dijustment is made to assumptions, limitir en and does not exist an approach, based on the income approach in dijustment is made to assumptions dijustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach in dijustment is made to assumptions of adjustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach in dijustment is made to assumptions of adjustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach in dijustment is made to assumptions of adjustment is adjustment is made to assumptions of adjustment is made to assumptions of adjustment is adjustment is adjustment is adjustmen	and proximate to between the since thus reduce thus reduce correasing the interest of the since	r FEMA mas to subject and subject and coing the indicated and and Ta Et T, 99,900 And SAdjust O 07 30,000 An 25,000 1. 10,000 An N N N N N N N N N N N N N N N N N N N	ap; may not be full d has considered these somparable properties. If ated value of subject, it te of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight o improvements ew Conv. Loan o Points, Costs 1	ly accurate. So in the market an a significant item 1 a significant item 2 a source 1 a sourc	ee photo pages. advisis. The description inclusion in the comparable properhaling in the comparable is inferior in the comparable in the perior in the peri	y is superior or to or less 100 3 -01800 5,500 1
In undersigned has a adjustment reflecting in to or more favorable til favorable til favorable til favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Stope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market the southwest ar new parcels have a new parcels have comments and Cond provisions do no existing site impured for supplen Final Reconciliation: Support is from to opinion of value I ESTIMATE THE MA The opinion of value only and only an	te with Zone A flood precited three recent sales of narket reaction to those item an the subject property, a plus (+) at specific property, and the plus (+) at	properties most similar as of significant variation minus (-) adjustment is midustment is midustment is made thus in dijustment is more in dijustment is more in dijustment is more in dijustment is more in dijustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach in dijustment is made to assumptions, limitir en and does not exist an approach, based on the income approach in dijustment is made to assumptions dijustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach in dijustment is made to assumptions of adjustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach in dijustment is made to assumptions of adjustment is made to assumptions, limitir eplacement dwelling and does not exist an approach, based on the income approach in dijustment is made to assumptions of adjustment is adjustment is made to assumptions of adjustment is made to assumptions of adjustment is adjustment is adjustment is adjustmen	and proximate to between the since thus reduce thus reduce correasing the interest of the since	r FEMA mas to subject and subject and coing the indicated and and Ta Et T, 99,900 And SAdjust O 07 30,000 An 25,000 1. 10,000 An N N N N N N N N N N N N N N N N N N N	ap; may not be full d has considered these somparable properties. If ated value of subject, it te of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight o improvements ew Conv. Loan o Points, Costs 1	ly accurate. So in the market an a significant item (a significant item (b) 2 1-01600 24,900 \$ 124,900 \$ 124,900 \$ 124,900 \$ 10,000	ee photo pages. adysis. The description inclusion in the comparable propertion in the comparable is inferior in the comparable in the com	y is superior or to or less 100 3 -01800 5,500 1
normally adequated in the undersigned has a adjustment reflecting in to or more favorable the favorable that he subtraction in the subtraction of	te with Zone A flood precited three recent sales of narket reaction to those item an the subject property, a plus (+) at specific property, and the plus (+) at	properties most similar as of significant variation minus (-) adjustment is midustment is midustment is made thus in dijustment is made to dijustm	and proximate to between the size between the size of	r FEMA ma to subject and to subject	ap; may not be full d has considered these somparable properties. If ated value of subject, it te of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight o improvements ew Conv. Loan o Points, Costs 1	ly accurate. So in the market an a significant item (a significant item (b) 2 1-01600 24,900 \$ 124,900 \$ 124,900 \$ 124,900 \$ 10,000	ee photo pages. advisis. The description inclusion in the comparable properhaling in the comparable is inferior in the comparable in the perior in the peri	y is superior or to or less 100 3 -01800 5,500 1
normally adequated in the undersigned has a adjustment reflecting in to or more favorable the favorable that has suffered in the substitution of t	te with Zone A flood precited three recent sales of narket reaction to those item an the subject property, a plus (+) at specific property, and the plus (+) at	properties most similar as of significant variation minus (-) adjustment is midustment is midustment is made thus in dijustment is made to dijustm	and proximate to between the size between the size of	r FEMA ma to subject and to subject	ap; may not be full d has considered these somparable properties. If ated value of subject, it te of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight o improvements ew Conv. Loan o Points, Costs 1	ly accurate. So in the market an a significant item (a significant item (b) 2 1-01600 24,900 \$ 124,900 \$ 124,900 \$ 124,900 \$ 10,000	ee photo pages. adysis. The description inclusion in the comparable propertion in the comparable is inferior in the comparable in the com	y is superior or to or less 100 3 -01800 5,500 1
In undersigned has a adjustment reflecting in to or more favorable til favorable til favorable til favorable than the sub- ITEM Address 28344 Rc HYPOTH Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities / Drive Buildability/Stope Well/Septic system Structures/Improves Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market the southwest ar new parcels have a new parcels have comments and Cond provisions do no existing site impured for supplen Final Reconciliation: Support is from to opinion of value I ESTIMATE THE MA The opinion of value only and only an	te with Zone A flood precited three recent sales of narket reaction to those item an the subject property, a plus (+) at specific property, and the plus (+) at	properties most similar as of significant variation minus (-) adjustment is midustment is midustment is made thus in dijustment is made to dijustm	and proximate to between the since t	r FEMA ma to subject and to subject	ap; may not be full d has considered these may are a subject, it to of the subject. COMPARABLI ax Lot 18-05-25-3 ugenel/ asking \$1: air miles south bservation/ Realto DESCRIPTION 7-2005 (COE) verage plus 20 acres/Woods vailable at road uildable/ slight oimprovements ew Conv. Loan o Points, Costs 1	ly accurate. So in the market an a significant item (a significant item (b) 2 1-01600 24,900 \$ 124,900 \$ 124,900 \$ 124,900 \$ 10,000	ee photo pages. adysis. The description inclusion in the comparable propertion in the comparable is inferior in the comparable in the com	y is superior or to or less 100 3 -01800 5,500 1

LAND APPRAISAL REPORT

File No 092605F

Borrower No borrov				Census Trac		ap Reference Pittm	ijou page 24
	mber Not Assigned Roy					Zip Code 9740:	
City Eugene	POTHETICAL PORTIO	County Lan N OF Parcel Two Lan		State C		Zip Code 9740	<u></u>
Sale Price \$ Not Sole				Property Rights		e Leasehold	De Minimis PUD
Actual Real Estate Taxe		Loan charges to be paid			• •		
Lender/Client <u>Bales</u>	, David and Delores c/o	Steve Cornacchia		s 180 East 11th A			
Occupant vacant lar		Craig E. McKern	Instru	ctions to Appraiser ap	praise to market	value per USPA	P standards.
	Appraiser, P.C. 1574 (hone 541-345-0		
Location	[_] Urban ⊠ Over 75%	Suburban 25% to 75%	{ _ Rura		oloyment Stability	GOC	od Avg. Fair Poor
Built Up Growth Rate	Fully Dev. Rapid	Steady	Slow	1 '	ologinent Statisty Ivenience to Employm	ent :	
Property Values	Increasing	Stable	75		venience to Shopping		
Demand/Supply	Shortage	In Balance	==:	•	venience to Schools	ĺ	
Marketing Time	Under 3 Ma	os. 🔯 4-6 Mos.	🗍 Over	r 6 Mos. Ade	quacy of Public Trans	sportation 🔯	
Present Land Use	<u>85</u> % 1 Family <u>5</u> % 2-4 Far	,			reational Facilities	Þ	18.
	0% Industrial 5% Vacant				quacy of Utilities	i	
Change in Present Lan		[_ Likely (*) Int/undeveloped To		• • • • •	perty Compatibility tection from Detrimen	tal Conditions	: 🗘 - 🔝 📗
Predominant Occupano	1.5	Tenant	% Vac		ce and Fire Protection		$\pm \mathcal{Q}$ $+$ \perp
Single Family Price Rai	, —		ominant Value \$		eral Appearance of P		12
Single Family Age	-	100+ yrs. Predomir	_		eal to Market	>	4 🔀 📗
			-			· · · · · · · · · · · · · · · · · · ·	
Comments including the	iose factors, favorable or unfa	vorable, affecting marketabl	ility (e.g. public pa	arks, schools, view, no	ise): See file 092	2605A, a residen	tial form report
	ame Measure 37 claim						
	1308. See attached pla a) out of total Tax Lot 13		site position	TOTIE OF HIVE SUCN	potential parcels	proposed under	measure 31
Dimensions 208' x			=	1.00 Sq. f	Ft. or Acres	Co	rner Lot
	RR-5 (5 acre minimum			Present Improveme	ents 🗌 do 🔀	do not conform to zo	
Highest and best use	Present use 🔯 Ot	ther (specify) potential to	partition to th		etical site under p	present Measure	37 procedures
Public NZ	Other (Describe)	OFF SITE IMPROVEMEN		Level			
Elec.		tAccess ⊠ Public (ce Asphalt		Typical small act e Square as hypot			
		enance N Public		Fields, hills	netically propose	<u></u>	
San, Sewer	(,	age Normally Ade	quate FEMA 410	039C-1105F Zoo	ne X
[] Un	derground Elect. & Tel.	Sidewalk Stre		property located in a l			
	untavorable including any appare					1308 site created	
	nd conforms to zoning "						
	d septic approval assum						
northeast corner	Jei reivia map, may noi				wad dwalling cite	a accurried by ter	nant: coo photos
The undersioned has re					-		nant; see photos
	cited three recent sales of pro arket reaction to those items of	perties most similar and pr	oximate to subject	and has considered the	hese in the market ar	nalysis. The description	on includes a dollar
adjustment reflecting me to or more favorable the	ecited three recent sales of pro arket reaction to those items of an the subject property, a minu	operties most similar and proof significant variation between us (-) adjustment is made the	roximate to subject en the subject and hus reducing the in	l and has considered the d comparable properties ndicated value of subject	hese in the market ar s. If a significant item	nalysis. The description in the comparable (on includes a dollar property is superior
adjustment reflecting me to or more favorable the favorable than the subj	cited three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus	operties most similar and proof significant variation between us (-) adjustment is made the timent is made thus increas	oximate to subject en the subject and hus reducing the in sing the indicated	and has considered to d comparable properties ndicated value of subject value of the subject.	hese in the market ar s. If a significant item ct; if a significant item	nalysis. The description in the comparable part in the comparable in the comparable in	on includes a dollar property is superior s inferior to or less
adjustment reflecting m to or more favorable th favorable than the subj	ecited three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY	operties most similar and proof significant variation between us (-) adjustment is made the threat is made that the comparable. COMPARABLE	oximate to subject en the subject an hus reducing the i sing the indicated NO. 1	and has considered the disconsidered that disconsidered the conficered value of the subject. COMPARA	nese in the market ar s. If a significant item ct; if a significant item ABLE NO. 2	nalysis. The description in the comparable in th	on includes a dollar property is superior is inferior to or less
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya	ecited three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY at Avenue	perties most similar and profit significant variation between the configuration of the config	oximate to subject en the subject and hus reducing the in sing the indicated NO. 1 .usk Road	and has considered to d comparable properties ndicated value of subject value of the subject. COMPARA Tax Lot 18-05-25	nese in the market ar s. If a significant item ct. if a significant item ABLE NO. 2 31-01600	nalysis. The description in the comparable in the comparable in the comparable in COMPA Tax Lot 17-04-1	on includes a dollar property is superior is inferior to or less RABLE NO. 3 19-31-01800
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya	ecited three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY	operties most similar and proof significant variation between us (-) adjustment is made the threat is made that the comparable. COMPARABLE	oximate to subject ten the subject and thus reducing the in- sing the indicated NO. 1 .usk Road 39,900	and has considered the disconsidered that disconsidered the conficered value of the subject. COMPARA	nese in the market ar s. If a significant item ct. if a significant item ABLE NO. 2 31-01600	nalysis. The description in the comparable in th	on includes a dollar property is superior is inferior to or less RABLE NO. 3 19-31-01800 3 \$165,500
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene	ecited three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY at Avenue	perties most similar and profit significant variation betweens (-) adjustment is made that the made that increase COMPARABLE Adjacent to 29641 LEugene// asking \$15	oximate to subject an the subject an the subject an thus reducing the indicated NO. 1 LUSK Road 99,900	and has considered to d comparable properties ndicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugene// asking	nese in the market ar s. If a significant item ct. if a significant item ABLE NO. 2 31-01600	nalysis. The description in the comparable in th	on includes a dollar property is superior is inferior to or less RABLE NO. 3 19-31-01800 3 \$165,500
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene Proximity to Subject Sales Price Price	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all AVENUE HYPOTHETICAL \$ Not Sold \$	operties most similar and profit significant variation betwees (-) adjustment is made the timent is made thus increase COMPARABLE Adjacent to 29641 L Eugenell asking \$15 8 air miles southeas	oximate to subject and the subject and the subject and the subject and the sing the indicated the subject and	t and has considered to d comparable properties ndicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south	nese in the market ar s. If a significant item ct; if a significant item IBLE NO. 2 5-31-01600 \$124,900 \$ 124,900	nalysis. The description in the comparable in th	no includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 13-165-500 theast 2-165-500 5-165-500
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene Proximity to Subject Sales Price Price Data Source	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY at Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County	operties most similar and profit significant variation betwees (-) adjustment is made the timent is made thus increased to 29641 L. Adjacent to 29641 L. Eugenel/ asking \$15 8 air miles southeas	oximate to subject an the subject and thus reducing the is ining the indicated NO. 1 usk Road 39,900 1 199,900 1 17/County	and has considered to domparable properties ndicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea	nese in the market ar s. If a significant item tot; if a significant item IBLE NO. 2 6-31-01600 \$124,900 \$ 124,900 \$ altor/ County	nalysis. The description in the comparable in th	no includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 23-165,500 theast \$ 165,500 ealtor/ County
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene Proximity to Subject Sales Price Price	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION	perties most similar and profits in significant variation between the control of significant variation between the control of	oximate to subject an the subject and thus reducing the is ining the indicated NO. 1 NO. 1 USK ROAD 39,900 11 199,900 7/ County +(-)\$ Adjust.	and has considered to domparable properties ndicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION	nese in the market ar 5. If a significant item 10. If a significant item 10. IEE NO. 2 10. 31-01600 \$124,900 \$124,900 \$124,900 \$124,900 \$124,900 \$124,900 \$124,900	nalysis. The description in the comparable in th	no includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 2 \$165,500 theast \$ 165,500 \$ ealtor/ County N +(-)\$ Adjust
adjustment reflecting me to or more favorable than the subjuice. ITEM Address NNA Roye Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION	perties most similar and profit significant variation between the control of significant variation between the control of the	oximate to subject an the subject and thus reducing the indicated NO. 1 usk Road 39,900 t 199,900 t 1,000 r/ County +(-)\$ Adjust.	and has considered to domparable properties officed value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE)	hese in the market ar s. If a significant item at: If a significant item BLE NO. 2 i-31-01600 \$124,900 \$124,900 \$124,900 \$124,900 \$000 \$10000 \$10000	nalysis. The description in the comparable in th	n includes a dollar property is superior s interior to or less RABLE NO_3 9-31-01800 \$ 165,500 theast \$ 165,500 theast \$ 165,500 theast \$ 0,000 \$ 0
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION	perties most similar and profits in significant variation between the control of significant variation between the control of	oximate to subject an hus reducing the indicated NO. 1 usk Road 39,900 t 1 199,900 t 1 +(-)\$ Adjust. 0 -30,000	and has considered to domparable properties officiated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugene// asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE)	nese in the market ar s. If a significant item tot; if a significant item BLE NO. 2 3-31-01600 \$124,900 \$ 124,900 \$ 124,900 \$ 124,900 \$ 124,900 \$ 124,900 \$ 124,900 \$ 124,900	nalysis. The description in the comparable in th	m includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 1 \$165,500 1 theast 2 165,500 2 ealtor/ County N + (-)\$ Adjust
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene Proximity to Subject Sales Price Price Date of Sale and Time Adjustment Location Site/View Utilities Installed	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average	perfies most similar and profision significant variation between the control of significant variation between the control of significant variation between the comment is made thus increased the comment of the comment	oximate to subject an hus reducing the indicated NO. 1 usk Road 39,900 t 1 199,900 t 1 +(-)\$ Adjust. 0 -30,000	and has considered to domparable properties officiated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugene// asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE)	nese in the market ar s. If a significant iter ct; if a significant iter IBLE NO. 2 5-31-01600 \$ 124,900 \$ 124,900 \$ 124,900 \$ 1,000 \$ 1,000 \$ 0	adjesis. The description in the comparable in th	m includes a dollar property is superior s interior to or less RABLE NO. 3 9-31-01800 9-31-65,500 theast \$ 165,500 theast N + (-)S Adjust 0 ds -50,000
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all AVENUE HYPOTHETICAL Not Sold Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level	perties most similar and profit significant variation between the significant variation between the significant variation between the significant variation and the significant to 29641 L. Eugenel/ asking \$12 8 air miles southeas Southeas Cobservation/ Realton DESCRIPTION D9-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight	oximate to subject an the subject and thus reducing the initiated NO. 1 usk Road 39,900 1 199,900 1 1 County +(-)\$ Adjust. 0 -30,000 -25,000	and has considered to domparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight	nese in the market ar s. If a significant item ct; if a significant item IBLE NO. 2 i-31-01600 \$124,900 \$ 124,900 \$ 124,900 \$ 100 \$ 200 \$	adjesis. The description in the comparable in th	no includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 2 \$165,500 Includes a dollar property is superior since the superior s
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al AVENUE HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit	perties most similar and profit significant variation betwees (-) adjustment is made thement is made thus increase COMPARABLE Adjacent to 29641 L Eugenel/ asking \$15 8 air miles southeas Observation/ Realto DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight None/ Permitted	oximate to subject and hus reducing the indicated NO. 1 NO. 1 LUSK Road 199,900 11 199,900 11 199,900 11 199,900 10 199,900 10 10 10 10 10 10 10 10 10	and has considered to domparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugene// asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr	nese in the market ar s. If a significant item tot; if a significant item IBLE NO. 2 5-31-01600 \$124,900 \$ 124,900 \$ 124,900 \$ 10,000 ds 0 0 0 0 0 0 0 0 0 0 0 0 0 0	adjsis. The description in the comparable in the	no includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-01800 1
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY at Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements	perties most similar and profit significant variation between the significant variation between the significant variation between the significant variation and the significant to 29641 L. Eugenel/ asking \$15 8 air miles southeas	oximate to subject an the subject and thus reducing the initiated NO. 1 usk Road 39,900 1 199,900 1 1 County +(-)\$ Adjust. 0 -30,000 -25,000	and has considered to domparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr	Rese in the market are in the market are in the market are in the market are in the interest are interest.	adjesis. The description in the comparable in th	no includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-01800 1
adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Roya Eugene Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller	perties most similar and profit significant variation between the significant variation between the significant variation between the significant variation and the significant to 29641 L. Eugenel/ asking \$15 8 air miles southeas Significant variation of the significant variation variation of the significant variation variatio	oximate to subject an the subject and thus reducing the initiated NO. 1 usk Road 39,900 1 199,900 1 1 County +(-)\$ Adjust. 0 -30,000 -25,000	and has considered to domparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvements	nese in the market ar 5. If a significant item 18LE NO. 2 6-31-01600 \$124,900 \$ 124,900 \$ 124,900 \$ 10,000 \$ 0 10,000	adjesis. The description in the comparable in th	no includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-01800 1
adjustment reflecting me to or more favorable than the subjustment of more favorable than the subjustment of more favorable than the subjustment of the favorable than the subjustment of the favorable than the favorable that the favorable tha	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY at Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements	perties most similar and profit significant variation between the significant variation between the significant variation between the significant variation and the significant to 29641 L. Eugenel/ asking \$15 8 air miles southeas	oximate to subject an the subject and the subject and thus reducing the is ining the indicated NO. 1 usk Road 39,900 1 199,900 1 199,900 1 -30,000 -25,000 0 -5,000	and has considered to domparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr	nese in the market ar 5. If a significant item 18LE NO. 2 6-31-01600 \$124,900 \$ 124,900 \$ 124,900 \$ 10,000 \$ 0 10,000	adjesis. The description in the comparable in th	no includes a dollar property is superior is inferior to or less RABLE NO. 3 19-31-01800 g \$165,500 Inheast
adjustment reflecting m to or more favorable than the subjuict or more favorable than the subjuict of the favorable than the subjuict of the favorable than the subjuict of the favorable than the favorable that the favorable than the favorabl	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller	perfies most similar and profits in significant variation between the control of significant variation between the comment of the control of	oximate to subject an the subject and thus reducing the indicated with the subject and the sub	and has considered to domparable properties officed value of subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs	nese in the market ar s. If a significant item ct; if a significant it	adjesis. The description in the comparable in th	n includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 3 165.500 165.
adjustment reflecting m to or more favorable than the subjuict or more favorable than the subjuict of the favorable than the subjuict of the favorable than the subjuict of the favorable than the favorable that the favorable than the favorabl	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed	perties most similar and profit significant variation between the significant variation between the significant variation between the significant variation and the significant to 29641 L. Eugenel/ asking \$12 8 air miles southeas air miles southeas Southea	oximate to subject an the subject and thus reducing the indicated with the subject and the sub	and has considered to domparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvements New Conv. Loan No Points, Costs	nese in the market ar s. If a significant item tt; if a significant item IBLE NO. 2 i-31-01600 \$124,900 \$ 124,900 \$ 124,900 +(-)\$ Adjust 0 +10,000 is 0 0 ormt -10,000 s 124,900	adysis. The description in the comparable in the	m includes a dollar property is superior s interior to or less RABLE NO. 3
adjustment reflecting me to or more favorable than the subjustment of more favorable than the subjustment of more favorable than the subjustment of the favorable than the subjustment of the favorable than the favorable that the favorable than the favorable than the favorable than the favorable than the favorable that the favorable tha	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed	perties most similar and profit significant variation between the significant variation between the significant variation between the significant variation and the significant to 29641 L. Eugenel/ asking \$12 8 air miles southeas \$18 air miles \$18 ai	oximate to subject an the subject and thus reducing the indicated NO. 1	and has considered to domparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement: New Conv. Loan No Points, Costs	nese in the market ar s. If a significant item ct; if a significant item	adjesis. The description in the comparable in th	m includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-
adjustment reflecting me to or more favorable than the subjuices NNA Roya Eugene Proximity to Subject Sales Price Price Data Source Data Source Data Source Data Mustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market I the southwest and	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all AVENUE HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited the west areas of suburba	perties most similar and profit significant variation betwees (-) adjustment is made thement is made thus increased thement is made thement in the increased thement is made thement in the increase of the increas	oximate to subject an hus reducing the indicated hus reducing the indicated hundred hu	and has considered to decomparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs + -	S	alysis. The description in the comparable in the	m includes a dollar property is superior s inferior to or less RABLE NO. 3 19-31-01800 3 \$165,500 theast \$ 165,500 ealtor/ County N +(-)\$ Adjust 0 ds -50,000 id et crimt nts \$ 50,000 \$ 115,500 smaller parcels in the past and few
adjustment reflecting me to or more favorable than the subjustment favorable than the subjustment favorable than the subjustment favorable than the subjustment favorable favora	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all AVENUE HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited the west areas of suburba been created. Sale 2 is	perties most similar and profit significant variation betwees (-) adjustment is made the timent is made thus increased the comparable of t	oximate to subject an hus reducing the indicated with the subject and hus reducing the indicated with the subject and with the subject	and has considered to decomparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs + - found after extens that most smaller it; Active listing in	S	adysis. The description in the comparable in the	m includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 3 \$165,500 theast \$ 165,500 ealtor/ County N +(-)\$ Adjust 0 ds -50,000 dd el rmt hts \$ 50,000 smaller parcels in the past and few d 3 fall-throughs
adjustment reflecting me to or more favorable than the subjuices NNA Roya Eugene Proximity to Subject Sales Price Price Data Source Data Source Data Source Data Source Usale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market I the southwest and new parcets have Comments and Conditi	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY all AVENUE HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited the west areas of suburba	perties most similar and profit significant variation betwees (-) adjustment is made thement is made thus increased to 29641 L. Eugenel/ asking \$15 8 air miles southeased to DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs 1	oximate to subject an hus reducing the indicated NO. 1 NO. 1 USA ROAD 199,900 1 199,900 1 -30,000 -25,000 0 -5,000 139,900 139,900 101 139,900 101 139,900 101 139,900 101 139,900 101 101 101 101 101 101 101	and has considered to demonstrate the comparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs + - found after extens that most smaller t; Active listing imper USPAP and F	See in the market are in the market are in the market are in the market are in the interest are in the interest are in the interest are in the interest are interest.	adjesis. The description in the comparable in th	m includes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 3 \$165,500 theast \$ 165,500 ealtor/ County N +(-)S Adjust 0 ds -50,000 dd el rmt hts \$ 115,500 smaller parcels in the past and few d 3 fall-throughs eparture
adjustment reflecting m to or more favorable than the subjusted in the sub	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited d west areas of suburba been created. Sale 2 is one of Appraisal: The app apply. See attached ass no well or septic installa	perties most similar and profits significant variation betwees (-) adjustment is made the timent is made thus increased the comparable of	oximate to subject an the subject and hus reducing the indicated with the subject and the subj	and has considered to demonstrate of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs + - found after extens that most smaller nt; Active listing imper USPAP and F comments. Apprai-	nese in the market ar s. If a significant item ct. if a significant it	adysis. The description in the comparable in the	mincludes a dollar property is superior sinterior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-01
adjustment reflecting m to or more favorable than the subjusted in the sub	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Jata: Extremely limited a west areas of suburba been created been created sons of Appraisal: The app apply. See attached ass no well or septic installe te as appraised does no	perties most similar and profit significant variation between to significant variation between to significant variation between to significant variation between the significant variation to 29641 L. Eugenel/ asking \$18 air miles southeas Subservation/ Realto DESCRIPTION DESCRIPTION DESCRIPTION D9-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs Subservation/ Significant Si	oximate to subject an the subject and thus reducing the indicated with the subject and the sub	and has considered to demonstrate the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs + - found after extens that most smaller nt; Active listing in per USPAP and F comments. Apprai- quate and approve for hypothecating	nese in the market ar s. If a significant item ct. if a significant it	adysis. The description in the comparable in the	mincludes a dollar property is superior is interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-
adjustment reflecting me to or more favorable than the subjuict favorable than the subjuict sales Price Price Data Source Data Source Data Source Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market I the southwest and new parcets have Comments and Condition provisions do not access to lot line, ready to build. Si Final Reconciliation:	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited d west areas of suburba been created. Sale 2 is ons of Appraisal: The app apply. See attached ass no well or septic installs te as appraised does no The market data appro	perties most similar and profit significant variation between the significant variation between the significant variation between the significant variation between the significant to 29641 Leugenel/ asking \$12 8 air miles southeas Observation/ Realto DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs In Eugene, main facto s closest in site size braisal is made to cash sumptions, limiting coed but hypothetically of exist and this report each, based on the sa	oximate to subject an the subject an the subject an thus reducing the indicated with the subject and the subje	and has considered to demonstrate the subject. COMPARA Tax Lot 18-05-25 Eugene// asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvements New Conv. Loan No Points, Costs	nese in the market arise in the market arise in the market arise in the significant item at the signif	adysis. The description in the comparable in the	m includes a dollar property is superior is interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31
adjustment reflecting me to or more favorable than the subjuil or more favorable the favorable than the subjuil of the subjuil of the favorable than the favor	cried three recent sales of pro- arket reaction to those items of an the subject property, a minu- ect property, a plus (+) adjus SUBJECT PROPERTY at Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acref fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited d west areas of suburba been created. Sale 2 is ons of Appraisal: The app apply. See attached ass no well or septic installed te as appraised does not The market data appro- te cost approach. The in-	perties most similar and profit significant variation betwees (-) adjustment is made the timent is made thus increased the timent is made thus increased to 29641 L. Eugenel/ asking \$12 B air miles southeased to DESCRIPTION 19-2005 (COE) 19-	oximate to subject an the subject an the subject an thus reducing the indicated NO. 1 usk Road 199,900 1	and has considered to demonstrate the subject of the subject. COMPARA Tax Lot 18-05-25 Eugene// asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement: New Conv. Loan No Points, Costs found after extens that most smaller nt; Active listing in- per USPAP and F comments. Apprai- quate and approve- for hypothecating ably similar proper applicable to owne-	nese in the market arise in the market arise in the market arise in the significant item at the signif	adysis. The description in the comparable in the	m includes a dollar property is superior is interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31
adjustment reflecting me to or more favorable than the subjuile the subjuile than the subjuile that the subjuile than the subjuile than th	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited d west areas of suburba been created. Sale 2 is ons of Appraisal: The app apply. See attached ass no well or septic installe te as appraised does no the market data appro e cost approach. The in s within a fairly wide ran-	perties most similar and profit significant variation betwees (-) adjustment is made the timent is made thus increased the comparation of the comp	oximate to subject an the subject and the subject and thus reducing the indicated NO. 1 NO. 1 S 199,900 1 199,900 1 -25,000 -30,000 -5,000 1 39,900 d listing data or in scarcity is but most distant a equivalency inditions and c assumed adec t is useful only ales of reasonat considered at Only actual of Conly actual of Considered at Considered	and has considered to demonstrate the comparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement: New Conv. Loan No Points, Costs + - found after extens that most smaller it, Active listing in per USPAP and Formments. Appraiguate and approve for hypothecating ably similar proper applicable to owned open market expositions.	nese in the market arise in the market arise. If a significant item tot it a significant item tot it a significant item (BLE NO. 2) 3-31-01600 \$ 124,900 \$ 124,900 \$ 1124,900 \$ 10,000 \$ 0 Total	adysis. The description in the comparable in the	m includes a dollar property is superior is interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31
adjustment reflecting me to or more favorable than the subjusted in the su	cried three recent sales of proarket reaction to those items of an the subject property, a minument property, a plus (+) adjus SUBJECT PROPERTY at Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited the subject of west areas of suburbations of Appraisal: The app apply. See attached assumed as appraised does not the market data approve cost approach. The institution, a fairly wide ranket Value, as defined, or like to value, as defined, or like to value, as defined, and the properties of the prop	perties most similar and profit significant variation between to significant variation between to significant variation between to significant variation between the significant variation and the significant variation and signi	oximate to subject and hus reducing the indicated with the subject and hus reducing the indicated with the subject and with the subject	and has considered to demparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs + - found after extens that most smaller it, Active listing in- per USPAP and F comments. Apprai- quate and approve for hypothecating ably similar proper applicable to owne- popen market expos October 10, 2	nese in the market are. It a significant iterrect; if a significant iterrec	adysis. The description in the comparable in the	mincludes a dollar property is superior is inferior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-
adjustment reflecting me to or more favorable than the subjusted in the su	cried three recent sales of pro arket reaction to those items of an the subject property, a minu ect property, a plus (+) adjus SUBJECT PROPERTY al Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited d west areas of suburba been created. Sale 2 is ons of Appraisal: The app apply. See attached ass no well or septic installe te as appraised does no the market data appro e cost approach. The in s within a fairly wide ran-	perties most similar and profit significant variation between to significant variation between to significant variation between the significant variation between the significant variation and the significant variation and sign	oximate to subject an the subject and thus reducing the indicated with the subject and the sub	and has considered to demparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs + - found after extens that most smaller it; Active listing in per USPAP and F comments. Apprai quate and approve for hypothecating ably similar proper applicable to owne open market expos October 10, 2 on is provided for	nese in the market are. It a significant iterrite it it a significant iterrite it it a significant iterrite. It is a significa	adysis. The description in the comparable in the	mincludes a dollar property is superior is inferior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-
adjustment reflecting me to or more favorable than the subjusted in the su	cried three recent sales of proarket reaction to those items of an the subject property, a minusect property, a plus (+) adjus SUBJECT PROPERTY at Avenue HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited divest areas of suburba divest areas	perties most similar and profit significant variation between to significant variation between to significant variation between to significant variation between the significant variation and the significant to 29641 L. Eugenel/ asking \$18 8 air miles southeas Subservation/ Realton DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs Subservation Section 1 and 1	oximate to subject an the subject and thus reducing the indicated with the subject and the sub	and has considered to demparable properties indicated value of subject value of the subject. COMPARA Tax Lot 18-05-25 Eugenel/ asking 7 air miles south Observation/ Rea DESCRIPTION 07-2005 (COE) Average plus 1.20 acres/Wood Available at road Buildable/ slight CommSystem/Pr No improvement New Conv. Loan No Points, Costs 1 + 1 - found after extens that most smaller int, Active listing imper USPAP and Fromments. Apprainate and approve for hypothecating ably similar proper applicable to owner applicable to owner on is provided for yeé a true market value.	nese in the market arise it a significant iterricit, if a significant iterricity	adysis. The description in the comparable in the	mincludes a dollar property is superior s interior to or less RABLE NO. 3 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 19-31-01800 10-31-0

rrower 1	No borrower	Avenue - with home site improvements	File No. 092605D
operty Ad ty Euge		County Lane	State Oregon Zip Code 97402
nder Ba	ales, David and Del	ores c/o Steve Cornacchia	
		REPORT IDENTIFICATION	N
		one of the following definitions:	e, or an opinion of value, performed without invoking the Departure Rule.)
	Complete Appraisa	•	
لــا ـــــــ	Limited Appraisal	Departure Rule.)	e, or an opinion of value, performed under and resulting from invoking the
This re	port is one of the fol	owing types:	
	Self Contained		Rule 2-2(a) of a Complete or Limited Appraisal performed under STANDARD 1.)
	Summary		Rule 2-2(b) of a Complete or Limited Appraisal performed under STANDARD 1.)
	Restricted		Rule 2-2(c) of a Complete or Limited Appraisal performed under STANDARD 1.
	nestricted	restricted to the stated intended use by the	specified client or intended user.)
The so	that, to the best of my ki statements of fact contain eported analyses, opinion ssional analyses, opinion	ned in this report are true and correct. ns, and conclusions are limited only by the reporte ns and conclusions.	ed assumptions and limiting conditions, and are my personal, Impartial, and unbiased
I have	e no present or prospect e no bias with respect to	ive interest in the property that is the subject of this the property that is the subject of this report or the	s report, and no personal interest with respect to the parties involved. e parties involved with this assignment.
My e	ngagement in this assign	rment was not contingent upon developing or repor	rting predetermined results.
My c	ompensation for comple	ing this assignment is not contingent upon the dev	velopment or reporting of a predetermined value or direction in value that favors the cause
	e chent, the amount of th appraisal.	s value opinion, the attainment of a supulated resul	it, or the occurrence of a subsequent event directly related to the intended use of
Mya	nalyses, opinions and co	inclusions were developed and this report has beer	n prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
I have	e made a personal obser	vation of the property that is the subject of this rep	oort.
No or	ne provided significant re	eal property appraisal assistance to the person sign	ning this certification.
ramifica for hand	tions for the subject pro dling Measure 37 claims	perty. There is no guarantee from the appraiser that, as these requirements may change due to court o	as the appraiser performed a variety of investigations on Measure 37 and its at the attached report(s) will be found fully satisfactory to the Lane County jurisdiction ordered or Legislature passed modifications. Recently, a Circuit Court court in Marion assons. This ruling is expected to be appealed to State Supreme Court.
			Alfication
		ppraisal and Report Iden om Standards Rules 1-3 and 1-4, pl	lus any USPAP-related issues requiring disclosure:
			ection, not the extent of commentary attached.
			f the comparables, unless otherwise stated.
There	were no directly ob	served toxic materials or hazardous sub	ostances in the immediate area of the subject; if any do exist, these are
assum	ed to be safely sto	red and used according to label direction	ns. A specific search for and recognition of toxic waste and hazardous
materi	als such as might t	e found in a farm and ranch environmer	nt (a Level I assessment) is beyond the scope of the appraiser's training and
<u>knowle</u> reader	eage. Common hour, are assumed to e	serioid, shop and garden chemicals and xist around the site. These common toxi	d substances found in most homes and garages, including those of the ic materials and hazardous substances include chemicals such as fertilizers
weed !	killers, pest poisons	and sprays, bleach, detergent, oils, cle	eansers, solvents and fuels, among other solid, liquid and paste substances,
	e assumed to be u	sed according to label directions and Fe	ederal, state and local regulations unless otherwise specifically noted in this
report.	. It is specifically	assumed there is no toxic mold or fungi	us manifest on the site which would affect livability or marketability.
See at	ttached supplemen	al addendum. This report has been over	pared for use in a State Measure 37 proceeding and is restricted to that use
only.	See the cover lette	r page for brief explanations of the use a	and purpose of this "before scenarios" report 092605D in conjunction with
			ctual legality, validity and application of State Measure 37 is still in question
with p	resent and future o	ourt and Legislature involvements a cert	lainty.
APPR	AISER:	a G. Millen	SUPERVISORY APPRAISER (only if required):
Signatu			Signature:
	Craig E. McKern		Name:
	gned: November 6		Date Signed: State Certification #: email: cem9th@msn.com
	ertification #: <u>CROOC</u> : License #:		or State License #: phone 541-345-0744/fax 541-345-0577
State:	Oregon		State:
Expirati	on Date of Certification o	or License: 09-30-2006	Expiration Date of Certification or License:
			Did Did Not Inspect Property
			<u></u>

File No. 092605D

Borrower/Client No borrower
Property Address 28344 Royal Avenue - with home site improvements -all of Tax Lot 17S-04W-30-00-01308
City Eugene County Lane State Oregon Zip Code 97402
Lender Bales, David and Delores c/o Steve Cornacchia

Appraisal Development and Reporting Process:

As per prior agreement with the client named on the cover sheet and first form page of this report, the level of appraisal service requested is a Restricted Appraisal Report of a Complete Appraisal of the subject property plus additional reports as necessary for the purpose of the report. This level of service has, in the past, been known as a "form appraisal" using standard FNMA or FHLMC forms to convey information to the reader. This level of appraisal service is for the most part the same as past "form appraisals".

This report is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2c of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Restricted Appraisal Report. As such, it represents only limited or summary discussions of the data, reasoning and analyses used in the appraisal process to develop the appraiser's opinion of value stated elsewhere. Supporting documentation that is not provided with this report concerning the data, reasoning and analyses has been retained in the appraiser's file copy. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use of this report stated below.

Scope of Work:

In preparing this report, the appraiser observed the subject site and the improvements on October 10, 2005. Relevant information on comparable land and improved site sales, construction costs and accrued depreciation were also gathered, verified and considered.

All three approaches to value were considered; the sales comparison approach only was developed for the 092605D, 092605E and 092605F reports.

The cost approach does not apply to generally unimproved land in the case of reports 092605D. 092605E and 092605F are hypothetical site value report scenarios. The present site improvements are given a depreciated contributory value. The site value in 092605D is compared to site values in 092605E and 092605F reports as "before" and "after" scenarios.

The income approach, along with rents, comparative rental data and calculated formulas and multipliers, is used ONLY IF the subject site is likely to remain a rental income property in the foreseeable future. While the subject site in total is rented for home site purposes, the site could be sold and the present use could be changed to a single family residential site with either manufactured or site built home at any time. The appraiser considers it very unlikely the subject site (with five acres) would be purchased for continued site rental (and income) use by a future purchaser.

Purpose of the Appraisal and Use of the Report:

The purpose of this appraisal report is to estimate the market value as defined on the attached certification/limiting conditions addendum included with the attached USPAP addendum.

This appraisal report is intended ONLY for the use of the client named for the purpose of establishing a fair market value by an independent third party for Measure 37 proceedings. The use of this report is restricted to the clients, David and Delores Bales and Steve Comacchia, their advisor, attorney and agent, for this specific purpose only. Duly constituted Lane County committees or courts for Measure 37 claims are also expected readers of this report but Lane County is not a client of the appraiser

This report in its present configuration is not intended for any financing purpose whatsoever. Any other authorized use of this report will be stated either below or in the letter of engagement.

The appraiser is not and will not become responsible for any unauthorized use. Errors and omissions insurance is not extended to a future third party reader and the appraiser must be notified, timely and in writing, of any future transfer/assignment of this report to any third party.

Supplemental Certifications:

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. In addition, I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report prepared, with conformity to the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

signed and dated November 6, 2005

Craig E. McKern president

Craig E. McKern Appraiser P.C.

4 (E. McKER-

File No. 092605A

Three Restricted Appraisal Reports of Complete Appraisals of

88737 Oak Hill Cemetery Road Eugene, Oregon 97402 ("as is" with 6.48 acres, a "before" scenario) file 092605A

AND

A Hypothetical one acre portion of Tax Lot 17S-4W-30-01307 including all improvements at address known as 88737 Oak Hill Cemetery Road, Eugene, Oregon 97402 (with one hypothetical acre only, an "after" scenario") file 092605B

AND

A Hypothetical Portion of Tax Lot 17S-4W-30-00-01307 (with no improvements on one hypothetical acre only, an "after" scenario with assumed permits to construct one single family residence, well and septic system permits assumed) file 092605C

Client/Owner Residence Address: 88737 Oak Hill Cemetery Road Eugene, Oregon 97402

Client:

David and Delores Bales

c/o Steve Cornacchia, attorney Hershner Hunter 180 East 11th Avenue Eugene, Oregon 97401

Purpose of the Appraisal:

To estimate market value of actual and hypothetical parcels subject to certain conditions outlined in the text and exhibits of the reports 092605A, 092605B and 092605C

Use of the Appraisal:

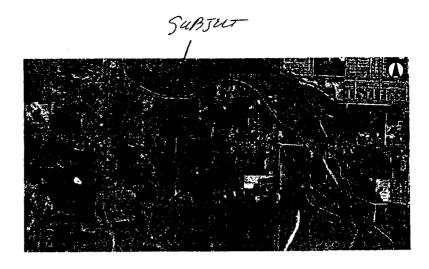
For use in a State Measure 37 proceeding brought by the owners and their attorney in Lane County, Oregon

Date of Most Recent Inspection and Effective Date of Report: October 10, 2005

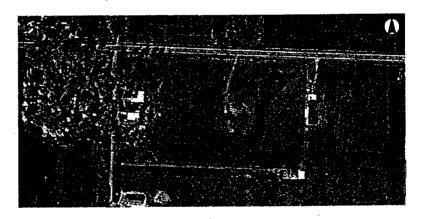
Report Completion Date: November 6, 2005

Prepared by:

Craig E. McKern, Appraiser, P.C. Certified Residential Real Estate Appraiser 1574 Coburg Road, PMB 397 Eugene, Oregon 97401-4802 files 092605A, 092605B and 092605C



General aerial view of subject area: far west Eugene city limits in upper right, Greenhill Road north to south in right center, Fir Butte and Fir Butte Road upper left comer, Fisher Road at far left, Royal Avenue east-west above center



Subject property (TL 1307) on left adjacent to Oak Hitl Cemetery Road and 28344 Royal Avenue (TL 1308) center to right of center. Long narrow parcel TL 1308 is an improved parcel. Note vegetation (low spot green-gray) in TL 1308

PHOTOGRAPH ADDENDUM One

Borrower	/Client	No borrower			
Property	Address	88737 Oak Hill Cemetery Road			
City	Eugene	County Lane	State	OR	Zip Code 97402
Lender	Bales	David and Delores			



Royal Avenue looking east from Oak Hill Cemetery Road



Looking west on Royal Avenue from Oak Hill Cemetery Road



Looking south on Oak Hill Cemetery Road from Royal Avenue, subject to left

PHOTOGRAPH ADDENDUM Two

Воггоче	r/Client	No borrower				
Property	Address	88737 Oak Hill Cemetery Road				
City	Eugene	County Lane	State	OR	Zip Code	97402
Lender	Bales	David and Delores				



West elevation of dwelling, garage



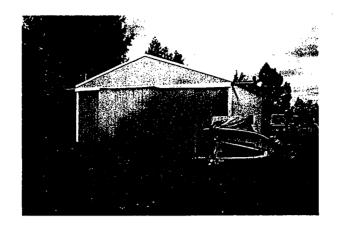
East elevation, designed as the front entry



South elevation

PHOTOGRAPH ADDENDUM Three

Вотоже	r/Client	No borrower			
Property	Address	88737 Oak Hill Cemetery Road			
City	Eugene	County Lane	State	OR	Zip Code 97402
Lender	Bales	David and Delores			



West elevation of shop

Shop has concrete floor, metal skin and roof, wood frame, built about 1975, 32.5' x 37' more or less = 1,202.5sf m/l



South elevation of shop and covered parking for equipment or motor home

20' x 24' = 480sf m/l

metal roof and walls, gravel floor

Covered shed storage behind equipment port is 20' x 12' = 240sf



East elevation of shop and equipment shed

PHOTOGRAPH ADDENDA Four

Borrowe	/Client	No borrower			
Property	Address	88737 Oak Hill Cemetery Road			
City	Eugene	County Lane	Ştate	OR	Zip Code 97402
Lender	Bales	David and Delores			



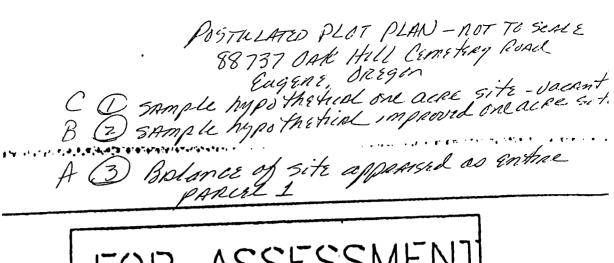
Subject improvements area from the east



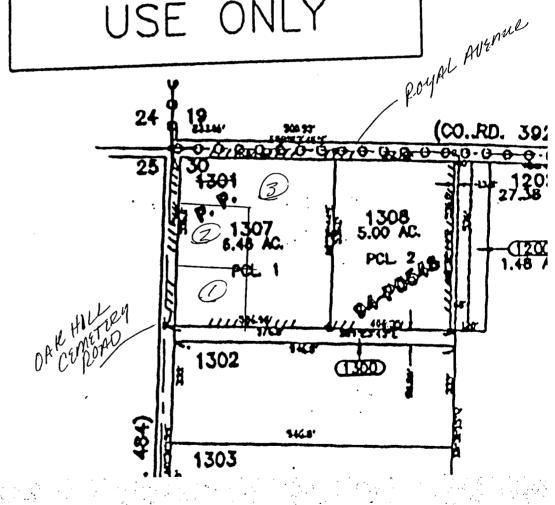
Looking southeast across east portion of site, improvements seen are off TL 1307 site



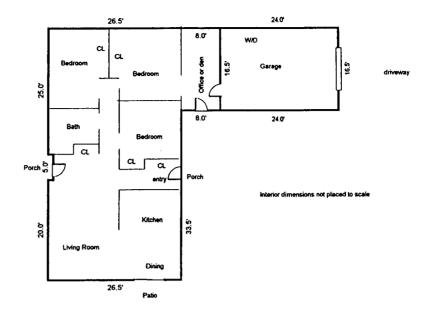
Looking southwest from north portion of subject



FOR ASSESSMENT AND TAXATION USE ONLY



See photos for shop/storage dimensions



88731 OAK Hill Cemetery Lords Eugene, Oregon 97402

Code	Description	IONS SUMMARY Net Size	Net Totals		AREA BREAKD	Subtotals
GLA1 GAR	First Floor Garage	1452.0 396.0	1452.0 396.0	First Floor 8.0 1 25.5 1 1.0 1	16.5 50.0 25.0	132.0 1275.0 25.0 20.0

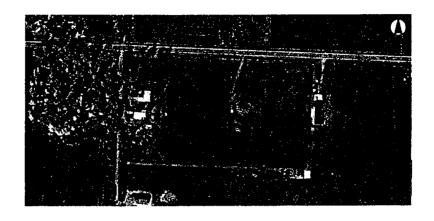
Property Addre								APPRA					
		737 Oak Hi						Eugene			State OR	Zip Code 97	402
Legal Descript						Plat No. 9					County Lane		
Assessor's Pa			S-04W-	30-0				Year 05-06		ixes \$ 1,403		<u>ecial Assessmen</u>	
Borrower No					Curre	ent Owner I	Bales, David	and Delore				Tenant	Vacant
Property rights	s apprais	ed 🔀 Fe	e Simple		Leasehold		Project Type	PUD	L Co	ndominium (H	UD/VA only)	HOA \$ No	neNoted /Mo.
Neighborhood	or Projec	t Name V	lest Euc	gene	suburban	environs	s - out of city	Map Referer	nce Pittm	on metro pa	age 24 Cen	sus Tract 41-C	39- 10.01
Sale Price \$	Not S	old	Date of	Sale	N/A		Description an	d \$ amount of lo	oan charges	concessions to	be paid by selle	Not Applic	able
Lender/Client	Bales	, David and	Delore	s		Add	ress c/o Stev	e Comacch	ia, 180 E	ast 11th A	venue, Euge	ene, Oregon	97401
Appraiser	Craig	E. McKern	Apprai	iser,	P.C.		ress 1574 Co						
Location			Suburi		Rural		Predominant	Single (amily hous		ent land use %		use change
Built up		ver 75%	25-75		Under	25%	occupancy	PRICE	, A(GE		! Not li	
Growth rate	- 1	lapid (Stable		Slow		√ Owner 95	\$(000) 200	Low Ne	,	,	⊠ In pro	. ,
		•				1.7				1	,		
Property value	0.00	- 2	Stable		Declini		Tenant 5	1,000+	lominant			To: Reside	
Demand/suppl			in bala		Over su		Vacant (0-5%	·		Comme			slow rate; area
Marketing time					Over 6		Vac.(over 5%		20-	50 other	10	nearly fully	/ developed
			•		_		re not apprai						
Neighborhood												y 126 (south)	
Road (west)) and H	ighway 36 (north).	Unin	corporate	d rural re	sidential with	h farms, sm	all acrea	ge subdivis	ions, public	lands, spot	commercial.
Factors that aft	fect the r	narketability of	the prope	erties i	in the neighb	orhood (pro	oximity to emplo	syment and am	enities, em	ployment stat	ility, appeal to	market, etc.):	
The subject	is loca	ted about 7	air mile	s we	est of Euge	ene city c	enter and al	bout 1 mile v	west of c	ity limits at	Greenhill R	load. The are	ea developed
since the 18	380's w	ith a wide ra	ange of	hom	e styles, s	site sizes,	qualities, va	alues and or	utbuilding	gs, typical o	of rural resid	lential location	ns around a
													se and also is
													ol residential
												partitions/su	
												, and marketing	
such as data												, and manoung	
												the nast 45+	years due to
													Realtor-noted
													a shortage at
													priced homes
											e of subject	t area genera	
Project Informa					•	lilder in con			•	,		Yes [
Approximate to					_						le in the subjec	t project	
Describe comm				cilities	: The	subject s	site is not in	a Planned L	Jnit Deve				
Dimensions _								****	==-	Topography	Leve	ei	
Site area <u>6.</u>	48 acre	es more or I	ess				Corner (.ot 🔯 Yes	No	Size	Тур	ical small ac	res
Specific zoning	classific	ation and desi	cription	R	R-5 (5 acr	re minimu	ım site for ne	ew partitions	s)	Shape	Rec	tangular	
Zoning complia	ance 🔀] Legal []	Legal no	onconf	lorming (Gra	ndfathered	use) []] Illega	ıl 🗐 No zor	ning	Drainage	Non	mally Adequ	ate
Highest & best u	ise as imp		resent us		Other u			site partitio	-	View		ds, hills	
Utilities	Publi												
			1er	10	M-site Impro	ovements	Tvoe	Public	Private	Landscapin	n Mat	ure. Maintair	ned
Electricity	\boxtimes	, 0	ier	1	M-site Impro itreet		Туре	Public IX1	Private		•	ure, Maintair Neather Gra	
Electricity Gas	X			_ s	itreet	Asphalt	Туре	Public	Private	Driveway S	urlace All V	Neather Gra	vel
Gas				_ s	treet urb/gutter	Asphalt None	Туре		Private	Driveway S Apparent ea	urlace All V asements No /	Neather Gra Apparent Ad	vel verse
Gas Water		Private We	II.	s	treet urb/gutter idewalk	Asphalt None None	Туре		Private	Driveway S Apparent ea FEMA Spec	urlace All V asements No / sial Flood Hazar	Neather Gra Apparent Ad d Area	vel_ verse Yes X No
Gas Water Sanitary sewer		Private We Private Ser	II otic	s	treet urb/gutter idewalk treet lights	Asphalt None None None	Туре		Private	Driveway S Apparent ea FEMA Spec FEMA Zone	urlace All V asements No A ial Flood Hazar Zone X	Weather Gra Apparent Ad rd Area Map Date	vel verse Yes \(\sigma\) No e 06-02-1999
Gas Water Sanitary sewer Storm sewer		Private We Private Seg Natural Slo	II otic	S	treet urb/gutter idewalk treet lights Uley	Asphalt None None None				Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map	urlace All V asements No A tial Flood Hazar Zone X No. FEMA	Weather Gra Apparent Ad d Area Map Date 41039C-110	verse Yes No 06-02-1999 5F
Gas Water Sanitary sewer Storm sewer Comments (ap	parent ac	Private We Private Ser Natural Slo Iverse easeme	II otic pe nts, encro	S	treet urb/gutter idewalk treet lights uley ents, special	Asphalt None None None None	nts, slide areas,	illegal or legal	nonconfor	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning L	urface All V asements No A sial Flood Hazar Zone X No. FEMA Ise, etc.):	Neather Gra Apparent Ad Id Area Map Date 41039C-110 Site	verse Yes No e 06-02-1999 5F created by
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio	parent acon in 19	Private We Private Sep Natural Slo Iverse easeme 94 and con	II otic pe nts, encro forms to	S S S A A Dachm	treet curb/gutter idewalk treet lights ulley ents, special ting "as is"	Asphalt None None None None I assessment.	nts, slide areas, ainage by di	illegal or legal	nonconfor	Driveway S Apparent ea FEMA SpecifEMA Zone FEMA Map rming zoning to	urface All vasements No vial Flood Hazar Zone X No. FEMA use, etc.): ate with no fi	Weather Gra Apparent Ad rd Area Map Date 41039C-110 Site	vel_ verse No e 06-02-1999 5F created by
Gas Water Sanitary sewer Storm sewer Comments (aplegal partition map. Site b	parent acon in 19	Private We Private Sep Natural Slo Iverse easeme 94 and con	ll otic pe nts, encro forms to Tax Lo	S S S A Pachm D zon	treet curb/gutter cidewalk treet lights dley ents, special ting "as is" 08, owned	Asphalt None None None None I assessment.	nts, slide areas, ainage by di s, with an all	illegal or legal	nonconfor	Driveway S Apparent ea FEMA SpecifEMA Zone FEMA Map rming zoning to ally adequang own wel	urface All vasements No Acial Flood Hazar Zone X No. FEMA use, etc.): ate with no fill and septic	Weather Gra Apparent Ad rd Area Map Date 41039C-110 Site Blood zone no	yerse Yes No © 06-02-1999 5F created by plet on FEMA photo pages
Gas Water Sanitary sewer Storm sewer Comments (aplegal partitio map Site b GENERAL DESCI	parent acon in 19 counded	Private We Private Seg Natural Slo Iverse easeme 94 and con I on east by	II pe nts, encro forms to Tax Lo	S S S S A A Dachmo zon	treet urb/gutter idewalk treet lights ulley ents, special ing "as is" 08, owned CRIPTION	Asphalt None None None None assessment Site drift by Bales	nts, slide areas, ainage by di s, with an all	illegal or legal tch and slop owed homes	nonconfor	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning u ally adequa ng own wel BASEMENT	urface All v assements No ial Flood Hazar Zone X No. FEMA use, etc.): ate with no fill and septic	Weather Gra Apparent Ad rd Area Map Date 41039C-110 Site lood zone nc system; see	yerse Yes No © 06-02-1999 5F created by plet on FEMA photo pages
Gas Water Sanitary sewer Storm sewer Comments (applegal partition map. Site b GENERAL DESCI No. of Units	parent acon in 19 ounder RIPTION	Private We Private Sep Natural Slo Iverse easeme 94 and con 1 on east by	II pe nts, encro forms to Tax Lo EXTERIOR Foundation	S S S A A DESCOON	treet Surb/gutter Sidewalk Street lights Surber special Sing "as is" So, owned CRIPTION Conc	Asphalt None None None I assessme ''. Site dr I by Bales	nts, slide areas, ainage by di s, with an all FOUNDATK Slab	illegal or legal tch and slop owed homes N Partial	nonconfor	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map Iming zoning u ally adequa Ing own wel BASEMENT Area Sq. Fi	urface All V asements No / ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic	Weather Gra Apparent Ad Id Area Map Date 41039C-110 Site Bood zone no system; see INSULAT Roof	yerse Yes No a 06-02-1999 5F created by teld on FEMA photo pages
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories	parent acon in 19 counders	Private We Private Sep Natural Slo Iverse easeme 94 and con I on east by ne	II pe nts, encro forms to Tax Lo EXTERIOR Foundation	S S S S A A A D A C A D E S C O D E	itreet Surb/gutter Sidewalk Street lights Sulley Sents, special Sing "as is" So, owned CRIPTION Conc	Asphalt None None None I assessment ''. Site dr I by Bales Crete ar Lap	nts, slide areas, ainage by di s, with an all FOUNDATK Slab Crawl Spa	illegal or legal tch and slop owed homes IN Partial ce Partial	nonconfor	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map Iming zoning u ally adequa Ing own wel BASEMENT Area Sq. Fi % Finished	urface All V asements No / ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic	Weather Gra Apparent Ad Id Area Map Date 41039C-110 Site Bood zone no system; see INSULAT Roof Ceiling	yerse Yes No © 06-02-1999 5F created by teld on FEMA photo pages ION R-30+
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Att.)	parent acon in 19 ounded RIPTION O O D	Private We Private Sep Natural Slo Iverse easeme 94 and con I on east by ne ne etached	II petic pe nts, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surf	S S S S A A Dachim D Zon Ot 130 On Walls	treet curb/gutter cidewalk ctreet lights curb/s, special curb, special curb (as is	Asphalt None None None I assessment. Site dr I by Bales crete ar Lap	nts, slide areas, ainage by di 5, with an all FOUNDATK Slab Crawl Spa es Basement	illegal or legal tch and slor owed homes IN Partial ce Partial No	nonconfor	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning to ally adequa BASEMENT Area Sq. Fi % Finished Ceiling	urface All V asements No / ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic	Weather Gra Apparent Ad d Area Map Date 41039C-110 Site Bood zone nc system; see INSULAT Root Ceiling Walls	yerse Yes No to 06-02-1999 5F Created by toted on FEMA photo pages ION R-30+ R-11
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det /Aft.) Design (Style)	parent acon in 19 counder RIPTION OO OO RIPTION RIPTION RIPTION RIPTION RIPTION OO O	Private We Private Sep Natural Slo Iverse easeme 94 and con I on east by ne ne etached ambler	II otic pe nts, encro forms to Tax Lo EXTERIOR Foundatic Exterior V Roof Surf Gutters &	S S S S S S S S S S S S S S S S S S S	itreet Surd/gutter Gutd/gutter Gutd/gutter Gutdey G	Asphalt None None None None I assessment By Bales Crete ar Lap p. Shingl Metal	nts, slide areas, ainage by di 5, with an all FOUNDATIO Slab Crawl Spa es Basement Sump Pur	illegal or legal tch and slor owed homes N Partial ce Partial No np None	nonconfor be, norm	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning u ally adequa BASEMENT Area Sq. Fl % Finished Ceiling Walls	urface All V asements No / ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic	Weather Gra	yerse Yes No © 06-02-1999 5F created by teld on FEMA photo pages ION R-30+
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos	parent acon in 19 counders RIPTION O D R RIPS Sed E	Private We Private Sep Natural Slo Iverse easeme 94 and con I on east by ne ne etached ambler kisting	II tic pe nts, encro forms to Tax Lo EXTERIOR Foundatic Exterior V Roof Surf Gutters & Window	S C C S S A A A A A A A A A A A A A A A	itreet Surb/gutter Sidewalk Street lights Subsymmetric Su	Asphalt None None None None I assessme ' Site dr by Bales crete ar Lap p. Shingl Metal	nts, slide areas, ainage by di s, with an all FOUNDATIO Slab Crawl Spa es Basement Sump Pur der Dampness	illegal or legal tch and slor bowed homes N Partial ce Partial No None None April None	nonconforce, norm	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning ually adequae BASEMENT Area Sq. Ft % Finished Ceiling Walls Floor	urface All V asements No A ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic	Weather Gra Apparent Ad d Area Map Date 41039C-110 Site Bood zone nc system; see INSULAT Root Ceiling Walls	yerse Yes No to 06-02-1999 5F Created by toted on FEMA photo pages ION R-30+ R-11
Gas Water Sanitary sewer Storm sewer Comments (aplegal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.)	parent acon in 19 counded RIPTION O R R Sed E	Private We Private Sep Natural Slo Iverse easeme 94 and con I on east by ne ne etached ambler kisting	II pe nts, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surr Gutters 8 Window Storm/Sc	S C C S S S A A A A A A A A A A A A A A	treet terby gutter idewalk street lights ulley entry, special ing "as is" 08, owned CRIPTION Conc. Cod. Com. spts. Galv. Alum	Asphalt None None None None I assessme ' Site dr by Bales Crete ar Lap p. Shingl Metal ThrmSlic Yes	nts, stide areas, ainage by di s, with an alle FOUNDATIC SIAD Crawl Spa es Basement Sump Pur der Dampness Settlement	illegal or legal tch and slop owed homes on the partial ce Partial No no None None Ap	nonconforce, norm	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning u ally adequa BASEMENT Area Sq. Fl % Finished Ceiling Walls	urface All V asements No A ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic	Weather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr	yel_ yerse Yes No policy 06-02-1999 SF created by ted on FEMA photo pages ION R-30+ R-11 R-19
Gas Water Sanitary sewer Storm sewer Comments (ap, legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Att.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1)	parent acon in 19 counded RIPTION O R R A T Seed A T T Seed A S	Private We Private Sep Natural Slo Werse easeme 94 and con d on east by ne ne etached ambler kisting 7 est	II pe nts, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surr Gutters 8 Window Storm/Sc	S C C S S S A A A A A A A A A A A A A A	itreet Surb/gutter Sidewalk Street lights Subsymmetric Su	Asphalt None None None None I assessme ' Site dr by Bales Crete ar Lap p. Shingl Metal ThrmSlic Yes	nts, slide areas, ainage by di s, with an all FOUNDATIO Slab Crawl Spa es Basement Sump Pur der Dampness	illegal or legal tch and slop owed homes on the partial ce Partial No no None None Ap	nonconforce, norm	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning ually adequae BASEMENT Area Sq. Ft % Finished Ceiling Walls Floor	urface All V asements No A ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic	Weather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr	yel yerse Yes No e 06-02-1999 5F created by olded on FEMA e photo pages ION R-30+ R-11 R-19
Gas Water Sanitary sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1) ROOMS	parent acon in 19 counded RIPTION O R R Sed E	Private We Private Sep Natural Slo Iverse easeme 94 and con I on east by ne ne etached ambler kisting	II pe nts, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surr Gutters 8 Window Storm/Sc	S C C S S A A A A A A A A A A A A A A A	treet terby gutter idewalk street lights ulley entry, special ing "as is" 08, owned CRIPTION Conc. Cod. Com. spts. Galv. Alum	Asphalt None None None None I assessme ' Site dr by Bales Crete ar Lap p. Shingl Metal ThrmSlic Yes	nts, stide areas, ainage by di s, with an alle FOUNDATIC SIAD Crawl Spa es Basement Sump Pur der Dampness Settlement	illegal or legal tch and slop owed homes on the partial ce Partial No no None None Ap	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map ming zoning u ally adequa ng own wel BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En	urface All V asements No A ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic	Weather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr	yel_ yerse Yes No policy 06-02-1999 SF created by ted on FEMA photo pages ION R-30+ R-11 R-19
Gas Water Sanitary sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement	parent acon in 19 counders RIPTION O D R R Sed E:	Private We Private Sep Natural Slo Verse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0	II pe nts, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surr Gutters 8 Window Storm/So Manufact	S C C S S A A A A A A A A A A A A A A A	idreet Surb/gutter idewalk Street lights Surbel Sur	Asphalt None None None None I assessme " Site dr by Bales crete ar Lap p. Shingl Metal hThrmSlic es	nts, slide areas, ainage by dis, with an allifoundated Slab Crawl Spates Basement Sump Pur Jer Dampness Settlement Infestation	illegal or legal tch and stor towed home: Partial Re Partial No ne None Ap None Ap None Ap None Ap	nonconforce, norm site havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map ming zoning u ally adequa ng own wel BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En	urface All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr Retro	yel_ yerse Yes No post 06-02-1999 SF created by ted on FEMA photo pages ION R-30+ R-11 R-19 Weatherized
Gas Water Sanitary sewer Storm sewer Comments (ap) legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement Level 1	parent acon in 19 counded RIPTION O R R A T Seed A T T Seed A S	Private We Private Sep Natural Slo Werse easeme 94 and con d on east by ne ne etached ambler kisting 7 est	II pe nts, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surr Gutters 8 Window Storm/So Manufact	S S S S S S S S S S S S S S S S S S S	idreet Surb/gutter idewalk Street lights Surbel Sur	Asphalt None None None None I assessme " Site dr by Bales crete ar Lap p. Shingl Metal hThrmSlic es	nts, slide areas, ainage by dis, with an allifoundated Slab Crawl Spates Basement Sump Pur Jer Dampness Settlement Infestation	illegal or legal tch and stop owed home: Partial ce Partial No None None Ap None Ap None Ap None Ap	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map ming zoning u ally adequa ng own wel BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En	urface All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr Retro	yerse Yes No e 06-02-1999 5F created by held on FEMA photo pages 10N R-30+ R-11 R-19 Weatherized Area Sq. Fi
Gas Water Sanitary sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement	parent acon in 19 counders RIPTION O D R R Sed E:	Private We Private Sep Natural Slo Verse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0	II tic pe tis, encro forms to Tax Lo EXTERIOR Foundatio Exterior V Roof Surf Gutters 8 Window Storm/So Manufact Dinin	S S S S S S S S S S S S S S S S S S S	idreet Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb-gutter	Asphalt None None None None None Some None None None None None Some Site or Si	nts, slide areas, ainage by dis, with an allifoundated Slab Crawl Spates Basement Sump Pur Jer Dampness Settlement Infestation	illegal or legal tch and stop owed home: Partial ce Partial No None None Ap None Ap None Ap None Ap	nonconforce, norm site havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map, ming zoning u ally adequa ng own wel BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En	urface All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr Retro	yel_ yerse Yes No to 06-02-1999 SF created by the on FEMA the photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None
Gas Water Sanitary sewer Storm sewer Comments (ap) legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement Level 1	parent acon in 19 counders RIPTION O D R R Sed E:	Private We Private Sep Natural Slo Verse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0	II tic pe tis, encro forms to Tax Lo EXTERIOR Foundatio Exterior V Roof Surf Gutters 8 Window Storm/So Manufact Dinin	S S S S S S S S S S S S S S S S S S S	idreet Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb-gutter	Asphalt None None None None None Some None None None None None Some Site or Si	nts, slide areas, ainage by dis, with an allifoundated Slab Crawl Spates Basement Sump Pur Jer Dampness Settlement Infestation	illegal or legal tch and stop owed home: Partial ce Partial No None None Ap None Ap None Ap None Ap	nonconforce, norm site havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map, ming zoning u ally adequa ng own wel BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En	urface All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr Retro	yel_ yerse Yes No to 06-02-1999 SF created by the on FEMA the photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None
Gas Water Sanitary sewer Storm sewer Comments (ap) legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement Level 1	parent aconomic formation in 19 ocunded RIPTION O O O O RIPTION R R R A A A A A A A A A A A A A A A A	Private We Private Sep Natural Slo lverse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0 Living	II tic pe tis, encro forms to Tax Lo EXTERIOR Foundatio Exterior V Roof Surf Gutters 8 Window Storm/So Manufact Dinin	S S S A A A A A A A A A A A A A A A A A	idreet Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb-gutter	Asphalt None None None None lassessmer Site dr by Bales crete ar Lap pp. Shingl Metal ThrmSlic res Den	nts, slide areas, ainage by dis, with an allifoundated Slab Crawl Spates Basement Sump Pur Jer Dampness Settlement Infestation	illegal or legal tch and stop owed home: Partial ce Partial No None None Ap None Ap None Ap None Ap	nonconforce, norm site havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning to ally adequa BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En	urface All Vasements No Asial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic t. None try Laundry	Weather Gra	vel_ verse Yes
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det /Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (N ROOMS Basement Level 1 Level 2	parent are poounded and poounded are poounde	Private We Private Sep Natural Slo lverse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0 Living	II Intic pe Intis, encro forms to Tax Lo EXTERIOR Foundatio Exterior V Roof Surr Gutters 8 Window Storm/So Manufact Dinin area	S S S A A A A A A A A A A A A A A A A A	idreet Burb/gutter idewalk Street lights Liley ents, special ing "as is" D8, owned CRIPTION Conc. Cod. Com. Street lights Alum No/Y House No Kitchen 1	Asphalt None None None None None Site dr by Bales Crete ar Lap p. Shingl ThrmSlid es Office	nts, slide areas, ainage by di 5, with an all FOUNDATK Slab Crawl Spa Basement Sump Pur der Oampness Settlement Infestation Family Rm.	illegal or legal tch and stop owed home: Partial ce Partial No None None Ap None Ap None Ap None Ap	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map rming zoning to ally adequa BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En	urface All Vasements No Asial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic t. None try Laundry	Weather Gra	yel_ yerse Yes No p 06-02-1999 SF created by yeled on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. ft None 1,452
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det /Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement Level 1 Level 2	parent accounter to the state of the state o	Private We Private Sep Natural Slo Werse easeme 94 and con d on east by ne ne etached ambler xisting 7 est) Living 1	II Intic pe Intis, encro forms to Tax Lo EXTERIOR Foundatic Exterior V Roof Surr Gutters 8 Window Storm/Sc Manufact Dinin area	S S S S S S S S S S S S S S S S S S S	idreet Burb/gutter idewalk Street lights Literet lights Liley Conc. Conc	Asphalt None None None None None Site dr by Bales Crete ar Lap p. Shingl ThrmSlic es Den KITCHE	nts, slide areas, ainage by dis, with an all- FOUNDATK Slab Crawl Spa Es Basement Sump Pur Jer Dampness Settlement Infestation Family Rm. B Bedroom(s); EN EOUIP.	illegal or legal tch and stor towed home: Partial Re Partial None None Ap None Ap None Ap Rec. Rm.	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map Teming zoning u ally adequa ng own wel BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En s # Baths 1	urlace All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septice. None Laundry Laundry 1,452 S	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system; see insuLat Roof Ceiling Walls Floor None Unknowr Retro Other Gquare Feet of G CAR STORAGG	yel_ yerse Yes No e 06-02-1999 For created by yeled on FEMA e photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1,452
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Effective Age (Yrs.)	parent acon in 19 Outlier Ription OD DESTRUCTION RESERVE 44 47 Fover entry Match Carpes	Private We Private Sep Natural Slo Natural	II Intic pe pe mis, encro forms to Tax Lo EXTERIOR Foundatic Exterior V Roof Surf Gutters 8 Window Storm/Sc Manufact Dinin area	S S S S S S S S S S S S S S S S S S S	idreet Surb/gutter Gurb/gutter Gurb/gutter Gurb/gutter Gurb/gutter Gurb/gutter Gurber	Asphalt None None None None None None Side of the state o	nts, slide areas ainage by di s, with an all- FOUNDATIC Slab Crawl Spa es Basement Sump Pur der Dampness Settlement Intlestation Family Rm. B Bedroom(s); R EQUIP.	illegal or legal tch and stor owed home: Partial Re Partial No np None Ap None Ap None Ap Rec. Rm. ATTIC	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Apparent ea FEMA Map Apparent ea FEMA Map BASEMENT Area Sq. Fi Finished Ceiling Walls Floor Outside En S # Baths 1 MENITIES ireplace(s) #	urlace All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ale with no fill and septice. None Laundry 1,452 S Brick	Meather Gra Apparent Ad rd Area Map Dat 41039C-110 Site Lood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Other CAR STORAGI None	yel_ yerse Yes No e 06-02-1999 FF created by bled on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1 452
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement Level 1 Level 2 Finished area al INTERIOR Floors Walls	parenta or in 19 parent	Private We Private Sep Natural Slo Verse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0 Living 1 de contains: erials/Conditio t, Vinyl or, paneling,	II Intic pe Intis, encro forms to Tax Lo EXTERIOR Foundatio Exterior V Roof Sur Gutters 8 Window Storm/Sc Manufact Dinin area I I V VP Fu	S S S S S A A A A S S S S S S S S S S S	idreet Surb/gutter	Asphalt None None None None None None Side of	nts, slide areas ainage by di s, with an all- FOUNDATIC Slab Crawl Spa es Basement Sump Pur Dampness Settlement Intlestation Family Rm. B Bedroom(s); SNE OUIP: erator	illegal or legal tch and slor owed home: Partial Re Partial No None Ap None Ap None Ap Rec. Rm. ATTIC None Stairs	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Reason Soning U ally adequa ng own wel BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En S. # Baths 1 1 St): MENITIES ireplace(s) # atio Open	urlace All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septice. None Laundry Laundry 1,452 S	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Other CAR STORAGI None Garage	yerse Yes No e 06-02-1999 5F created by held on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1,452 # of cars
Gas Water Sanitary sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement Level 1 Level 2 Finished area al INTERIOR Floors Walls Trim/Finish	parent as a consider of the consideration of the co	Private We Private Sep Natural Slo Natural	II Itic pe mts, encro forms to Tax Lo EXTERIOR Foundatio Exterior V Roof Surr Gutters & Window Storm/Sc Manufact Dinin area Ity WP Fu Co	S S S A A A A A A A A A A A A A A A A A	treet surk/gutter sidewalk treet lights sidewalk treet lights treet lights sidewalk si	Asphalt None None None None None None Side of the draw	nts, slide areas, ainage by dis, with an allifoundation of the same of the sam	illegal or legal tch and slog owed homes No Partial Re None Ap None Ap Rec. Rm ATTIC None Stairs Drop Stairs	nonconforce, norm site havi parent parent Bedroom 1 Bath(s	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Mally adequating own wel BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En S # Baths 1 MENITIES Greplace(s) # atio Open eck None	urlace All Vasements No vial Flood Hazar Zone X	Meather Gra Apparent Ad rd Area Map Dat 41039C-110 Site Bood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other CAR STORAGI None CAR STORAGI None Attached	yel_ yerse Yes No e 06-02-1999 5F created by bled on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1, 452 ross Living Area # of cars 1+
Gas Water Sanitary sewer Storm sewer Comments (ap) legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (N ROOMS Basement Level 1 Level 2 Finished area at Interior Walls Trim/Finish Bath Floor	parent ar an in 199 ounder an in 199 ounder are are are are are are are are are a	Private We Private Sep Natural Slo Verse easeme 94 and con 1 on east by ne ne etached ambler xisting 7 est) Living 1 1 de contains: erials/Conditio t, Vinyl er, paneling, dd Wood	II Itic pe mts, encro forms to Tax Lo EXTERIOR Foundatic Exterior V Roof Surr Gutters 8 Window Storm/Sc Manufact Dinin area I VWP Fu Co Co	S S S A A A A A A A A A A A A A A A A A	idreet Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb-gutter	Asphalt None None None None None I sassessme Site or by Bales Crete ar Lap p. Shingl Metal ThrmSlic Ces Den Office Refrige Range Dispos Dishw	nts, slide areas, ainage by dis, with an allifoundation of the same of the sam	illegal or legal tch and slog owed homes No Partial Re None Ap None Ap Rec. Rm. ATTIC None Stairs Drop Stair Scuttle	nonconforce, norm site havi parent parent Bedroom 1 Bath(s	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Residually adequate Resid	urlace All V asements No A ital Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic None Laundry 1,452 S Brick	Meather Gra Apparent Ad rd Area Map Dat 41039C-110 Site Bood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Garage Attached Detached	yerse Yes No e 06-02-1999 5F created by held on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1,452 # of cars
Gas Water Sanitary sewer Storm sewer Comments (ap) legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (N ROOMS Basement Level 1 Level 2 Finished area at INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wainscot	parent at a parent	Private We Private Sep Natural Slo Verse easeme 94 and cond 1 on east by ne ne etached ambler visting 7 est) Living 1 de contains: verials/Conditio t, Vinyl rr, paneling, dd Wood ca	II Itic pe mts, encro forms to Tax Lo EXTERIOR Foundatic Exterior V Roof Surr Gutters 8 Window Storm/So Manufact Dinin area IV VVP Fu Co Co Ce	S CC S S S A A A A A A A A A A A A A A A	treet Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb-gutter	Asphalt None None None None I assessmet Site or by Bales Crete ar Lap p. Shingl Metal ThrmSlic Cres Den KITCHE Refrige Range Dishwi Fan/Ho	nts, slide areas, ainage by di s, with an alle FOUNDATK Slab Crawl Spa Basement Sump Pur der Dampness Settlement Infestation Family Rm.	illegal or legal tch and slor owed homes No Partial Re None Ap None Ap None Ap Rec. Rm. ATTIC None Stairs Drop Stair Scuttle Floor	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Map FEMA M	urlace All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic I. None Laundry Laundry 1,452 S Brick X Hed X Yard X	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Grage Attached Built-In	yel_ yerse Yes No e 06-02-1999 5F created by bled on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1, 452 ross Living Area # of cars 1+
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement Level 1 Level 2 Finished area at INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wainscot Doors	parentar of the parentar of th	Private We Private Sep Natural Slo Natural	II Intic pe mits, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surroy School Dinin area	S C C S S S A A A A A A A A A A A A A A	idreet Burb/gutter idewalk Street lights Liley Erret lights Liley Conc Cede CRIPTION Conc Cede Com North House No Kitchen 1	Asphalt None None None None None I sassessmer Site dr by Bales Crete ar Lap pp. Shingl ThrmSlic Ces Den Office KITCHE Refrige Range, Dispos Dishw Fan/Hc Microv	nts, slide areas, ainage by dis, with an allessament Sump Pur der Dampness Settlement Infestation Family Rm. B Bedroom(s); N EQUIP. Grator State Stat	illegal or legal tch and stop owed home: N Partial ce None Ap	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map TEMA	urlace All Vasements No / sial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septice. None Laundry Laundry Laundry Laundry Hazar X Septiment (1) 1,452 S	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Grage Attached Built-In Carport	yel_ yerse Yes No p 06-02-1999 SF created by yeted on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. ft None 1.452 FOSS Living Area Fig. 1452 FOSS FOSS FOSS FOSS FOSS FOSS FOSS FOSS
Gas Water Sanitary sewer Storm sewer Comments (ap legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Art.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (Y ROOMS Basement Level 1 Level 2 Finished area at INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wainscot Doors See comment	parent ac on in 19 ounder on i	Private We Private Sep Natural Slo Natural Slo Nerse easeme 94 and con d on east by ne ne etached ambler xisting 7 est) Living 1 de contains: lerials/Conditio t, Vinyl r, paneling, dd Wood ca vcore/Slider	II Intic pe mits, encro forms to Tax Lo EXTERIOR Foundation Exterior Vanuation Exterior V	S S S S S S S S S S S S S S S S S S S	idreet Burb/gutter idewalk Street lights Literet li	Asphalt None None None None None None Side of	nts, slide areas, ainage by dis, with an allifoundated Slab Crawl Spa es Basement Joampness Settlement Infestation Family Rm. B Bedroom(s); N EQUIP. Brator Joan Sala Sala Sala Sala Sala Sala Sala Sa	illegal or legal tch and stor owed home: Partial Re Partial None None Ap Non	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map TEMA	urlace All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septice. None Laundry 1,452 S Brick X Yard X Yard X Lape, X	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site Bood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Grage Attached Detached Built-in Carport Driveway	yel_ yerse Yes No e 06-02-1999 Foreated by Index on FEMA Photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1, 452 TOSS Living Area # of cars 1+ 3+
Gas Water Sanitary sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (Yrs.)	parent according to the state of the state o	Private We Private Sep Natural Slo Natural Slo Nerse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0 Living 1 1 de contains: terials/Conditio t, Vinyl tr, paneling, dd Wood ca vcore/Slider ow cial energy effi	II Intic pe mits, encro forms to Tax Lo EXTERIOR Foundation Exterior Vandation Exterior Vandamiaco Dinin area Ty WP Fu Co	S S S S S S S S S S S S S S S S S S S	idreet Surb/gutter idewalk circet lights between the special ing "as is" 18, owned CRIPTION Code Com spls. Alum Nory House No Kitchen 1 7 Rooms; 6 FA Electric on Good 6 HP None Good Code Code Com Surber Nory Nory House No Kitchen 1 1 FA Rooms; 6 FA Electric on Good 6 HP None Good Code Code Code Code Code Code Code C	Asphalt None None None None None None None Side of the pales Crete ar Lap p. Shingl Metal ThrmSlic es Den Office Refrige Range, Dispos Dishwith Fan/Ho Microw Washer Offit weath	nts, slide areas, ainage by dis, with an allifoundate Stab Crawl Spaes Settlement Infestation Family Rm. B Bedroom(s); N EOUIP. Brator	illegal or legal tch and stor owed horner. Partial ce Partial No None Apt	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map TEMA	urlace All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septice by None 1,452 S Brick S Brick S Yard S yard S assement wire	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Garage Attached Detached Built-in Carport Driveway ndows, weat	yerse Yes No e 06-02-1999 5F created by hed on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1,452 # of cars 1+ 3+ 6+ herstrip, added
Gas Water Sanitary sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Effective Age (Yrs.) Effective	parent as connin 19 parent as connincia 19 parent as co	Private We Private Sep Natural Slo Werse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 1 Living 1 Living de contains: terials/Condition t, Vinyl tr, paneling, d Wood ca wcore/Slider ow cial energy effi	II Intic pe mits, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surf Gutters & Window Storm/Sc Manufact Dinin area	S S S S S S S S S S S S S S S S S S S	idreet Surb/gutter Gurb/gutter Gurb/gutter Gurb/gutter Gurb/gutter Gurb/gutter Gurb/gutter Gurb-gurb-gurb-gurb-gurb-gurb-gurb-gurb-g	Asphalt None None None None None None None Side of by Bales Crete ar Lap p. Shingl Metal ThrmSlic es Den office KITCHE Refrige Range, Dispos Dishwit Fan/Ho Microw Washe	nts, slide areas, ainage by dis, with an allifoundate Slab Crawl Spaes Basement Dampness Settlement Infestation Family Rm. B Bedroom(s); REQUIP. Brator Moven Sal Sasher Soud Swave Fir/Oryer Perized with dispersion of the state of the stat	illegal or legal tch and stor owed horner on Partial ce Partial No no Ap None	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Apparent ea FEMA Map Apparent ea FEMA Map Apparent ea FEMA Map BASEMENT Area Sq. Fi % Finished Ceiling Walls Floor Outside En S # Baths 1 S); MENITIES ireplace(s) # atio Open eck None orch Cover ence Field, ool landsca outbuildings slider and ca lace in livin	urface All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic by None try Laundry 1,452 S Brick X Appe, X assement wirg room with	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site lood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Garage Attached Detached Built-In Carport Driveway In pellet stove	yel_ yerse Yes No e 06-02-1999 5F created by held on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1, 452 # of cars 1+ 3+ 6+ herstrip, added insert.
Gas Water Sanitary sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Existing/Propos Basement Level 1 Level 2 Finished area at INTERIOR Floors Walls Trimt/Finish Bath Floor Bath Wainscot Doors See commen Additional featu attic and floor Condition of the	parent in 19 paren	Private We Private Sep Natural Slo Verse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0 Living 1 Living t, Vinyl or, paneling, dd Wood ca vecore/Slider ow cial energy effi ation. Newe	II Intic pe mins, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surr Gutters & Window Storm/Sc Manufact Dinin area Co	S S S S S S S S S S S S S S S S S S S	idreet Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb-gutter	Asphalt None None None None None None None Side of the draw of the	nts, slide areas, ainage by dis, with an all- FOUNDATIK Slab Crawl Spa es Basement Sump Pur Dampness Settlement Intlestation Family Rm. B Bedroom(s); N EOUIP. Brator JOVen Sal Sasher Sood Wave Pur/Dryer Perized with d heat pump al), repairs need	illegal or legal tch and slop owed home: DN Partial Ce Partial No None Ap None Ap None Ap None Ap Rec. Rm. ATTIC None Stairs Drop Stairs Coultie Floor Floor Brick head aluminum to the Brick head led, quality of colors.	nonconforce, norm site havi parent parent Bedroom 1 8alh(s)	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Apparent ea BASEMENT Area Sq. Ft % Finished Ceiling Walls Floor Outside En S # Baths 1 1 S); MENITIES ireplace(s) # atio Open eck None orch Cover ence Field, ool landsca Outbuildings dider and collace in livin on, remodeling	urface All V asements No v ial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic I. None Try Laundry 1,452 S Brick Y ard Y ard Appe, S asement wir g room with /additions, etc.	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site Lood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Other Garage Attached Built-In Carport Driveway ndows, weat!	yel_ yerse Yes No e 06-02-1999 5F created by bied on FEMA Photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1, 452 ross Living Area # of cars 1+ 3+ 6+ herstrip, added insert Subject built
Gas Water Sanitary sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Existing/Propos Basement Level 1 Level 2 Finished area at INTERIOR Floors Walls Trimt/Finish Bath Floor Bath Wainscot Doors See commen Additional featu attic and floor Condition of the	parent in 19 paren	Private We Private Sep Natural Slo Verse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0 Living 1 Living t, Vinyl or, paneling, dd Wood ca vecore/Slider ow cial energy effi ation. Newe	II Intic pe mins, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surr Gutters & Window Storm/Sc Manufact Dinin area Co	S S S S S S S S S S S S S S S S S S S	idreet Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb/gutter Surb-gutter	Asphalt None None None None None None None Side of the draw of the	nts, slide areas, ainage by dis, with an all- FOUNDATIK Slab Crawl Spa es Basement Sump Pur Dampness Settlement Intlestation Family Rm. B Bedroom(s); N EOUIP. Brator JOVen Sal Sasher Sood Wave Pur/Dryer Perized with d heat pump al), repairs need	illegal or legal tch and slop owed home: DN Partial Ce Partial No None Ap None Ap None Ap None Ap Rec. Rm. ATTIC None Stairs Drop Stairs Coultie Floor Floor Brick head aluminum to the Brick head led, quality of colors.	nonconforce, norm site havi parent parent Bedroom 1 8alh(s)	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Apparent ea BASEMENT Area Sq. Ft % Finished Ceiling Walls Floor Outside En S # Baths 1 1 S); MENITIES ireplace(s) # atio Open eck None orch Cover ence Field, ool landsca Outbuildings dider and collace in livin on, remodeling	urface All V asements No v ial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic I. None Try Laundry 1,452 S Brick Y ard Y ard Appe, S asement wir g room with /additions, etc.	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site Lood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Other Garage Attached Built-In Carport Driveway ndows, weat!	yel_ yerse Yes No e 06-02-1999 5F created by held on FEMA photo pages ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1, 452 # of cars 1+ 3+ 6+ herstrip, added insert.
Gas Water Sanitary sewer Storm sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (N ROOMS Basement Level 1 Level 2 Finished area al INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wainscot Doors See commel Additional featu attic and floot Condition of the per owners of	parent as a connection of the	Private We Private Sep Natural Slo Verse easeme 94 and con d on east by ne ne etached ambler kisting 7 est 0) Living 1 1 de contains: erials/Conditio t, Vinyl er, paneling, ed Wood ca vcore/Slider ow cial energy effi ation. Newe	II Intic pe mins, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surn Gutters & Window Storm/Sco Manufact Dinin area	S S S S S S S S S S S S S S S S S S S	identification in the control of the	Asphalt None None None None None None None None	nts, slide areas, ainage by dis, with an allifoundation of the same of the sam	illegal or legal tch and slop owed homes Partial ce Partial No np None None Ap None Ap Rec. Rm. ATTIC None Stairs Drop Stair Scuttle Floor Heated Finished aluminum tl Brick hea led, quality of ocrete found.	nonconforce, norm site havi parent parent Bedroom 1 Balh(s)	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Reason on the selection of the	urface All V asements No v ial Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic None try Laundry 1,452 S Brick Yard Yard Jack Jac	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site Lood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Other Garage Attached Detached Built-in Carport Driveway In pellet stove In smaller office	yel_ yerse Yes No e 06-02-1999 5F created by bied on FEMA photo pages. ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1, 452 ross Living Area # of cars 1+ 3+ herstrip, added insert Subject built
Gas Water Sanitary sewer Storm sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (N ROOMS Basement Level 1 Level 2 Finished area al INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wainscot Doors See commel Additional featu attic and floot Condition of the per owners of	parent are a considered to the	Private We Private Sep Natural Slo Verse easemet 94 and cond on east by ne ne etached ambler visiting 7 est 7) Living 1 1 de contains: erials/Conditio t, Vinyl tr, paneling, ed Wood ca vcore/Slider bw cial energy effi ation. Newe	II Intic pe III III III III III III III III III	S S S S S S S S S S S S S S S S S S S	identification of the control of the	Asphalt None None None None None None None None	nts, slide areas, ainage by dis, with an allifoundation of the same of the sam	illegal or legal tch and slog owed homes No Partial ce Partial No None Ap None Ap None Ap Rec. Rm. ATTIC None Stairs Drop Stairs Cuttle Floor Heated Finished aluminum tl Brick heat led, quality of occrete found og plaster wa	nonconforce, norm parent parent parent parent Bedroom 1 Bath(s	Driveway S Apparent ea FEMA Spec FEMA Map FEMA M	urface All V asements No v ial Flood Hazar Zone X No. FEMA use, etc.): ate with no fi I and septic None try Laundry 1,452 S Brick Y Yard Y yard Y yard g room with v additions, etc. b foundation ge kitchen v	Meather Gra Apparent Ad rd Area Map Dat 41039C-110 Site Bood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Grage Attached Detached Built-in Carport Driveway Endows, weatt n pellet stove	yel_ yerse Yes No e 06-02-1999 5F created by beted on FEMA e photo pages. ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1.452 # of cars 1+ 3+ 6+ herstrip, added insert Subject built ce room (was alder cabinetry
Gas Water Sanitary sewer Storm sewer Storm sewer Comments (ap) Legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (1 ROOMS Basement Level 1 Level 2 Finished area al INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wainscot Doors See comment Additional featu attic and floot Condition of the per owners of once a furnal	parent at a carpet la carp	Private We Private Sep Natural Slo Natural Slo Nerse easeme 94 and con don east by ne ne ne etached ambler kisting Vest Living Living Living to contains: terials/Conditio t, Vinyl tr, paneling, td Wood ca vcore/Slider ow cial energy effi ation. Newe ements, deprec 558, shown m). Averag rtops; older	II Intic pe mits, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surface Window Storm/Sc Manufact Dinin area of Cocient items of forced interior forced to midlisten to midliste	S S S S S S S S S S S S S S S S S S S	idreet Burb/gutter Gurb/gutter	Asphalt None None None None None Site or by Bales Crete ar Lap p. Shingl ThrmSlic es Den Site or Witche Refrige Range, Dishw Grow Washe offt weath rnace and and externaceords. Pe alterials u	nts, slide areas, ainage by dis, with an allifoundation of the same of the sam	illegal or legal tch and stor owed home: No partial ce Partial No pone Ap None Ap Non	nonconforce, normsite havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Ing own wel BASEMENT Area Sq. Ff % Finished Ceiling Walls Floor Outside En S # Baths 1 1 S MENITIES ireplace(s) # alio Open. Cover ence Field, ool landsca Outbuildings lider and ca lace in livin n, remodeling cept for slat papers, lan ryyer hookur	urface All Vasements No / side Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septice. None Laundry Laundry Laundry Laundry Septiment Williams assement wiring room with assement wiring room with the control of the co	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site Bood zone nc system, see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other Other Garage Attached Detached Built-in Carport Driveway ndows, weat n smaller offi- vith original al ed, partially in	yel_ yerse Yes No e 06-02-1999 5F created by beted on FEMA e photo pages. ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1.452 # of cars 1+ 3+ 6+ herstrip, added insert Subject built ce room (was alder cabinetry
Gas Water Sanitary sewer Storm sewer Comments (ap) legal partitio map. Site b GENERAL DESCI No. of Units No. of Stories Type (Det/Aft.) Design (Style) Existing/Propos Age (Yrs.) Effective Age (N ROOMS Basement Level 1 Level 2 Finished area at INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wainscot Doors See commeel Additional featu attic and floc Condition of the per owners of once a furna and formica	parent ac connected by the connected by	Private We Private Sep Natural Slo Natural Slo Nerse easeme 94 and con d on east by ne ne etached ambler kisting rest Living 1 1 de contains: lerials/Condition t, Vinyl rr, paneling, ded Wood ca woore/Slider ow cial energy effi ation. Newe ements, deprec 558, shown m). Averag rtops; older conditions (suc	II Intic pe mits, encro forms to Tax Lo EXTERIOR Foundation Exterior V Roof Surr Gutters & Window Storm/Sc Manufact Dinin area of Co	S S S S S S S S S S S S S S S S S S S	idreet Burkfygutter Gurkfygutter Gurkfygutte	Asphalt None None None None None None None None	nts, slide areas, ainage by dis, with an allifoundated Stab Crawl Spa Es Settlement Infestation Family Rm. B Bedroom(s); IN EOUIP. Brator	illegal or legal tch and stor owed horner. Partial ce Partial No ne None Ap N	nonconforce, normsiste havi	Driveway S Apparent ea FEMA Spec FEMA Zone FEMA Map FEMA Map Rea Sq. Fi Si Finished Ceiling Walls Floor Outside En Si # Baths 1 Si; MENITIES Ireplace(s) # Atio Open Reck None Cover Reck None Cover Reck None Cover Reck In livin In, remodeling In, remodeling In, remodeling In, remodeling In, remodeling In, rept for slad Inpapers, larr Tyer hookug In improvemer	urface All Vasements No vial Flood Hazar Zone X No. FEMA Isse, etc.): ate with no fill and septic None Laundry Laundry 1,452 S Brick X Yard X yard X groom with Additions, etc. to foundation ge kitchen vos, unfinishents, on the site,	Meather Gra Apparent Ad d Area Map Dat 41039C-110 Site Blood zone nc system; see INSULAT Roof Ceiling Walls Floor None Unknowr Retro Other CAR STORAGI None Garage Attached Detached Built-in Carport Driveway In smaller official acid, partially in or in the	yel_ yerse Yes No e 06-02-1999 5F created by beted on FEMA e photo pages. ION R-30+ R-11 R-19 Weatherized Area Sq. Ft None 1.452 # of cars 1+ 3+ 6+ herstrip, added insert Subject built be room (was alder cabinetry)

luation Section	UN			APPRAISAL		File No. 092605A	
ESTIMATED SITE VALUE		= \$	200,00			source of cost estimate, site vi	
ESTIMATED REPRODUCT				1 '		and fmHA, the estimated rema	
Dwelling 1,45	2 Sq. ft. @\$ <u>80.00</u>	_ = \$116	160	economic life of the	property): Cost a	opproach data from Natio	onal
	_ Sq. ft. @\$	_ =		Building Cost S	Service data and	office files. Site value ba	ised on
Appliances, patio, fir	replace, porch	= 8,	000	data from the s	ubject's general	or competitive areas who	ich mav
Garage/Carport 396	Sq. Ft. @\$ 22.00) = 8.	712			is mostly "built-up" at thi	
Total Estimated Cost New		= \$ 132,				on the age/life method w	
Less Phys		External			pdating reducing		
	0.000		40.0			1 encouve age	
	 -	=\$_	40,00			200 A	
Depreciated Value of Impr		=\$_	92,8			utilities, site preparation	ı walks
"As-is" Value of Site Impro		≃\$ _			dscape, fence, w	ell and septic systems,	
INDICATED VALUE BY CO	ST APPROACH	=\$_	327,8	72 shop/shed/stor	age structure (\$	15,000).	
ITEM	SUBJECT	COMPARABLE	NO. 1	COMPARABI	LE NO. 2	COMPARABLE NO. 3	
88737 Oak	Hill Cemetery	86211 Bailey Hill R	oad	25737 Fleck Road	1	89160 Fir Butte Road	
Address Road, Euge		Eugene // \$373,000		Veneta // asking \$		Eugene // asking \$425,0	200
Proximity to Subject	1	2 air miles northwe				1/2 air mile northwest	200
	e N-A C-14			7 air miles southw			405.000
Sales Price	\$ Not Sold		364,500		230,000	<u> </u>	425,000
Price/Gross Living Area	\$ \psi	\$ 191.84 ⊄		\$ 199.65 7	<u> </u>	\$ 207.52 / 1	
Data and/or	Inspection	RE/max Integrity/ S	Seller	RE/max Integrity/		Past Inspection/ Seller	
Verification Source	Owner/ County	County Records / F	RMLS	County Records /	RMLS	County Records / RMLS	S
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust
Sales or Financing	1	New Conv. Loan		New Conv. Loan	1 1 1 1 1 1	Cash to Seller	_ L
Concessions	ì	No Points, Costs		No Points, Costs	:	assumed	
					124 000	Active Listing	
Date of Sale/Time	Ab	06-2005 (COE)	40.000	04-2004 (COE)	+34,000		<u>0</u>
Location	Above Average	Good minus	-10,000	Average	<u>+20,000</u>	Above Average	
Leasehold/Fee Simple	Fee	Fee		Fee		Fee	
Site	6.48 acres m/l	7.14 ac m/l	0	6.44 acres m/l	0_		40,000
View	Fields, hills	Wooded, Hills	0	Fields, hills	<u> </u>	Fields, wooded	. 0
Design and Appeal	Rambler	Rambler		Rambler		Rambler	
Quality of Construction	Average plus	Good minus	-10,000	Average	+5,000	Average plus	
Age	47 est 30eff	40act 20eff	-10,000			55act 35eff	+5,000
Condition	Above Average	Good minus					
			-5,000	Above Average	- 	Average	+5.000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	≟	Total Bdrms Baths	
Room Count	7 3 1	8 3 2	-6,000	6 3 1	<u></u>	7 3 1	
Gross Living Area	1,452 Sq. Ft.	1,900 Sq. Ft.	-11,200	1,152 Sq. Ft	. +7,500	2,048 Sq. Ft.	-14,900
Basement & Finished	No Basement	No Basement		No Basement		No Basement	
Rooms Below Grade					1		
Functional Utility	Average	Average		Average	;	Average	
Heating/Cooling	FA Electric/HP	HW RadiantBsbd	+3,000	Wall/Baseboard	+3,000		+2.000
Energy Efficient Items	Retro Wthrized.	Partial Wthrized.		Partial Wthrized			
			+3,000				+3.000
Garage/Carport	1+ Garage/PA	2+ Garages	-6,000	One Carport	+4,000		-10,000
Porch, Patio, Deck,	Porch, patio	Patio, Porch	0	Porch, patio	. 0	Porches	0
Fireplace(s), etc.	1 FP/ Insert	2 Fireplaces	. 0	W.S./hearth	<u> </u>	Old W.S./hearth	+500
Fence, Pool, etc.	Landscape,Fnce	Landscape Fnce		Landscape,Fnce	<u>:</u>	Landscape, Fnce	
Outbuildings	Shop/Shed/Stor.	504sf Shop	+10,000	Barn, arena, sheds	-15,000	Barn,Corral,Shed	-10,000
Net Adj. (total)		+ - s	42,200		61,500	i + ⋈-s	59,400
Adjusted Sales Price		1 × × × ×		 		 	,55, ,56
of Comparable	1 37		322,300		201 500	c	205.000
	norican (including the sul	inat properties competible		<u> </u>	291,500		365,600
Comments on Sales Comp	parison (including the sur	ect property's companior	iny to the neighbor	NOOD, etc.):		recent listing and sale da	
						tor 3, an active listing red	
						ment includes value of in	
rights to Amazon Cr	eek (higher producti	vity). Sale 2 is very t	ime dated but	similar in many oth	er respects to so	oject; a 10% per year tin	ne
adjustment is made	times 18 months fro	m date of pending s	ale to time of o	bservation for subj	ect. Sale 1 is in	somewhat better location	judging
by surrounding home	es and values but fu	rther from urban ser	vices; it was so	old after extended r	marketing at var	ous high asking prices.	
ITEM	SUBJECT	COMPARABLE		COMPARABI		COMPARABLE NO 3	3
Date, Price and Data	None Noted,	None Noted, Know	n (3 years)	None Noted, Know		None Noted, Known (3	
Source, for prior sales	Known	County Records/RI		County Records/F		County Records/RMLS	,,
within year of appraisal		Days on market = 7		Days on market =		Days on market = 45 +/	1.
	reament of cala satisa-						
						within one year of the date of a	
			<u>ea per owner,</u>	KMLS records in p	ast three calend	ar years. No prior sales o	of the
sale comparables no							
INDICATED VALUE BY SA						. \$	320,000
INDICATED VALUE BY INC	COME APPROACH (if App	licable) Estimated Mai	ket Rent \$ _	N/A /Mo. x	Gross Rent Multiplie	r N/A = \$	
This appraisal is made	as is" subje	ct to the repairs, alteration	ns, inspections or o	conditions listed below	subject to	completion per plans & specific	ations
Conditions of Appraisal: T						ure provisions do not app	
						vell, septic system inspec	
						more reliable indicator of	
						le family residences. The	sidieo
						ine a true market value.	
 Ine purpose of this apprai 	isal is to estimate the mai					tions and the certification, conti	ngent
		that are stated in the atta-	ched Freddie Mac I	Form 439/FNMA form 1	004B (Revised	June 1993).	
and limiting conditions, ar	nd market value definition	trial are stated in the atta			DT ACAE		
			RTY THAT IS THE S	SUBJECT OF THIS REPO	MI, AS UF	October 10, 2	2005
and limiting conditions, ar I (WE) ESTIMATE THE MA	RKET VALUE, AS DEFINI	ED, OF THE REAL PROPE		SUBJECT OF THIS REPO \$	320,000	October 10, 2	2005
and limiting conditions, ar	RKET VALUE, AS DEFINI	ED, OF THE REAL PROPE	EPORT) TO BE	\$	320,000		2005
and limiting conditions, ar I (WE) ESTIMATE THE MA (WHICH IS THE DATE OF I APPRAISER:	RKET VALUE, AS DEFINI	ED, OF THE REAL PROPE	EPORT) TO BE SUPE	\$ ERVISORY APPRAISER	320,000):	
and limiting conditions, ar I (WE) ESTIMATE THE MA (WHICH IS THE DATE OF I Appraiser: Signature	RKET VALUE, AS DEFINI NSPECTION AND THE EF	ED, OF THE REAL PROPE	EPORT) TO BE Supe Signa	\$_ ERVISORY APPRAISER Iture	320,000): : Oid	Did Not
and limiting conditions, ar I (WE) ESTIMATE THE MA (WHICH IS THE DATE OF I APPRAISER: Signature Name Craig E. McKe	RKET VALUE, AS DEFINI NSPECTION AND THE EF C	ED, OF THE REAL PROPE	EPORT) TO BE Supe Signa Name	\$ _ ERVISORY APPRAISER ature	320,000):	Did Not
and limiting conditions, ar I (WE) ESTIMATE THE MA (WHICH IS THE DATE OF I APPRAISER: Signature Name Craig E. MCKe Date Report Signed No	RKET VALUE, AS DEFINI NSPECTION AND THE EF P. J.	ED, OF THE REAL PROPE FECTIVE DATE OF THIS F	EPORT) TO BE SUPE Signa Name Date	\$	320,000 (ONLY IF REQUIRED): Oid Inspect Pro	Did Not perty
and limiting conditions, ar I (WE) ESTIMATE THE MA (WHICH IS THE DATE OF I APPRAISER: Signature Name Craig E. McKe	RKET VALUE, AS DEFINI NSPECTION AND THE EF P. J.	ED, OF THE REAL PROPE FECTIVE DATE OF THIS F	EPORT) TO BE SUPE Signs Nam Date e OR State	\$_ ERVISORY APPRAISER Itture e Report Signed Certification #_emai	320,000 (ONLY IF REQUIRED): Oid Inspect Pro	Did Not perty e

Proj	erty Descrip	tion				UNI	FORM	RESI	DEN	ITIAL	. APPF	RAI	SAL	REPOR	T File	No. 09260	5B	. L
	Property Ad			8737 Oak Hi		metery	Road I	ТҮРОТН	TIC	AL City	Eugene				State OR	Zip Code 9		
	Legal Desci			YPOTHETIC									No. 95	-P0548	County Lane		- ·- -	
::				Portion of	Tax L	ot 175					Year 05-0			xes \$ TBA		pecial Assessmi		
IBJECT ::	Property rig				a Cim	olo (Leasehole				PUD	res	7		nt: Owner			cant
8	Neighborho	_								ect Type		/enc		ndominium (H	age 24 Cer	HUA \$ N	oneNoted	/Mo.
	Sale Price			Sold		of Sale		·· c·····							be paid by selle			
	Lender/Clie			s, David and				Add							venue, Euge			
	Appraiser		Crai	E. McKern	Арр	raiser,	P.C.								Oregon 97			
	Location			7.	X) Su	burban	Rural			ominant	Sing PRICE	e fan	nily housi AG		ent land use %	Land	use change	
	Built up			Over 75%	7. (-75%	Under			pancy	\$(000		(yr		nily <u>85</u>	Not	likely :	Likely
	Growth rate		~;	Rapid (ble	Slow	1 2		rner 95			ow <u>Ne</u>	— 1		_		
	Property val Demand/sur				∑ Sta	ible balance	Declir	· 13		nant 5 cant (0-5%	777		igh 100 minant		,		ential from	
				Under 3 mos.	_		Over (==	cani (U-5% c.{over 5%	" 		20-5	Comme iO other	10		slow rate ly develop	
				he racial con										100.00		11.00.17.0	.V octoriob	<u> </u>
				ries and charac		s: <u>T</u>	he subjec	t area is	gene	rally bo	unded by	Eug	ene cit	y limits (ea	st), Highwa	y 126 (sout), Territor	rial
٥	Road (we	st) a	nd I	Highway 36 (north	ı). Unir	corporate	ed rural re	sider	ntial wit	h farms, s	mal	l acrea	ge subdivis	ions, public	lands, spo	commerc	cial
皇				marketability of														
8	The subje	Ct IS	loc	ated about 7	air m	iles w	est of Euc	ene city	ente	r and a	bout 1 mi	<u>e w</u>	est of c	ity limits at	Greenhill F	load. The a	ea develo	pped
플	metre are	1000) S V	vith a wide ra Ridge Lake,	ange	or non	Engineer	site sizes	qua	lities, va	alues and	outi	building	s, typical c	f rural resid	iential locat	ons aroun	nd a
Ž	a wildlife	refuo	e a	round the pe	rimet	er Th	is location	has goo	d nro	rimity t	o Fugene	Sec	vices e	molovmen	t compared	to other ru	al reciden	SO IS
	locations	in La	ne (County. This	loca	tion co	ntinues to	develop	at a s	slow rat	e due to	estr	ictive z	onina whic	h limits new	partitions/s	ubdivision	ns
٠.	Market cond	litions	in t	e subject neigh	borho	od (inclu	ding suppor	t for the abo	ve cor	nclusions	related to th	e trei	nd of pro	perty values, o	demand/supply			
	such as d	lata or	ı cor	npetitive proper	ties for	sale in	the neighbor	hood, desci	iption	of the pre	evalence of s	ales	and finar	icing concess	ions, etc.):		-	i
				ices under p														
	buyer rel	vern	nen	t anti-recess at this time,	ie in	timulu:	s. An activ	re early l	all m	narket, s	showing n	o pa	ost pre	sent effect	from currer	nt Iraq War	n Realtor-	noted
H				n lower price														
	The mix o	f hor	nes	and sites as	note	d abov	e does n	ot advers	ely af	fect ma	rketability	in t	his mid	l-price rand	e of subjec	t area gene	rally.	, incs
	Project Info	matio	n for	PUDs (If applic	able) -	- Is the	developer/b	uilder in cor	trol of	the Hom	e Owners' A	SSOC	iation (H	DA)?		7-1	No	
Ð				ber of units in t											le in the subjec	ct project		.
-		_		nents and recre			: The	subject	site is	s not in	a Planne	<u>I Un</u>	it Deve			 		
				208' more or e more or le		<u>.</u>	· · · · ·			Comer I	ot [] Yes		× No	Topography Size				
				cation and desc		ı R	R-5 (5 ac	re minimi	ım si		* , -		•	Shape		ical small a tangular	ries	
				C Legal										Drainage		mally Adeq	uate	1
	Highest & bes				resen			use (explain			site parti	tion	<u>s</u>	View		ds, hills		1
:	Utilities		Publ		ner .	- 1	Off-site Impr		Ţ	уре		olic	Private	Landscapin	g <u>Mat</u>	ure, Mainta	ined	.
SITE	Electricity		X				Street	Asphalt			🏻	Į.			urface All \			
	Gas Water		۲.,	Private We	n		Curb/gutter Sidewalk	None None		-	¦.:	1			isements <u>No</u> ial Flood Hazai		1	
÷	Sanitary sev	er .	ì	Private Sep			Street lights				 :	-	lad.	FEMA Zone			te 06-02-1	. No 1999
	Storm sewer			Natural Slo			Alley	None				1	řή		No. FEMA			,,,,,,
	Comments (appar	ent a	dverse easemei	nts, en	croachn	nents, specia	al assessme	nts, sli	ide areas,	, illegal or le	gal no	onconfor	ming zoning u	ise, etc.):	To	al 6.48 ac	re site
	created by	/ lega	al pa	artition in 19	94 an	d conf	orms to z	oning "as	is"	This HY	POTHET	ICA	L POR	TION is to	establish a	value with	ne acre a	nd _
3	GENERAL DE			nt improvem			at map. 5 Cription	ite draina		OUNDATK		no	mally a	BASEMENT		zone noted		map.
	No. of Units			ne	Found			crete		Slab	Partia			Area Sq. Ft		Roof	HON	
H	No. of Storie	S	C)ne		or Walls		ar Lap	_		ce Partia			% Finished		Ceiling	R-30+	1
	Type (Det./A	•	<u>c</u>	etached	Roof	Surface	Con	np. Shing	es 8	Basement	No			Ceiling		Walls	_R-11	
	Design (Style	,		ambler			nspts. <u>Galv</u>				np <u>None</u>			Walls		Floor	R-19	\rightarrow
Ċ	Existing/Prop Age (Yrs.)	osed	_	xisting 7 est		ow Type /Screen:		nThrmSli		Dampness Settlemen				_ Floor Outside En	4	None		
ä	Effective Age	Yrs.	_				House No			nfestation				Onizide Eu	iry	Unknov	Weatheri	red l
	ROOMS		yer	Living	_	ining	Kitchen	Den		mily Rm.	Rec. Rr	_	Bedrooms	# Baths	Laundry	Other	Area So	
<u>8</u>	<u>Basement</u>																	None
<u> </u>	Level 1	er	ntry		<u>a</u>	rea	1	office	↓_		ļ. <u></u> .	4	3	11				1,452
ğ	Level 2				┼			ļ	+		<u> </u>	+		ļ			 	
DESCRIPTION OF IMPROVEMENTS	Finished area	ahov	e or	ade containe.	1		7 Rooms;		Rod.	oom(s);	l	щ,	1 Bath(s	1	1 452 5	Quare Feet of	Proce Links	
7	INTERIOR			terials/Conditio	n	HEATING		КІТСНІ			ATTIC			MENITIES	1,402	CAR STORA		Area
3	Floors	C		et, Vinyl		Туре	FA	Refrig			None		4	eplace(s) #	Brick 🔀		:	
	Walls	_		er, paneling,	WP	Fuel	Electric	Range	/Oven	X)	Stairs			tio <u>Open</u>				f cars
÷.	Trim/Finish			ed Wood			on Good	Dispos			Drop Stair		1-17	ck None	[]	Attached	1	
į	Bath Floor Bath Wainsc		inyl orm	ica		Control		Dishw		X	Scuttle		7 1	rch <u>Cover</u>			3	*
	Doors	_		vcore/Slider	s	Central Other	HP None	Fan/H		N N	Floor Heated			nce <u>Field,</u> Iol landsca				
	See comm	_				1	on Good	Wash		er [Finished			utbuildings				5+
ı			_	cial energy effic	cient it							the			sement wil			
				ation. Newe													e insert.	
Ś				ements, deprec		., ,	-										Subject b	
				958, shown m). Averag														1
				ertops; older														
1				conditions (suc														-
1		•		e subject prope	•				_						eas or past			
	the site otl	her th	าลก	typical hous	<u>eho</u> lo	i/shop/	office che	emicals fo	und i	n most	homes, g	araç	ges. Fa	rm chemic	als assume	d applied p	er instruction	ons

HYPOTHETICAL UNIFORM RESIDENTIAL APPRAISAL REPORT

ESTIMATED SITE VALUE		on on ne	\$ 120,0	On Comments on Co		, source of cost estimate, si	to volve
ESTIMATED REPRODUCT	ION COST-NEW-OF IMPE		120,0			, source of cost estimate, si A and FmHA, the estimated (
Dwelling 1,45			6,160			approach data from N	
	_ Sq. Ft. @\$		acar.			office files. Site value	
Appliances, patio, fi			8,000	data from the	subject's general	or competitive areas	which may
Garage/Carport 396	Sq. Ft. @\$ 22.00) =	8,712	be limited in a	any location which	is mostly "built-up" at	this time
Total Estimated Cost New			2,872	Physical depr	eciation is based	on the age/life method	d with
Less Phys	ical Functional	External			updating reducin		
Depreciation40	0,000	=:	40,0	00 See floor plan	n, dimensions.		
Depreciated Value of Impr	ovements	=:	92,8	72 Depreciated s	site improvements	: utilities, site prepara	tion, walks.
"As is" Value of Site Impre	ovements					vell and septic system	
INDICATED VALUE BY CO	ST APPROACH	<u> </u>	247,8	72 shop/shed/sto	orage structure (\$	15,000).	
ITEM	SUBJECT	COMPARAL	BLE NO. 1	COMPARA		COMPARABLE N	10. 3
88737 Oak	Hill Cemetery	28788 Royal Ave	enue	25737 Fleck Roa	ad	27480 Fruitway Road	j
Address Road Euge	ne HYPO	Eugene // \$215,0	00 asking price	Veneta // asking	\$235,500	Alvadore/ asking \$19	98,500
Proximity to Subject		1/2 mile east		7 air miles south	west	5 air miles northwest	
Sales Price	\$ Not Sold	<u> </u> \$	205,000		230,000	SS	198,500
Price/Gross Living Area	\$ th	\$ 200.98	<i>t</i>)	\$ 199.65	d t	\$ 157.54 1/1	
Data and/or	Inspection	Century 21 West	over RE/	RE/max Integrity	1	Crieger Goodwin Re	al Estate
Verification Source	Owner/ County	County Records	/ RMLS	County Records	/ RMLS	Past Inspection/ Cou	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	
Sales or Financing		New Conv. Loan		New Conv. Loan	;	New Conv. Loan .	
Concessions		No Points, Costs	<u>:</u>	No Points, Costs	s :	No Points, Costs	
Date of Sale/Time		12-2004 (COE)		04-2004 (COE)		06-2004 (COE)	+23,000
Location	Above Average	Above Average		Average	+20,000	Average plus	+10,000
Leasehold/Fee Simple	Fee	Fee		Fee		Fee	
Site	One acre m/l	3.82 acres m/l	-30,000	6.44 acres m/l	-55,000	4.99 acres m/l	40,000
View	Fields, hills	Fields, hills		Fields, hills	0	Fields, orchard	0
Design and Appeal	Rambler	1.5 Story		Rambler	<u> </u>	Rambler	
Quality of Construction	Average plus	Average minus		Average	+5,000	Average minus	+10.000
Age	47 est 30eff	57act 40eff		42act 30eff		41 est 30eff	
Condition	Above Average	Below Average	+10,000	Above Average		Above Average	
Above Grade	Total Bdrms Baths	Total Bdrms Bath	i.	Total Bdrms Bath	ı <u>s</u> ;	Total Bdrms Baths	
Room Count	7 3 1	6 3 1	نِـ	6 3 1	_i	6 3 1	
Gross Living Area	1,452 Sq. Ft.	1,020 Sq. F	t. +10,800		ft. +7,500	1,260 Sq. Ft.	+4,800
Basement & Finished	No Basement	No Basement		No Basement	:	No Basement	
Rooms Below Grade							
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FA Electric/HP	Electric Wall/No	+3,000				+3,000
Energy Efficient Items	Retro Wthrized.	Partial Wthrized					+3,000
Garage/Carport	1+ Garage/PA	4+ Garage/Shop		One Carport	+4,000		
Porch, Patio, Deck,	Porch, patio	Deck, Porch, Gzbo			0	Porches	0
Fireplace(s), etc.	1 FP/ Insert	No Fireplace	+500	W.S./hearth	0	1 Fireplace	0
Fence, Pool, etc.	Landscape,Fnce	Landscape,Fnce		Landscape Fnce		Landscape,Fnce	
Outbuildings	Shop/Shed/Stor.	Small Barn, corra				Older shed	+13,000
Net Adj. (total)		 	28,300	X + []-	6,500	[Xi +	26.800
Adjusted Sales Price of Comparable			222 200		200 500		205.000
Comments on Sales Comp	ation finduding the out	19	233,300	L		<u> </u>	225,300
available for properti	anson (Richbung ine sub	pject property s compat	one neighbor	71000, etc.):	Extremely limited	recent listing and sale	data
adjustment is made t	imas number of me	plect in age, square	e rootage, site si	ze and location for	rces use of dated	sales. A 10% per yea	r time
acre difference. Sale	a 1 cold offer price r	advetice from \$24	o coo = 6 = 70	ime or observation	1 for subject. Acre	eage adjusted at \$10,0	00 per net
with motivated celler	Sale 2 located in V	Consta area with a	9,900 aner 70+	S stall bereing tin	ne, was in need o	f updating and genera lly partially updated. S	l repair
observed by appraise	er prior to 2003 pur	hase limited und	ating including re	of in/out paint fla	os couerings bu	seller; sold in one day.	ale 3 was
ITEM	SUBJECT	COMPARAB		COMPARA		COMPARABLE N	n 3
Date, Price and Data	None Noted,	12-23-2004; \$205		None Noted, Kno		12-16-2003; \$240,00	
Source, for prior sales	Known	to updating; coun		County Records		additional six acres r	
within year of appraisal		RMLS; see comm		Days on market		by seller prior to this	
	reement of sale, option, o					within one year of the date of	ot appraisal
No current or past lis	ting or marketing of	the subject was n	oted per owner.	RMLS records in	past three calend	ar years. No prior sale	s of the
sale comparables in						, prior parc	
INDICATED VALUE BY SAI							230,000
INDICATED VALUE BY INC	OME APPROACH (if App	licable) Estimated M	larket Rent \$	N/A /Mo. >	Gross Rent Multiplie		
This appraisal is made	as is" 🔀 subje	ct to the repairs, alterat	ions, inspections or	conditions listed below	subject to	completion per plans & spec	cifications
Conditions of Appraisal:	he appraisal is mad	de to cash equivale	ency per USPAP	and FIRREA guid	delines and USPA	P departure provision	s do not
apply. See attached	assumptions, limitin	g conditions and o	comments. Valu	e is HYPOTHETIC	CAL based on ass	sumed one acre only s	ite.
Final Reconciliation: The	market data approa	ch, based on the	sales of reasona	bly similar propert	lies, is judged the	more reliable indicato	r of value
Support is from the c	ost approach. The i	ncome approach i	s not considered	applicable to owr	ner-occupied sing	le family residences. 1	he stated
opinion of value is wi	thin a fairly narrow	range of adjusted	values. Only act	ual open market e	xposure can dete	rmine a true market va	alue.
The purpose of this apprais	sal is to estimate the mar	ket value of the real pro	perty that is the sub	ject of this report, base	ed on the above condi	tions and the certification, co	ontingent
and limiting conditions, an	d market value definition	that are stated in the at	tached Freddie Mac	Form 439/FNMA form	1004B (Revised _	June 1993).	
I (WE) ESTIMATE THE MAR	RKET VALUE, AS DEFINE	D, OF THE REAL PROP	PERTY THAT IS THE			October 1	0, 2005
(WHICH IS THE DATE OF IN	ISPECTION AND THE EF	FECTIVE DATE OF THIS		\$	230,000		
APPRAISER:	116 11	a Hon	SUP	ERVISORY APPRAISEI	R (ONLY IF REQUIRED):	
Signature / ///	17. 11/1	21011	Sign	ature		i Did	Did Not
Name Craig E. McKer			Nam			Inspect	Property
Date Report Signed Nov				Report Signed			
State Certification # CR	00024				ail: cem9th@msr		State
Or State License #		9	tate Or S	late License # pho	ne 541-345-0744	/fax 541-345-0577 S	State



Aerial view of Tax Lot 1307 on left and 1308 on right showing detail of hypothetical and potential one acre sites under Measure 37 claim. File 092605C portion at lower left

File 092605C -Hypothetical proposed one acre site area photos

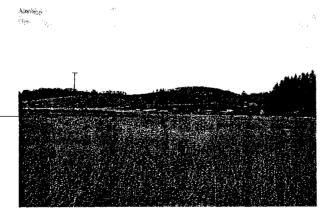
Borrowe	r/Client	No borrower					
Property	Address	NNA Oak Hill Cemetery Road - HYPOTHETICAL -	- Portion of Tax Lo	ot 17S-04	W-30-00-01307		1
City	Eugene	County Lane	State	OR	Zip Code	97402	
Lender	Bales,	David and Delores c/o Steve Comacchia					-1



Looking west from approximate property line toward existing improvements on tax Lot 1307; vacant area is proposed for a partition of up to six (6) one acre parcels with the present dwelling and improvements on one parcel.



Looking southeast across east portion of Tax Lot 1307 toward area of proposed one acre parcels



Looking southwest from north portion of Tax Lot 1307 toward area shown on attached plat map as a possible one acre buildable site under hypothetical scenario

	Borrower No borre	ower			Canada	Trank 10 01	Man Ontarena Ditter	
ı		NA Oak Hill Cemetery I	Pond HVDOTUETIO	DAL Destin	_ census	s Tract 10.01	Map Reference Pittm	on page 24
Į		NA Oak Hill Cemetery I						
Ė	City Eugene		County	Lane	Sta	ate OR	Zip Code <u>97402</u>	
k		YPOTHETICAL PORTI	ON OF Parcel One,	Lane County Pa	artition Plat No.	95-P0548		
F	Sale Price S Not Sc		N/A Loan Te	rm yrs	Property R	ights Appraised 🛛 🗎	Fee Leasehold	De Minimis PUD
ŀ	Actual Real Estate Ta	·	Loan charges to be p		AOther sale	es concessions		
Ė	Lender/Client Bale	s, David and Delores c	o Steve Cornacchia	Addre	ss 180 East 11	th Avenue, Eugene	. Oregon 97401	
	Occupant vacant la	and Apprais	er Craig E. McKern			r appraise to marke		P standards
	Craig E. McKern	Appraiser, P.C. 1574	Coburg Road, PMB	397. Eugene.	Oregon 97401 to	elephone 541-345-0	0744 facsimile 541	-345-0577
	Location	Urban	Suburban	Ru				d Avo. Fair Poor
ı	Buitt Up	Over 75%		=	der 25%	Employment Stability	:::	
		Fully Dev. Rapid	Steady	~ ⊠ Sid		Convenience to Employ	i	
	Property Values	Increasing						
ı	Demand/Supply	Shortage	In Balance		clining	Convenience to Shoppin	2. 3	i 🖒
				27.45	ersupply	Convenience to Schools	- ! :	
ı	Marketing Time	Under 3 N	• •		er 6 Mos.	Adequacy of Public Train	nsportation 🔀	X
ē	Present Land Use	85% 1 Family <u>5</u> % 2-4 F	· — ·		6 Commercial	Recreational Facilities	×	\times
Ē	1 -	<u>0</u> % Industrial5% Vaca		public uses	<u> </u>	Adequacy of Utilities	į ($\cdot X$.
E	Change in Present Lai	•	****		king Place (*)	Property Compatibility	į .	. X
Ë	1	(*) From <u>vac</u>	ant/undeveloped	To residential		Protection from Detrime	ental Conditions	\times
Ē	Predominant Occupan	ncy 🔯 Owner	Tenant	% Va	cant	Police and Fire Protection	on	Х
ľ	Single Family Price Ra	ange \$ 200	to \$ 1,000+ Pr	redominant Value \$	400+-	General Appearance of I	Properties	X:
П	Single Family Age	New vrs.	to 100+ yrs. Predo		20-50 yrs.	Appeal to Market	×	i ŠŽ
	, , ,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			- ppour to triument	V. N	I KN .
	Comments including t	hose factors, favorable or uni	avorable affecting market	ability (a.a. public e	arke enhants visu	raina): Con filo 00	2606A: for noighbor	
1	description. The	subject as appraised is	a hypothetical portio	ability (e.g. poblic p	2014 30 00 00 00 00 00 00 00 00 00 00 00 00	1, 10156). See the US	d alat man for heighbo	ninood
٥	position (one of s	ix such potential parcel	a reposed under M	and rax Lut 17	3-0444-30-00-0	1307. See attache	u piat map ior nypi	otnetical site
	position (one or s	ix such potential parcel	s proposed under mi	easure 37 Claim	i proceedings) (out or total Tax Lot	1307.	
Ξ	Dimensions 200' v	208' more or less			100.1			
		RR-5 (5 acre minimun	a aita far anu nastitia	= -		Sq. Ft. or Acres	i i Corn	
	Highest and best use				Present improv	rements [do 🔀	go not conform to zon	ing regulations
	•		Other (specify) potential			othetical site under	present Measure	37 procedures
	Public 52	Other (Describe)	OFF SITE IMPROVEM		Level			
	Elec.				Typical small			
ш	Gas		ace Asphalt			pothetically propose	<u>ed</u>	
5	Water		itenance 🔀 Public		Fields, hills	· · · · · · · · · · · · · · · · · · ·		·· -
	San. Sewer					dequate FEMA 41		e X
	[iderground Elect. & Tel. 📋	Sidewalk S	treet Lights Is th	e property located i	n a HUD Identified Speci	al Flood Hazard Area?	ЖNо Yes
	Comments (favorable or	unfavorable including any appar	ent adverse easements, enci	roachments, or other	adverse conditions):	Total Tax Lot	1307 site created t	oy legal
	partition in 1994 a	and conforms to zoning	"as is". This hypoth	etical portion ha	as utilities at pui	blic road; no well in	stalled or septic ap	proval at this
	time; both well an	d septic approval assur	med adequate. Site	drainage by dite	ch and slope, ne	ormally adequate w	ith no flood zone n	oted on FEMA
	map. Site bound:	ed on east by Tax Lot 1	308, owned by Bales	s, with an allow	ed homesite ha	ving own well and s	eptic system, see	photo pages
		ecrea wifee recent sales of di	operties most similar and	proximate to subject	t and has considere	ed these in the market a	nalysis. The description	includes a dollar
	l adjustment reflecting m	arket reaction to those items	of significant variation bety	ween the subject an	id comparable prope	ed these in the market a erties. It a significant item	nalysis. The description	includes a dollar
	adjustment reflecting m to or more favorable th	arket reaction to those items an the subject property, a mir	of significant variation between the office of the office	ween the subject an thus reducing the i	id comparable prope indicated value of su	erties. If a significant iten Ibject; if a significant iten	nalysis. The description	includes a dollar
	adjustment reflecting m to or more favorable th	ection were recent sales of pi arket reaction to those items an the subject property, a mir ject property, a plus (+) adju	of significant variation between the office of the office	ween the subject an thus reducing the i	id comparable prope indicated value of su	erties. If a significant iten Ibject; if a significant iten	nalysis. The description	includes a dollar
	adjustment reflecting m to or more favorable th	arket reaction to those items an the subject property, a mir	of significant variation beto nus (-) adjustment is made stment is made thus incre	ween the subject an thus reducing the i asing the indicated	d comparable prope indicated value of su value of the subject	erties. It a significant iten ubject; if a significant iten t.	nalysis. The description n in the comparable pro n in the comparable is	includes a dollar operty is superior inferior to or less
	adjustment reflecting m to or more favorable th favorable than the sub	arket reaction to those items an the subject property, a mir ject property, a plus (+) adju SUBJECT PROPERTY	of significant variation beto nus (-) adjustment is made stment is made thus incre COMPARABL	ween the subject an thus reducing the i asing the indicated E NO. 1	id comparable prope indicated value of su value of the subject COMP/	erties. It a significant iten ubject; if a significant iten t. ARABLE NO. 2	nalysis. The description in the comparable pro in the comparable is COMPARA	includes a dollar operty is superior inferior to or less
	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak	arket reaction to those items an the subject property, a mir ject property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road	of significant variation between (-) adjustment is made state thus incre COMPARABL Adjacent to 29641	ween the subject an thus reducing the i asing the indicated ENO. 1 Lusk Road	d comparable prope indicated value of su value of the subject COMP/ Tax Lot 18-05	erties. It a significant iten ubject; if a significant iten I. ARABLE NO. 2 -25-31-01600	nalysis. The description in the comparable print in the comparable is COMPARA Tax Lot 17-04-19	includes a dollar operty is superior inferior to or tess ABLE NO. 3 -31-01800
	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene	arket reaction to those items an the subject property, a mir ject property, a plus (+) adju SUBJECT PROPERTY	of significant variation beh us (-) adjustment is made stment is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$	ween the subject an thus reducing the i asing the indicated ENO. 1 Lusk Road 199,900	d comparable proper indicated value of su value of the subject COMP/Tax Lot 18-05-Eugene// askii	eries. If a significant iten ubject, if a significant iten t. ARABLE NO. 2 -25-31-01600 ng \$124,900	nalysis. The description in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking s	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500
S	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL	of significant variation behaus (-) adjustment is made stiment is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$ 8 air miles southea	ween the subject an thus reducing the i asing the indicated ENO. 1 Lusk Road 199,900 ist	d comparable prope indicated value of su value of the subject COMP/ Tax Lot 18-05	rbes. If a significant iten ubject; if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth	nalysis. The description in the comparable print in the comparable is COMPARA Tax Lot 17-04-19	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500 east
YSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price	arket reaction to those items an the subject property, a mir ject property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road	of significant variation behaus (-) adjustment is made stiment is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$ 8 air miles southea	ween the subject an thus reducing the i asing the indicated ENO. 1 Lusk Road 199,900 ist \$ 199,900	d comparable proper indicated value of su value of the subject COMP/Tax Lot 18-05-Eugene// askii	eries. If a significant iten ubject, if a significant iten t. ARABLE NO. 2 -25-31-01600 ng \$124,900	nalysis. The description in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking s	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500
NALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene Proximity to Subject Sales Price	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL Not Sold S	of significant variation behavistics of adjustment is made stiment is made stiment is made thus incre COMPARABL Adjacent to 29641 Eugenet/ asking \$* 8 air miles southea	ween the subject an thus reducing the indicated ENO. 1 Lusk Road 199,900 ast 199,900	d comparable prope ndicated value of su value of the subject COMP/ Tax Lot 18-05- Eugene// askii 7 air miles sou	ribes. If a significant iten libject, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$124,900 \$	nalysis. The description in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking \$ 1/2 air mile northe	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500
A ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Data Source	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL Not Sold Inspection/County	of significant variation behaus (-) adjustment is made stiment is made thus incre COMPARABL Adjacent to 29641 Eugenel/ asking \$ 8 air miles southea Observation/ Realt	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 sst 199,900 s 199,900 s 199,900	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05- Eugene// askir 7 air miles sou Observation/ F	ribes. If a significant iten ubject, if a significant iten t. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth \$ 124,900 \$ Realtor/ County	nalysis. The description in the comparable pro in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking s 1/2 air mile northe	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 Sillor/ County
ATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and	arket reaction to those items an the subject property, a min ect property, a pilus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL Not Sold Inspection/County DESCRIPTION	of significant variation beh us (-) adjustment is made stment is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$ 8 air miles southea Observation/ Realt DESCRIPTION	ween the subject an thus reducing the i asing the indicated E NO. 1 Lusk Road 199,900 st \$ 199,900 \$ or/ County +(~)\$ Adjust.	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05- Eugene// askir 7 air miles sou Observation/ F	ribes. If a significant iten libject, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth \$ 124,900 \$ Realtor/ County N +(-)\$ Adjust	nalysis. The description in the comparable pro in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking s 1/2 air mile norther Observation/ Rea	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 s Ulter/ County i + (-) \$ Adjust.
T DATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subjustment of the favorable than the subjustment of the favorable than the subjustment of the favorable than the subjustment of the favorable than the favorable that the favorable than the fav	arket reaction to those items an the subject property, a minect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL Not Sold Not Sold Inspection/County DESCRIPTION 10-10-2005	of significant variation behius (-) adjustment is made stiment is made stiment is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$ 8 air miles southea Observation/ Realt DESCRIPTION 09-2005 (COE)	ween the subject an thus reducing the i asing the indicated E NO. 1 Lusk Road 199,900 st \$ 199,900 \$ or/ County +(-)\$ Adjust.	d comparable prope indicated value of survalue of the subject COMP/ Tax Lot 18-05- Eugenel/ askin 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE	ribes. If a significant iten lubject, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth \$ 124,900 SRealtor/ County N +(-)\$ Adjust	nalysis. The description in the comparable pro in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking s 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 Sillor/ County
SKET DATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location	arket reaction to those items an the subject property, a min ect property, a pins (+) adjus (+)	of significant variation behavis (-) adjustment is made strent is made strent is made strent is made strent to 29641 Eugene// asking \$ 8 air miles southea Observation/ Realt DESCRIPTION 09-2005 (COE) Good	ween the subject an thus reducing the indicated asing the indicated to the	d comparable prope indicated value of survalue of the subject COMP/ Tax Lot 18-05 Eugenel/ askin 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus	ribes. If a significant iten libject, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth \$ 124,900 ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 ath \$ 124,900	nalysis. The description in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugenel/ asking s 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 S iltor/ County.
MARKET DATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View	arket reaction to those items an the subject property, a min ect property, a plus (+) adjus (+) adjus (+) adjus (+) EXBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL S Not Sold S Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills	of significant variation behavis (-) adjustment is made stment is made stment is made stment is made stment is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$ 8 air miles southea Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout	ween the subject an thus reducing the indicated asing the indicated to the	d comparable propeindicated value of sx value of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F 07-2005 (COE Average plus 1.20 acres/Wo	tribes. If a significant iten i. ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 \$Realtor/ County N	nalysis. The description in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 \$ 165,500 \$ 165,500 \$ 165,500 \$ 165,500 \$ 165,500
· MARKET DATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed	arket reaction to those items an the subject property, a min ect property, a plus (+) adjus (+)	of significant variation behavistic of significant variation behavistic of the street is made thus incressive of the street is made thus incressive of the street is made thus incressive of the street of the stree	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 ast \$ 199,900 \$ 100 \$	d comparable propeindicated value of savalue of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F 05-2005 (COE Average plus 1.20 acres/Wo Available at ro	ribes. If a significant itenuitiect, if a significant itenuit. ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 The second itenuities it	nalysis. The description in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 S iltor/ County.
MARKET DATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level	of significant variation behavistic of significant variation between the street is made thus incressive the street is made thus incressive the significant to 29641. Eugenel/ asking \$\frac{8}{8}\$ air miles southed DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 sst \$ 199,900 \$ 100 \$	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ sligi	ribes. If a significant iten I. ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 \$ Realtor/ County N +(-)\$ Adjust	nalysis. The description in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile northo Observation/ Rea DESCRIPTION Active Listing Above Average 6 08 acres/Fields Available at road Assumed / Level	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 s. \$ 165.500 \$ 165.
MARKET DATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County OESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit	of significant variation behaviors (1) adjustment is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$. 8 air miles southea Observation/ Realt OESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 ast \$ 199,900 \$ 100 \$	d comparable propeindicated value of stavalue of the subject COMP/ Tax Lot 18-05 Eugene// askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COUS Average plus 1.20 acres/Wc Available at ro Buildable/ sligl CommSystem	ribes. If a significant iten blect, if a significant iten L. -25-31-01600 ng \$124,900 ath \$ 124,900 \$ Realtor/ County N +(-)\$ Adjust -10,000 cods ods odd odd odd odd odd odd odd odd	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile northo Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 s \$ 165.500 \$ 165.5
Control of MARKET DATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County OESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements	of significant variation behavis (-) adjustment is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$. 8 air miles southea Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 sst \$ 199,900 \$ 100 \$	d comparable prope indicated value of survalue of the subject COMP/ Tax Lot 18-05- Eugene// askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme	ribes. If a significant iten ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 s Realtor/ County N	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile northed Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assmid Prin No improvements	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 s \$ 165.500 \$ 165.5
Company of the Compan	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing	arket reaction to those items an the subject property, a min ect property, a plus (+) adju subject property and ect property and ect property and ect property. A plus (+) adju subject property Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County OESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller	of significant variation behaus (-) adjustment is made stiment is made stiment is made stiment is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$: 8 air miles southes Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 sst \$ 199,900 \$ 100 \$	d comparable prope indicated value of st value of st value of the subject COMP/ Tax Lot 18-05- Eugene// askir 7 air miles sou Observation/ F	ribes. If a significant iten libject, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth \$ 124,900 s Realitor/ County N +(-)\$ Adjust 0 +10,000 oods 0 oods 0 oods 1 oods 0 oods 1 oods 1 oods 0 oods 1 ood	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile northo Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 s \$ 165.500 \$ 165.5
MARKET DATA ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Data of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County OESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements	of significant variation behaus (-) adjustment is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugenel/ asking \$ 8 air miles southes Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 st 199,900 st -25,000 th -25,000	d comparable prope indicated value of survalue of the subject COMP/ Tax Lot 18-05- Eugene// askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme	ribes. If a significant iten libject, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth \$ 124,900 s Realitor/ County N +(-)\$ Adjust 0 +10,000 oods 0 oods 0 oods 1 oods 0 oods 1 oods 1 oods 0 oods 1 ood	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile northed Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assmid Prin No improvements	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 s \$ 165.500 \$ 165.5
MARKET DATA ANALYSIS	adjustment reflecting m to or more favorable tha the subjustment reflecting m to or more favorable the favorable than the subjustment subject sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total)	arket reaction to those items an the subject property, a min ect property, a plus (+) adju subject property and ect property and ect property and ect property. A plus (+) adju subject property Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County OESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller	of significant variation behaus (-) adjustment is made stiment is made stiment is made stiment is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$: 8 air miles southes Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 sst \$ 199,900 \$ 100 \$	d comparable prope indicated value of st value of st value of the subject COMP/ Tax Lot 18-05- Eugene// askir 7 air miles sou Observation/ F	ribes. If a significant iten libect, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth \$ 124,900 s Realitor/ County N +(-)\$ Adjust 0 +10,000 oods 0 0 odd 1 0 0 odd	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking s 1/2 air mile northe Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assmid Prin No improvements Cash to Seller	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 s \$ 165.500 \$ 165.5
CONTRACTOR OF THE MARKET DATA ANALYSIS TO THE STATE OF TH	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value	arket reaction to those items an the subject property, a min ect property, a plus (+) adju subject property and ect property and ect property and ect property. A plus (+) adju subject property Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County OESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller	of significant variation behaus (-) adjustment is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugenel/ asking \$ 8 air miles southes Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 st 199,900 st -25,000 th -25,000	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05- Eugenel/ askir 7 air miles sou Observation/ F OESCRIPTIO 07-2005 (COE Average plus 1.20 acres/WC Available at ro Buildable/ slig CommSystem No improvement on the convention of the c	ribes. If a significant iten libject, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 uth \$ 124,900 s Realitor/ County N +(-)\$ Adjust 0 +10,000 cods 0 0 odd ht 0 0 onts an sits	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking \$ 1/2 air mile northol Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed	includes a dollar operly is superior interior to or less ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 \$ Ulter/ County : + (-) S Adjust. 0 .50,000
ARRIVATION OF A MARKET DATA ANALYSIS OF A PARTY OF THE PARTY AND A PARTY OF THE PAR	adjustment reflecting m to or more favorable tha the subjustment reflecting m to or more favorable the favorable than the subjustment subject sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total)	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed	of significant variation behavis (-) adjustment is made strent is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$\frac{3}{2}\$ 8 air miles southeau Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the issing the indicated E NO. 1 Lusk Road 199,900 \$	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05 Eugene// askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme New Conv. Lo No Points, Coe	ribes. If a significant iten ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 th +(-)\$ Adjust -10,000 cods of Arable No. 2 -10,000 cods of Ara	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 s iltor/ County i + (-)\$ Adjust, 0 -50.000
SECTION OF THE SECTION OF SECTION AND SECTION OF THE SECTION OF TH	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed	of significant variation behavis (-) adjustment is made strent is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$\frac{3}{2}\$ 8 air miles southeau Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the issing the indicated E NO. 1 Lusk Road 199,900 \$	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05 Eugene// askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme New Conv. Lo No Points, Coe	ribes. If a significant iten ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 th +(-)\$ Adjust -10,000 padd -10,000 padd -10,000 padd -10,000 padd	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$ 165.500 s iltor/ County i + (-)\$ Adjust, 0 -50.000
THE STATE OF THE STATE MARKET DATA ANALYSIS	adjustment reflecting m to or more favorable that the subjustment reflecting m to or more favorable the favorable than the subjustment sub	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed	of significant variation behavistic of adjustment is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$. 8 air miles southea Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs +	ween the subject an thus reducing the isasing the indicated E NO. 1 Lusk Road 199,900 \$	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme New Conv. Lo No Points, Coe + -	ribes. If a significant iten blich, if a significant iten L. -25-31-0160025-31-01600	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile northed Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 s 165,500
ANTER SECTION OF THE SECONDARKET DATA ANALYSIS OF THE SECTION OF T	adjustment reflecting m to or more favorable that the subjustment reflecting m to or more favorable the favorable than the subjustment sub	arket reaction to those items an the subject property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed	of significant variation behavistic of significant variation between the simple street is made street is made street is made street is made street to 29641 Adjacent to 29641 Eugene// asking \$. 8 air miles southeau Observation/ Realt OESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs + -	ween the subject an thus reducing the indicated E NO. 1 E NO. 1 Lusk Road 199,900 \$ 19	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05- Eugenel/ askii 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme New Conv. Lo No Points, Co:	ribes. If a significant iten libect, if a significant iten l. ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 the color of th	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking \$ 1/2 air mile northed Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed + -	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 s ilter/ County : +(-)\$ Adjust. 0 -50,000 at 5 50,000 \$ 115,500 aller parcels in e past and few
AND SECURITY OF THE SECOND SECURITY OF ANALYSIS OF THE SECOND SEC	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Data of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market C the southwest and new parcels have	arket reaction to those items an the subject property, a min ect property, a plus (+) adjus (+)	of significant variation behavis (-) adjustment is made street its made street	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 ist \$ 199,900 \$ 199,900 \$ -30,000 \$ -25,000 \$ 60,000 \$ 139,900 \$ 139,000 \$	d comprable proper indicated value of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ sligl CommSystem No improveme New Conv. Lo No Points, Co:	### a significant item ### a	nalysis. The description in the comparable print in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugenel/ asking 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Print No improvements Cash to Seller assumed i +	S S0,000
SPANSON OF THE PROPERTY OF THE	adjustment reflecting m to or more favorable th favorable than the subjustment reflecting m to or more favorable than the subjustment subject Sales Price Price Data Source Data of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Cothe southwest and new parcels have Comments and Condition	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adjuted property, a plus (+) adjuted property. A plus (of significant variation behavis (-) adjustment is made street its made street	ween the subject an thus reducing the indicated ENO. 1 Lusk Road 199,900 ast \$ 199,900	d comprable proper indicated value of the subject value of the subject compression of the subject comp	ribes. If a significant iterubject; if a sign	nalysis. The description in the comparable print in the comparable print in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Print No improvements Cash to Seller assumed i +	S
N'S CARACTER OF THE STATE OF TH	adjustment reflecting m to or more favorable th favorable than the subj ITEM Address NNA Oak Eugene — Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market C the southwest and new parcels have Comments and Condition	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adjuted property. A plus (of significant variation behavis (-) adjustment is made streent is made thus increased and i	ween the subject an thus reducing the indicated ENO. 1 Lusk Road 199,900 est \$ 199,900 \$ 199,900 \$ -30,000 \$ -25,000 \$ 60,000 \$ 139,900 \$ 139,900 and listing data or in scarcity is but most distars the quivalency conditions and conditions are conditions and conditions are conditions and conditions and conditions are conditions and conditions and conditions are conditions and conditions and conditions are conditions are conditions and conditions are conditions and conditions are cond	d comprable propeindicated value of sevalue of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F OESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wo Available at ro Buildable/ slig CommSystem New Conv. Lo No Points, Co: + - found after extet that most small try, Active listing per USPAP and comments. App	### a significant item ### a	nalysis. The description in the comparable print in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Print No improvements Cash to Seller assumed i +	includes a dollar operly is superior interior to or less ABLE NO. 3 -31-01800 \$165,500 east \$165,500 s littor/ County : + (- j\$ Adjust. 0 -50,000 \$5115,500 aller parcels in e past and few 3 fall-throughs arture
HON'S CALLER ANALYSIS	adjustment reflecting m to or more favorable th favorable than the subjustment reflecting m to or more favorable than the subjustment reflecting more reflecti	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adjuted property. A plus (of significant variation behavis (-) adjustment is made streent is made thus increased and	ween the subject an thus reducing the indicated ENO. 1 Lusk Road 199,900 est \$ 199,900 \$ 199,900 \$ -30,000 \$ -30,000 \$ 60,000 \$ 139,900 \$ 139,900 \$ but most distars be quivalency on distans and consistency of assumed adequates and the start of the subject of the	d comprable prope indicated value of the subject value of the subject compression of the subject compr	### a significant item ### a	nalysis. The description in the comparable print in the comparable print in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Print No improvements Cash to Seller assumed it +	includes a dollar operly is superior interior to or less ABLE NO. 3 -31-01800 \$165,500 east \$165,500 s littor/ County : + (-)\$ Adjust 0 -50,000 s 115,500 aller parcels in e past and few 3 fall-throughs arture all site with road ise yeacant and
KAHON'S SPRING OF LINE AND	adjustment reflecting m to or more favorable that the subjustment reflecting m tavorable that the subjustment reflecting management of the favorable that the subjustment reflecting management reflec	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL S Not Sold Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed assumed Extremely limited le west areas of suburbate been created. Sale 2 it papply. See attached assumed uses on well or septic installed e as appraised does not well or septic installed.	of significant variation behavistic of significant variation behavistrent is made street is made street is made street is made thus incressive of the significant of	ween the subject an thus reducing the indicated ENO. 1 Lusk Road 199,900 sst \$ 199,900 sst + (-)\$ Adjust. - 30,00030,000 cs. - 60,000 - 5,000 cs. \$ 139,900 cs. \$ 139,000 cs. \$ 139,000 cs. \$ 139,000 cs. \$	d comprable prope indicated value of sa value of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme New Conv. Lo No Points, Co: + -	ribes. If a significant iten libject, if a significant iten li	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile northed Observation/ Rea OESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed i +	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165,500 east \$165,500 s iltor/ County : + (-)\$ Adjust. 0 .50,000 \$115,500 aller parcels in e past and few 3 fall-throughs. arture a
ONGILIATION'S CROSS CONTROLL OF THE CONTROL OF THE	adjustment reflecting m to or more favorable that the subjustment reflecting m to or more favorable the favorable than the subjustment sub	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed ata: Extremely limited west areas of suburbat been created. Sale 2 i ons of Appraisal: The app apply. See attached as: no well or septic install e as appraised does not The market data approx The market data app	of significant variation behavis (-) adjustment is made strent is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$\frac{3}{8}\$ air miles southeau Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, south Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs 1 +	ween the subject an thus reducing the isasing the indicated E NO. 1 Lusk Road 199,900 \$	d comparable prope indicated value of sa value of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ sligl CommSystem No improveme New Conv. Lo No Points, Coe	arties. It a significant item blect, if a sig	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 3 1/2 air mile norther Observation/ Rea OESCRIPTION Active Listing Above Average 6 08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed	includes a dollar operly is superior interior to or tess ABLE NO. 3 -31-01800 \$165.500 east \$165.500 s iltor/ County i + (-)\$ Adjust 0 -50.000 \$115.500 aller parcels in e past and few 3 fall-throughs arture if site with road ise vacant and osess icator of value
KAHON'S SPRING OF LINE AND	adjustment reflecting m to or more favorable that the subjustment reflecting m to or more favorable the favorable than the subjustment favorable than the subjustment favorable	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adju SUBJECT PROPERTY Hill Cemetery Road HYPOTHETICAL \$ Not Sold \$ Inspection/County DESCRIPTION 10-10-2005 Above Average 1.0 acre/ fields, hills Available at road Assumed / Level None/Assm'd Permit No improvements Cash to Seller assumed Data: Extremely limited west areas of suburbations been created. Sale 2 ions of Appraisal: The appapply. See attached as: no well or septic install e as appraised does not The market data approper e cost approach. The interest of the subproach of the market data approper e cost approach. The interest and the subproach of the market data approper e cost approach. The interest and the subproach of the market data approper e cost approach. The interest and the suburbation of the market data approper e cost approach. The interest and the suburbation of the market data approper e cost approach. The interest and the suburbation of the market data approper e cost approach. The interest and the suburbation of t	of significant variation behavis (-) adjustment is made strent is made strent is made strent is made strent is made thus incre COMPARABL Adjacent to 29641 Eugene// asking \$. 8 air miles southea Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the issing the indicated ENO. 1 Lusk Road 199,900 ist \$ 199,900 \$ 199,900 \$ -30,000 \$ -30,000 \$ -5,000 \$ 139,900 \$ 139,000 \$	d comparable prope indicated value of st value of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ sligl CommSystem No improveme New Conv. Lo No Points, Coe I + I - found after exter that most small tt, Active listing per USPAP and omments. App uate and approte for hypothecais bly similar prop	stries. If a significant iter lablect, iter	nalysis. The description in the comparable print in the comparable print in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Print No improvements Cash to Seller assumed i + W - Deenly marketed sm een built upon in the oximate; has had is and USPAP dep subject hypothetica lot line and otherwith Measure 37 purpe e more reliable inder familty residences	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 s iltor/ County i + (-) S Adjust 0 -50,000 \$ 115,500 aller parcels in e past and few 3 fall-throughs arture all site with road ise vacant and oses. The stated
KAHON'S SPRING OF LINE AND	adjustment reflecting m to or more favorable tha the subjustment reflecting m to or more favorable the favorable than the subjustment subject Sales Price Price Data Source Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market & the southwest and new parcels have Comments and Condition provisions do not access to lot line, ready to build. Sit Final Reconciliation: Support is from the opinion of value is	arket reaction to those items an the subject property, a min ect property, a pile (+) adjus (+)	of significant variation behavis (-) adjustment is made street its made souther a street its made to case sumptions, limiting or and the street its made to case sumptions, limiting or act, based on the street its made to case sumptions, limiting or act, based on the street its made to case the street its made to case the street its made to case sumptions, limiting or act, based on the street its made to case the street its made to case the street its made to case sumptions, limiting or act, based on the street its made to case the street its made to case the street its made to case sumptions, limiting or act, based on the street its made to case the street its made to case sumptions, limiting or act, based on the street its made to case sumptions and this report its made to case sumptions, limiting or act, based on the street its made to case sumptions and this report its made to case sumptions and this report its made to case sumptions and the street its made to ca	ween the subject an thus reducing the iasing the indicated ENO. 1 Lusk Road 199,900 ast \$ 199,900 ast \$ 199,900 ast \$ 199,900 ast \$ -30,000 ast \$ -25,000 ast \$ 60,000 ast \$ 139,900 ast	d comparable prope indicated value of state value of the subject COMP/ Tax Lot 18-05 Eugenel/ askin 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme New Conv. Lo No Points, Coe	stries. It a significant item libject, if a significant item l	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking \$ 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed i +	includes a dollar operty is superior inferior to or less ABLE NO. 3 -31-01800 \$165,500 east \$ 165,500 s iltor/ County i + (-) S Adjust 0 -50,000 \$ 115,500 aller parcels in e past and few 3 fall-throughs arture all site with road ise vacant and oses. The stated
KAHON'S SPRING OF LINE AND	adjustment reflecting m to or more favorable that the subjustment reflecting m to or more favorable that the subjustment subjustment subject sales Price Price Data Source Data of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Comments on Market Comments and Condition of value is access to lot line, ready to build. Site Final Reconciliation: Support is from the opinion of value is I ESTIMATE THE MAR	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adjus (+)	of significant variation behast (1) adjustment is made street in a significant to 29641 Eugene// asking \$ 8 air miles souther Observation/ Realt DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the iasing the indicated ENO. 1 Lusk Road 199,900 ast \$ 199,900 and listing data or in scarcity is but most distangular the equivalency conditions and considered assumed adegrates of reasona of considered as 5 Only actual costs of reasona as 5 Only actual cost	d comprable proper indicated value of sa value of the subject COMP/ Tax Lot 18-05 Eugenel/ askir 7 air miles sou Observation/ F DESCRIPTIO 07-2005 (COE Average plus 1.20 acres/Wc Available at ro Buildable/ slig CommSystem No improveme No moreoveme No Points, Co: + - found after exter that most small tt, Active listing per USPAP and comments. App quate and approfor hypothecatic bity similar prop popilicable to ow popen market exp October 10	### a significant item	nalysis. The description in the comparable print in the comparable print in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Print No improvements Cash to Seller assumed Level None/Assm'd Print No improvements Cash to Seller Assumed Level None/Assm'd Print No improvements Cash to Seller assumed Level None/Assm'd Print No improvements Cash to Seller assumed Level	includes a dollar operty is superior interior to or less ABLE NO. 3 -31-01800 \$165,500 east \$165,500 s iltor/ County. : + (-)\$ Adjust 0 .50,000 s 115,500 aller parcels in e past and few a failure parcels in experience of the county arture if site with road rise vacant and oses. icator of value is. The stated alue
KAHON'S SPRING OF LINE AND	adjustment reflecting m to or more favorable th favorable than the subjustment reflecting m to or more favorable than the subjustment subject Sales Price Price Data Source Data Source Data of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market C the southwest and new parcels have Comments and Condition Description of value is support is from the opinion of value is in Estimate the Mar The opinion of value is in Estimate the Mar The opinion of value is in Estimate the Mar	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adjus (+)	of significant variation behavistic of adjustment is made street in Eugene// asking \$ 8 air miles souther DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 ast \$ 199,900 ast \$ 199,900 ast \$ -30,000 ast \$ -25,000 ast \$ 60,000 \$ 139,900 and listing data or in scarcity substanced and in scarcity substanced and considered as Considered as Conjugactual or so or considered as Conjugactual or conjugactu	d comprable proper indicated value of the subject v	stes. It a significant iteribject; if a significant iteriblect; is judged the consurer can determine the significant iteriblect; is judged the consurer can determine the significant iteriblect; is judged the consurer can determine the significant iteriblect; is judged the consurer can determine the significant iteriblect; is judged the consurer can determine the significant iteriblect; is judged the consurer can determine the significant iteriblect; is judged the significant iteriblect; is judged the consurer can determine the significant iteriblect; is judged th	nalysis. The description in the comparable print in the comparable print in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Print No improvements Cash to Seller assumed Level None/Assm'd Print No improvements Cash to Seller Assumed Level None/Assm'd Print No improvements Cash to Seller assumed Level None/Assm'd Print No improvements Cash to Seller assumed Level	includes a dollar operty is superior interior to or less ABLE NO. 3 -31-01800 \$165,500 east \$165,500 s iltor/ County. : + (-)\$ Adjust 0 .50,000 s 115,500 aller parcels in e past and few a failure parcels in experience of the county arture if site with road rise vacant and oses. icator of value is. The stated alue
KAHON'S SPRING OF LINE AND	adjustment reflecting m to or more favorable th favorable than the subjustment reflecting m to or more favorable than the subjustment Register of Sales Price Price Data Source Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Ethe southwest and new parcets have Comments and Conditing provisions do not access to lot line, ready to build. Site Final Reconciliation: Support is from the opinion of value is I ESTIMATE THE MAR The opinion of value and only and and only and and resident results.	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adjus (+)	of significant variation behavistic of adjustment is made street in Eugene// asking \$ 8 air miles souther DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 ast \$ 199,900 ast \$ 199,900 ast \$ -30,000 ast \$ -25,000 ast \$ 60,000 \$ 139,900 and listing data or in scarcity substanced and in scarcity substanced and considered as Considered as Conjugactual or so or considered as Conjugactual or conjugactu	d comprable proper indicated value of the subject v	stries. It a significant iteribject if a significant iteribject if a significant iterib. ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 SRealtor/ County N +(-)\$ Adjust D +10,000 and D +10,000	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed i +	includes a dollar operty is superior interior to or less ABLE NO. 3 -31-01800 \$165,500 east \$165,500 s littor/ County. : + (- ; j\$ Adjust. 0 -50,000 \$115,500 aller parcels in e past and few 3 fall-throughs arrure at site with road ise vacant and oses icator of value. The stated alue
KAHON'S SPRING OF LINE AND	adjustment reflecting m to or more favorable th favorable than the subjustment reflecting m to or more favorable the favorable than the subjustment Register of Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Comments on Market Comments on Market Comments and Condition of Subject Comments on Ordition of Subject in the southwest and new parcels have Comments and Condition of Subject in the Subject Subj	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adjus (+)	of significant variation behavistic of adjustment is made street in Eugene// asking \$ 8 air miles souther DESCRIPTION 09-2005 (COE) Good 3.65 ac/ Wds, sout Available at road Buildable/ slight None/ Permitted No improvements New Conv. Loan No Points, Costs	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 ast \$ 199,900 ast \$ 199,900 ast \$ -30,000 ast \$ -25,000 ast \$ 60,000 \$ 139,900 and listing data or in scarcity substanced and in scarcity substanced and considered as Considered as Conjugactual or so or considered as Conjugactual or conjugactu	d comprable proper indicated value of the subject v	stries. It a significant iteribject if a significant iteribject if a significant iterib. ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 SRealtor/ County N +(-)\$ Adjust D +10,000 and D +10,000	nalysis. The description in the comparable print in the comparable print in the comparable print in the comparable print in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Print No improvements Cash to Seller assumed Level None/Assm'd Print No improvements Cash to Seller Assumed Level None/Assm'd Print No improvements Cash to Seller assumed Level None/Assm'd Print No improvements Cash to Seller assumed Level	includes a dollar operty is superior interior to or less ABLE NO. 3 -31-01800 \$165,500 east \$165,500 s littor/ County. : + (- ; j\$ Adjust. 0 -50,000 \$115,500 aller parcels in e past and few 3 fall-throughs arrure at site with road ise vacant and oses icator of value. The stated alue
MALION STATES TO THE STATES OF	adjustment reflecting m to or more favorable that the subjustment reflecting m to or more favorable that the subjustment reflecting many to subject sales Price Price Data Source Data Source Data Source Data Source Date of Sale and Time Adjustment Location Site/View Utilities Installed Buildability/Slope Well/Septic system Structures Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Comments on Market Comments on Market Comments and Condition ready to build. Site Final Reconciliation: Support is from the opinion of value is I ESTIMATE THE MAR The opinion of value and only and only and only and Craig E. McKerp Appraiser(s)	arket reaction to those items an the subject property, a min ect property, a min ect property, a plus (+) adjus (+)	of significant variation behavis (-) adjustment is made strent is made thus incre and the strent is made strent is made strent is made strent is made strent in the southead and the southead and the strent is made and the strent is made to case and the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions, limiting or each based on the strent is made to case sumptions of indicated value or sumptions and the strent is made to case sumptions and the strent is made to case sumptions.	ween the subject an thus reducing the indicated E NO. 1 Lusk Road 199,900 ast \$ 199,900 ast \$ 199,900 ast \$ -30,000 ast \$ -25,000 ast \$ 60,000 \$ 139,900 and listing data or in scarcity substanced and in scarcity substanced and considered as Considered as Conjugactual or so or considered as Conjugactual or conjugactu	d comprable proper indicated value of the subject v	stries. It a significant iteribject if a significant iteribject if a significant iterib. ARABLE NO. 2 -25-31-01600 ng \$124,900 ath \$ 124,900 SRealtor/ County N +(-)\$ Adjust D +10,000 and D +10,000	nalysis. The description in the comparable prin in the comparable prin in the comparable prin in the comparable prin in the comparable is COMPAR/ Tax Lot 17-04-19 Eugene// asking 9 1/2 air mile norther Observation/ Rea DESCRIPTION Active Listing Above Average 6.08 acres/Fields Available at road Assumed / Level None/Assm'd Prin No improvements Cash to Seller assumed i +	includes a dollar operty is superior interior to or less ABLE NO. 3 -31-01800 \$165,500 east \$165,500 s littor/ County : + (- j\$ Adjust 0 -50,000 \$115,500 aller parcels in e past and few 3 fall-throughs arrure at site with road ise vacant and oses icator of value the stated alue

roperty Address 88737 Oak ity Eugene	County Lane	State OR	Zip Code 97402
nder Bales, David and De		State OIV	ZID Code 97402
APPRAISAL AN	D REPORT IDENTIFICATIO	N	
This appraisal conforms t	o one of the following definitions:		
🔀 Complete Apprais	al (The act or process of estimating val	lue, or an opinion of value, performed with	out invoking the Departure Rule.)
Limited Appraisal		ue, or an opinion of value, performed unde	
This report is one of the fo	llowing types:		
Self Contained	(A written report prepared under Standard	s Rule 2-2(a) of a Complete or Limited A	ppraisal performed under STANDARD 1.)
Summary	(A written report prepared under Standard		
:× Restricted	(A written report prepared under Standard restricted to the stated intended use by the	s Rule 2-2(c) of a Complete or Limited A	
certify that, to the best of my i	Standards Rule 2-3 crowledge and belief: ined in this report are true and correct.		
	ons, and conclusions are limited only by the report	ed assumptions and limiting conditions, and are	my personal, impartial, and unbiased
I have no present or prospect to have no bias with respect to	tive interest in the property that is the subject of thi the property that is the subject of this report or th	e parties involved with this assignment.	o the parties involved.
My compensation for comple	nment was not contingent upon developing or repo ting this assignment is not contingent upon the de ne value opinion, the attainment of a stipulated resu	velopment or reporting of a predetermined value	or direction in value that favors the cause
this appraisal.			
I have made a personal obse	onclusions were developed and this report has bee rvation of the property that is the subject of this rep	en prepared, in conformity with the Uniform Stan nort	dards of Professional Appraisal Practice.
	eal property appraisal assistance to the person sign		
amitications for the subject pro for handling Measure 37 claims	n the date of inspection and the date of completion perty. There is no guarantee from the appraiser the c, as these requirements may change due to court written was unconstitutional for various judicial re	at the attached report(s) will be found fully satis ordered or Legislature passed modifications. Re	factory to the Lane County jurisdiction ecently, a Circuit Court court in Marion
Comments on A	ppraisal and Report Iden	ntification	
lote any departures fr	om Standards Rules 1-3 and 1-4, pl	us any USPAP-related issues requ	
his appraisal report is co he appraised value inclu	omplete on the basis of the full site inspendes a realty fee as did the sale prices o	ection, not the extent of commentary a f the comparables, unless otherwise s	ttachedtated.
hara wara na directly ob	sound toxic materials of honordeus and	adamana is the issued is to the	
ssumed to be safely stor	served toxic materials or hazardous sub red and used according to label direction	ns. A specific search for and recognition	on of toxic waste and hazardous
nowledge. Common hou	e found in a farm and ranch environmer sehold, shop and garden chemicals and	substances found in most homes and	d garages, including those of the
eader, are assumed to e	xist around the site. These common toxi	c materials and hazardous substance	s include chemicals such as fertilizer
eed killers, pest poisons	and sprays, bleach, detergent, oils, cle sed according to label directions and Fe	ansers, solvents and fuels, among others, state and local, regulations uple	ner solid, liquid and paste substances
port. It is specifically	assumed there is no toxic mold or fungu	us manifest on the site which would af	ss otherwise specifically noted in the fect livability or marketability.
ee attached supplement nly. See the cover letter	al addendum. This report has been prep page for brief explanations of the use a	pared for use in a State Measure 37 pi and purpose of this report 0926054 in	roceeding and is restricted to that us
92605C which are "befo	re and after" scenarios. The actual lega	lity, validity and application of State M	easure 37 is still in question with pre
nd future court and Legis	slature involvements a certainty.		
nnnuero -			
PPRAISER: //			
rrhaiden.	16 10 111-	SUPERVISORY APPRAIS	ER (only if required):
gnature: MA	E. Miller	SUPERVISORY APPRAIS Signature:	ER (only if required):
gnature:Ame: Craig E. McKerp, A	Appraiser, P.C.	Signature: Name:	ER (only if required):
gnature:A ame: Craig E. McKero, A ate Signed: November 6,	appraiser, P.C. 2005	Signature: Name: Date Signed:	
gnature:	appraiser, P.C. 2005	Signature: Name: Date Signed: State Certification #: email: ce	
gnature:	appraiser, P.C. 2005 24	Signature: Name: Date Signed: State Certification #: email: ce or State License #: phone 541: State:	m9th@msn.com 345-0744/fax 541-345-0577
ignature:	appraiser, P.C. 2005 24	Signature: Name: Date Signed: State Certification #: email: ce or State License #: phone 541.	m9th@msn.com .345-0744/fax 541-345-0577 cense:

SUPPLEMENTAL ADDENDUM

File No 092605A

Borrower/Client No borrower			File No. 092605A
Property Address 88737 Oak Hill	Cemetery Road		
City Eugene	County Lane	State_OR	
Lender Bales, David and Delor	es	State_OR	Zip Code 97402

Appraisal Development and Reporting Process:

As per prior agreement with the client named on the cover sheet and first form page of this report, the level of appraisal service requested is a Restricted Appraisal Report of a Complete Appraisal of the subject property plus additional reports as necessary for the purpose of the report. This level of service has, in the past, been known as a "form appraisal" using standard FNMA or FHLMC forms to convey information to the reader. This level of appraisal service is for the most part the same as past "form appraisals".

This report is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2c of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Restricted Appraisal Report. As such, it represents only limited or summary discussions of the data, reasoning and analyses used in the appraisal process to develop the appraiser's opinion of value stated elsewhere. Supporting documentation that is not provided with this report concerning the data, reasoning and analyses has been retained in the appraiser's file copy. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use of this report stated below.

Scope of Work:

In preparing this report, the appraiser observed the subject site and the improvements on October 10, 2005. Relevant information on comparable land and improved site sales, construction costs and accrued depreciation were also gathered, verified and considered.

All three approaches to value were considered; the sales comparison approach and cost approach were developed for the 092605A and 092605B reports only. The cost approach does not apply to generally unimproved land in the case of the 092605C hypothetical site value report scenario. The present older improvements are given a depreciated contributory value. A land value range was determined by the hypothetical appraisal of a portion of the total subject site for comparison purposes in report 092605C.

The income approach, along with rents, comparative rental data and calculated formulas and multipliers, is used ONLY IF the subject is likely to become a rental income property in the foreseeable future, which is not the case for the subject dwelling at this time.

Purpose of the Appraisal and Use of the Report:

The purpose of this appraisal report is to estimate the market value as defined on the attached certification/limiting conditions addendum included with the attached USPAP addendum.

This appraisal report is intended ONLY for the use of the client named for the purpose of establishing a fair market value by an independent third party for Measure 37 proceedings. The use of this report is restricted to the clients, David and Delores Bales and Steve Cornacchia, their advisor, attorney and agent, for this specific purpose only. Duly constituted Lane County committees or courts for Measure 37 claims are also expected readers of this report but Lane County is not a client of the appraiser.

This report in its present configuration is not intended for any financing purpose whatsoever. Any other authorized use of this report will be stated either below or in the letter of engagement.

The appraiser is not and will not become responsible for any unauthorized use. Errors and omissions insurance is not extended to a future third party reader and the appraiser must be notified, timely and in writing, of any future transfer/assignment of this report to any third party.

Supplemental Certifications:

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. in addition, I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report prepared, with conformity to the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

Als 7. Milling

signed and dated November 6, 2005

Craig E. McKern president

Craig E. McKern Appraiser P.C.