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HER: SCHILT	Z - APPRAISER -REPORT

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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

-4-72-17803:55 NOVE

April 2, 2007

Donald Schiltz 82800 River Drive Creswell, Oregon 97426

RE: Lane Code 2.740 (6)

Don,

For your files, here is the Ballot Measure 37 summary for Tax Lot 19-03-13-00-02300 located at Number Not Assigned River Drive, Creswell, Oregon 97426.

This letter summarizes valuation reports 030307A and 030307B.

Summary:

The two different reports are noted and summarized on the cover letter for the entire file 030307 presented as one attached report for ease of reading and understanding by the reader.

For purposes of this letter and summary required by the county, it is postulated: The value difference using "as is before" appraised value and "hypothetical after" is arrived at arithmetically:

In report 030307A, the appraised value for Tax Lot 2300 was estimated to be \$100,000 "as is" subject to certain conditions and assumptions found in that report. In report 030307B, Tax Lot 2300 was assigned a value of \$230,000. The value in the "after" instance assumed a driveway assumed septic installation, assumed potable well installation and with utilities available at the lot line. The placement of the eventual dwelling is likely to be along the west lot line and pose the least interference possible with the continued orchard use on nine of the ten acres more or less.

Net calculated difference is: \$130,000. The difference is attributed to: creating a buildable ten acre site for one single family residence from a non-buildable 10 acre site.

Charles G. Mulliam

Please call if there are any questions.

Cordially,

Craig E. McKern

File No. 030307B

A Restricted Appraisal Report of:

an existing parcel known as Number Not Assigned River Drive Creswell, Oregon 97426

.,...

The 10 acre more or less present parcel, the "before" instance, file 030307A

Tax Lot 19-03-13-00-02300
(surveyed, a legal lot, which is unimproved and not buildable at this time under present zoning regulations)

AND

A Summary Appraisal Report of :

an existing parcel known as Number Not Assigned River Drive Creswell, Oregon 97426

The 10 acre more or less present site, the "after" instance, file 030307B Tax Lot 19-03-13-00-02300 (surveyed, a legal lot which is unimproved and is hypothetically assumed buildable at this time for Measure 37 claim purposes)

Client:

Donald J. Schiltz et al 82800 River Drive Creswell, Oregon 97426

Purpose of the Appraisal:

To estimate market value of present use and projected use of the subject parcel subject to certain conditions outlined in the text and exhibits of the reports 030307A and B

Use of the Appraisal:

For use in a State Ballot Measure 37 proceeding brought by the owner in Lane County, Oregon

Date of Most Recent Inspection and Effective Date of Report: March 17, 2007

Report Completion Date: April 2, 2007

Prepared by:

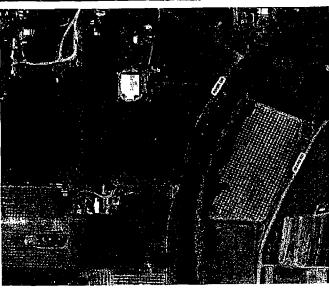
Craig E. McKern, Appraiser, P.C. Certified Residential Real Estate Appraiser 1574 Coburg Road, PMB 397 Eugene, Oregon 97401-4802 files 030307A and B

Aeriai Photographs

Волгоме		No borrower			
Property	Address	Number Not Assigned River Drive - Tax L	.ot 19-02-13-00-02300		
City	Creswell	County Lane	State	Oregon	Zip Code 97426
Landar	Donald				

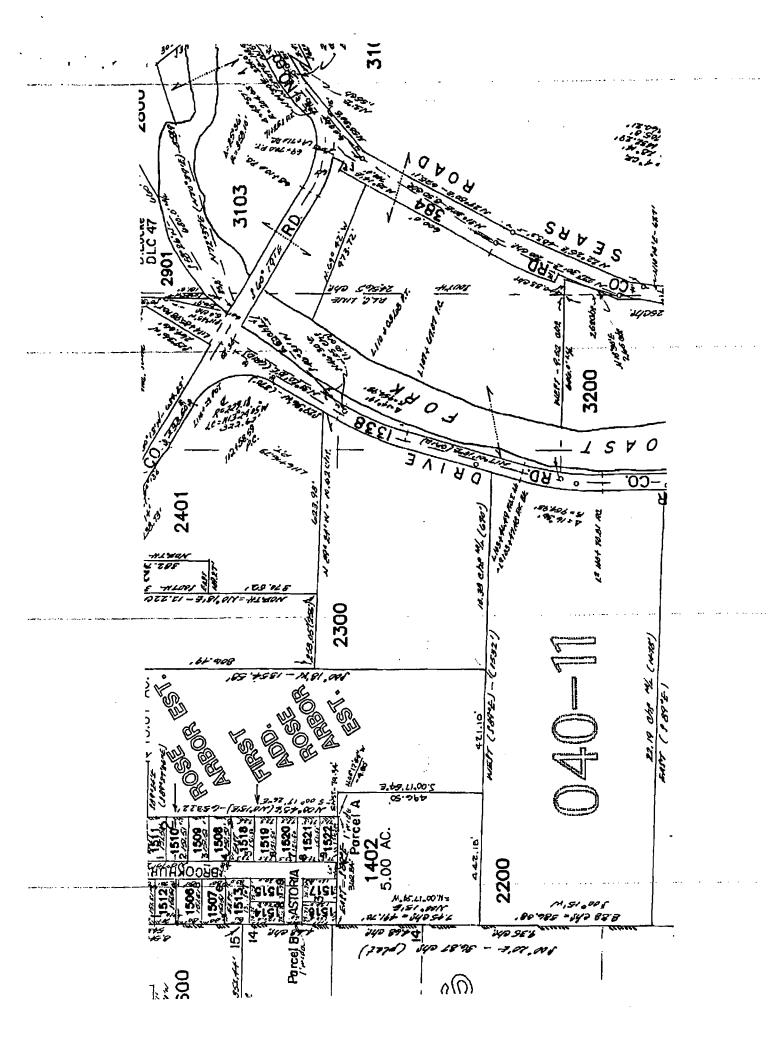


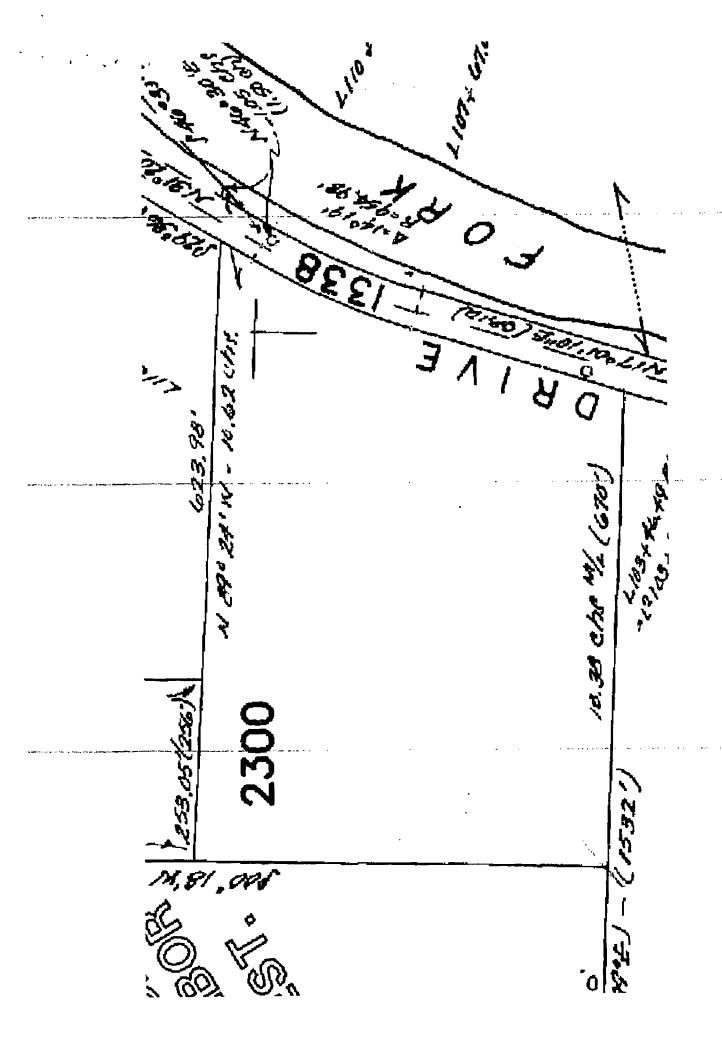
General aerial photo from 2004 from county source showing subject site in center just south of white roof barn, Coast Fork of Willamette River to right of center, subdivisions in Creswell city limits and commercial zone property in upper left



Detail of subject site in center, property known as 82800 River Drive includes the manufactured home and outbuildings in lower left center, Sears Road at lower right

Form LPIC4X6 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE





LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

Map & Tax Lot #: 19-03-13-00-02300

A & T Account #: 0831766

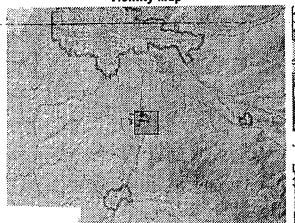
Convert to PDF Document

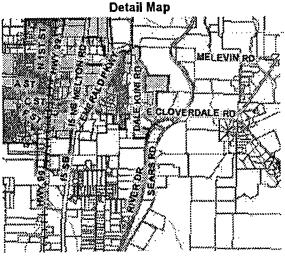
Special Interest Code:

Тах Мар

View Tax Map

Vicinity Map





Site Address State Plane Coordinates

X-Coord: 4262972

Land Use ~

Land use information has not been field verified.

Land Use Code and Description:

Code: ORCHARDS, TREE FRUIT OR NUT 8010

Use Code and Description:

AGRICULTURE

Please verify boundary information with local jurisdiction.

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Code:

Α

Description:

Description:

Zoning Jurisdiction:

LC

LANE COUNTY

Y-Coord: 828406

Parent Zone 1:

E30

EXCLUSIVE FARM USE (30 ACRE MINIMUM)

Boundary Information

General

Incorporated City Limits: Urban Growth Boundary:

Fire Protection Providers:

SOL

SOUTH LANE CNTY FIRE & RESCUE

Node:

Plan Designation:

Display Current Metro Plan Map

2000 Census Tract:

1102 2

2000 Block Group:

Year Annexed:

Annexation #:

Approximate Acreage:

Approximate Square Footage:

10.23 445.619

Environmental Findings

Please verify environmental information with local jurisdiction.

determined.

Metro Flood Hazards:

A6

Areas of 100-year flood; base flood elevations and flood hazard factors

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:

Community Number:

Post - FIRM Date:

Panel Printed? (Y/N):

415591

1985-12-18

41039C1661F

Code: FW

Description:

Floodway areas inside the 100-year flood, base flood elevations determined.

Soils

Percentage Soil Type Description: Soil Map Unit Number: of Tax Lot: 77 **CLOQUATO SILT LOAM** 29 23 96 **NEWBERG LOAM** CAMAS GRAVELLY SANDY LOAM, OCCASIONALLY FLOODED 0 22 **Schools** Code: Name: **CRESWELL** District: 40 **Elementary School:** Middle School: High School: **Service Districts** LTD Service Area: LTD Ride Source: Provider: COTTAGE GROVE FIRE & AMBULANCE DEPT SO Area: SOUTHERN Ambulance District: Emerald People's Utility District: Soil Water Conservation District: **EAST LANE** Soil Water Conservation District Zone: **Political Districts** 100008 Election Precinct: **EAST** County Commissioner District: **FAYE STEWART** County Commissioner: 11 State Representative District: PHIL BARNHART State Representative Name: City Council Ward: City Councilor Name: State Senate District: State Senator: WILLIAM MORRISETTE LCC Board Zones: **EWEB Commissioner District:** Lane County Assessor's Office | Account Number: 0831766 | Map & Tax Lot: 19-03-13-00-02300 **Property Owner** Owner1 Name: SCHILTZ FAMILY TRUST Owner Address: 82800 RIVER DR Country Zip Code State City **UNITED STATES** 97426 **OREGON** CRESWELL Taxpayer Taxpayer Name: SCHILTZ DONALD J Taxpayer Address: 82800 RIVER DR State Country Zip Code City **OREGON UNITED STATES** 97426 CRESWELL Property Legal Description Section: 13 · · · · Quarter: 00 · · · · · · · · Township: 19 Range: 03-Division/Phase: Subdivision Name: Subdivision Type: Lot/Tract/Unit Number: TL 02300 Subdivision Number: Recording Number: Property Value and Taxes Improvement Value **Total Value** Land Value Real Market Real Market Real Market Assessed 2006 93,418 0 93,418 7,577 0 77,546 7,356 77,546 2005

Taxable Value		Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)	
	7,577	0	0	
1995	38,200	0	38,200	6,590
1996	42,780	0	42,780	7,060
1997	45,350	0	45,350	5,927
1998	45,350	0	45,350	6,105
1999	54,420	0	54,420	6,160
2000	51,697	0	51,697	6,345
2001	52,151	0	52,151	6,536
2002	68,930	0	68,930	6,732
2003	63,035	0	63,035	6,934
2004	, 65,756	0	65,756	7,142

Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU
Tax Year	Tax (See Explanation of Tax)
2006	83.95
2005	81.27
2004	82.21
2003	84.40
2002	79.20
2001	77.63
2000	77.67
1999	55.44
1998	55.14
1997	53.41
1996	54.98

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

Active for the 2006 Tax Year

New Account Scheduled to be Active for the 2007 Tax Year

Locally Assessed

Pending Seg/Merge

Pending Value Change

Delinquency

Delayed Foreclosure

Bankruptcy

Code Split Indicator

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code:

ZFARM

Description:

51.28

ZONED FARM

General Information

Property Class:

550

1995

FARM, EFU, VACANT

Statistical Class:

Neighborhood Code:

50362

Property Use Type:

502 RP

Account Type: Category:

LAND AND IMPROVEMENTS

Mortgage Company Name:

Total Acreage for this Account:

10.23

Fire Acres:

Tax Code Area (Levy Code): 04011 Lane County Assessment and Taxation 2006-2007 Billing Rates

CRESWELL SCHOOL DISTRICT 40

EMERALD PEOPLES UTILITY DISTRICT

LANE COMMUNITY COLLEGE

LANE COUNTY

LANE EDUCATION SERVICE DISTRICT

LANE LIBRARY DISTRICT

SOUTH LANE COUNTY FIRE & RESCUE

Sales Information

Sales Sales Date: Price:

Grantor:

Grantee:

Instrument #: Analysis Code: Mult Acct?:

02-10-2004 SCHILTZ DONALD JOSEPH & MICHELE L

SCHILTZ FAMILY TRUST 2004-15082

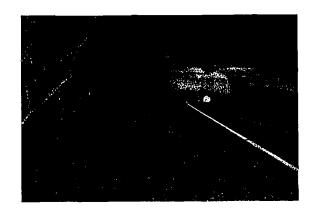
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Manufactured Structures

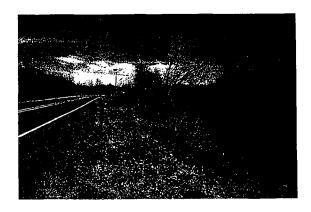
Search Results New Property Search Applications Menu

PHOTOGRAPH ADDENDUM One

Borrower/Client	No borrower			
Property Address	Number Not Assigned River Drive - Tax	Lot 19-02-13-00-02300		
City Creswell	County Lane	State	Oregon	Zip Code 97426
Lender Donal	d.I. Schiltz et al			÷



River Drive looking north from drive entry to 82800 River Drive, subject on left



River Drive on left and Coast Fork of Willamette River on right, bank is about 10 to 15 vertical feet



River Drive tooking south from access drive to 82800 River Drive, young hazelnut orchard on right is off subject site

PHOTOGRAPH ADDENDUM Two

Borrower/Client	No borrower			
Property Address	Number Not Assigned River Drive - Tax Lot 19-03	2-13-00-02300		
CityCresv	ell County Lane	State	Oregon	Zip Code 97426
Lender Do	neld J. Schiltz et al			



Driveway entrance to 82800 River Drive on left, subject site on right, assumed sharing of access drive



Same driveway as above looking west



Typical view of older filbert orchard tooking north

Per owner, these trees have rootstocks first planted in the early 1940's and have been well-maintained. The variety is Barcelona, a now outmoded variety superseded by varieties with superior disease resistance.

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

April 2, 2007 **Donald Schiltz** 82800 River Drive Creswell, Oregon 97426

re: Tax Lot 19-03-13-00-02300

RESTRICTED APPRAISAL REPORT

This appraisal report 030307A explains the appraiser's basis for determining an "as is" value for the subject property for purposes of a Measure 37 claim by the owner in Lane County, Oregon. The following states a "before" instance value.

The subject site consists of about 10 acres of mature hazelnut orchard and the trees are Barcelona variety and about 67 years old. The orchard has been well-maintained and is productive within the usual cycles of nut production and fallow years in Western Oregon.

The soil types on the subject acreage are Newberg loam and Cloquato silt loam, both given Class IIw productivity status by the former Soil Conservation Service of the U.S.D.A.

There is installed irrigation line to the site southeast corner and a water right to the Coast Fork from a river bank point about 100 yards southeast of the southeast corner of the subject site. The site is suitable for continued hazelnut production or any climate suitable crop.

In a phone interview of April 2, 2007, Ross Penhallegon of the OSU Extension Service, who has viewed the subject site in the past as a consultant to the owner, stated that sales of hazelnut orchards with full productivity in the Willamette Valley and on similar Class I or Class II soils have been in the \$15,000 per acre range. Given the usual productive life of a hazelnut tree is in the mid-20 years of its mature life (from ages 10 to 30+ years, the subject orchard is now in the declining years. In addition, other hazelnut varieties have been developed which are less susceptible to blight and other diseases. Hazelnut orchards are relatively high maintenance as compared to annual row crops and other types of orchards such as cherries. This is due to need for several spray rotations, pruning, fallen limb removal, clearing of the fall harvest sweeping areas beneath the trees and other factors. Depreciation of the orchard leads the appraiser to conclude an actual "as is" value for the subject site at this time of in the \$100,000 range. The most likely purchaser 'as is" will be another hazelnut farmer in the Creswell area.

The base value of the irrigated 10 more or less acres is in the range of \$4,000 to \$5,000 per acre with \$5,000 per acre for the subject site being about \$50,000 plus depreciated orchard trees.

Cordially, Craig E. McKern (M) 5. Milliam

LAND APPRAISAL REPORT

HYPOTHETICAL

ï	Borrower No borrow						Censu	s Tract 1	1.02 · · · Ma	p Reference Pi	ttmon Co	ounty 17
	Property Address Nur		signed Rive	r Drive - Ta	x Lot 19-0	02-13-00-02						
ā	City Creswell			Co	ounty Lane		St	ate Orego	n	Zip Code 974	126	
DENTHECATION	Legal Description Len	gthy Metes	and Bounds	Legal Descri	ption\\\\se	e prelimina	ry title report					
E	Sale Price \$ Not Solo		Date of Sale N/	ALc	an Term N	/A yrs	. Property F	lights Appra	ised 🗵 Fe	e 🔲 Leaseho	ld 🔲 Di	e Minimis PUD
	Actual Real Estate Taxe	s \$ N/A	(yr)	Loan charges	io be paid by	y seller \$ <u>Ň/</u>	AOther sal	es concessi	ons Not App	licable		
8	Lender/Clienl Donal	d J. Schiltz	et al				ss <u>82800 Rive</u>					
н	Occupant vacant lan	d	Appraiser_	Craig E. Mck	<u>ern</u>		uctions to Appraise					
	Craig E. McKern,	Appraiser, F						telephone	541-345-07			
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	Marketing Time Present Land Use 8	⊔ 30% 1 Family	5% 2-4 Fam	_		_	6 Commercial	, , ,	nai Facilities	iportation	片片	おおし
8		O% Industrial	5% Vacant		ublic uses		e commiciona		of Utilities		거거	H H H
Ę	Change in Present Land		Not Likely	Like			king Place (*)		Compatibility	.77	HH	771
	Ondings in 1 reacht care			nt/re-develop					from Detrimen	tal Conditions	Π̈́П	77 I
Ξ	Predominant Occupanc	ic.	Owner		ant		cant		Fire Protection		ΠŌ	
- 22	Single Family Price Ran			s 900,000+	•	ninant Value \$	none	General A	ppearance of Pr	operties		
н	Single Family Age	•	<5 yrs. lo	80+ yrs.	Predomina	nt Age	none yrs.	Appeal to	Market			
Н		_						L				 -j
	Comments including th	ose factors, fav	vorable or unlay	orable, affecting	marketabilit	y (e.g. public	parks, schools, vie	:w, noise):	Subject is to	cated about o	ne mile	east of
	Creswell and west	of the west	bank of the	Coast Fork of	f the Will	amette Riv	er with River D	rive betw	een the river	and the subje	ct. The	area
Н	continues to devel	op mainly in	the expand	ing city limits	of Cresw	ell. The im	mediate surroi	unding are	ea consists o	of small impro	ved acre	ages, a
	few vacant acreas				irks and a	refuse trai				division, farm	and tim	berlands.
	Dimensions Irregula					= . 		Sq. Fl. or /		do not conform to	Comer Lot	
н	Zoning classification _		sive ram Us	se 30 acre mi	nimum ne	fomily soci	Present Impro dence homesit					guiauviis
	Highest and best use	Uher (Deep		er (specify) tut OFF SITE IMP			o Level	e uncer r	vieasure 37	waiver proces	<u> </u>	
	Public Elec. 🔯	Other (Desc	. ,				Typical sma	ll acres				
	Gas			a Asphalt/A.			pe Mostly Trap					
SITE	= -	assumed w					W Hazelnut or		s, fields			
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H			t & Tel.		== .		he property locates					🗌 Na 🔀 Yes (
	Comments (Javorable or)	intavorable inclu	iding any apparer	nt adverse easeme	nis, encroaci	ments, or other	adverse conditions			ostulated Lot		
	the entire site of T	ax Lot 2300	and include	s shared driv	e access	, utilities in:	stalled to the lo	ot line, ass	sumes a vial	ie well and a	proved	septic
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SUPPLEMENTAL ADDENDUM

Fila No. 030307B

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Borrower/Client No borrower			
Property Address Number Not	Assigned River Drive - Tax Lot 19-0	2-13-00-02300	
City Creswell	County Lane	State Oregon	Zip Code 97426
Lender Donald J. Schiltz et	al		

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 Summary Appraisal Report of the Subject property.

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 Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2b of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it represents only 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 on March 19, 2007.

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 was developed for this Land Valuation report.

The income approach, along with rents, comparative rental data and calculated formulas and multipliers, is used ONLY if the subject is likely to become or remain a rental income property in the foreseeable future, which is not normally applicable to vacant land.

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 shown as the Appraisal Institute certification form and in the attached addendums.

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 client, Donald J. Schiltz for this purpose only. Duly constituted Lane County committees or courts for Measure 37 appeals are also an expected reader 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 reader.

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 April 2, 2007

Craig E. McKern

president

Craig E. McKern Appraiser P.C.

Schiltz Tax Lot 19-02-13-00-02300, Creswell, Oregon 97426 030307B

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, we have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. We will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraisers written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news; sales, or other media.
- A true and complete copy of this report contains ____ pages including exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

- and the state of MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title

from seller to buyer under conditions whereby: 1. buyer and seller are typically motivated

- 2. both parties are well informed or well advised and acting in what they consider their own best interests;
- 3. a reasonable time is allowed for exposure in the open market;
- 4. payment is made in terms of each in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Appraisal Institute Dictionary of Real Estate Appraisal

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Al Reports Form Al-900.01 Assumptions and Limiting Conditions/Certification: • Appraisal Institute 2005, All Rights Reserved

Form AI9001 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

APPRAISES CERTIFICATION Certify that, to the best of my knowledge and belief:	Gildin Schiltz	ALIGN CALL
Certify that, to the best of my knowledge and bellef:		02-13-00-02300, Ci (10,0 31-31-31-31-31-31-31-31-31-31-31-31-31-3
The statements of fact contained in this report are true and correct. The reported analysis, opinions, and conclusions are inititled only by the reported assumptions and limiting conditions, and are my personal, unblased professional analysis, opinions, and conclusions. I have no present (unblase specified below) or prospective interest in the property that is the subject of this report, and i have no (unless specified below) personal interest with respect to the parties involved. I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment was not contingent upon the developing or reporting predetermined results. My engagement in this assignment was not contingent upon the developing or reporting predetermined results or direction in value that favors the cause of the cilent, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the use of this appraisal. My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report. As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as: Appraiser None Interior Exterior Exterior The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal restricts. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its du	APPRAISER CERTIFICATION	
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