

properties with similar characteristics as the subject in the past. It is the appraiser's opinion that the guidelines under the competency provision have been met.

LEGAL DESCRIPTION

The property legal description was not included. However, the exhibits and descriptions included in this report adequately identify and describe the real estate being appraised. Also, this is in compliance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted and published by the Appraisal Standards Board of The Appraisal Foundation. The applicable requirements are stated in Standards Rule 2-2 (a) (i) which states that "the self-contained report must identify and describe the real estate being appraised." USPAP comments on this requirement as follows: "Identifying the physical real estate can be accomplished by any combination of a legal description, address, map reference, copy of a survey or map, property sketch and/or photographs."

The brief legal description is "Lot 1 Isaac Steele Subdivision Phase 2." The property was recently subdivided and the plat reference for the subject site is plat book 39P, page 72.