

RECEPTION # 2747247, BK 5809
PG 567 12/29/2015 at 01:57:56 PM, 1
OF 2, R \$15.00 S \$1.00 D \$0.00
EXEMPT
Sheila Reiner, Mesa County, CO
CLERK AND RECORDER

AFTER RECORDING MAIL TO:

City of Grand Junction
Attn: City Attorney
250 N. 5th Street
Grand Junction, CO 81501

SPECIAL WARRANTY DEED

THIS DEED, dated December 28, 2015, between the **City of Grand Junction**, a Colorado home rule municipality ("Grantor"), whose legal address is 250 North 5th Street, Grand Junction, CO 81501, and the **County of Mesa**, a political subdivision of the State of Colorado, whose legal address is P.O. Box 20,000, Grand Junction, CO 81502, and the **City of Grand Junction, Colorado**, a home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, CO 81501 for the benefit of the Persigo 201 Sewer System ("Grantees"):

WITNESS, that the Grantor, for and in consideration of the sum of **Five Hundred and Sixty Thousand (\$560,000.00) Dollars** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantees, its successors and assigns forever, all of its rights, title and interest which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the City of Grand Junction, County of Mesa and State of Colorado, described in Exhibit A, attached hereto and incorporated by this reference as if fully set forth (the "Property.")

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Property, with the appurtenances, unto the Grantees, their successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the Property in the quiet and peaceable possession of the Grantees, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

It is understood and agreed that the Property is being conveyed "AS IS, WHERE IS, WITH ALL FAULTS" and, except for the special warranties of title made above, Grantor has not made and is not now making and specifically disclaims any warranties, representations or guarantees of any kind or character with respect to the Property, including without limitation, all warranties concerning the merchantability, fitness for a particular purpose, quality, condition, size, value, suitability, legal entitlement status, and boundary locations of the Property. Grantees acknowledge that Grantees are relying on Grantees' own inspection and investigation of the Property, and not information provided by Grantor, to satisfy itself as to the condition of the Property. Grantees assume the risk that adverse matters may not have been revealed by Grantees' inspections and investigations.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed the day and year first above written.



CITY OF GRAND JUNCTION,
a Colorado home rule municipality

By: Phyllis Norris
Phyllis Norris
President of the City Council

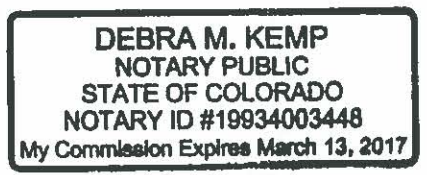
Attest:
Stephanie Tuin
Stephanie Tuin, City Clerk

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of December 2015, by Phyllis Norris, President of the City Council and Stephanie Tuin, City Clerk.

Witness my hand and official seal.

My commission expires: 3/13/2017



Debra M. Kemp
Notary Public

EXHIBIT A
(Legal Description)

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Deed from O.M. Building Associates to City of Grand Junction, Recorded May 23rd, 1977 in Book 1106, Page 144, Public Records of Mesa County, Colorado: "Beginning at a point on the North right-of-way of B 1/2 Road from whence the E 1/4 Corner of Section 26, Township 1 South, Range 1 West of the Ute Meridian bears South 89°53' East 30 feet and South 20 feet, thence North 89°53' West 200 feet, thence North 175 feet, thence South 89°53' East 200 feet, thence South 175 feet to the point of beginning; Mesa County, Colorado."

CONTAINING 35,000 Square Feet or 0.803 Acres, more or less, as surveyed.

**APPRAISAL REPORT FOR THE
CITY OF GRAND JUNCTION FIRE
DEPARTMENT PROPERTY
LOCATED AT
251 27 ROAD
GRAND JUNCTION, CO**

**MR. JOHN SHAVER
CITY ATTORNEY
220 NORTH 5TH STREET
GRAND JUNCTION, CO 81501**

**APPRAISED BY
ARNIE BUTLER & COMPANY
R. ARNOLD BUTLER, MAI
MELINDA M. SCHMINKE
200 MAIN STREET, SUITE 301
GRAND JUNCTION, COLORADO 81501
TIN: 84-1086139**

**DATE OF VALUATION
AUGUST 27, 2014**

**DATE OF REPORT
SEPTEMBER 9, 2014**

**ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO**

*ARNIE BUTLER & COMPANY
REAL ESTATE APPRAISERS & CONSULTANTS
300 Main Street, Suite 301
Grand Junction, Colorado 81501*

*R. Arnold Butler, MAI
Certified General Appraiser
Licensed in Colorado and Utah
E-mail: arnie@wic.net*

*Phone 970-241-2716
Fax 970-241-5653
TIN: 84-1086139*

*Melinda Schminke
Licensed Appraiser
Kori S. Satterfield
Licensed Appraiser*

September 9, 2014

Mr. John Shaver
City Attorney
City of Grand Junction
220 North 5th Street
Grand Junction, Co 81501

Dear Mr. Shaver:

In response to your request to complete an appraisal of the Fire Station located at 251 27 Road in Grand Junction, Colorado, we have inspected that property. The inspection was made for the purpose of providing an opinion of Market Value, as defined in this report, of the fee simple interest as of August 27, 2014, the date of the inspection.

The accompanying report describes the approaches to value and the conclusions derived by application of the approaches. All data used, logic employed, and conditions are subject to the enclosed assumptions and limiting conditions. The appraisal is being completed in conformance with the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P) and the Appraisal Institute (A.I.) reporting guidelines, as interpreted by the appraisers. This report also complies with the disclosure requirements as set forth in USPAP for an extraordinary assumption.

"continued"

**ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO**

Mr. John Shaver
September 9, 2014
Page 2

Based upon our investigation and analysis of the data gathered with respect to this assignment, we have formed the opinion that the Market Value of the fee simple interest of the subject property as of August 27, 2014, the inspection date, was:

FIVE HUNDRED SIXTY THOUSAND DOLLARS
(\$560,000.00)

Very truly yours,
ARNIE BUTLER AND COMPANY



R. Arnold Butler, MAI
Certified General Appraiser
License No. 1313160



Melinda M. Schminke
Licensed Appraiser
License No. 40029975

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

TABLE OF CONTENTS

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS . .1-2
IDENTIFICATION OF THE PROPERTIES.....4
LEGAL DESCRIPTION4
PURPOSE OF APPRAISAL4
DATE OF APPRAISAL/DATE OF REPORT.....5
CLIENT, USE AND USER OF THE APPRAISAL.....5
PROPERTY RIGHTS APPRAISED6
OWNERSHIP AND HISTORY6
TAX AND ASSESSMENT DATA7
SOIL CONDITIONS/MOLDS DISCLOSURE.....7
FLOOD PLAIN.....7
SCOPE OF APPRAISAL.....9
MARKET/NEIGHBORHOOD DATA.....11
PROPERTY DESCRIPTION15
IMPROVEMENT DESCRIPTION.....17
HIGHEST AND BEST USE20
METHOD OF APPRAISAL23
COST APPROACH.....24
SALES COMPARISON APPROACH37
INCOME APPROACH50
RECONCILIATION.....57
FINAL VALUE CONCLUSION.....58
CERTIFICATE OF APPRAISAL59
CERTIFICATE OF APPRAISAL60
ASSUMPTIONS AND LIMITING CONDITIONS61
QUALIFICATIONS OF R. ARNOLD BUTLER63
QUALIFICATIONS OF MELINDA M. SCHMINKE.....66

ADDENDUM:



VIEW EAST SIDE BUILDING: FROM EAST TOWARD WEST



VIEW FROM SOUTHWEST CORNER TOWARD THE NORTHEAST

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

Location: 251 27 Road

Schedule No: 2945-261-00-941

Legal Description: "BEG N 89DEG 53'W 30FT + N 20FT FR E4
COR SEC 26 1S 1W N89 DEG53' W 200.0 FT
N 175.0 FT S89 DEG 53' E 200.0 FT S
175.0 FT TO BEG"

(The above legal description was taken
from the county assessor's records.)

Purpose of Appraisal: To provide a credible opinion of
Market Value of the fee simple interest
of the property located at 251 27 Road.

Property Interest
Appraised: Fee Simple Estate

Client, Use and User
of the Appraisal: The function of this appraisal is to
provide a credible opinion of Market
Value of the property located at 251 27
Road. The City of Grand Junction is
the client of this assignment. The
appraisal conclusions will be used as
support in the transfer of assets from
one city entity to another. The
intended users are the City of Grand
Junction and their representatives for
this project.

Ownership & History: City of Grand Junction c/o Grand
Junction Fire Department

Property Description:
Site: 35,000 square foot
Improvements: 4,976 square foot, fire station
(commercial shop/office building)

Zoning: Commercial One (C-1)

Highest and Best Use: Fire Station with the alternative use
as a shop/office building

Summary of Value Conclusions:

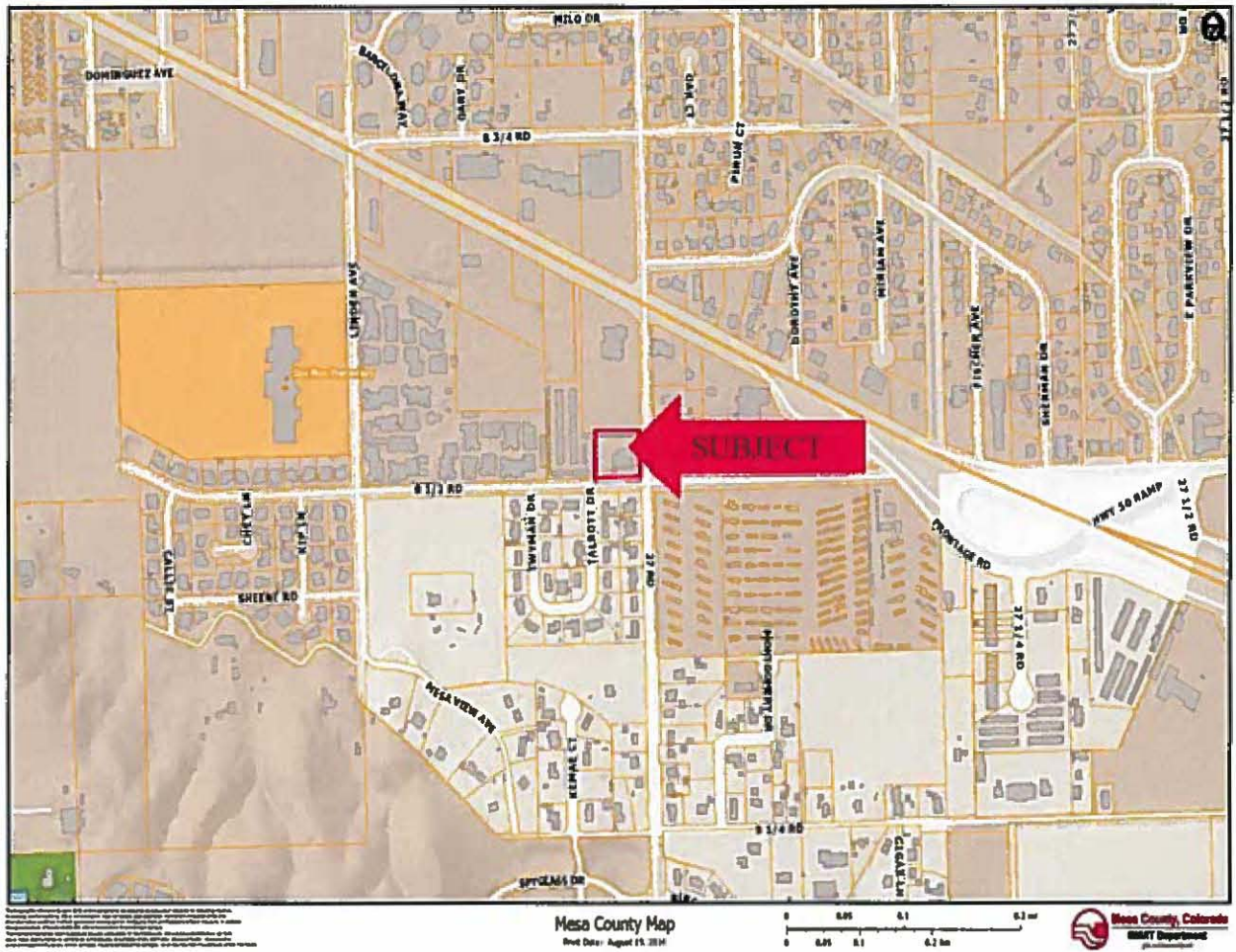
Cost Approach	\$555,000.00
Sales Comparison	\$565,000.00
Income Approach	\$550,000.00

Market Value Conclusion: \$560,000.00

Date of Value: August 27, 2014

Date of Report: September 3, 2014

SUBJECT LOCATION MAP



Mesa County Map
Map Date: August 15, 2014



IDENTIFICATION OF THE PROPERTY

The subject property consists of the Fire Station located at 251 27 Road in Grand Junction, Colorado. The improvement contains 4,976 square feet and is situated on a 35,000 square foot site. A more detailed description of the land and improvements are provided in later sections of this report. A map on the previous page illustrates the subject location with respect to the surrounding benchmarks.

LEGAL DESCRIPTION

The subject property is legally described as follows:

"BEG N 89DEG 53'W 30FT + N 20FT FR E4 COR SEC 26 1S 1W
N89 DEG53' W 200.0 FT N 175.0 FT S89 DEG 53' E 200.0 FT
S 175.0 FT TO BEG"

The above legal description was taken from the Mesa County Assessor's records.

PURPOSE OF APPRAISAL

The purpose of this appraisal is to provide an opinion of Market Value of the subject property. As it relates to this analysis, Market Value is defined as:

"Market Value" definition used by agencies that regulate federally insured financial institutions in the United States: *The most probable price, which a property should bring in a competitive and open market under all conditions requisite to 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 good 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 interest.*

- (3) a reasonable period of time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted to anyone associated with the sale.

(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994) (Source: The Dictionary of Real Estate Appraisal 5th Edition: Page 123 and The Appraisal of Real Estate, 13th Edition, Page 22-25)

Extraordinary Assumption

Definition cited per USPAP 2014-15

"an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

Because we have not been provided with a soils/mold report an extraordinary assumption is stated. Thus, it must be stated that the value conclusions presented in this report are subject to change if contamination of the site is discovered.

DATE OF APPRAISAL/DATE OF THE REPORT

The date of value is August 27, 2014, the date of the inspection. The report is being completed in September of 2014 with a submittal date of September 9, 2014.

CLIENT, USE AND USER OF THE APPRAISAL

The function of this appraisal is to provide a credible opinion of Market Value of the property located at 251 27 Road.

John Shaver, attorney for the City of Grand Junction has requested the appraisal. The City of Grand Junction is the client of this assignment.

The appraisal valuation conclusions will be used as support in the transfer of assets from one city entity to another. The intended users are the City of Grand Junction and their representatives for this project.

No other use for or user of this appraisal report is authorized without the expressed, written consent of the appraisers and Arnie Butler & Company.

PROPERTY RIGHTS APPRAISED

This appraisal assumes that the subject ownership includes all rights that may be lawfully owned, and title, therefore is held in "fee simple". The fee simple estate is appraised. The fee simple estate is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." (Source: The Dictionary of Real Estate Appraisal, Fifth Edition, Page 78, The Appraisal Institute.)

OWNERSHIP AND HISTORY OF THE PROPERTY

The subject property is currently under the ownership of The City of Grand Junction c/o Grand Junction Fire Department. The City has owned the property since prior to 1979.

The subject property is operated as Fire Station Number Four.

TAX AND ASSESSMENT INFORMATION

The subject property is assessed and valued for real estate tax purposes by the Mesa County Assessor's Office. The 2014 "Actual" value, assessed value, and current tax liability are itemized as follows:

2945-261-00-941	"Actual"	"Assessed"	"Taxes"
IMPROVEMENTS:	\$358,860	\$104,070	
LAND:	<u>\$ 70,000</u>	<u>\$ 20,300</u>	
TOTAL:	\$428,860	\$124,370	"0"

The municipality of the City of Grand Junction owns the subject property; therefore no real property tax liability is assessed. However, a Special Tax assessment, for irrigation water, is assessed at \$112.50 per year.

FLOOD HAZARD INFORMATION

According to the Federal Emergency Management Agency (FEMA) flood insurance map, the subject property is situated in Flood Area Zone X. It is defined as "An area that is determined to be outside the 2% floodplains."

HAZARDOUS WASTE AND SOIL CONDITIONS

The presence of asbestos, urea-formaldehyde foam insulation, petroleum, contaminants, or other potentially hazardous materials may affect the value of the property. It is recommended that a qualified engineer complete a Phase 1 environmental soil report.

Since we have not been provided with a soils report as of the date of this analysis, an extraordinary assumption is stated. The property is appraised as free in clear of any soil contaminants.

Therefore, this appraisal is specifically subject to a Phase I environment study completed by a qualified environment professional and the conclusions are specifically subject to those findings.

Mold Disclosure: The existence of molds, funguses, mildew and similar organisms may or may not exist in/on the property. The appraisers are not experts in the field of mold detection and our inspection does not disclose or acknowledge the existence or non-existence of these contaminants. Thus, the appraisers recommend an inspection specifically for mold/molds to more fully determine the condition of the property and its environmental status.

Our conclusions, presented as part of this analysis, can be affected by the environmental status and soils report for the subject property.

SCOPE OF APPRAISAL

This appraisal is being completed in conformance to the Uniform Standards of Professional Appraisal Practice (USPAP) and the Appraisal Institute (A.I.), reporting requirements, as interpreted by the appraisers. Any change in the normal appraisal practice or technique is outlined in the report. This appraisal report is presented in a summary format.

The function of this appraisal is to provide an adequately supported and credible opinion of the market value of the fee simple estate of the subject property. The appraisal is being prepared for the specific use of the City of Grand Junction for internal decisions related to the subject property. The appraisal involves the inspection of the site and improvements. The inspection was completed on August 27, 2014. Additional information was obtained from county records, local Realtors and by photographs.

The real estate market and local demographics are investigated so the three standard approaches to value (Cost, Sales and Income Approaches to Value) can be adequately completed, if appropriate. All three approaches were utilized in developing our opinion of value for the subject property.

In completing this analysis, all market data has been verified with either the buyer or seller or a knowledgeable third party. If the information could not be confirmed, the specific item is noted. All due care was taken in the confirmation of data to provide the most accurate and complete information possible.

An **Extraordinary Assumption** is employed as we have not been provided with a soils or mold report, which can affect the value conclusion related to the subject property.

This appraisal is specifically subject to the Certification and Assumptions and Limiting Conditions provided within the report. Any other unusual assumptions or conditions are noted throughout the report.

MARKET AND/OR NEIGHBORHOOD DATA

The subject neighborhood is located approximately one and one-half miles southeast of the Central Business District of Grand Junction, in the community known as Orchard Mesa. The subject property is located south of the U.S. Highway 50 corridor, along the west side of 27 Road at B ½ Road. 27 Road is one of three stoplights along the highway corridor on Orchard Mesa. U.S. Highway 50 extends through the center of the neighborhood in a northwest to southeast direction. The neighborhood boundaries are defined as the Colorado River to the north, the Gunnison River to the south and west and 29 Road to the east. This area is comprised of both commercial and residential districts on Orchard Mesa.

Properties along the highway in the subject neighborhood are characterized with a mixture of commercial/business developments that capitalize on traffic exposure, and easy access. Scattered within this area of the neighborhood are some light industrial uses, which are primarily service oriented. Single-family dwellings are primarily located to the north and east of the highway corridor with multi-family through the central portion, and several mobile home parks along the highway.

Commercial uses along the highway include gas stations, convenience stores, motels, three storage unit facilities, restaurants, several fast food restaurants, a hardware store, a neighborhood shopping center, retail businesses, offices and a chain grocery store.

Along the south side of the highway adjacent south of the City Market subdivision is the Orchard Mesa Little League fields and the Mesa County Fairgrounds which facilitates several uses that include rodeos, concerts, off road 4 x 4 and vehicle exhibitions, along with other public uses.

Beside, Highway 50 being the major arterial through the neighborhood it provides access to the interior network of streets.

Twenty-Nine Road extends north to the Riverside Parkway/D Road, which extends east to 32 Road and the I-70 Business Loop and north to Interstate 70. Highway 50 extends into the downtown area of Grand Junction and becomes 5th Street.

Several years ago the 29 Road Bridge, which provides additional access from Orchard Mesa into Grand Junction, was completed. The improvements to 29 Road have reduced the past traffic problems from Orchard Mesa into the city and tie into the Riverside Parkway project. Additional improvements to 29 Road are expected to connect Orchard Mesa to Interstate 70 sometime in the future.

There have been subtle increases in both commercial and residential developments throughout most areas of Mesa County over the past year. The Orchard Mesa area has also experienced subtle growth, mostly with moderately priced housing.

The zonings in the neighborhood are a mixture of commercial/business, industrial, and various types of residential.

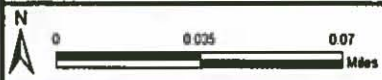
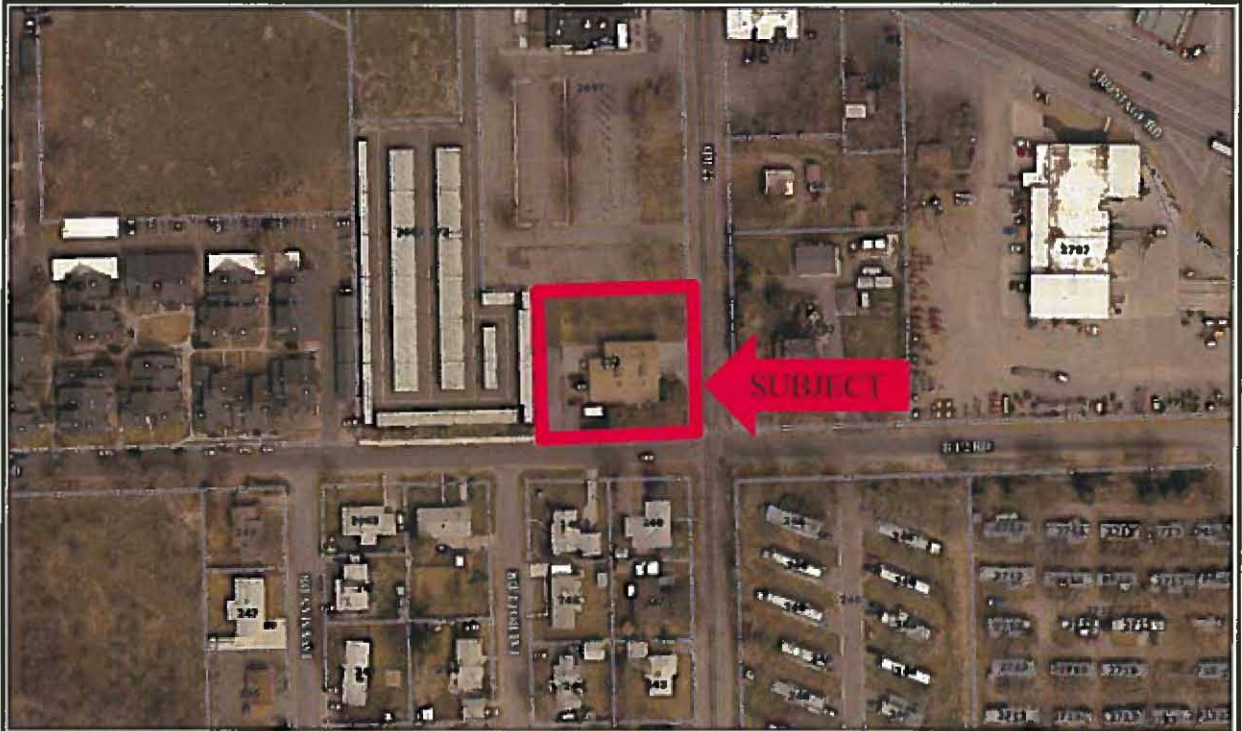
These zonings are reflective of most of the present uses in the area. The subject property is under the city of Grand Junction zoning jurisdiction. Utilities available to the neighborhood included natural gas, electricity, water, and sewer. Police and fire protection are provided by the City of Grand Junction.

Research indicates that at the current time there does not appear to be any major development planned within the neighborhood. The Grand Junction Multiple Service shows that over the past two years 565 residential properties have sold on Orchard Mesa and currently there are 104 listings, four commercial properties have sold and there are currently six listings. Sixty-one vacant lots have sold and there are currently 44 listings.

In conclusion, the neighborhood should continue subtle growth, with access and location continuing to be an integral part of the neighborhood.

SUBJECT PLAT

City of Grand Junction



Date: 9/3/2014

1 inch = 90 feet



PROPERTY DESCRIPTION

Site Analysis

Location and Access

The subject address is 251 27 Road. This places the site at the northwest corner of 27 and B-1/2 Roads on Orchard Mesa in the City of Grand Junction, Colorado. B-1/2 and 27 Roads provide access. B-1/2 Road extends east/west through the southern quarter of the neighborhood. It is two-lane and asphalt paved. Twenty-Seven Road intersects with U.S. Highway 50, one block north of the subject. It extends south ½ mile and connects to B Road. U.S. Highway 50 is the center of the neighborhood. It is a major access route. The map on the previous page illustrates the location of the subject site.

Shape, Dimension and Size

The gross area of the site is 35,000 square feet. The site is rectangular shaped. It has approximately 200 feet of frontage to B-1/2 Road along the southern boundary and 175 feet of frontage to 27 Road along the eastern boundary. The remaining boundaries abut private property.

Topography and Drainage

The site is level, and slightly above grade with 27 Road, to slightly below grade with B-1/2 Road. Curb and gutter are in place along the eastern boundary.

Utilities

The utilities in use on the property include domestic water, sanitary sewer, natural gas, electricity and telephone. Police and Fire protection are provided by the City of Grand Junction.

Zoning

The subject property is under the jurisdiction of the City of Grand Junction and is zoned Commercial One (C-1). According to the Zoning and Development Code of the City of Grand Junction:

"C-1: Purpose. To provide indoor retail, service and office uses requiring direct or indirect arterial street access, and business and commercial development along arterials. The C-1 district should accommodate well-designed development on sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses."

The improvements are currently used as a fire station; this is an improved use under the commercial one zoning.

On-Site Improvements

Landscaping includes sod, trees, and an automatic sprinkler system. An asphalt-paved parking lot is located along the west side of the building. There is a concrete patio along the south side of the building and there is a larger concrete driveway to the shop area along the east side of the building.

IMPROVEMENT ANALYSIS

The subject property consists of a Fire Station that contains a total of 4,976 square feet. The design reflects a modern fire station building and includes several special interior finish features. It is an average quality structure that has been maintained in average condition. Relevant improvement data concerning the subject are summarized as follows:

Size: 4,976 square feet total

Age and Condition: 4,096 square feet were constructed in 1979 and an 880 square foot addition was completed in 1993. The improvement has been maintained in average condition.

Architectural Style: Fire Station

Interior Room Arrangement: The north 2,560 square feet of the building consists of the garage area and the remainder of the building includes the finished areas; office, kitchen, two $\frac{3}{4}$ bathrooms, 4 bedrooms, and a workout room.

Interior Finish: Office/living quarters: The concrete floor is covered with ceramic tile and carpet, the walls are painted block and sheetrock and the ceilings are sheetrock. Shop: The concrete floors are unfinished, the walls are painted block and sheetrock and the ceilings are sheetrock.

Doors and Window: Office/living quarters: The interior doors are hollow core wood, double metal with glass. The windows are double panel in metal frame.

The exterior entrance doors are metal/glass in metal frame.

Shop: Three 14-foot overhead doors provide access into the shop area; two on the east side and one on the west side of the building.

Exterior

Construction:

The exterior construction items include a reinforced concrete foundation, concrete block walls and stucco finish. The roof is gable asphalt shingles with two decorative skylights.

Plumbing:

The subject includes two bathrooms; both include a shower, toilet and sink. The kitchen includes a dishwasher and double stainless steel sink with disposal.

Heating and

Air Conditioning:

Heating is provided by natural gas hot water register in the office/living quarters and natural gas ceiling heat in the shop. Air conditioning is provided by a roof top evaporative cooler.

Electrical:

The majority of the lighting is provided by recessed fluorescent fixtures. An adequate number of outlets are in place.

Special features:

Base cabinets are installed throughout the office, bedrooms, kitchen, workout room, hallway and bathrooms.

Summary and Conclusions

The subject consists of an average quality fire station, but is reflective of a modern commercial shop/office building with some special interior finish features. The subject improvement was originally constructed as "Fire Station Number 4" therefore, several finish items are specific to the special use of the building, bedrooms and oversized kitchen area. However, with minimal interior redesign, the building could be converted to a number of shop/office uses.

HIGHEST AND BEST USE

Real estate is valued in terms of its highest and best use, which can be defined as:

"The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property-specific with respect to the user and timing of the use-that is adequately supported and results in the highest present value." (Source: The Dictionary of Real Estate Appraisal - Fifth Edition - Page 93)

Two determinations of highest and best use are required when a site is improved. The first is for the site as if vacant and available for development. The second is for the property as it is improved. An analysis has been made in conjunction with both cases.

Highest and Best Use analysis must consider location, physical characteristics of the site, homogeneity of the neighborhood, and meet the four highest and best criteria; the use must be legally permissible, physically possible, financially feasible, and maximally productive.

AS VACANT

The subject site has a good location and access. It is located one block south of the 27 Road and U.S. Highway 50 intersection, adjacent south of the commercial corridor of U.S. Highway 50. It is zoned for commercial use and has sufficient size, shape, and access to be development with a variety of different uses.

Due to the location and zoning, it is logical to conclude that the highest and best use of the site is for a commercial development that will benefit from the location in close proximity to the highway corridor.

The size of the subject adds to its functional utility. The location at the corner of B-1/2 and 27 Roads, adds to its value, as corner sites typically command higher prices than interior sites for commercial development.

Based upon the trends in the market and the surrounding influences, it is concluded that a commercial development, consistent with the existing zoning, is the highest and best use of the subject site as if vacant.

IMPROVED

The subject property consists of a Fire Station, which includes special interior finish features. It was constructed for the special purpose use as a fire station. The improvements are functional for their intended and present use.

The subject improvement has the design and utility to be retrofitted into a typical shop/office building. Retrofitting the subject building into an alternative use would include some cosmetic changes, however no major structural changes would be warranted. Therefore, even though the subject was constructed for a specific use, it has sufficient functional utility to employ various alternative uses.

Thus, the highest and best use of the subject property is its current use as a fire station. The building has a sufficient size, floor plan and quality of construction to facilitate various alternative types of uses, also.

METHODS OF APPRAISAL

There are three commonly accepted approaches to estimating the market value of real estate: the Cost Approach, the Sales Comparison Approach, and the Income Approach. They are described as follows:

The Cost Approach to value estimates the current market value of the land and then adds the current replacement cost new, less any accrued depreciation, of the improvements. It is considered most accurate when the improvements are relatively new. It generally is considered the upper limit of value for a property, because a prudent person would not choose to purchase a property for more than the cost of replacing it with new equally desirable property of similar utility.

The Sales Comparison Approach to value relates the subject property to similar properties, which have sold recently or are currently offered for sale through common units of comparison. These units of comparison include the sale price per unit and the Gross Income Multiplier or G.I.M. Appropriate adjustments are made for differences between the sales and the property being appraised. This approach has the greatest application when sufficient information is available regarding sales of similar properties.

The Income Approach to value estimates a gross rental income from the subject property based on actual rents of similar types of properties. Expenses common in the market such as taxes, insurance, repairs and other proper costs of operation are then deducted to arrive at a net income attributable to the property. This net rental income is then converted into an indication of property value by use of a capitalization rate derived from an analysis of rates of return on capital invested in similar types of properties.

All three approaches to value, the Cost, Sales and Income Approaches, were considered in the appraisal of the subject property.

COST APPROACH

The first step in the Cost Approach is to value the subject site. This is accomplished by the use of comparable sales of other vacant sites similar to the subject. The sales are then adjusted for differences with the subject. The adjusted sales support a range of value from which the value of the subject is concluded. Those sales, which are most significant to this analysis, are described on the following pages:

LAND SALE NO. 1



LOCATION: 2785 ACRIN AVENUE
SCHEDULE NO: 2945-254-40-006
LEGAL DESCRIPTION: LOT 6 OF MERIDIAN PARK REPLAT
GRANTOR: LINDA T. BRAWLEY
GRANTEE: JA SERVICES, LLC
SALE PRICE: \$85,000.00
FINANCING: CASH
UNIT PRICE: \$1.21 PER SQUARE FOOT
SALE DATE: 12/31/13
RECORDING: 2678898
SITE DESCRIPTION:
SIZE: 70,132 SQUARE FEET
SHAPE: IRREGULAR/CORNER
ACCESS: INTERIOR SUBDIVISION
TOPOGRAPHY: FLAT
EASEMENTS: UTILITY EASEMENTS
UTILITIES: IN CLOSE PROXIMITY
ZONING: COMMERCIAL ONE
IMPROVEMENTS: NONE
COMMENTS: THIS SITE IS LOCATED AT THE SOUTHEAST CORNER OF LYNWOOD AND ACRIN AVENUE. THIS PLACES THE PROPERTY EAST OF THE CITY MARKET SUBDIVISION AND SOUTH OF B-1/2 ROAD.

LAND SALE NO. 2



LOCATION: 2765 B ½ ROAD
SCHEDULE NO: 2945-254-04-005
LEGAL DESCRIPTION: LOT 3, TBIF MINOR SUBDIVISION
GRANTOR: TBIF, INC
GRANTEE: GEP INVESTMENTS, INC
SALE PRICE \$90,000.00
FINANCING: CASH
UNIT PRICE: \$7.38 PER SQUARE FOOT
SALE DATE: MAY 1, 2014
RECORDING: 2688703
SITE DESCRIPTION:
SIZE: 12,197 SQUARE FEET
(10,786.76 SQUARE FEET OF BUILDABLE SPACE
1,410.24 SQUARE FEET, THE EASTERN 24 FEET
OF THE EASTERN BOUNDARY ARE LOCATED IN
THE ACCESS EASEMENT)
SHAPE: MOSTLY RECTANGULAR
ACCESS: INTERIOR SUBDIVISION
TOPOGRAPHY: FLAT
EASEMENTS: INGRESS/EGRESS/UTILITY
UTILITIES: IN CLOSE PROXIMITY
ZONING: COMMERCIAL ONE
IMPROVEMENTS: NONE
COMMENTS: THIS PROPERTY IS LOCATED JUST NORTH OF THE CITY
MARKET PARKING LOT ADJACENT SOUTH OF THE CARWASH. THIS IS
AN INTERIOR SUBDIVISION LOT.

LAND LISTING NO. 3



LOCATION: 2791 ACRIN AVENUE
SCHEDULE NO: 2945-254-40-005
LEGAL DESCRIPTION: LOT 5 OF MERIDIAN PARK REPLAT
GRANTOR: MATTHEW BRAWLEY
GRANTEE:
LIST PRICE: \$145,000.00
FINANCING: N/A
UNIT PRICE: \$1.27 PER SQUARE FOOT
LIST DATE: 09/18/12
RECORDING: N/A
SITE DESCRIPTION:
SIZE: 114,127 SQUARE FEET
SHAPE: RECTANGULAR
ACCESS: INTERIOR SUBDIVISION
TOPOGRAPHY: FLAT
EASEMENTS: UTILITY
UTILITIES: IN CLOSE PROXIMITY
ZONING: COMMERCIAL ONE
IMPROVEMENTS: NONE
COMMENTS: THIS SITE IS LOCATED SOUTH OF B-1/2 ROAD EAST OF
THE CITY MARKET SUBDIVISION.

LAND LISTING NO. 4



LOCATION: 2693 HIGHWAY 50
SCHEDULE NO: 2945-261-34-001
LEGAL DESCRIPTION: LOT 1 COON HILL II SUBDIVISION
GRANTOR: WESTGATE DRIVE LLC
GRANTEE: N/A
LIST PRICE: \$125,000.00
FINANCING: N/A
UNIT PRICE: \$2.22 PER SQUARE FOOT
LIST DATE: 12/03/13
RECORDING: N/A
SITE DESCRIPTION:
SIZE: 56,192 SQUARE FEET
SHAPE: MOSTLY RECTANGULAR
ACCESS: HIGHWAY 50
TOPOGRAPHY: FLAT
EASEMENTS: UTILITY
UTILITIES: IN CLOSE PROXIMITY
ZONING: COMMERCIAL ONE
IMPROVEMENTS: NONE
COMMENTS: THE PROPERTY IS LOCATED ALONG US HIGHWAY 50
ADJOINING WEST OF THE CHOICE HOTEL PROPERTY AT THE CORNER
OF 27 ROAD AND US HIGHWAY 50.

Summary of Sales

SALE NO/ LOCATION	SALE PRICE/ DATE OF SALE	SITE SIZE PER SQUARE FOOT	ZONING	PER SQUARE FOOT PRICE
SUBJECT: 251 27 ROAD		35,000	C-1	
1) 2785 ACRIN AVENUE	\$85,000/ 12/31/13	70,132	C-1	\$1.21
2) 2765 B-1/2 ROAD	\$90,000/ 05/01/14	12,197	C-1	\$7.38
3) LISTING 2791 ACRIN AVENUE	\$145,000/ 09/18/12	114,127	C-1	\$1.27
4) LISTING 2693 HIGHWAY 50	\$125,000/ 12/03/13	56,192	C-1	\$2.22

Analysis of the Sales

The comparables indicate a range in price before adjustments from \$1.21 to \$7.38 per square foot. The following paragraphs discuss the adjustments made for differences between the subject and the comparables to provide a value indication from each. The adjustments are applied to the per square foot price of the comparables.

Buyer/Seller Motivation .

Sale No. 1 and Sale No. 2 are arms length transactions and no adjustments are warranted. Listing No. 3 and Listing No. 4 are not consummated sales. Typically, list prices are higher than sale prices, thus a downward adjustment for listing status is applied to Listing No. 3 and Listing No. 4.

Terms of Sale/Cash Equivalency/Financing

Both sales were cash and no adjustments are warranted.

Market Conditions/Time Adjustments

Analyses of the land sales used in this analysis does not provide an applicable appreciation rate. Because both sales were consummated within the past year, no appreciation is warranted.

Location/Access/Frontage

The subject property has a good location and access, one block south of the highway along the west side of 27 Road. Sale No. 1 and Listing No. 3 are located east of the City Market shopping center, north and east of the subject. This subdivision has historically commanded unit prices lower than other commercial sites in the area. Thus, we have concluded upward adjustments to both. Sale No. 2 is a semi-pad site located in a newer commercial area. A downward adjustment is warranted. Listing No. 4 is located along the south side of State Highway 50, in the subject neighborhood, but has superior frontage. A downward adjustment for highway frontage is warranted.

Size/Functional Utility

The subject contains a total of 35,000 square feet. Typically, smaller parcels will sell for higher unit prices than larger parcels, if their functional utility is similar. Sale No. 2 contains 12,197 square feet, thus it is smaller and a downward adjustment is warranted. The remaining comparables are larger and upward adjustments are warranted.

In addition, the functional utility of Sale No. 2 is increased by the fact that it is a pad site within the City

Market Subdivision. Thus, a downward adjustment for an increased functional utility is warranted.

Corner/Interior

The subject is a corner site. Typically, corner sites command higher unit prices than interior sites based on increased access and exposure. Sale No. 2, Listing No. 3 and Listing No. 4 require upward adjustments for interior site locations. Sale No. 1 is a corner location, thus, no adjustment is warranted.

Zoning

The subject is zoned Commercial One. All of the comparables are zoned Commercial One and no adjustments are warranted.

Summary and Value Conclusion

The sales adjustments are summarized in the following adjustment grid.

ITEMS	SALE 1	SALE 2	LIST 3	LIST 4
\$/SQ. FT. PRICE	\$1.21	\$7.38	\$1.27	\$2.22
CONDITIONS OF SALE	EQUAL	EQUAL	DOWN	DOWN
TERMS OF SALE	EQUAL	EQUAL	EQUAL	EQUAL
TIME/MARKET CONDITIONS	EQUAL	EQUAL	EQUAL	EQUAL
SUB-TOTAL	\$1.21	\$7.38	\$1.27	\$2.22
LOCATION/ACCESS	UP	DOWN	UP/UP	DOWN
SIZE	UP	DOWN/DOWN	UP	UP
CORNER/INTERIOR	EQUAL	UP	UP	UP
ZONING	EQUAL	EQUAL	EQUAL	EQUAL
ADJUSTMENTS	UP/UP	DOWN/DOWN	UP/UP/UP	EQUAL
INDICATED PER SQUARE FOOT PRICE	>\$1.21	<\$7.38	>\$1.27	=\$2.22

After adjustments, the comparables indicate an applicable range in value for the subject of equal to \$2.22 and below \$7.38 per square foot.

Listing No. 4 supports the low end of the range after adjustments at \$2.22 per square foot. This site has a similar location with superior frontage and is not a consummated sale; it is however, larger in size and an interior site. Applying heavier weight to interior location and size, the subject commands a unit price higher than Listing No. 4.

Sale No. 2 supports the high end of the adjusted range. It has a superior location, smaller size and has an increased functional utility as a pad site, it is however an interior site. A unit price considerably lower than Sale No. 2 is indicated.

Giving consideration to the current market trends, the size of the subject site, and all of the comparables used in this analysis, a unit price toward the low end of the range is concluded.

Thus, applying \$2.25 per square foot to the total gross square footage of 35,000, equates to a present land price estimated at \$78,750, rounded to \$80,000.

Replacement Cost

The next step in the Cost Approach is to estimate the cost new of the improvements and deduct any accrued depreciation. The subject improvements were constructed in 1979 and 1993 and have been maintained in average condition. Thus, although the original construction was in 1979, because of the updates completed and condition, an effective age considerably less than the actual age is concluded. We have concluded an effective age of 15 years. To provide for an indication of value new, we have consulted the Marshall and Swift Cost manual for a comparison.

Marshall and Swift Service is a national cost indices for developing replacement costs, depreciated values, and insurable values of buildings and other improvements. For Fire Station similar to the subject, the cost manual supports the follow:

Total Building Cost New:	
Fire Station: Class C Average Good	
Section 15 Page 29:	
4,976 sf x \$118.43/sf:	\$589,307.68
Cost Multipliers:	
Local:	.98
Current:	1.02
Perimeter:	1.00
Eave height:	1.092
Total:	<u>\$643,266.58</u>
Profit/overhead 10%:	<u>\$ 64,326.66</u>
Total replacement cost new:	\$707,593

Site Improvements	
Asphalt/concrete/lighting and landscaping:	\$ 50,000
Total:	<u>\$ 50,000</u>
Profit/Overhead: 10%	<u>\$ 5,000</u>
Total Site Improvements:	<u>\$ 55,000</u>

Building and Site Improvements
Total Replacement Cost: \$762,593

The cost new for the subject building plus 10% profit/overhead equates to \$707,593 or an overall estimated cost of \$142.20 per square foot, excluding site improvements.

Depreciation

The next step in the Cost Approach is to deduct depreciation. There are three forms of depreciation: physical depreciation or the natural wearing away of the physical asset, functional obsolescence, and external obsolescence. Physical depreciation can come from both curable and incurable sources. Physically curable is the decay of a property from a physical breakdown that can be feasibly remedied such as deferred maintenance. With the modified age/life method, deferred maintenance is isolated and deducted before the incurable physical depreciation is estimated. No deferred maintenance items were noted at the time of the inspection.

Physical depreciation is estimated by consulting age/life tables in the Marshall Valuation Cost Manual. The subject improvement has an effective age of 15 years. The building has been maintained in average condition and is average quality construction.

The Marshall Valuation Cost Manual age/life tables estimate an average building life of 40 years. Thus, the subject with an effective age of 15 years is depreciated by 37.5% (15/40). The site improvements are depreciated at 37.5%.

Functional obsolescence can be identified as inadequacies or super-adequacies in the design of the structure. Rapidly changing innovated designs and the changing needs by the users can cause functional depreciation. We have concluded that no functional obsolescence is present as of the date of this analysis.

External obsolescence is an inadequacy outside of the property that affects the property in an adverse nature. There is no external obsolescence noted for the subject property at the present time.

Cost Approach Summary

The last step of the Cost Approach is to add the value of the land to the present value of the improvements. The entire Cost Approach is illustrated below.

Summary of Cost Approach:

Replacement Cost New Buildings:	\$707,593	
Cost Site Improvements:	<u>\$ 55,000</u>	
Building/Site Cost:		\$762,593
Less Depreciation:		
Physical Dep. Buildings: 37.5%:	\$265,347	
Physical Dep. Site Imp: 37.5%:	\$ 20,625	
Functional obsolescence 0%:	\$ 0	
External obsolescence 0%:	<u>\$ 0</u>	
Total Depreciation:		<u>\$285,972</u>
Depreciated Replacement Cost New:		\$476,621
Add: Land Value:		<u>\$ 80,000</u>
Total Indicated Value		\$556,621
Rounded To:	\$555,000.00	

SALES COMPARISON APPROACH - AS ALTERNATIVE USE

The Sales Comparison Approach involves the analysis of sales of similar properties to the subject. After this information has been collected, it must be reduced to a common unit of comparison, such as sales price per square foot. These sales are then analyzed; prices are examined, and correlated into a final indication of value. Those sales, which are most significant to this analysis, are described on the following pages.

COMPARABLE SALE NO. 1



LOCATION: 2377 LELAND AVENUE
SCHEDULE NO: 2945-054-04-002
SALE DATE: 01/06/14
SALE PRICE: \$650,000.00
GRANTOR: 2377 LELAND LLC
GRANTEE: SOLOMON TRANSFORMERS, LLC
FINANCING: CASH
RECEPTION: 2679090
SITE SIZE: 65,340 SQUARE FEET OR 1.5 ACRES
IMPROVEMENT: SHOP/OFFICE (12% OFFICE)
SIZE: 6,832 SQUARE FEET
CONSTRUCTION: CONCRETE/METAL/METAL/METAL
YOC: 1984
LAND/BLDG RATIO: 9.56:1
EAVE HEIGHT: 16 FEET
UNIT PRICE: \$95.14 PER SQUARE FOOT
COMMENTS: THIS PROPERTY IS LOCATED IN A HEAVY
COMMERCIAL/LIGHT INDUSTRIAL AREA ONE BLOCK WEST OF 24 ROAD
AND NORTH OF PATTERSON.

COMPARABLE SALE NO. 2



LOCATION: 510 30 ROAD
SCHEDULE NO: 2943-093-00-182
SALE DATE: 08/11/14
SALE PRICE: \$292,500.00
GRANTOR: FRUITVALE III, LLC
GRANTEE: 510 PROPERTIES LLC
FINANCING: HOME LOAN STATE BANK
RECEPTION: 2698789
SITE SIZE: 15,069 SQUARE FEET
IMPROVEMENT: OFFICE/RETAIL
SIZE: 3,000 SQUARE FEET (100% FINISHED)
CONSTRUCTION: CONCRETE/METAL/METAL/METAL
YOC: 1987
LAND/BLDG RATIO: 5.02:1
EAVE HEIGHT: 15 FEET
UNIT PRICE: \$97.50 PER SQUARE FOOT
COMMENTS: THE INTERIOR FINISH INCLUDES TWO RESTROOMS PLUS
A SHOWER FACILITY. IT IS LOCATED NORTH OF THE I-70
BUSINESS LOOP ALONG THE EAST SIDE OF 30 ROAD.

COMPARABLE SALE NO. 3



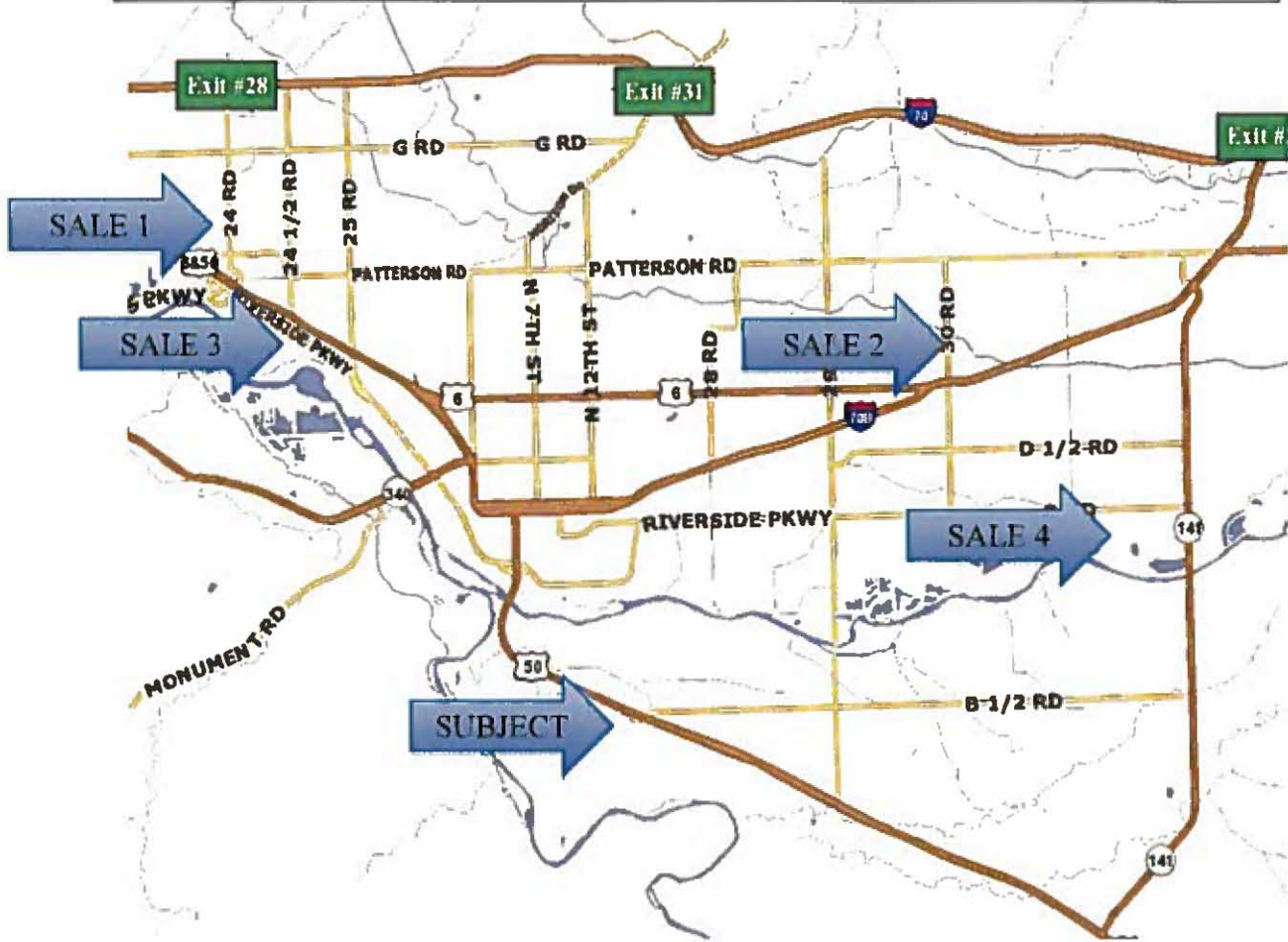
LOCATION: 2483 RIVERSIDE PARKWAY
SCHEDULE NO: 2945-094-26-001
SALE DATE: 10/08/13
SALE PRICE: \$475,000.00
GRANTOR: WW, LLC
GRANTEE: VENTURE SCAPES LLC
FINANCING: US BANK
RECEPTION: 2671614
SITE SIZE: 19,047 SQUARE FEET
IMPROVEMENT: SHOP/OFFICE
 SIZE: 4,960 SQUARE FEET (38.7% FINISHED)
 (INCLUDES 960 SQUARE FEET FINISHED
 MEZZANINE)
 CONSTRUCTION: CONCRETE/STEEL/METAL WITH STUCCO
 FAÇADE/METAL
 YOC: 2008
LAND/BLDG RATIO: 3.84:1
EAVE HEIGHT: 18 FEET
UNIT PRICE: \$95.77 PER SQUARE FOOT
COMMENTS: THIS PROPERTY IS LOCATED ALONG RIVER SIDE
PARKWAY IN A HEAVY COMMERCIAL TO LIGHT INDUSTRIAL
NEIGHBORHOOD. IT INCLUDES THREE OVERHEAD DOORS.

COMPARABLE SALE NO. 4



LOCATION: 3898 ROBERTS COURT
SCHEDULE NO: 2943-221-03-009/010
SALE DATE: 05/14/14
SALE PRICE: \$405,000.00
GRANTOR: BILLY AND ELAINE HARRISON
GRANTEE: OFFENDER SERVICES
FINANCING: US BANK
RECEPTION: 2689944
SITE SIZE: 42,645 SQUARE FEET
IMPROVEMENT: SHOP/OFFICE
SIZE: 3,679 SQUARE FEET (37% FINISHED)
CONSTRUCTION: CONCRETE/MASONRY/BRICK FAÇADE/METAL AND ASPHALT COMP
YOC: 1997/1998
LAND/BLDG RATIO: 11.59:1
EAVE HEIGHT: 13 FEET
UNIT PRICE: \$110.08 PER SQUARE FOOT
COMMENTS: THIS PROPERTY IS LOCATED SOUTH OF D ROAD WEST OF 32 ROAD AND ADJACENT EAST OF THE PIPE FITTERS SUBDIVISION IN AN INDUSTRIAL AREA. THE YARD INCLUDES A HEAVY GRAVEL BASE.

COMPARABLE SALES MAP



Summary of Sales

By way of review, the sales described on the preceding pages are abstracted in the following table.

SALE NO/ LOCATION	SELLING PRICE/ DATE OF SALE	PER SQ FT PRICE	SITE SIZE/ IMPROVEMENT SIZE	LAND TO BLDG RATIO	YEAR/CONDITION/DESIGN
SUBJECT: 251 27 ROAD			35,000 SF/ 4,976 SF	7.03:1	1979-1993/AVERAGE/ FIRE STATION-OFFICE- SHOP/51% FINISHED
1) 2377 LELAND AVE	\$650,000/ 01/06/14	\$95.14	65,340 SF/ 6,832 SF	9.56:1	1984/AVERAGE/SHOP OFFICE/12% FINISHED
2) 510 30 ROAD	\$292,500/ 08/11/14	\$97.50	15,069 SF/ 3,000 SF	5.02:1	1987/AVERAGE/OFFICE- RETAIL/100% FINISHED
3) 2483 RIVERSIDE PARKWAY	\$475,000/ 10/08/13	\$95.77	19,047 SF/ 4,960 SF (960 SF MEZZ INCLUDED)	3.84:1	2008/AVERAGE/SHOP- OFFICE/38.7% FINISHED
4) 3898 ROBERTS COURT	\$405,000/ 05/14/14	\$110.08	42,645 SF/ 3,679 SF	11.59:1	1997-98/AVERAGE/SHOP- OFFICE/37% FINISHED

Analysis of the Sales

The following summary compares the sales to the subject and concludes adjustments to reflect differences. All adjustments are applied to the sales price then divided by the total square footage of the improvements. The conclusions provide a value indication applicable to the subject square footage.

Buyer/Seller Motivation

All of the sales are arms-length transactions and no adjustments are warranted.

Terms of Sale/Cash Equivalency/Financing

All of the sales were cash or the equivalent to cash and no adjustments are warranted for financing.

Market Conditions/Time Adjustment

The market in the Grand Valley had a progressive cycle from 2002 to the middle of 2008. However, with the downturn of the economy, all sectors of the market have been affected adversely to some extent. None of the sales used in this analysis provide an applicable appreciation ratio or indicate a declining market.

From June of 2008 to the present, sales have been limited for shop/office properties. However, all four sales were consummated within the past year, therefore, no adjustments for time/market conditions are concluded.

Location/Access/Frontage

The subject is located one block south of the major access route of U.S. Highway 50.

Sale No. 1 is located just west of 24 Road along Leland Avenue. This is a heavy commercial/light industrial area in close proximity to major access route. This is a similar location and no adjustment is warranted.

Sale No. 2 is located along the east side of 30 Road one block north of the I-70 Business Loop. This is a superior location and a downward adjustment is warranted.

Sale No. 3 is located along Riverside Parkway. Riverside Parkway has become a major alternate route for the valley. This is a similar location with superior access. Thus, a downward adjustment for access is warranted.

Sale No. 4 is located west of 32 Road and south of D Road in a light commercial to heavy industrial area. It is in close proximity to Highway 141. This is a similar location with similar access. No adjustment is warranted.

Improvement Size

Typically, smaller buildings will sell for a higher price per square foot than larger buildings, if the properties otherwise have similar functional utility. The subject contains a total of 4,976 square feet. Sale No. 1 is larger than the subject and an upward adjustment is warranted. The remaining sales are similar in size and no adjustments are warranted.

Finish

The subject is office/living quarters and shop/garage. The subject is 51% finished. The comparables are office/retail and shop/office buildings. Sale No. 1 is 12% finished, Sale No. 3 is 38.7% finished, and Sale No. 4 is 37% finished, thus upward adjustments are warranted for less finished area. Sale No. 2 is 100% finished and a downward adjustment is warranted.

Age/Quality/Condition

The subject improvement was constructed in 1979 and an addition was completed in 1993 and the exterior refinished. The building has been maintained in average condition.

Sale No. 1 was built in 1984 and is in average to below average condition. An upward adjustment to Sale No. 1 is warranted.

Sale No. 2 was built in 1987 and has been maintained in average condition. This is an inferior quality building and an upward adjustment is warranted.

Sale No. 3 was built in 2008 and has been maintained in average condition. A downward adjustment for age is warranted.

Sale No. 4 was built in 1997-98 and has been maintained in average condition. This is a similar building of similar quality and in similar condition.

Corner Verses Interior

The subject is a corner site; typically, commercial sites with corner locations command slightly higher prices based on their increased access points and exposure. All of the comparables are interior sites and upward adjustments are warranted.

Eave Height

Generally, properties with higher eave heights cost more to construct and typically have an increased functional utility. The subject property has a 16-foot eave height. Those properties with lower eave heights require upward adjustments and those with higher eave heights require downward adjustments. Those adjustments are applied in the adjustment grid.

Site Value Adjustments

The subject property includes a 35,000 square foot site with a 4,976 square foot improvement. Based on the Cost Approach, we have concluded a land value of \$80,000. The sales are adjusted based upon an applicable land value as compared to the subject. Those adjustments are included in the adjustment grid.

Summary of Sales and Value Conclusion

The comparables and their adjustments are summarized in the following table:

ITEM	SALE 1	SALE 2	SALE 3	SALE 4
\$/SALE	\$650,000	\$292,500	\$475,000	\$405,000
\$/SQ. FT	\$95.14	\$97.50	\$95.77	\$110.08
TOTAL SF	6,832	3,000	4,960	3,679
MOTIVATION	EQUAL	EQUAL	EQUAL	EQUAL
FINANCING	EQUAL	EQUAL	EQUAL	EQUAL
TIME	EQUAL	EQUAL	EQUAL	EQUAL
SUB-TOTAL	\$650,000	\$292,500	\$475,000	\$405,000
LOCATION/ACCESS	EQUAL	DOWN	DOWN	EQUAL
SIZE	UP	EQUAL	EQUAL	EQUAL
FINISH/FUNCTIONAL UTILITY	UP	DOWN	UP	UP
AGE, QUALITY, AND CONDITION	UP	UP	DOWN	EQUAL
CORNER VS INTERIOR	UP	UP	UP	UP
EAVE HEIGHT	EQUAL	+\$5,946	-\$19,642	+\$21,321
LAND VALUE ADJUSTMENT	-\$67,000	+\$46,000	+\$32,000	-\$16,000
SUB-TOTAL	\$583,000	\$344,446	\$487,358	\$410,321
OVERALL ADJUSTMENT	++++	=	=	++
\$ PER SQUARE FOOT INDICATED	+\$85.33	=\$114.82	=\$98.26	+\$111.53

NOTE: <->=INDICATES PER SQUARE FOOT PRICE BELOW +=INDICATE PER SQUARE FOOT PRICE ABOVE
=INDICATES PER SQUARE FOOT PRICE EQUAL

After adjustments are applied, the sales range in price from \$85.33 to \$114.82 per square foot.

The high end of the range is supported by Sale No. 2, which required a downward adjustment for finish and location, but upward adjustments for quality and site location. Based on the adjustments, the subject commands a unit price equal to Sale No. 2 at \$114.82 per square foot.

The low end of the range is supported by Sale No. 1, which required upward adjustments for size, condition, finish and site location. The subject commands a unit price higher than Sale No. 1 at \$85.33 per square foot.

Sale No. 3, in the middle of the range, required downward adjustments for access and age, and upward adjustments for finish and site location. Applying heavier weight to the interior site location, the subject commands a unit price higher than \$98.26 per square foot as supported by Sale No. 3.

Sale No. 4 required upward adjustments for finish and interior site location and no downward qualitative adjustments. Sale No. 4 supports a unit price for the subject of higher than \$111.53 per square foot.

Giving additional consideration to the subject finish of living quarters/office verses typical office, we have concluded a unit price for the subject toward the higher end of the range.

Based on all of the preceding information and taking into consideration all of the sales and the adjustments, we have concluded a unit price at the higher end of the range at \$114.00 per square foot.

Therefore, applying a unit price of \$114.00 per square foot to the total of 4,976 square feet equates to a value conclusion of \$567,264, rounded to \$565,000.

INCOME APPROACH - ALTERNATIVE USE

For the most part, investors in any market are motivated by monetary consideration. They may want direct financial benefits through the steady income stream. They also may be interested in more indirect benefits through equity growth or deferred taxes. Presently, the market reveals that it is an excellent time for owner/users to purchase properties for their own use because of depressed prices and low interest rates. Over the past several years, real estate has been considered an ideal investment because it often offers elements of all these benefits.

An investment's value to the purchaser can be directly related to that investment's capacity to generate benefits in these areas. The Income Approach has evolved as a means of translating investor motivations relative to these factors into a mathematical expression for estimating value. Thus, it can be the most reliable means of estimating market value of an income-producing property. However, in more recent years, this approach has had some limitations because market values have not decreased as significantly as rental rates and occupancies, resulting in somewhat of an inconsistent market. The owner/user has become a major purchaser of past income producing properties. The investor market has been limited because of the poor returns on the investment. In any case, the information and data found pertaining to an income approach analysis is as follows:

The first step in completing the Income Approach is to estimate the gross income the subject property can be expected to generate each year. The total amount of income the property could generate must then be reduced for vacancy and collection allowances and for any operating expenses that the owner must pay, leaving net operating income (N.O.I.). Net operating income is the revenue that is left to the owner after all cash expenses except income taxes and debt service has been paid. It is also known as the net income before recapture, because it excludes consideration of the non-cash book expense known as depreciation. In most instances, the best method of estimating income for the subject property is to first examine the existing leases. These rents can then be compared to those that are being received by other comparable properties in the local market place to determine whether they are reflective of market rates.

The subject is owner occupied and has been for over 20 years. Thus, to determine a market rental rate, an investigation of the shop/office rental market was made. Those rents considered comparable to the subject are listed in graphic form as follows:

YEAR OF LEASE	RENT COMP NO.	SIZE PER SQUARE FOOT	AVERAGE RENT PER SQ FT	EXPENSES
2013	2) 712 SCARLET	2,400 SF/ 24% FINISHED	\$10.00/SF	GROSS
2013	3) 572 SOUTH COMMERCIAL	2,400 SF/ 17% FINISHED	\$10.00/SF	TRIPLE NET
OFFER	4) 1896 HIGHWAY 6 & 50 FRUITA	3,327 SF/ 64% FINISHED	\$14.42/SF	TRIPLE NET
OFFER	5) 340 S 13TH STREET	2,880 SF/ SHOP ONLY	\$10.42/SF	TRIPLE NET
OFFER	6) 575 25 ROAD	5,436 SF/ 23% FINISHED	\$ 8.39/SF	TRIPLE NET

Summary of Rent Comparables

We have concluded that based on the leasing information, applying heavy weight to the finished area of the subject, a lease rate within the range is applicable at \$10.00 per square foot annually on a triple net lease basis; whereas the tenant pays all expenses, utilities, taxes and insurance. Based on the leases utilized in this analysis, the majority of leases are based on triple net lease terms. While semi-gross leases are typical of the market in a downward market trend, triple net leases are typical when the market is improving. Thus, based on the location and surrounding influences, we have concluded that the subject property commands a triple net lease rate.

Based on the size and finish of the subject property, a rental rate lower than the high end of the range at \$14.42 per square foot and higher than the low end at \$8.39 per square foot is concluded.

Gross Potential Income

The Gross Potential Income is calculated by multiplying the rental rate by the total square footage of the improvements. Applying \$10.00 per square foot to 4,976 square feet equates to the estimated rental income for the subject:

$$\$10.00/\text{sqft}/\text{yr} \times 4,976 \text{ sq. ft.} = \$49,760$$

Vacancy

An investigation of the subject neighborhood indicates at this time that there are limited vacancies. Based upon the current economic trends, we have concluded, on a stabilized basis, an estimated 10% vacancy factor is reasonable.

Expenses

Subtracting the annual operating costs from the effective gross income results in net operating income. The subject rental rate is based on a triple-net lease with the tenant paying all expenses.

The owner will incur some expenses in the operation of a rental property, typically commercial property management fees and miscellaneous expenses for accounting or legal expenses.

Commercial management fees range from a high of ten percent of the effective gross and miscellaneous income for multi-tenant buildings to a fixed monthly rate for single tenant properties. An annual management and leasing fee are each estimated at 6% of the effected gross income.

The owner's miscellaneous expenses are estimated at approximately \$1,000 annually.

Net Income

The net income for the subject property is based upon the following summary of income and expenses.

Gross Potential Income	
4,976 sq. ft. x \$10.00/sq.ft./yr.:	= \$49,760
Less Vacancy & Collection Loss 10%:	<=\$ 4,976>
Effective Gross Income:	= \$44,784
Less: Expense	
Management/leasing	
Fee 12%:	<=\$5,374>
Administrative fee:	<=\$1,000>
Total:	<=\$ 6,374>
Net Operating Income:	= \$38,410

Income Capitalization

The Income Approach involves the capitalization of net income into a value. The net income is capitalized into a value by an overall rate. An overall rate is simply the ratio of net income to value. It is derived by finding comparable sales that have known net income. The income is divided by the sale price for an indication of overall rate.

Several office/shop comparable sales were abstracted and reveal properties where an overall rate could be abstracted. These sales are as follows:

<u>Address</u>	<u>Property Type</u>	<u>Dated</u>	<u>Overallrate</u>
569 S Westgate Dr #2	Condo/shop/office	06/09	8.5%
564 S Commercial Dr C	Condo/shop/office	10/09	7.1%
2527 Foresight Circle	Shop/office	10/09	9.4%
383 Indian Road	Shop/office	06/10	7.1%
565 S Commercial Dr.	Shop/office	01/12	7.9%

Another source of survey results, from a national study by Korpacz Real Estate Investors Survey and for the 1st quarter of 2014 for warehouse properties is as follows; this study reported overall rates for warehouse in the range of 5.00% to 7.50%, with an average of 6.16%. Office properties are similar reporting overall rates in the range of 3.75% to 8.00%, with an average of 6.27%.

Giving consideration to the most recent market trends and capitalization rates, a rate within the range is concluded. Based upon the most recent regional and local capitalization rates, we have concluded 7% is reasonable.

Therefore, based on the net operating income estimated for the subject property using an overall rate of seven percent (7%), the indicated value of the subject through direct capitalization is:

Net Operating Income of $\$38,410 / 0.07 = \$548,714.29$

ROUNDED TO: $\$550,000.00$

RECONCILIATION AND FINAL VALUE CONCLUSION

The three approaches to value indicate the following value estimates:

Cost Approach	\$555,000.00
Sales Comparison	\$565,000.00
Income Approach	\$550,000.00

The Cost Approach was based upon the construction costs to complete as provided by the Marshall Valuation Cost Manual. The Cost Approach is generally a good indication of value for new construction and special use properties. The Cost Approach provides support to the final value conclusion.

The Sales Comparison Approach included sales of shop/office buildings. These sales, after adjustments, provided for a reliable range of value for the subject property. This approach is considered to provide reliable support to the final value conclusion.

The quantity and quality of data in the Income Approach is adequate in providing an indication of Market Value for the subject as a commercial building. The data regarding rental rates, occupancies, and expenses are current. The stabilized net income was capitalized with a capitalization rate abstracted from shop/office building in this community and compared with regional rates. The Income Approach provides support to the final value conclusion.

Based upon all of the previous information, we have concluded an opinion of value within the range, and as supported by all three Approaches to value.

Final Value Conclusion

Based upon our investigation and analysis of the data gathered with respect to this assignment, our opinion of market value as of August 27, 2014, of the subject property located at 251 27 Road is:

FIVE HUNDRED SIXTY THOUSAND DOLLARS
(\$560,000.00)

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has no current or prospective interest in the subject property or parties involved, and has not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of the assignment, as an appraiser or any other capacity.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 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 Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, R. Arnold Butler, has completed the continuing education program of the Appraisal Institute.

Sincerely,



R. Arnold Butler, MAI
Certified General Appraiser
Colorado License No. 1313160

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased, professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has no current or prospective interest in the subject property or parties involved, and has not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of the assignment, as an appraiser or any other capacity
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 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 Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I, Melinda M. Schminke have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

Sincerely,



Melinda M. Schminke, Associate Member
of the Appraisal Institute
Licensed Appraiser
Colorado License 40029975

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The distribution, if any, of the total valuation in this report between land and improvements applies only under that stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only the proper written qualification and only in its entirety.
13. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea- formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

QUALIFICATIONS OF R. ARNOLD BUTLER, MAI

- PROFESSION:** Independent Real Estate Appraiser and Real Estate Consultant from 1975 to present. President of Arnie Butler & Company from 1987 to the present.
- GRADUATE:** University of Northern Colorado, Bachelor of Science - Business Finance.
- APPRAISAL LICENSES** State of Colorado: Certified General Appraiser 1313160, Expires 12/31/15
State of Utah: Certified General Appraiser 5479466-CG00, Expires 12/31/14
- PROFESSIONAL DESIGNATIONS:** MAI - Appraisal Institute
- MEMBER OF:** Appraisal Institute; International Right of Way Association, Past President Chapter 70, IR/WA ; Grand Junction Board of Realtors, Colorado and National Association of Realtors.
- COURSES AND SEMINARS:** Uniform Appraisal Standards for Federal Land Acquisitions, 09/27/06, American Society of Farm Managers & Rural Appraisers. Scope of Appraisal, 11/30/06, A.I., Topographical Map and Deed Plotter - Johnson Mapping 09/11/07, Advanced Conservation Easement Analysis, ASFMRA 10/03/08, Business Practice & Ethics- A.I. 10/11/08, USPAP Update - A.I. 12/27/08. Federal Agency Update, 02/13-15/09, IRWA/A.I., Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) ASFMRA 04/15-17/09. USPAP -7 hour update, A.I., 08/17/09. CCLT Conservation Easement appraisals and issues 03/15-16/10. State of Colorado-DORA, Conservation Easement required update 03/9/11. USPAP 7 Update A.I. 11/27/11. Partial Interest and Conservation Easement Appraisals, ASFMRA 04/30-05/02/12
- APPRAISAL CLIENTS:**
- | | |
|---------------------------------------|--------------------------------|
| Alpine Banks | Animas Land Conservancy |
| Bank of Colorado | Colo State Highways -CDOT |
| Community Banks of Colorado | Centennial Banks |
| Community Hospital | Great Outdoors Colorado - GOCO |
| Community 1 st Banks | Paonia State Bank |
| Tri-County Electric | Mesa County Land Trust |
| Continental Oil Company | Mesa County Public Works |
| Denver & Rio Grande -Union Pacific RR | Enstrom's Candies |
| Exxon, Inc. | First Banks |
| Bank of America | Kinder Morgan Energy |
| Gunnison County Ranchland Conservancy | Holiday Inns |
| Mesa State College | Grand Valley National Bank |
| Grand Junction Housing Authority | Holy Family Foundation |
| Gunnison Bank & Trust | Bank of the West |
| U. S. Banks | New York Life Insurance |
| Olathe State Banks | Occidental Petroleum |
| Phoenix Federal S & L | Powderhorn Coal Company |
| Public Service Company/ | Rocky Mountain Elk Foundation |
| Xcel Energy | |

Black Canyon Land Conservancy
Rocky Mountain Health Maintenance (RMHMO)
Texaco, Inc.
Umetco/Union Carbide
Weststar Banks
San Juan Power
Wells Fargo
Walker Field Airport
Oxy Permian
Gunnison County Electric
Trust for Public Lands
Ducks Unlimited
St. Mary's Hospital
UNC Geotech
Vectra Banks
Yampa Valley Land Trust
Tri-State Power
Garfield County Airport
Laramie Energy
Grand Valley Power
Colorado Open Lands
Various individuals, attorneys, and lending institutions.

Grand Junction, Delta, Montrose, Gunnison, Rifle, Meeker, Rangely, Moab, Glenwood Springs, Palisade, Fruita, Durango, Telluride, and Steamboat Springs.

**CITY
GOVERNMENTS:
COUNTY
GOVERNMENTS:
FEDERAL
GOVERNMENTS:**

Mesa, Delta, Montrose, Ouray, San Miguel, San Juan, Gunnison, Garfield, Rio Blanco, Eagle, Routt
Bureau of Reclamation, BLM, State of Colorado, Colorado State Parks, U.S. National Forest Service, Department of Energy, Colorado Division of Wildlife, Colorado State Land Board

**WORK
LOCATIONS:**

All of Western Colorado and Grand County Utah. Including properties in Moffat, Routt, Rio Blanco, Eagle, Garfield, Mesa, Pitkin, Delta, Montrose, Gunnison, Hinsdale, Huerfano, San Miguel, Ouray, San Juan, La Plata, Dolores, Archuleta and Montezuma Counties, Colorado.

Qualified as expert of valuations in Denver, Eagle, Jefferson, Garfield, La Plata, Gunnison, Montrose, Ouray, San Miguel and Mesa County District Courts and Federal Bankruptcy Courts.

STATE OF COLORADO
Department of Regulatory Agencies
Division of Real Estate

Active

PRINTED ON SECURE PAPER

Cert Gen Appraiser

1313160	Jan 1 2013	Dec 31 2015
Number	Issue Date	Expires

R ARNOLD BUTLER
GRAND JUNCTION, CO 81506



Program Administrator



Licensee Signature

**QUALIFICATIONS OF MELINDA M. SCHMINKE
LICENSED APPRAISER – ASSOCIATE MEMBER APPRAISAL INSTITUTE**

PROFESSION: Independent Real Estate Appraiser and Real Estate Consultant from 1999 to present. President of Arrow S, Inc. from 2008 to the present. Hutchinson Community Junior College

COLLEGE: Aims Community College – Certificate of Real Estate Appraisal
Colorado Mesa University

APPRAISAL LICENSES State of Colorado: Licensed Appraiser
40029975, Expires 12/31/2014

PROFESSIONAL DESIGNATIONS: Associate Member of Appraisal Institute

MEMBER OF: Appraisal Institute

COURSES AND SEMINARS: Condemnation Appraising: Principles & Standard Applications 12/09-11/2010, 7-Hour National USPAP Update Course 08/16/2010, Appraising Distressed Commercial R.E. 11/12/2008, Online Business Practices and Ethics 08/15-09/14/2008, Online Real Estate Finance Statistics and Standard Valuation Modeling 08/15-09/14/2008, 7-Hour National USPAP Standard 06/15-07/15/2008, Sales Comparison Valuation of Small, Standard Mixed-Use Properties 02/22-23/2007, Online Valuation of Detrimental Conditions in Real Estate 12/15/2005 - 01/14/2006, Online Internet Search Strategies for R.E. Appraisers 12/15/2005 - 01/14/2006, Online Apartment Appraisal, Concepts & Standard Applications 11/01-12/01/2005, Online Analyzing Operating Expenses 05/15-06/14/2005, Business Practices and Ethics 02/25/2005 University of Phoenix, 7-Hour National USPAP Update Course 02/24/2005 University of Phoenix, Online Using Your HP12C Financial Calculator 01/15-02/14/2005

APPRAISAL CLIENTS: Alpine Banks
Bank of Colorado Colo State Highways -CDOT
Community Banks of Colorado
Community Hospital of Grand Junction Community 1st Banks
Kinder Morgan Energy
Bank of America Public Service Company/Xcel Energy
UTE Water Conservation District Bank of the West
Mesa State College Grand Valley National Bank
Grand Junction Housing Authority Holy Family Foundation
U. S. Banks New York Life Insurance
Olathe State Banks Occidental Petroleum
Phoenix Federal S & L Powderhorn Coal Company
Rocky Mountain Health Maintenance St. Mary's Hospital
(RMHMO)
WestStar Banks Vectra Banks
Wells Fargo Garfield County
Walker Field Airport Various individuals, attorneys, and lending institutions.
Oxy Permian Grand Valley Power
Grand Junction, Delta, Montrose, Rifle, Palisade, Fruita, and Aspen.

CITY GOVERNMENTS:

COUNTY GOVERNMENTS: Mesa, Delta, Montrose, Garfield,

FEDERAL GOVERNMENTS: State of Colorado, Colorado State Parks, U.S. National Forest Service, Colorado Department of Transportation

WORK LOCATIONS: All of Western Colorado. Including properties in Rio Blanco, Eagle, Garfield, Mesa, Pitkin, Delta, Montrose, and Ouray.

STATE OF COLORADO		
Department of Regulatory Agencies		
Division of Real Estate		
Active Licensed Appraiser	PRINTED ON SECURE PAPER	
40029975 Number	Jan 1 2012 Issue Date	Dec 31 2014 Expires
MELINDA M SCHMINKE GRAND JUNCTION, CO 81507		
		
Program Administrator		Licensee Signature