



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

104 N.WARD  
LOT 3, B LOCK 10 ORIGINAL TOWN OF ITALY  
ITALY, TEXAS 76651

**FOR:**

MONOLITHIC CONSTRUCTORS, INC.  
ONE DOME PLACE  
ITALY, TEXAS 76651

**AS OF:**

APRIL 4, 2001

**BY:**

RICHARD FIELY, TX-1322209-G  
P.O. BOX 542  
PRINCETON, TEXAS 75407

Borrower/Client	MONOLITHIC CONSTRUCTORS, INC.	File No.	21-14
Property Address	104 N.WARD		
City	ITALY	County	ELLIS
		State	TEXAS
Lender	N/A	Zip Code	76651

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## Full Legal Description

Borrower/Client	MONOLITHIC CONSTRUCTORS, INC.						
Property Address	104 N.WARD						
City	ITALY	County	ELLIS	State	TEXAS	Zip Code	76651
Lender	N/A						

All that certain lot, tract or parcel of land situated in the City of Italy, Ellis County, Texas, and being known as Lot Three (3), Block Ten (10), City of Italy, and being more particularly described as follows:

**BEGINNING** at iron stake found in the East line of North Ward Street, the S.W. corner of Lot 3 and the N.W. corner of Lot 4, said point being N. 18°12' W., 65 feet from Main Street and the S.W. corner of said Block 10;

**THENCE** N. 18°12' W., with Ward Street, 62.5 feet to iron stake at angle point in street;

**THENCE** N. 68°50' E., 120 feet to iron stake in west line of Lot 6;

**THENCE** S. 18°21' E. with Lot 6, 67 feet to iron stake, the N.E. corner of Lot 5;

**THENCE** S. 71° W., with Lots 5 and 4, 120 feet to the **BEGINNING**.

Being the same property described in Correction Deed form R. T. Wade et al. to Bryon Compton et ux. dated June 2, 1972, recorded in Volume 560, Page 1163, Deed Records of Ellis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

**SUBJECT**, however, to all valid outstanding easements, rights-of-way, mineral and/or ground leases, mineral reservations, mineral conveyances, restrictive covenants of record, and to zoning laws, regulations and ordinances of municipal and other governmental authorities, if any.

# Location Map

Borrower/Client MONOLITHIC CONSTRUCTORS, INC.

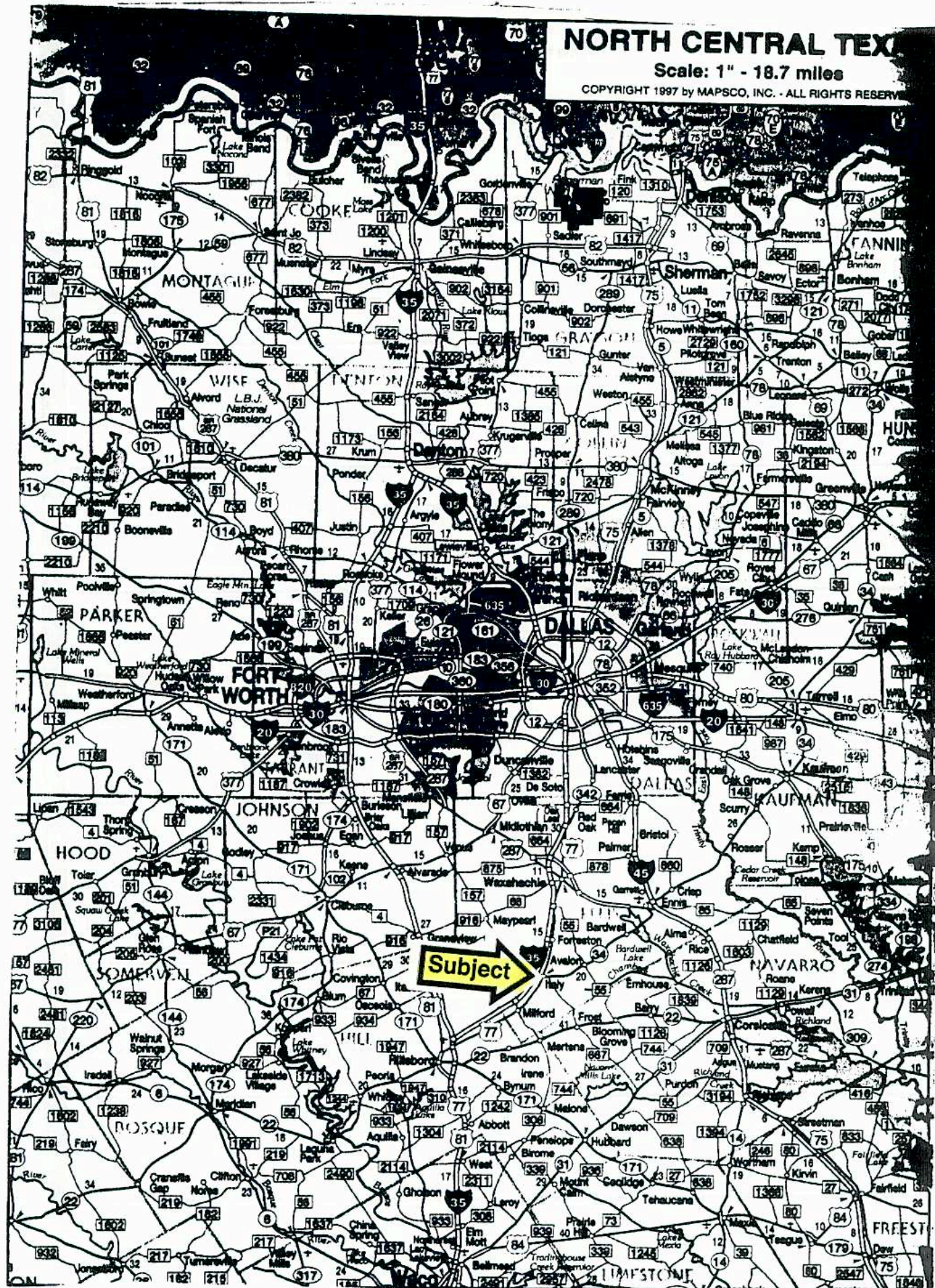
Property Address 104 N.WARD

City ITALY

County ELLIS

State TEXAS

Zip Code 76851





**FIRREA / USPAP ADDENDUM**

Borrower MONOLITHIC CONSTRUCTORS, INC.

Property Address 104 N.WARD

City ITALY

County ELLIS

State TEXAS

Zip Code 76651

Lender/Client N/A

**Purpose**

THE PURPOSE OF THE APPRAISAL IS FOR PORTFOLIO MAINTENANCE

**Scope**

THE APPRAISER WILL COLLECT, ANALYZE AND PRESENT ALL RELEVANT DATA IN A MANNER THAT CONFORMS WITH THE STANDARDS FOUND IN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE, AS REVISED IN 1999.

**Intended Use / Intended User**

THE USE OF THE APPRAISAL IS PORTFOLIO MAINTENANCE

THE INTENDED USER IS MONOLITHIC CONSTRUCTORS, INC.

**History of Property**

Current listing information: THE PROPERTY IS NOT CURRENTLY LISTED FOR SALE.

Prior sale: LAST TRANSACTION WAS JULY 8, 1999 BY INSTRUMENT FROM ROBERT A. OWEN AND WIFE CHERYL TO MONOLITHIC CONSTRUCTORS, INC, AND RECORDED ON PAGE 521, VOLUME 1589 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS. GRANTORS HELD PROPERTY BEYOND THE FIVE YEAR RESEARCH PERIOD.

**Exposure Time / Marketing Time**

90-180 DAYS

**Personalty (non-realty) Transfers**

NONE

**Additional Comments**

ACCEPTANCE OF THE APPRAISAL REPORT CONSTITUTES AN AGREEMENT BETWEEN THE APPRAISER AND THE STATED USER THAT THE APPRAISAL REPORT WILL BE USED EXCLUSIVELY BY SAID USER FOR THE PURPOSES STATED HEREIN AND FOR NO OTHER WHATSOEVER.

**Certification Supplement**

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser(s):  RICHARD FIELY, TX-1322209-G

Effective date / Report date: APRIL 4, 2001

Supervisory Appraiser(s): 

Effective date / Report date:

# Subject Photo Page

Borrower/Client	MONOLITHIC CONSTRUCTORS, INC.						
Property Address	104 N.WARD						
City	ITALY	County	ELLIS	State	TEXAS	Zip Code	76651
Lender	N/A						



## Subject Front 1 and 2

104 N.WARD  
Sales Price N/A  
GLA  
Total Rooms 4  
Total Bedrms 1  
Total Bathrms 1  
Location ITALY  
View HOMES  
Site 10,000 SQUARE FEET  
Quality GOOD  
Age NEW



## Subject Front 3 and 4



## Rear of Subject

# Subject Photo Page

Borrower/Client MONOLITHIC CONSTRUCTORS, INC.			
Property Address 104 N.WARD			
City ITALY	County ELLIS	State TEXAS	Zip Code 76651
Lender N/A			

## Subject Street

104 N.WARD  
Sales Price: N/A  
GBA: 1,808  
Age: NEW



## Subject Street



# SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT

21-14  
File No. 21-14

Property Address <b>104 N.WARD</b>	City <b>ITALY</b>	State <b>TEXAS</b> Zip code <b>76651</b>
Legal Description <b>LOT 3, B LOCK 10 ORIGINAL TOWN OF ITALY</b>	County <b>ELLIS</b>	
Assessor's Parcel No. <b>R00211341</b>	Tax Year <b>2000</b>	R.E. Taxes \$ <b>LAND</b> Special Assessments \$
Neighborhood or Project Name <b>SECRET GARDEN</b>	Map Reference <b>ELLIS COUNTY</b>	Census Tract <b>611</b>
Borrower <b>MONOLITHIC CONSTRUCTORS, INC.</b> Current Owner <b>MONOLITHIC CONSTRUCTORS, IN.</b>	Occupant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	
Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold	Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium	HOA \$ <b>/Mo.</b>
Sales Price \$ <b>N/A</b> Date of Sale <b>N/A</b>	Description and \$ amount of loan charges/concessions to be paid by seller	
Lender/Client <b>N/A</b>	Address <b>N/A</b>	
Appraiser <b>RICHARD FIELY, TX-1322209-G</b>	Address <b>P.O. BOX 542, PRINCETON, TEXAS 75407</b>	

Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Single Family Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (over 5%)	Single family housing PRICE \$ (000) <b>20</b> Low <b>0</b> High <b>40</b> Predominant <b>40</b>	Predominant 2-4 Family Occupancy <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (over 5%)	2-4 family housing PRICE \$ (000) <b>30</b> Low <b>0</b> High <b>50</b> Predominant <b>60</b>
Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				
Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow				
Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining				
Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply				
Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.				
Typical 2-4 family bldg. Type <b>DOMED</b> No. stories <b>ONE</b> No. units <b>FOUR</b> Age <b>0</b> yrs.	Present land use %		Land use change	
Typical rents \$ <b>100</b> to \$ <b>150</b> <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	One family <b>75</b>		<input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely	
Est. neighborhood apt. vacancy <b>1</b> % <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	2-4 family <b>5</b>		<input type="checkbox"/> In process to:	
Rent controls <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Likely If yes or likely, describe	Multi-family			
	Commercial <b>20</b>			

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**  
 Neighborhood boundaries and characteristics: **MULTI FAMILY NEIGHBORHOOD IS THE ENTIRE COUNTY OF ELLIS.**

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):  
**IN THE IMMEDIATE NEIGHBORHOOD OF THE SUBJECT ARE COMMERCIAL USES IN THE CENTRAL BUSINESS DISTRICT OF ITALY IN WHICH THE SUBJECT IS LOCATED ALONG WITH DETACHED SINGLE FAMILY RESIDENTIAL BEYOND THE CBD.**

The following available listings represent the most current, similar, and proximate competitive properties to the subject property in the subject neighborhood. This analysis is intended to evaluate the inventory currently on the market competing with the subject property in the subject neighborhood and recent price and marketing time trends affecting the subject property. (Listings outside the subject neighborhood are not considered applicable). The listing comparables can be the rental or sale comparables if they are currently for sale.

ITEM	SUBJECT	COMPARABLE LISTING NO. 1	COMPARABLE LISTING NO. 2	COMPARABLE LISTING NO. 3
Address	<b>104 N.WARD ITALY</b>	<b>2748 SUNSET STRIP GLEN HEIGHTS</b>	<b>316 OVERLOOK MIDLOTHIAN</b>	<b>1020 S. PARIS ENNIS</b>
Proximity to subject		<b>30 MILES NORTH</b>	<b>25 MILES NORTHWEST</b>	<b>20 MILES NORTHEAST</b>
Listing price	\$	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ <b>120,000</b>	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ <b>160,000</b>	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ <b>164,900</b>
Approximate GBA	<b>5,424</b>	<b>2,018</b>	<b>3,488</b>	<b>5,424</b>
Data source	<b>INSPECTION</b>	<b>MLS#9199329</b>	<b>MLS#9034752</b>	<b>MLS#3483815</b>
# Units/Tot. rms./BR/BA	<b>4 / 16 / 4 / 4</b>	<b>2 / 16 / 6 / 4</b>	<b>4 / 16 / 9 / 5</b>	<b>6 / 8 / 10</b>
Approximate year built	<b>2001</b>	<b>1986</b>	<b>1960</b>	<b>1974</b>
Approx. days on market	<b>N/A</b>	<b>120</b>	<b>110</b>	<b>115</b>

Comparison of listings to subject property: **THE THREE COMPARABLES ARE LISTINGS THAT EVENTUALLY WERE SOLD AND ARE OF TRADITIONAL ELEVATION AND CONSTRUCTION.**

Market conditions that affect 2-4 family properties in the subject neighborhood (including the above neighborhood indicators of growth rate, property values, demand/supply, and marketing time) and the prevalence and impact in the subject market area regarding loan discounts, interest buydowns and concessions, and identification of trends in listing prices, average days on market and any change over past year, etc.: **THE SUBJECT IS SITUATED ION THE CENTRAL BUSINESS OF ITALY AFFORDING EXCELLENT ACCESS TO THOSE EMPLOYED IN GOVERNMENT AND SERVICE FACILITIES ALONG WITH THE RETAIL ESTABLISHMENTS IN THE AREA. IT IS ALSO CLOSE TO HIGHWAY 77 WHICH CONNECTS WITH WAXAHACHIE TO THE NORTH AND MILFORD TO THE SOUTH.**

Dimensions <b>62.36' X 119.16' X 64.06' X 119.54'</b>	Topography <b>LEVEL</b>
Site area <b>7,544.27 SF</b> Corner lot <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Size <b>CONFORMS WELL</b>
Specific zoning classification and description <b>COMMERCIAL</b>	Shape <b>RECTANGULAR</b>
Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Drainage <b>ADEQUATE</b>
Highest and best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)	View <b>HOMES/COMMERCIAL</b>
Utilities Public Other	Landscaping <b>GOOD</b>
Electricity <input checked="" type="checkbox"/>	Driveway <b>CONCRETE</b>
Gas <input checked="" type="checkbox"/>	Apparent easements <b>NONE ADVERSE</b>
Water <input checked="" type="checkbox"/>	<b>SEE SURVEY</b>
Sanitary sewer <input checked="" type="checkbox"/>	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Storm sewer <input checked="" type="checkbox"/>	FEMA Zone <b>X</b> Map Date <b>8/18/87</b>
Off-site Improvements Type Public Private	FEMA Map No. <b>480798-0250-B</b>
Street <input checked="" type="checkbox"/>	
Curb/gutter <input checked="" type="checkbox"/>	
Sidewalk <input type="checkbox"/>	
Street lights <input type="checkbox"/>	
Alley <input type="checkbox"/>	

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): **APPRAISAL WRITTEN SUBJECT TO AN ACCURATE SURVEY WITH ALL IMPROVEMENTS DISPLAYED THEREON THAT SHOWS NO ADVERSE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS.**

# SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT

<b>General description</b>	<b>Exterior description</b> (Materials/condition)	<b>Foundation</b>	<b>Insulation</b> (R-value if known)
Units/bldgs. 4 / 4	Foundation CONCRETE SLAB	Slab CONCRETE	<input type="checkbox"/> Roof N/A
Stories ONE	Exterior walls CONCRETE WITH POLY	Crawl space N/A	<input type="checkbox"/> Ceiling N/A
Type (det./att.) DETACHED	Roof surface SAME	Sump Pump N/A	<input type="checkbox"/> Walls N/A
Design (style) MONOLITHIC DOM	Gutters & dwnspts. NO	Dampness N/A	<input type="checkbox"/> Floor N/A
Existing/proposed EXISTING	Window type S/H ALUMINUM	Settlement N/A	<input type="checkbox"/> None N/A
Under construction NO	Storm sash/Screens NONE/ALUMINUM	Infestation N/A	Adequacy ADEQUATE
Year Built 2001	Manufactured housing* <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Basement N/A % of 1st floor area	Energy efficient items: _____
Effective age(yrs.) 0	*(Complies with the HUD Manufactured Housing Construction and Safety Standards.)		
Basement finish _____			

Units	Level(s)	Foyer	Living	Dining	Kitchen	Den	Family rm.	Bedrooms	# Baths	Laundry	Other	Sq. ft./unit	Total
1	1		1--	--1	1			1	1	1		452	452
2	1		1--	--1	1			1	1	1		452	904
3	1		1--	--1	1			1	1	1		452	1,356
4	1		1--	--1	1			1	1	1		452	1,808

Improvements contain: 16 Rooms; 4 Bedroom(s); 4 Bath(s); 1,808 Square feet of GROSS BUILDING AREA  
 GROSS BUILDING AREA (GBA) IS DEFINED AS THE TOTAL FINISHED AREA (INCLUDING COMMON AREAS) OF THE IMPROVEMENTS BASED UPON EXTERIOR MEASUREMENTS.

<b>Surfaces</b> (Materials/condition)	<b>Heating</b>	<b>Kitchen equip.</b> (# / unit-cond.)	<b>Attic</b>
Floors CPT/TILE/GOOD	Type FWA	Refrigerator _____	<input type="checkbox"/> None
Walls TEXTURED	Fuel ELECTRIC	Range/oven 4	<input type="checkbox"/> Stairs
Trim/Finish TEXTURED	Condition GOOD	Disposal 4	<input type="checkbox"/> Drop stair
Bath floor VINYL	<b>Cooling</b>	Dishwasher 4	<input type="checkbox"/> Scuttle
Bath wainscot TEXTURED		Fan/hood 4	<input type="checkbox"/> Floor
Doors HC-WOOD		Compactor _____	<input type="checkbox"/> Heated
Fireplace(s) # _____	Central _____	Washer/dryer _____	<input type="checkbox"/> Finished
	Other WINDOW	Microwave _____	<input type="checkbox"/> Unfinished
	Condition GOOD	Intercom _____	
			<b>Car Storage</b>
			Garage <input type="checkbox"/>
			Carport <input type="checkbox"/>
			Attached <input type="checkbox"/>
			Detached <input type="checkbox"/>
			Adequate <input type="checkbox"/>
			Inadequate <input type="checkbox"/>
			Offstreet <input checked="" type="checkbox"/>
			None <input type="checkbox"/>

Condition of the improvements, repairs needed, quality of construction, additional features, modernization, etc.: UNITS ARE NEW AND APPEAR TO BE OF QUALITY CONSTRUCTION.

Depreciation (physical, functional, and external inadequacies, etc.): NEW CONSTRUCTION--NONE TAKEN

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: SEE ENVIRONMENTAL ADDENDUM IN THIS REPORT.

### VALUATION ANALYSIS

<p>ESTIMATED SITE VALUE = \$ 12,000</p> <p>ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:</p> <p>452 Sq. Ft. @ \$ 55.00 = \$ 24,860</p> <p>452 Sq. Ft. @ \$ 55.00 = \$ 24,860</p> <p>452 Sq. Ft. @ \$ 55.00 = \$ 24,860</p> <p>452 Sq. Ft. @ \$ 55.00 = \$ 24,860</p> <p>_____ Sq. Ft. @ \$ _____ = \$ _____</p> <p>_____ Sq. Ft. @ \$ _____ = \$ _____</p> <p>INTERIOR FEATURES = \$ 15,000</p> <p>_____ = \$ _____</p> <p>_____ = \$ _____</p> <p>_____ = \$ _____</p> <p>_____ = \$ _____</p> <p>Special Energy Efficient Items _____ = \$ _____</p> <p>Porches, Patios, etc. _____ = \$ _____</p> <p>Total Estimated Cost New = \$ 114,440</p> <p>Less</p> <p>Depreciation _____ = \$ _____</p> <p>Depreciated Value of Improvements = \$ 114,440</p> <p>*As is* Value of Site Improvements = \$ 11,260</p> <p>INDICATED VALUE BY COST APPROACH = \$ 137,700</p>	<p>Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and, for HUD and VA, the estimated remaining economic life of the property):</p> <p><u>COST FIGURES ARE TAKEN FROM THE MARSHALL-SWFT RESIDENTIAL COST HANDBOOK WITH APPROPRIATE MULTIPLIER APPLIED TO COMPENSATE FOR REGIONAL DIFFERENCES.</u></p> <p><u>REMAINING ECONOMIC LIFE ESTIMATE: 60 YEARS</u></p>
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# SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT

At least three rental comparables should be reported and analyzed in this section. The rental comparables should represent the most current rental information on properties as similar and proximate to the subject property as possible. (This comparison is based on current rental data, therefore, the rental comparables typically are not the same comparables used in the sales comparison analysis.) The appraisal report should assure the reader that the units and properties selected as comparables are comparable to the subject property (both the units and the overall property) and accurately represent the rental market for the subject property (unless otherwise stated within the report).

ITEM	SUBJECT	COMPARABLE RENTAL NO. 1	COMPARABLE RENTAL NO. 2	COMPARABLE RENTAL NO. 3																				
Address	104 N.WARD ITALY	2742-2744 E. SUNSET STRIP GLENN HEIGHTS	2748 SUNSET STRIP GLENN HEIGHTS	1020 S. PARIS ENNIS																				
Proximity to subject		30 MILES NORTH	30 MILES NORTH	20 MILES NORTHWEST																				
Lease dates (if available)	MONTH TO MONTH	N/A	N/A	N/A																				
Rent survey date	4/4/2001	4/10/2001	4/10/2001	4/10/2001																				
Data source	INSPECTION	MLS	MLS	MLS																				
Rent concessions	NONE	NONE	NONE	NONE																				
Description of property-units, design, appeal, age, vacancies, and conditions	No. Units 4 No. Vac. 0 Yr. Bit: 2001	No. Units No. Vac. Yr. Bit: 2 0 1985	No. Units No. Vac. Yr. Bit: 2 0 1986	No. Units No. Vac. Yr. Bit: 6 1 1974																				
	GOOD APPEAL	GOOD APPEAL	GOOD APPEAL	GOOD APPEAL																				
	MONO DOME	TRADITIONAL	TRADITIONAL	TRADITIONAL																				
Individual unit breakdown	Rm. Count		Size		Rm. Count		Size		Total		Rm. Count		Size		Total		Rm. Count		Size		Total			
	Tot	Br	Ba	Sq. Ft.	Tot	Br	Ba	Sq. Ft.	Monthly Rent	Tot	Br	Ba	Sq. Ft.	Monthly Rent	Tot	Br	Ba	Sq. Ft.	Monthly Rent	Tot	Br	Ba	Sq. Ft.	Monthly Rent
	4	1	1	452	6	2	1	906	575	7	3	2	1,009	700	5	2	1	1,050	500	4	1	1	831	300
	4	1	1	452	6	2	1	906	575	7	3	2	1,009	675	5	2	1	1,050	500	4	1	1	831	300
	4	1	1	452											8	2		1,662	600					
Utilities, furniture, and amenities included in rent	ALL PUBLIC EXCEPT GAS	ALL UTILITIES EXCEPT GAS	ALL UTILITIES	ALL UTILITIES																				
Functional utility, basement, heating/cooling, project amenities, etc.	FUNCTIONALLY ADEQUATE	FUNCTIONALLY ADEQUATE	FUNCTIONALLY ADEQUATE	FUNCTIONALLY ADEQUATE																				
	FWA AND WINDOW																							

Analysis of rental data and support for estimated market rents for the individual subject units (including the adjustments used, the adequacy of comparables, rental concessions, etc.)  
SEE ADDENDUM

**Subject's rent schedule** The rent schedule reconciles the applicable indicated monthly market rents to the appropriate subject unit, and provides the estimated rents for the subject property. The appraiser must review the rent characteristics of the comparable sales to determine whether estimated rents should reflect actual or market rents. For example, if actual rents were available on the sales comparables and used to derive the gross rent multiplier (GRM), actual rents for the subject should be used. If market rents were used to construct the comparables' rents and derive the GRM, market rents should be used. The total gross estimated rent must represent rent characteristics consistent with the sales comparable data used to derive the GRM. The total gross estimated rent is not adjusted for vacancy.

Unit	LEASES		No. Units Vacant	ACTUAL RENTS			ESTIMATED RENTS		
	Lease Date			Per Unit		Total Rents	Per Unit		Total Rents
	Begin	End		Unfurnished	Furnished		Unfurnished	Furnished	
1	MONTHLY		0	\$ 433	\$	\$ 433	\$ 520	\$	\$ 520
2	MONTHLY		0	433		866	520		1,040
3	MONTHLY		0	433		1,299	520		1,560
4	MONTHLY			433		1,732	520		2,080
10						\$ 4,330			\$ 5,200

Other monthly income (itemize) \_\_\_\_\_ \$  
 Vacancy: Actual last year \_\_\_\_\_ % Previous year N/A % Estimated: 60, % \$ 3,120 Annually Total gross estimated rent \$ 5,200  
 Utilities included in estimated rents:  Electric  Water  Sewer  Gas  Oil  Trash collection

Comments on the rent schedule, actual rents, estimated rents (especially regarding differences between actual and estimated rents), utilities, etc.: SEE ADDENDUM

# SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT

The undersigned has recited three recent sales of properties most similar and proximate to the subject property and has described and analyzed these in this analysis. If there is a significant variation between the subject and comparable properties, the analysis includes a dollar adjustment reflecting the market reaction to those items or an explanation supported by the market data. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the adjusted sales price of the comparable property; if a significant item in the comparable property is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the adjusted sales price of the comparable property. [(1) Sales Price / Gross Monthly Rent]

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	104 N.WARD ITALY	2719 LA JOLLA COURT GLENN HEIGHTS	2736-2739 SUNSET STRIP GLENN HEIGHTS	2754 2756 SUNSET STRIP GLENN HEIGHTS
Proximity to subject		15 MILES	15 MILES	15 MILES
Sales price	\$ N/A	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ 115,000	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ 104,000	<input checked="" type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ 104,000
Sales price per GBA	\$	\$ 45.71	\$ 45.61	\$ 56.28
Gross monthly rent	\$ 5,200.00	\$ 1,425.00	\$ 1,200.00	\$ 1,125.00
Gross mo. rent mult. (1)		80.70	86.67	92.44
Sales price per unit	\$ N/A	\$ 57,500	\$ 56,000	\$ 56,000
Sales price per room	\$ N/A	\$ 4,423	\$ 5,600	\$ 5,600
Data and/or Verification Sources	INSPECTION OWNER	MLS#9212512 CHICAGO TITLE CO.	MLS#9193965 TRINITY TITLE	MLS#9193966 TRINITY TITLE
ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment
Sales or financing concessions		NONE	NONE	NONE
Date of sale/time		11/27/2000	7/26/2000	7/27/2000
Location	CBD ITALY	ELLIS	ELLIS	ELLIS
Leasehold/Fee Simple	LEASEHOLD	LEASEHOLD	LEASEHOLD	LEASEHOLD
Site	7,544.27 SF	5,840 SF	10,670SF	13,503SF -7,500
View	HOMES/COMMERC	MF	MF	MF
Design and appeal	MONOLITHIC DOM	TRADITIONAL -5,000	TRADITIONAL -5,000	TRADITIONAL -5,000
Quality of construction	GOOD	GOOD	GOOD	GOOD
Age	NEW	15 YEARS +15,000	16 YEARS +15,000	16 YEARS +15,000
Condition	GOOD	GOOD	GOOD	GOOD
Gross Building Area	1,808 Sq. ft.	2,516 Sq. ft. +14,160	2,280 Sq. ft. +9,440	1,848 Sq. ft. 0
Unit breakdown	No. of units	No. of units	No. of units	No. of units
	Rm. count	Rm. count	Rm. count	Rm. count
	Tot	Tot	Tot	Tot
	Br	Br	Br	Br
	Ba	Ba	Ba	Ba
Basement description	N/A	N/A	N/A	N/A
Functional utility	ADEQUATE	ADEQUATE	ADEQUATE	ADEQUATE
Heating/cooling	FWA/SPOT	FWA/CAC -1,000	FWA/CAC -1,000	FWA/CAC -1,000
Parking on/off site	SPACE	SPACE	CARPORT (2 CAR) -2,000	GARAGE (4 CAR) -4,000
Project amenities and fee (if applicable)	SATELLITE	SECURITY		+500
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 23,160	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,940	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,000
Adjusted sales price of comparable		Net 20.1 % Gross 20.9 % \$ 138,160	Net 17.3 % Gross 31.0 % \$ 121,940	Net 1.0 % Gross 46.5 % \$ 103,000

Comments on sales comparison (including reconciliation of all indicators of value as to consistency and relative strength and evaluation of the typical investor's/purchaser's motivation in that market): SEE ADDENDUM

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source for prior sales within year of appraisal				

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: N/A

Total gross monthly estimated rent \$ 24,960 X gross rent multiplier (GRM) 5.30 = \$ ~~132,200~~ INDICATED VALUE BY INCOME APPROACH  
 Comments on income approach (including expense ratios, if available, and reconciliation of the GRM) SEE ADDENDUM


INDICATED VALUE BY SALES COMPARISON APPROACH ..... \$ 137,000  
 INDICATED VALUE BY INCOME APPROACH ..... \$ 137,000  
 INDICATED VALUE BY COST APPROACH ..... \$ 137,700

This appraisal is made  "as is"  subject to the repairs, alterations, inspections, or conditions listed below  subject to completion per plans and specifications.  
 Comments and conditions of appraisal: NONE

Final reconciliation: ALL DATA IS EXAMINED, ANALYZED AND PRESENTED HEREIN TO SUPPORT THE THREE APPROACHES TO VALUE.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6/1996).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF APRIL 4, 2001  
 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 137,000

APPRaiser: FIELY AND ASSOCIATES  
 Signature:   
 Name: RICHARD FIELY  
 Date Report Signed: APRIL 10, 2001  
 State Certification #: TX 1322209-G State TX  
 Or State License #: State

SUPERVISORY APPRAISER (ONLY IF REQUIRED):  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_ State  
 Or State License #: \_\_\_\_\_ State

Did  Did Not Inspect Property

# General Text Addendum

## 104 North Ward Italy, Texas

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### MONOLITHIC DOME CONSTRUCTION

The initial step in the construction of the monolithic dome home is to inflate a fabric balloon with a massive volume of air. After this step is completed, the interior is sprayed with 2" to 4" of polyurethane foam. Step three involves the placing of a specially designed steel skeleton along the interior wall which is then sprayed with 2" to 6" of high density concrete completing the "shell" of the dome which is seated on a pre poured concrete slab. The circumference between the dome and the slab is secured to the structure, sealed and readied.

### ENERGY EFFICIENCY

Since polyurethane foam is reputed to have the highest resistance rating of any insulation on the market and being bonded on the outside of the concrete shell, it reduces the amount of heat moving from inside of the shell, through the concrete to the outside. It is a buffer for heat and cooling and has displayed a high degree of efficiency.

The polyurethane is sprayed in a continuous sheeting action over a sphere. There are no joints to allow heat transfer, thus virtually seals the structure.

The following specifications apply to the polyurethane membrane:

- A) Density: two pounds per cubic foot
- B) K factor: .12
- C) Permeability: 3.0 perms
- D) Compressive Strength: 30 psi, 990% closed cells
- E) Flamespread: Less than 75
- F) Smoke development: Less than 75

The following specifications apply to the steel skeleton:

- A) 60,000 psi yield strength
- B) Maximum spacing does not exceed 15" (or five times the shell thickness).

The following specifications apply to the exterior membrane:

- A) Tongue Tear: 275 psi minimum
- B) Trapezoid tear: 85 psi minimum
- C) Grab tensile: 700 psi minimum
- D) Strip tensile: 515 psi minimum
- E) Hydrostatic resistance: 500 psi minimum.

**DURABILITY**

We are advised that a tornadic wind having a velocity of 300 mph exerts a pressure against a stable surface of 404 pounds per square inch. This pressure is capable of severe destruction.

The monolithic dome is not flat and theoretically could deflect the wind before reaching a pressure of 404 psqi.

There are no welded walls to give way under severe pressure.

## SALES COMPARISON AND INCOME APPROACH

RECAP OF INCOME AND SALES DATA						
	LIST 1	LIST 2	LIST 3	SALE 1	SALE 2	SALE 3
LIST PRICE	120,000	160,000	164,900	119,500	112,000	112,000
SALES PRICE	110,000	160,000	164,900	115,000	104,000	104,000
SALE DATE	7/26/00	10/29/99	7/30/98	11/27/00	7/26/00	7/26/00
YEAR BUILT	1986	1960	1974	1986	1985	1985
OVERALL SF	2,018	3,488	5,424	2,516	2,280	1,848
SALES \$/SF	\$54.50	\$45.87	\$30.40	\$45.70	\$45.61	\$56.28
GI/SF	\$8.17	\$7.91	\$5.30	\$6.79	\$6.32	\$7.31
NOI/SF	\$7.13	\$7.79	\$3.66	\$2.98	\$5.14	\$5.82
LAND AREA (SF)	10,720	9,581	20,800	5,840	18,730	13,503
HAZARD INS. PREMIUM/YR	\$850	\$396	\$2,089	\$487	\$873	\$873
NO. OF UNITS	2	4	2	2	2	2
RENTAL/UNIT	\$700 \$675	\$850 \$500 \$500 \$450	\$500 \$300	\$775 \$650	\$625 \$575	\$550 \$575
VACANCY	0	0	1%	0	0	0
GROSS INCOME	\$16,500	\$27,600	\$28,800	\$17,100	\$14,400	\$13,500
EXPENSES	\$1,500	\$400	\$8,907	\$9,600	\$2,683	\$2,739
NOI	\$15,000	\$27,200	\$19,893	\$7,500	\$11,717	\$10,761
EXPENSE RATIO	.09	.01	.30	.56	.18	.20
GROSS INCOME MULTIPLIER	7.27	5.80	5.72	6.99	7.78	8.30
FINANCING	CONV.	CONV.	CASH	CONV	CONV.	CONV.
TERM OF FINANCING: YEARS	15	15	N/A	15	15	15
INTEREST RATE	.09	.10	N/A	.0838	.08	.08
SELLER POINTS	.00	.00	N/A	.00	.00	.00
OVERALL RATE	.13	.17	.0828	.06	.10	.10

<b>RECONSTRUCTED NET OPERATING INCOME STATEMENT</b>				
	<b>FROM</b>	<b>TO</b>	<b><math>\bar{X}</math></b>	<b><math>\bar{S}</math></b>
Range of Rentals per Unit/Month	\$300.00	\$850.00	\$587.5	
Range of Gross Income/Square Foot/Month	\$5.30	\$8.17	\$6.95	\$1.07
Range of Net Operating/Square Foot	\$2.98	\$7.79	\$5.42	\$1.89
Range of Expense Ratios	.01	.56	.22	.19
Range of Gross Income Multipliers	5.80	8.30	6.98	1.04
Range of Overall Rates	.06	.17	.11	.04

The subject property is currently generating a gross income of \$20,800 per annum which equates to \$3.83 per square foot (net,net,net).

The subject parallels list comparable no. 3 in square footage which reflects a overall square footage NOI of \$3.27.

The bulk of the comparables are two unit or duplex properties.

The most accurate method of determining the overall rate and the gross income multiplier is to extract it from market data.

The overall rate ranges from .06 to .17. At .06 we are noting very low risk factors and at .17 we note the higher risk.

The subject is operating on a net, net, net basis with 100% occupancy and a waiting list.

The comparables indicate the rentals generated are below market and a market rental of \$120.00 per unit per week is utilized in the reconstructed net operating income statement.

To Adjust for Market Rentals						
	LIST 1	LIST 2	LIST 3	SALE 1	SALE 2	SALE 3
<b>ACTUAL MARKET RENTALS PER UNIT/MONTH/AVERAGE</b>	<b>\$650</b>	<b>\$575</b>	<b>\$400</b>	<b>\$712</b>	<b>\$600</b>	<b>\$562</b>
Location	\$650 -50 \$600	\$575 -50 \$525	\$400 +100 \$500	\$712 -50 \$662	\$600 -50 \$550	\$562 -50 \$502
Age of Unit	\$600 +75 \$675	\$525 +100 \$625	\$500 +75 \$575	\$662 +75 \$737	\$550 +75 \$625	\$502 +75 \$577
Monolithic vs. Traditional	\$675 -100 \$575	\$625 -100 \$525	\$575 -100 \$475	\$737 -100 \$637	\$625 -100 \$525	\$577 -100 \$477
Garage/Carport	\$575 -75 \$500	\$525 -0- \$525	\$475 -0- \$475	\$637 -0- \$637	\$525 -50 \$475	\$477 -75 \$402
<b>ADJUSTED RENTALS</b>	<b>\$500</b>	<b>\$525</b>	<b>\$475</b>	<b>\$637</b>	<b>\$475</b>	<b>\$402</b>
$\bar{X}$	\$502.3					
$\bar{S}$	\$ 78					

Indicated Value of the Subject is: \$120.00 per unit/week

\$120.00 x 4 units x 12 = \$24,960

To develop an NOI

Gross Income	\$24,960
Less Market vacancy and loss 10%	<u>-2,496</u>
Effective Gross Income	\$22,464

Less Anticipated expenses for maintenance, management, wear and tear and amortized depreciation of fixed items 30%	<u>-6,739*</u>
--	----------------

	\$15,725
\$15,725/.115 overall rate =	\$136,735

INDICATED VALUE UTILIZING CAPITALIZATION

**ONE HUNDRED THIRTY SEVEN THOUSAND DOLLARS**

**---\$137,000.00---**

**GROSS INCOME MULTIPLIER**

<b>GROSS INCOME MULTIPLIERS</b>						
	<b>LIST 1</b>	<b>LIST 2</b>	<b>LIST 3</b>	<b>SALE 1</b>	<b>SALE 2</b>	<b>SALE 3</b>
GIM	7.27	5.80	5.72	6.99	7.78	8.30
Location	7.27 -.25 7.01	5.80 -.25 5.55	5.72 +.50 6.22	6.99 -.25 6.74	7.78 -.25 7.53	8.30 -.25 8.05
Age of Unit	7.01 +.40 7.41	5.55 +.50 6.05	6.22 +.40 6.62	6.74 +.40 7.14	7.53 +.40 7.93	8.05 +.40 8.45
Monolithic Dome vs. Traditional	7.41 -.50 6.91	6.05 -.50 5.55	6.62 -.50 5.12	7.14 -.50 6.64	7.93 -.50 7.43	8.45 -.50 7.95
Garage/Carport	6.91 -.40 6.51	5.55 -0- 5.55	5.12 -0- 5.12	6.64 -0- 6.64	7.43 -0- 7.43	7.95 -0- 7.95
$\bar{X}$	6.53					
$\bar{S}$	1.08					
INDICATED GIM	5.50					

INDICATED VALUE UTILIZING GIM:

$$\$24,960 \times 5.50 = \$137,280$$

**ONE HUNDRED THIRTY SEVEN THOUSAND DOLLARS****-- -\$137,000.00- --**

## COMMENTARY

Dome homes are a unique commodity in the housing market. They have a small but very allegiant market.

Generally, occupants of dome homes are not interested in "traditional" homes and owners of "traditional" homes do not shop for dome homes.

We present conventional homes in the reports to display a value range in the various markets in which dome homes will be located but the indicated values are not usually indicators of those in the dome market.

The conventional market, by its density and diversity is generally confined to the immediate areas of the properties being appraised.

The dome home market, both monolithic and geodesic and both sale and rental markets conversely, is inclusive of the comparable dome markets covering vast regional areas.

School districts, access to commercial and other support facilities and proximity to employment centers appears to be as important to the dome home occupant as it is to the traditional or conventional home owner.

Being that dome home owners represent a much smaller but more vibrant market, dome home occupants are more custom oriented than traditional purchases. If a potential dome home occupant is looking for a three bedroom, two bath unit, for example, he or she will not settle for a two or four bedroom with fewer baths.

Both monolithic and geodesic dome home owners tend to hold title to their properties much longer than other home owners.

# ELLIS Appraisal District Real Property Information

This information current as of 11/29/2000.

ELLIS Number: R0021134 - GEO Number: 45200101000300107

Owner's Name and Mailing Address	MONOLITHIC CONSTRUCTORS INC PO BOX 479 ITALY , TX 76651		
Location	104 WARD N.		
Legal Description	3 10 O T ITALY		
<b>Taxing Entities</b>	<b>Entity Code</b>	<b>Entity Name</b>	<b>99 Tax Rate</b>
County	070	Ellis County	.283735
School	207	Italy ISD	1.464700
City	345	Italy	.737000
Special Districts	501	Ellis Co. FD #1 (Italy)	.030000

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in ELLIS Appraisal District's database and may not be used as a basis of protest or appeal.

PROPERTY DETAILS	
Tax Year	2000 Certified Value
Building Value Mkt.	\$0
Land Value Mkt.	\$2,300
Land Ag Value	\$0
<hr/>	
<b>Total Value Mkt.</b>	<b>\$2,300</b>
Building Units	0
Land Acres	.165 AC.
<hr/>	
Homestead Exemption	
Homestead Value	\$2,300
Homestd. Mkt. Ag Value	\$0
State Code	
Class	
Year Built	
Square Footage	0
Deed Date (MMYY)	071999
Deed Vol.	1589
Deed Page	521
Map	
Aerial	5-10

**YAHOO! Maps**

[Another Search](#)

-----  
 \*\* ELLIS COUNTY, TX \*\* Parcel ID: R0021134  
 Prop Addr: 104 N WARD Owner: MONOLITHIC CONSTRUCTORS INC  
 -----

<<< PROPERTY INFORMATION >>>

Prop Addr : 104 N WARD Owner Type: CORPORATE/GOVERNMENT  
 City/State : ITALY TX Sale Date: 07/09/1999  
 Zip : 76651  
 Unit# :  
 Owner : MONOLITHIC CONSTRUCTORS INC  
 Co-Owner :  
 Mail Addr : PO BOX 479  
 City/St/Zip: ITALY TX 76651-0479

Census Tract: 610.00 Latitude : 32.183223 Geo ID:45200101000300107  
 Census Block: 3 Longitude: 96.887878

<<< SITE DATA >>>

Land Use Code : C1 RES VACANT PLATTED LOTS Block : 10  
 Map : Lot : 3  
 Building Class:  
 Subdivision : O T ITALY  
 Legal Desc : LOT OR TRACT: 3  
 BLOCK: 10  
 O T ITALY

<<< TAXING JURISDICTIONS >>>

	Jurisdiction	Tax Collection Agency
County	: ELLIS COUNTY	ELLIS COUNTY
City	: CITY OF ITALY	CITY OF ITALY
School	: ITALY ISD	ELLIS COUNTY
Water Dist	:	
Fire Dist	: ELLIS CO FD #1-ITALY	ELLIS COUNTY
Other Auth	: ELLIS COUNTY LATERAL ROAD	ELLIS COUNTY

<<< MARKET VALUES >>>

	2000	1999	1998	CHANGE	FROM	PCNT
MARKET YEAR				2000-1999		CHANGE
Land	: \$2,300	\$2,300	\$	+	\$	100.0
Improvement	: \$	\$	\$	+	\$	.0
Taxable Ag	: \$	\$	\$	+	\$	.0
Total Market	: \$2,300	\$2,300	\$1,440	+	\$	100.0
Cap Hmstd Val:	\$	\$	\$		\$	.0
Ag at Market	: \$	\$	\$	+	\$	112.9

Mkt Val to Land Sq Ft: \$.32 Mkt Val to Impr Sq Ft : \$.00  
 Taxes to Total Value : 2.6700 %

<<< Estimated TAX INFORMATION >>>

	EXEMPTIONS	TAXABLE VALUE	RATE	2000 TAX	1999 TAX	PCNT CHNG
County :	\$	\$2,300	.365	\$8.39	\$6.53	128.5
City :	\$	\$2,300	.670	\$15.41	\$16.95	90.9
School :	\$	\$2,300	1.560	\$35.88	\$33.69	106.5
WaterDst:	\$	\$2,300	.000	\$ .00	\$ .00	.0
Fire Dst:	\$	\$2,300	.030	\$ .69	\$ .00	.0
Othr Ath:	\$	\$2,300	.030	\$ .69	\$ .00	.0

Estimated 2000 Taxes With Exemptions : \$61.61 \$58.28 105.7  
 Estimated 2000 Taxes Without Exemptions : \$61.61 \$58.28 105.7

<<< 2001 EXEMPTION INFORMATION >>>

	EXEMPTIONS			Totalled Exemp Amounts	
	HOMESTEAD	OVER 65	ALL OTHERS		
County :	\$	\$	\$	Amt Hmstd Ex :	\$
City :	\$	\$	\$	Amt Over 65 Ex :	\$
School :	\$	\$	\$	Amt Dabld Vet Ex:	\$
Water Dst:	\$	\$	\$	Freeze Amount :	\$
Fire Dist:	\$	\$	\$		
Othr Auth:	\$	\$	\$		

Totally Exempt : Homestead Exemp : Ag Property :  
 Over 65 Exemption: Disabled Vet Exemp: Tax Freeze :  
 Over 55 Surv Spse: Disabled Exemption:

<<< TRANSFER HISTORY >>>

Grantor	Sale Date	Sale Price
Grantee	Volume	Page
	07/09/1999	\$
	1589	521

<<< PROPERTY CHARACTERISTICS FOR PRIMARY IMPROVEMENT >>>

Acres :	.160	Bedrooms :	Garage :
Land Sq Ft :	7,187	Bathrooms:	.0 Gar Sq Ft :
Tot Bldg SF:		Fireplace:	Heating :
Living SqFt:		Electrcty:	Air Cond :
Base Area :		Gas Serv :	Foundation:
Year Blt :		Water :	Flooring :
Land-Bldg :	.000	Sewer :	Ext Walls :
		Topogrphy:	Int Walls :
			Street Mtl:

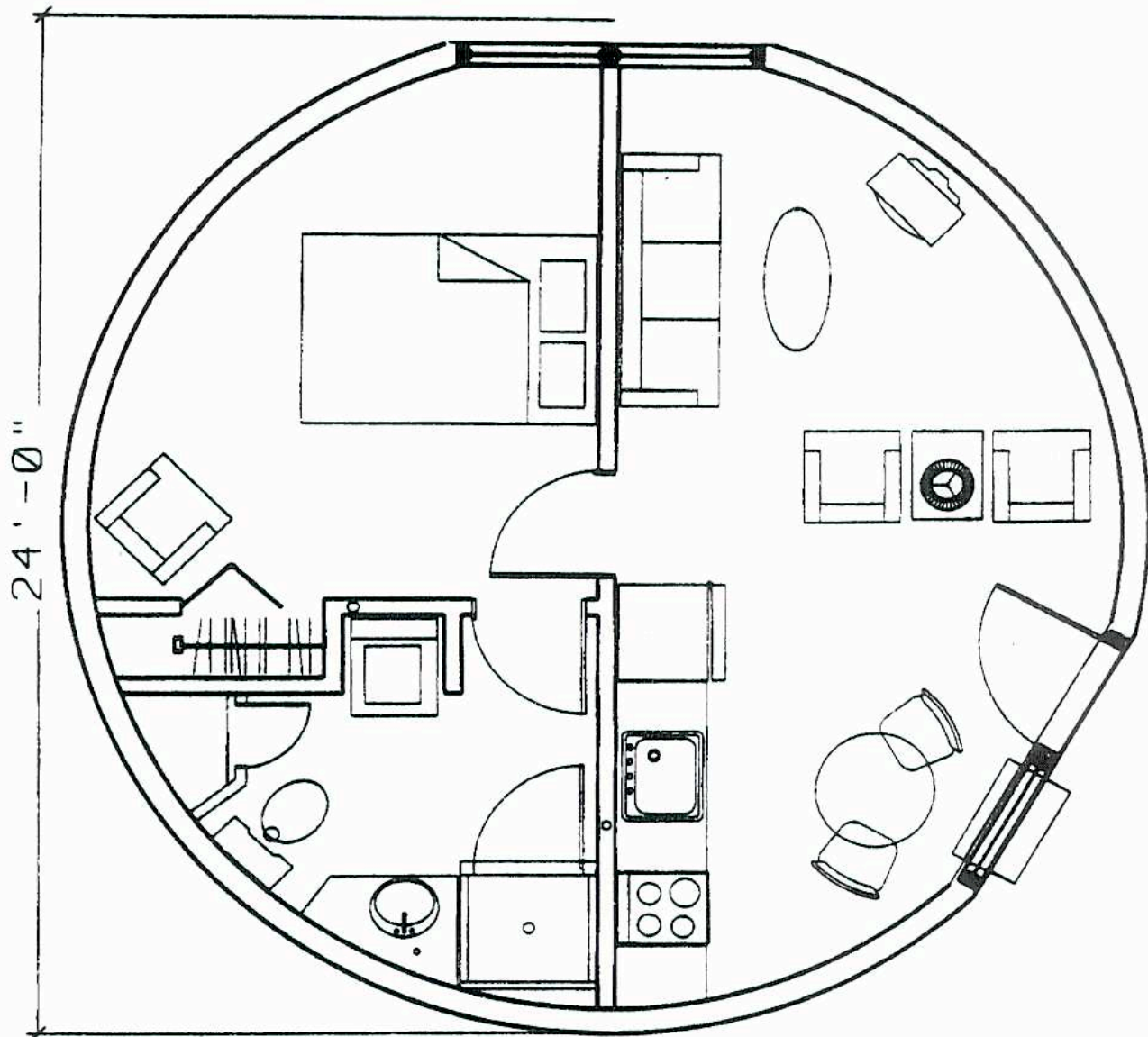
<<< ADDITIONAL IMPROVEMENTS >>>

DESCRIPTION	SIZE	UNITS	DESCRIPTION	SIZE	UNITS
-------------	------	-------	-------------	------	-------

# Building Sketch

Borrower/Client MONOLITHIC CONSTRUCTORS, INC.			
Property Address 104 N.WARD			
City ITALY	County ELLIS	State TEXAS	Zip Code 76651
Lender N/A			

31 JANUARY 1997

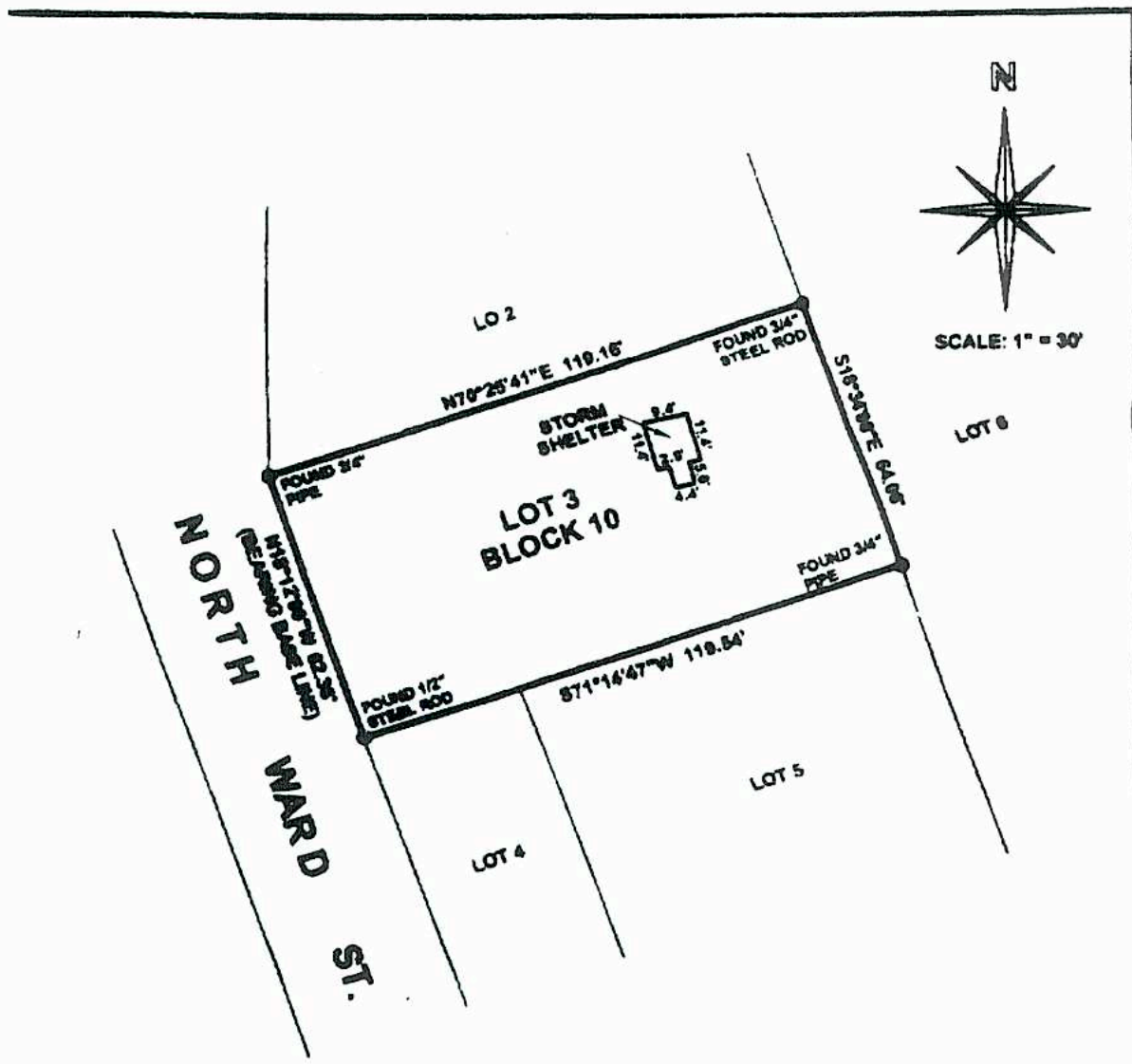


J-24 CABIN

ITALY 104 N.WARD PL • ITALY TX 76651-0047

# Survey Map

Borrower/Client <b>MONOLITHIC CONSTRUCTORS, INC.</b>			
Property Address <b>104 N.WARD</b>			
City <b>ITALY</b>	County <b>ELLIS</b>	State <b>TEXAS</b>	Zip Code <b>78651</b>
Lender <b>N/A</b>			



**SURVEY PLAT OF  
LOT 3, BLOCK 10, CITY OF ITALY,  
ELLIS COUNTY, TEXAS  
ACCORDING TO THE OFFICIAL MAP OF CITY OF ITALY**

I DECLARE THAT THIS PLAT IS THE REPRESENTATION OF AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND ON THE 16TH DAY OF AUGUST, 1998. THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS OR EASEMENTS, UNLESS SHOWN HEREOF. THE BEARINGS QUOTED HEREON ARE BASED ON RECORD DEED. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48133C0336, COMMUNITY-PANEL No. 490009 0290 D, DATED: JANUARY 20, 1998, FOR THE CITY ITALY, ELLIS COUNTY, TEXAS, THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA INUNDAED BY 100-YEAR FLOOD.

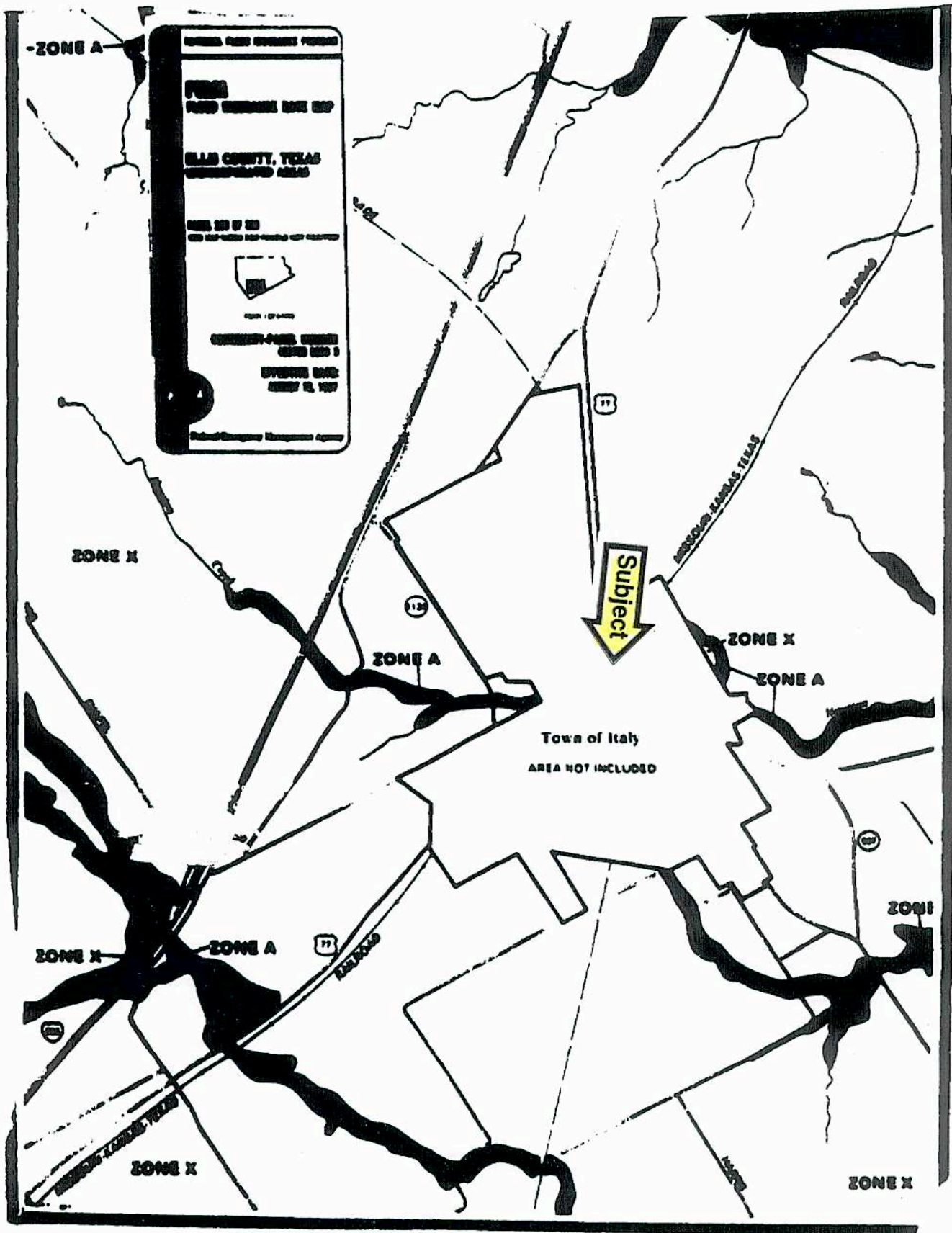
*[Signature]*  
**FERRY S. HAMILTON**  
 REGISTERED PROFESSIONAL  
 AND SURVEYOR NUMBER 4688

**JOB NUMBER: E - 98300**

**ELLIS ASSOCIATES  
SURVEYORS**  
 PH. 972/637-7474 FAX 972/637-0331  
 212 NORTH COLLEGE WAXAHACHIE, TEXAS 75165

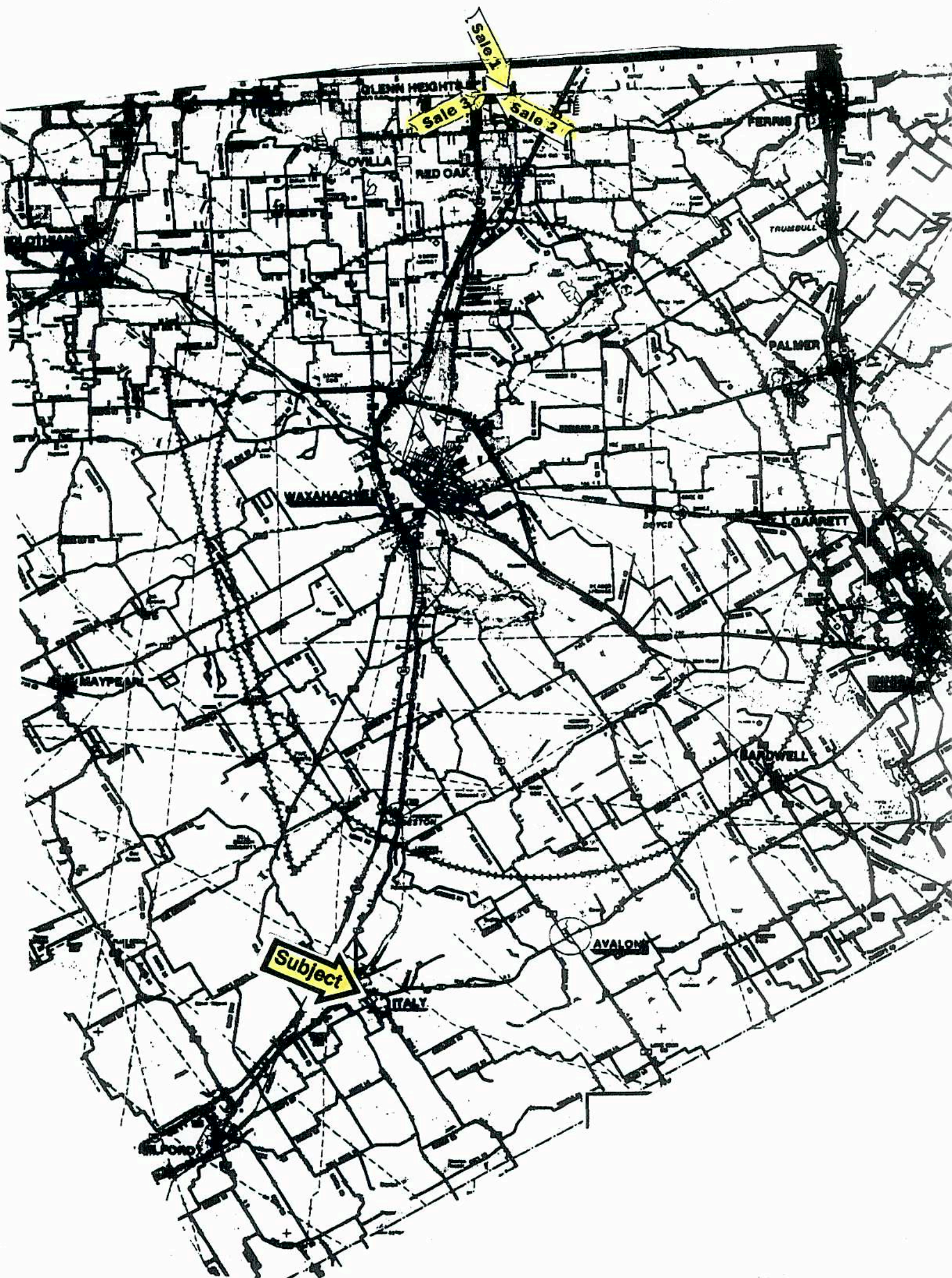
# Flood Map

Borrower/Client	MONOLITHIC CONSTRUCTORS, INC.						
Property Address	104 N.WARD						
City	ITALY	County	ELLIS	State	TEXAS	Zip Code	76851
Lender	N/A						



# Comparable Sales Map

Borrower/Client	MONOLITHIC CONSTRUCTORS, INC.		
Property Address	104 N.WARD	State	TEXAS
City	ITALY	County	ELLIS
Lender	N/A	Zip Code	76851



**DEFINITION OF MARKET VALUE:** 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, 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 each acting in what he considers his own best interest; (3) a reasonable 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 the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser 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 the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 104 N.WARD, ITALY, TEXAS 76651

**APPRAISER:**

Signature:   
 Name: RICHARD FJELY,  
 Date Signed: APRIL 10, 2001  
 State Certification #: TX 1322209-G  
 or State License #: \_\_\_\_\_  
 State: TEXAS  
 Expiration Date of Certification or License: 1/31/2002

**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

# MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Richard Fiely

Borrower/Client <b>MONOLITHIC CONSTRUCTORS, INC.</b>			
Property Address <b>104 N.WARD</b>			
City <b>ITALY</b>	County <b>ELLIS</b>	State <b>TEXAS</b>	Zip Code <b>76651</b>
Lender <b>N/A</b>			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

**This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.**

**PURPOSE & FUNCTION OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

**EXTENT OF APPRAISAL PROCESS**

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on data derived from Marshall Swift Handbook and from market evidence. supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

**SUBJECT PROPERTY OFFERING INFORMATION**

- According to OWNER the subject property:
- has not been offered for sale in the past 30 days.
  - is currently offered for sale for \$ \_\_\_\_\_.
  - was offered for sale within the past 30 days for \$ \_\_\_\_\_.
  - Offering information was considered in the final reconciliation of value.
  - Offering information was not considered in the final reconciliation of value.
  - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

**SALES HISTORY OF SUBJECT PROPERTY**

- According to OWNER AND MLS RECORDS the subject property:
- has not transferred in the past twelve months.
  - has transferred in the past twelve months.
  - All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

**FEMA FLOOD HAZARD DATA**

- Subject property is not located in a FEMA Special Flood Hazard Area.
  - Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel # | Map Date  | Name of Community |
|------|------------------|-----------|-------------------|
| x    | 480798-0250-B    | 8/18/1987 | ITALY, TEXAS      |
- The community does not participate in the National Flood Insurance Program.
  - The community does participate in the National Flood Insurance Program.
  - It is covered by a regular program.
  - It is covered by an emergency program.

**CURRENT SALES CONTRACT**

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of \_\_\_\_\_ Estimated contributory value is \$ \_\_\_\_\_
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: \_\_\_\_\_
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

**MARKET OVERVIEW** Include an explanation of current market conditions and trends.

3-6 months is considered a reasonable marketing period for the subject property based on MLS PUBLISHED MARKET TIME

**ADDITIONAL CERTIFICATION**

The Appraiser certifies and agrees that:

- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

**ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS**

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

**ADDITIONAL COMMENTS**

**APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature *Richard Fiely* Effective Date APRIL 4, 2001 Date Prepared 4/10/2001  
 Appraiser's Name (print) RICHARD FIELY Phone # ( )  
 State TEXAS  License  Certification # TX-1322209-G Tax ID # \_\_\_\_\_

**CO-SIGNING APPRAISER'S CERTIFICATION**

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
- has not inspected the exterior of the subject property and all comparable sales listed in the report.
- has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

**CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Co-Signing Appraiser's Signature \_\_\_\_\_ Effective Date APRIL 4, 2001 Date Prepared \_\_\_\_\_  
 Co-Signing Appraiser's Name (print) \_\_\_\_\_ Phone # ( )  
 State \_\_\_\_\_  License  Certification # \_\_\_\_\_ Tax ID # \_\_\_\_\_

**ENVIRONMENTAL ADDENDUM**  
**APPARENT\* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS**

Borrower/Client <u>MONOLITHIC CONSTRUCTORS, INC.</u>				
Address <u>104 N.WARD</u>				
City <u>ITALY</u>	County <u>ELLIS</u>	State <u>TEX</u>	Zip code <u>76651</u>	
Lender <u>N/A</u>				

\*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

**DRINKING WATER**

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments \_\_\_\_\_

**SANITARY WASTE DISPOSAL**

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments \_\_\_\_\_

**SOIL CONTAMINANTS**

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments \_\_\_\_\_

**ASBESTOS**

- All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments \_\_\_\_\_

**PCBs (POLYCHLORINATED BIPHENYLS)**

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments \_\_\_\_\_

**RADON**

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments \_\_\_\_\_

Richard Fiely

**USTs (UNDERGROUND STORAGE TANKS)**

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.**

Comments \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.**

Comments \_\_\_\_\_

**UREA FORMALDEHYDE (UFFI) INSULATION**

- All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.**

Comments \_\_\_\_\_

**LEAD PAINT**

- All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.**

Comments \_\_\_\_\_

**AIR POLLUTION**

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.**

Comments \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).**

Comments \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
  - Excess Noise \_\_\_\_\_
  - Radiation + Electromagnetic Radiation \_\_\_\_\_
  - Light Pollution \_\_\_\_\_
  - Waste Heat \_\_\_\_\_
  - Acid Mine Drainage \_\_\_\_\_
  - Agricultural Pollution \_\_\_\_\_
  - Geological Hazards \_\_\_\_\_
  - Nearby Hazardous Property \_\_\_\_\_
  - Infectious Medical Wastes \_\_\_\_\_
  - Pesticides \_\_\_\_\_
  - Others (Chemical Storage + Storage Drums, Pipelines, etc.) \_\_\_\_\_

- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.**

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

QUALIFICATIONS  
OF  
RICHARD E. FIELY

---

State of Texas  
Certified General Real Estate Appraiser  
TX-1322209-G

PROFESSIONAL QUALIFICATIONS:

CURRENTLY: Independent Real Estate Appraiser  
Since 1972

PREVIOUSLY: President, CEO, Sovereign Title Company  
Denton County, Texas

Vice President and Mortgage Loan Officer  
for leading Commercial Banks and  
Savings and Loan Institutions in Texas  
and Oklahoma for 15 years.

EDUCATION: Bachelors degree in Economics  
University of Tulsa

Graduate work in Political Economics  
at the University of Texas at Dallas,  
pursuing a masters degree in Urban  
Affairs.

Instructor of Real Estate Appraising  
at Real Estate Schools in Texas.

Completed courses in diverse areas of  
Real Estate with focus on techniques of  
Real Estate Appraising from:

Society of Real Estate Appraisers  
The Appraisal Institute

Dallas Board of Realtors

Colleges, Universities and Real Estate  
Schools in Texas and Oklahoma.

Qualifications of  
Richard E. Fiely,  
TX-1322209-G

Page 2, continued.....

**PROFESSIONAL  
MEMBERSHIPS AND  
LICENSES**

Texas General Real Estate Appraiser

Listed in the Federal Registry

Texas Real Estate Broker  
147068-27

Affiliate Member Greater Dallas Board of  
Realtors

Senior Geodesic and Monolithic Dome  
Home Appraiser

**SOME COURSES  
AND SEMINARS  
COMPLETED:**

All required Texas Brokers Courses.

Principals and Practices of  
Residential Real Estate

Principals and Practices  
Income Property

Recent Seminars Completed:

Narrative Report Writing  
Deceptive Trade Practices  
Texas Property Tax Law  
Depreciation Analysis  
Appraising Apartments  
Financial tools and calculators  
Environmental Site Analysis  
Issues in Real Estate Taxation  
FHA Seminar

Recent Courses Completed:

Special Problems in Real Estate  
Appraisal I (3 Cr hours, Richland College),  
Special Problems in Real estate  
Appraisal 2 (3 Cr hours Richland College),  
Advanced Real Estate Appraising  
Monolithic Dome Home Appraisals  
Geodesic Dome Home Appraisals  
Capitalization Theory and Techniques,  
Appraisal Institute

Successfully challenged the following  
Exams:

Income 1B-A  
Income 1B-B