

AMERICAN INDEPENDENT APPRAISALS, LLC

File No. **012010A**

APPRAISAL OF



LOCATED AT:

**763 2ND STREET
WOODLAND, WA 98674-9497**

CLIENT:

**WOODLAND SCHOOL DISTRICT
800 3RD STREET
WOODLAND, WA 98674**

AS OF:

01/20/2010

BY:

**MITCHELL J. FRERICHS
27017 1701341**

AMERICAN INDEPENDENT APPRAISALS, LLC

File No. **012010A**

**WOODLAND SCHOOL DISTRICT
800 3RD STREET
WOODLAND, WA 98674**

File Number: **012010A**

In accordance with your request, I have appraised the real property at:

**763 2ND STREET
WOODLAND, WA 98674-9497**

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of **January 20, 2010** is:

**\$142,000
One Hundred Forty-Two Thousand Dollars**

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



**MITCHELL J. FRERICHS
27017 1701341**

Summary
Residential Appraisal Report

File No. 012010A

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User **WOODLAND SCHOOL DISTRICT**

E-mail **greenm@woodlandschools.org**

Client Address **800 3RD STREET**

City **WOODLAND**

State **WA**

Zip **98674**

Additional Intended User(s) **See Attached Addendum**

Intended Use **See Attached Addendum**

SUBJECT

Property Address **763 2ND STREET**

City **WOODLAND**

State **WA**

Zip **98674-9497**

Owner of Public Record **JOHNSON, DENNIS/NORMA**

County **COWLITZ**

Legal Description **SECT,TWN,RNG:24-5N-1W DESC: WDOL 35B IN 24-5-1W N1/2 SUB:KRAFT DLC PARCEL: 50509**

Assessor's Parcel # **50509**

Tax Year **2009**

R.E. Taxes \$ **1,855.82**

Neighborhood Name **N/A**

Map Reference **T5N R1W S24**

Census Tract **0015.00**

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date **04/27/2007**

Price **\$150,000**

Source(s) **REALIST.COM**

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **BASED UPON THE INFORMATION IN REALIST.COM, THE SUBJECT DWELLING WAS PURCHASED FOR \$150,000 AS OF 04/27/2007 - LESS THAN THREE YEARS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL REPORT. A SEARCH OF THE TWO LOCAL M.L.S. SHOW NO RECORD OF THE DWELLING HAVING BEEN LISTED, PRIOR TO THE SALE OF THE DWELLING IN 2007. THEREFORE, IT IS ASSUMED THAT THE SALE IN 2007 WAS A PRIVATE TRANSACTION. IT SHOULD BE NOTED THAT, DUE TO THE FLUCTUATION IN THE LOCAL REAL ESTATE MARKET SINCE THAT TIME, THE PRIOR SALE OF THE SUBJECT HAS NO IMPACT ON THE ESTIMATED MARKET VALUE NOTED IN THIS APPRAISAL REPORT.**

Offerings, options and contracts as of the effective date of the appraisal **See Attached Addendum**

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	66	Low 0
Neighborhood Boundaries	RMLSWEB NEIGHBORHOOD #80 - THE WOODLAND, WA CITY LIMITS						499	High	120
							205	Pred.	45
Neighborhood Description	See Attached Addendum							Other	VACANT
Market Conditions (including support for the above conclusions)	See Attached Addendum								

SITE

Dimensions **100 x 60**

Area **6000 SF**

Shape **RECTANGULAR**

View **NEIGHBORH'D**

Specific Zoning Classification **LDR-6**

Zoning Description **LOW DENSITY RESIDENTIAL; 6000 SF MINIMUM LOT SIZE**

Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe. _____

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/> NONE	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

Site Comments **THE SUBJECT SITE IS TYPICAL IN SIZE, SHAPE, AND TOPOGRAPHY FOR ITS NEIGHBORHOOD. NO ADVERSE SITE CONDITIONS OR EXTERNAL FACTORS WERE READILY APPARENT AT THE TIME OF THE APPRAISAL INSPECTION, NOR WERE ANY SUCH CONDITIONS FOUND WHILE RESEARCHING THE SUBJECT PROPERTY FOR THIS ASSIGNMENT. IT SHOULD BE NOTED THAT THE SUBJECT SITE IS ADJACENT TO ONE OF THE LOCAL SCHOOLS.**

IMPROVEMENTS

GENERAL DESCRIPTION			FOUNDATION			EXTERIOR DESCRIPTION materials			INTERIOR materials		
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>			<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space			Foundation Walls	CONCRETE		Floors	LMNT/CPT/VN	
# of Stories	1 STORY		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement			Exterior Walls	WOOD		Walls	DWLL/PLSTR	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit			Basement Area	0 sq. ft.		Roof Surface	COMP SHINGLE		Trim/Finish	WOOD	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.			Basement Finish	0 %		Gutters & Downspouts	METAL		Bath Floor	VINYL	
Design (Style)	RANCH		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump			Window Type	VNL/ALUM/WD		Bath Wainscot	FIBERGLASS	
Year Built	1946					Storm Sash/Insulated	STRM SSH/INS		Car Storage	<input type="checkbox"/> None	
Effective Age (Yrs)	15 YEARS					Screens	HALF		<input checked="" type="checkbox"/> Driveway	# of Cars	1
Attic	<input type="checkbox"/> None		Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant			Amenities	<input type="checkbox"/> WoodStove(s) #		Driveway Surface	CONCRETE	
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs		<input type="checkbox"/> Other	Fuel ELECTRIC		<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Fence	CHLNK	<input type="checkbox"/> Garage	# of Cars	
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle		Cooling <input type="checkbox"/> Central Air Conditioning			<input checked="" type="checkbox"/> Patio/Deck	CNC	<input checked="" type="checkbox"/> Porch	COVR'D	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other			<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other	STG BD	<input type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven			<input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave			<input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains:			6	Rooms	3	Bedrooms	1	Bath(s)	1,073	Square Feet of Gross Living Area Above Grade	
Additional Features COVERED PORCH, GRIDDED WINDOWS, STORAGE BUILDING, LAMINATE FLOORING, PICTURE MOULDING IN THE LIVING ROOM, PARTIALLY REPAINTED INTERIOR, NEWER KITCHEN COUNTERTOPS, SOME UPDATED LIGHTING											

Summary
Residential Appraisal Report

File No. 012010A

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
763 2ND STREET Address WOODLAND		322 LOVES AVENUE WOODLAND, WA 98674			326 DUNHAM AVENUE WOODLAND, WA 98674			417 PARK STREET WOODLAND, WA 98674		
Proximity to Subject		0.04 MILES SOUTH			0.20 MILES SOUTH			0.21 MILES SSE		
Sale Price	\$ 140,000		\$ 151,000			\$ 155,000		\$ 140,000		
Sale Price/Gross Liv. Area	\$ 130.48 sq. ft.	\$ 118.43 sq. ft.			\$ 207.22 sq. ft.			\$ 149.41 sq. ft.		
Data Source(s)		BENCHMARKS/AUD#3408078			BENCHMARKS/AUD#3404159			BENCHMARKS/AUD#3399277		
Verification Source(s)		LOCAL MLS/MLS#9005394			LOCAL MLS/MLS#9051343			PUBLIC RECORDS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions		FHA/\$6000 CC CNTRCT: 09/11/09			CVT/NONE CNTRCT: 10/05/09			CVT/NONE UNKNOWN		
Date of Sale/Time		12/31/2009			10/20/2009			07/30/2009		
Location	ADJ 2 SCHOOL	AVERAGE	-2,500		AVERAGE	-2,500		NR COM/LAKE	-5,000	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	6000 SF	4792 SF			3485 SF			9148 SF		
View	NEIGHBORH'D	NEIGHBORH'D			NEIGHBORH'D			NEIGHBORH'D		
Design (Style)	RANCH	RANCH			RANCH			RANCH		
Quality of Construction	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Actual Age	64 YEARS	53 YEARS			49 YEARS			85 YEARS		
Condition	AVERAGE+	AVERAGE+			GOOD-	-5,000		AVERAGE	+5,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths	+5,000		Total Bdrms. Baths	+5,000	
Room Count	6 3 1	7 4 1.5	-2,500		5 2 1			5 2 1		
Gross Living Area 25.00	1,073 sq. ft.	1,275 sq. ft.	-5,100		748 sq. ft.	8,100		937 sq. ft.	3,400	
Basement & Finished Rooms Below Grade	NONE NONE	NONE NONE			NONE NONE			NONE NONE		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	FWA/NONE	FWA/NONE			HEAT PUMP	-1,500		RAD/NONE	+1,500	
Energy Efficient Items	VINYL WINDOWS	SIMILAR			SIMILAR			SIMILAR		
Garage/Carport	NONE	351 SF GARAGE	-2,600		312 SF GARAGE	-2,300		441 SF GARAGE	-3,300	
Porch/Patio/Deck	PORCH/PATIO	PORCH			PORCH			PORCH		
FIREPLACE(S)	NONE	1 FIREPLACE	-1,500		NONE			NONE		
FENCE/OTHER	FENCE/STG BD	FENCE	+500		FENCE	+500		FENCE	+500	
D.O.M.	499 DAYS	364 DAYS			264 DAYS			UNKNOWN		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 13,700		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,300		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,100	
Adjusted Sale Price of Comparables		Net Adj. -9.1% Gross Adj. 9.7%	\$ 137,300		Net Adj. 1.5% Gross Adj. 16.1%	\$ 157,300		Net Adj. 5.1% Gross Adj. 16.9%	\$ 147,100	

Summary of Sales Comparison Approach SEE ATTACHED ADDENDUM

COST APPROACH

COST APPROACH TO VALUE									
Site Value Comments SEE ATTACHED ADDENDUM									
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW					OPINION OF SITE VALUE = \$ 42,000				
Source of cost data MARSHALL & SWIFT RESIDENTIAL COST HB					Dwelling 1,073 Sq. Ft. @ \$ 86.57 = \$ 92,890				
Quality rating from cost service AVERAGE Effective date of cost data 12/2009					Sq. Ft. @ \$ = \$				
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					AMENITIES AND LUMP SUM ADJUSTMENT				

INCOME

INCOME APPROACH TO VALUE				
Estimated Monthly Market Rent \$	N/A	X Gross Rent Multiplier	N/A	= \$ N/A Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) INSUFFICIENT RELIABLE AND VERIFIABLE MARKET DATA REGARDING RENTS IN THE SUBJECT'S NEIGHBORHOOD WAS AVAILABLE AT THE TIME OF THE APPRAISAL INSPECTION.				

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$142,000 Cost Approach (if developed) \$ 111,900 Income Approach (if developed) \$ N/A									
ALL WEIGHT IS PLACED ON THE MARKET APPROACH AS IT PROVIDES THE MOST ACCURATE REPRESENTATION OF BUYING AND SELLING PROPERTY. THE INCOME APPROACH WAS NOT DEVELOPED DUE TO A LACK OF RELIABLE, APPLICABLE, AND VERIFIABLE MARKET DATA REGARDING RENTS IN THE SUBJECT NEIGHBORHOOD.									
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:									
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 142,000 as of 01/20/2010 , which is the effective date of this appraisal.									

Summary

File No. **012010A**

SALES COMPARISON APPROACH

ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497

SUPPLEMENTAL INFORMATION ADDENDUM

THE FOLLOWING IS PROVIDED IN ORDER TO COMPLY WITH USPAP REPORTING REQUIREMENTS AND IS TO BE INTENDED AND CONSIDERED A CLARIFICATION OF INFORMATION CONTAINED IN THE APPRAISAL REPORT.

Intended Users

ALTHOUGH THE CLIENT MAY DISCLOSE OR DISTRIBUTE THIS APPRAISAL REPORT TO DIFFERENT PERSONS OR ENTITIES, THIS DOES NOT MAKE THESE OTHER ENTITIES "INTENDED USERS" OF THIS APPRAISAL REPORT. THE ONLY INTENDED USER OF THIS REPORT IS THE CLIENT NOTED ON PAGE 1. WHILE OTHER PERSONS AND/OR ENTITIES MAY CHOOSE TO RELY ON THIS APPRAISAL REPORT FOR INFORMATION, ANY REQUESTS FOR ADDITIONAL INFORMATION MAY NOT BE PROVIDED TO UNINTENDED USERS UNLESS THEY ESTABLISH THEIR OWN SEPARATE CLIENT/APPRaiser RELATIONSHIP. THE INTENDED USERS OF THIS REPORT ARE THE CLIENT(S) NOTED ON PAGE 1 OF THIS REPORT.

Intended Use

THE INTENDED USE OF THIS APPRAISAL REPORT IS TO UTILIZE THE INFORMATION AND ESTIMATED MARKET VALUE OF THE SUBJECT CONTAINED WITHIN FOR DECISIONS REGARDING THE POSSIBLE PURCHASE OF THE SUBJECT DWELLING.

Offerings, Contracts and Options

The subject dwelling was listed for sale for \$184,900 as of 08/27/2008. That listing was cancelled as of 01/12/2009, still at \$184,900. Days later (01/16/2009), the subject dwelling was re-listed for sale at \$169,000. That listing was withdrawn as of 06/19/2009 (still at \$184,900), and the listing finally expired as of 07/17/2009. In between those dates, the subject was re-listed for sale once more, at \$169,000 as of 06/26/2009. After multiple price reductions, the status of the listing was changed to "Pending" as of 01/12/2010, at \$149,900. No other listing(s) of the subject was found in the past twelve months.

A 10 page copy of the purchase and sale agreement was provided to the appraiser. The document was reviewed and analyzed as part of this appraisal assignment. The purchase of the subject dwelling appears to be an "arms-length" transaction. Both the buyer and seller are represented by individual real estate agents. The closing date is to be 02/16/2010 or sooner. The \$2,000 earnest money is being held by the closing agent. All other items noted in the purchase and sale agreement appear to be typical for the subject's marketplace.

Neighborhood Description

The subject's neighborhood is the city of Woodland, WA. All levels of public schooling, employment opportunities, and commercial districts are within a two to three mile radius (an approximate five minute drive) of the subject dwelling. The Kalama/Woodland area amenities include lakes and rivers, multiple parks, a golf course, shopping areas, libraries, camp grounds, boat launches, local airport, etc.

The subject neighborhood has an average market appeal, and is considered to be comparable to competing neighborhoods in the area. Single family residences, multi-plexes, apartments and commercial buildings can be found within the neighborhood boundaries noted in this appraisal report. Homes are of fair to good construction quality with a majority of homes in the area being at least adequately maintained, if not remodeled or upgraded. The area has a mix of new and older dwellings, homes in subdivisions, homes on large lots, manufactured homes, etc. Most prevalent are three and four bedroom dwellings, with a limited number of homes with two or less or five or more bedrooms. Land use for the neighborhood is stable, with no changes forecast.

Neighborhood Market Conditions

Median home sales price in the subject's neighborhood in the prior 7-12 months:	\$219,650
Median days on market for homes sales in the subject's neighborhood in the prior 7-12 months:	94 days

Median home sales price in the subject's neighborhood in the prior 4-6 months:	\$179,900
Median days on market for homes sales in the subject's neighborhood in the prior 4-6 months:	39 days

Median home sales price in the subject's neighborhood in the past 3 months:	\$210,000
Median days on market for homes sales in the subject's neighborhood in the past 3 months:	41 days

Based upon statistical data from the local multiple listing service (provided above), the property values in the subject's neighborhood appear to be "stable." This is due to a lack of an established upward or downward trend in the median sales price of homes within the subject's neighborhood boundaries, within the past twelve months. This is further supported by the 12 pending sales at the time of the appraisal inspection, with a median price of \$179,000.

If properties continue to sell at the current rate, the absorption rate is expected to be approximately 11.00 months - 55 listings versus 60 sales in the past twelve months. Therefore, the demand and supply for the subject's neighborhood appears to be "in balance," as the absorption rate is less than twelve months. Based upon their average exposure time already, it would take approximately six to seven months for all of the homes currently on the market in the subject's neighborhood to sell.

Per the statistical data from the local multiple listing service, homes in the subject's neighborhood appear to have a marketing time - on average - of "under 3 months." While some of the comparable sales or listings utilized in this appraisal report may have a marketing time in excess of three months, this is most likely due to the home having been listed at a price higher than typical for the marketplace at that time. Most likely, had the dwellings been more appropriately priced initially, their marketing time would have been lessened.

Based upon the estimated market value of the subject dwelling noted in this appraisal report, as well as the subject's size,

ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A	
Property Address: 763 2ND STREET	Case No.:	
City: WOODLAND	State: WA	Zip: 98674-9497

quality, and location, were the subject dwelling to be listed for sale at the value noted in this appraisal report, the subject dwelling would most likely sell in its marketplace within three to five months.

Comments on Sales Comparison
ALL THREE COMPARABLE SALES AND ALL THREE ACTIVE LISTINGS ARE LOCATED WITHIN THE SUBJECT'S NEIGHBORHOOD BOUNDARIES. FURTHERMORE, ALL THREE COMPARABLE SALES WERE FOUND TO HAVE CLOSED WITHIN THE SIX MONTHS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL REPORT.

COMPARABLE SALE #2 AND ONE OF THE ACTIVE LISTINGS (COMPARABLE #5) ARE CONSIDERED TO BE IN SUPERIOR CONDITION WHEN COMPARED TO THE SUBJECT DWELLING. THIS IS DUE TO THE LEVEL AND QUALITY OF UPGRADING OF THESE DWELLINGS WHEN COMPARED TO THE SUBJECT (NEW SIDING, NEW ROOF COVERING, INTERIOR TILE WORK, NEW WINDOWS, UPDATED FIXTURES, ETC.).

COMPARABLE SALE #3 AND ONE OF THE ACTIVE LISTINGS (COMPARABLE #4) ARE CONSIDERED TO BE IN INFERIOR CONDITION WHEN COMPARED TO THE SUBJECT DWELLING. THIS IS DUE TO THE UPDATING THE SUBJECT HAS UNDERGONE (NEW FLOORING, PARTIALLY REPAINTED INTERIOR, SOME NEW WINDOWS, SOME UPDATED LIGHT FIXTURES, NEWER KITCHEN COUNTERTOPS, ETC.).

Sales/Financial concessions: Concession information for comparable sale #1 was provided by a real estate agent involved in that specific transaction. Concession information for comparable sales #2 and #3 was obtained from the buyers of those specific comparables.

RECONCILIATION OF THE MARKET APPROACH TO VALUE: COMPARABLE SALE #1 IS GIVEN THE MOST WEIGHT IN THIS APPRAISAL REPORT DUE TO ITS MOST RECENT DATE OF SALE, AS WELL AS ITS SIMILAR CONDITION WHEN COMPARED TO THE SUBJECT DWELLING. COMPARABLE SALE #3 IS GIVEN NEXT MOST WEIGHT IN THIS APPRAISAL REPORT. THIS IS DUE TO ITS NEXT LEAST GROSS ADJUSTMENT PERCENTAGE OF THE THREE COMPARABLE SALES UTILIZED IN THIS APPRAISAL REPORT. COMPARABLE SALE #2 IS GIVEN THE LEAST WEIGHT IN THIS APPRAISAL REPORT. THIS IS DUE TO ITS DIFFERENCE IN BEDROOM COUNT, CONDITION, AGE, AND SQUARE FOOTAGE WHEN COMPARED TO THE SUBJECT DWELLING.

ALL THREE OF THE ACTIVE LISTINGS WERE GIVEN CONSIDERATION WHEN RECONCILING THE MARKET APPROACH TO VALUE. FURTHERMORE, THEY WERE INCLUDED IN THIS APPRAISAL REPORT TO HELP ILLUSTRATE THE CURRENT CONDITION OF THE SUBJECT'S MARKETPLACE.

DESIGN DIFFERENCE: One or more of the comparables used in this report are different in design when compared to the subject, which is a ranch style dwelling. All sources were searched to find comparables which had a design more like the subject, but only the designs used in this report were found. Therefore, the comparables used in this report are deemed to be the best available.

EXPLANATION OF ADJUSTMENTS: A plus (+) dollar adjustment reflects the subject's superior characteristics, while a minus (-) adjustment reflects the subject's inferior characteristics.

Adjustments on the Appraisal Grid

The following only reflect items on the appraisal grid of this report which required adjustments. Items which did not require adjustments are not listed below.

LOCATION: A dollar adjustment is warranted to account for the difference between the subject's location and that of one or more of the comparables, and is based on the market observation of this appraiser. The lump sum dollar adjustment is based upon estimated market contribution value.

CONDITION: A dollar adjustment is warranted to account for the differences observed by this appraiser between the condition of the subject property and that of one or more of the comparables. The lump sum dollar adjustment is based upon an estimated contribution value from the market. Information regarding the condition of the comparables is based upon an exterior inspection of the dwelling and any information found in the local M.L.S.

ROOM/BEDROOM COUNT: A dollar adjustment is warranted to reflect the difference between the subject property's bedroom count and that of one or more of the comparables. The lump sum dollar adjustment is based on the estimated contribution value from the market.

BATHROOM COUNT: A dollar adjustment is warranted for the difference in the bathroom count of the subject property and that of one or more of the comparables. The bathrooms are adjusted at \$2,500 per half bathroom, and \$5,000 per full bathroom. These adjustments are extracted from a modified paired sales analysis of homes within the subject's neighborhood, as well as an estimate of the contributory value of a bathroom or half bathroom in the subject's price range and neighborhood.

GROSS LIVING AREA: A dollar adjustment is warranted to account for the differences between the subject's gross living area and that of the comparables. The estimated contribution value is \$25.00 per square foot.

HEATING / COOLING: A dollar adjustment is warranted to account for the dissimilarities between the subject and one or more of the comparables. The hierarchy of the heating types (from least to most desirable) is radiant heat (hard-wired wall heaters or ceiling heat), a forced-air heating system (electric or gas), a furnace with an air conditioner or heat pump, and heated flooring. The adjustment per level is \$1,500. This is based upon an estimated contributory value for each heating type, as well as a modified paired sales analysis of homes that have sold in the subject's neighborhood.

GARAGE / CARPORT: A dollar adjustment is warranted to account for the dissimilarities between the subject and one or more of the comparables. The adjustment for car storage is \$7.50 per square foot for garage space. These adjustments are

ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497

predicated upon an estimate of contributory value made by the appraiser, supported by a modified paired sales analysis of home sales in the subject's neighborhood.

FIREPLACES: A dollar adjustment is warranted to account for the dissimilarities between the subject and one or more of the comparable sales. The lump sum adjustment is based upon the estimated contribution value from the market. The lump sum adjustment is \$1,500 per fireplace (wood stove, pellet stove, etc.). The estimated contributory value of each fireplace is based upon a modified paired sales analysis of home sales in the subject's price range, and neighborhood.

FENCE, POOL, OTHER: A dollar adjustment is warranted to account for the dissimilarities between the subject and one or more of the comparables sales.

DOLLAR ADJUSTMENT PROCESS: It is noted that in the dollar adjustment process the appraiser's methodology was not predicated purely on mechanical cost, but rather by anticipating market place reactions. Furthermore, minor adjustments (those adjustments of 3% or less of the final estimated market value) are considered to fall within the margin of error. These adjustments are surmised above and are made to account for minor variations which are typical in the local marketplace, but cannot be accurately gauged by paired sales analysis. Such adjustments are made to aid in the correlation process and are based upon the appraiser's knowledge, experience and subjective judgment.

Support for the Opinion of Site Value

The site value for the subject parcel was taken from bare land sales in the subject's neighborhood and other nearby, comparable, competing neighborhoods in the area that have sold within the last 12 months. The following is a list of the sales considered when estimating the subject's site value:

ASSESSORS# 504214410	03/04/2009	\$75,000
ASSESSED VALUE OF THE SUBJECT PARCEL:		\$37,000

Based upon these sales in the subject's immediate and nearby areas, the estimated land value for the subject parcel is \$42,000.

Extra Comments

Additional Scope Of Work Information

INFORMATION SUPPLIED: The following information was provided to the appraiser: Cowlitz County Title and Realist supplied the property profile, including the deed and plat map. Site dimensions were derived from the Cowlitz County GIS website.

ZONING: Zoning status was supplied by Kei Zushi with the city of Woodland. The subject is zoned LDR-6, low density residential with a 6000 sf minimum lot size. The site is improved with a single family dwelling. The appraiser was not supplied with a survey of the subject site. It is assumed that the public data available to the appraiser (see above) is current and reliable, but is not guaranteed. The appraiser is not an expert in use determination (permitted, restricted, conditional, or otherwise) for any particular parcel(s). City and/or County zoning laws are complex in nature. However, it is assumed that the reader has the knowledge, experience, and/or resources to correctly interpret their applicability to the subject property. Further questions regarding the subject's zoning compliance should be directed to the local municipality's planning department.

VISUAL OBSERVATIONS: The appraiser is not competent to make judgement about the exact condition of the materials utilized in the construction of the interior and exterior of the subject dwelling. The appraiser has made visual observations of the exterior surfaces from the ground level. The conditions reported in this appraisal are based upon readily observable deficiencies or evidence of possible larger issues.THE APPRAISER IS CERTIFIED TO ESTIMATE VALUE ONLY, and IS NOT a licensed HOME inspector, SIDING inspector, ROOF inspector, PEST/DRYROT inspector, MOLD inspector, STRUCTURAL and GEOLOGICAL engineer, FLOOD HAZARD determination expert, or a SURVEYOR. Neither is the appraiser a licensed electrical, heating, plumbing, sewage system, asbestos, PCB, radon, urea formaldehyde, or environmental hazard inspector or wetland / geological expert. If the client has any concerns regarding the condition of these items, an inspection by a qualified professional is highly recommended.

THE APPRAISER IS NOT QUALIFIED TO DETERMINE, AND TAKES NO RESPONSIBILITY FOR:

a) actual remaining life of the roof.

b) damage from water, pest and/or dryrot, and/or damages to or deficiencies in siding, structural, mechanical or sewage system.

c) the extent of damages, if they should exist, from water, pests, and/or dryrot, and/or damages to or deficiencies in siding, structural, mechanical, or sewage systems.

d) the presence of hazardous substances, underground storage tanks, radon, and/or any other type of miscellaneous environmental/geological hazards associated with the subject or nearby properties. It is possible that tests and inspections made by a qualified hazardous substances, and/or environmental/geological expert would reveal the existence of hazardous substances, underground storage tanks, earth movements and/or other negative environmental items or detrimental conditions on or near the property that could negatively affect it's value.

e) the extent of damage, if hazardous substances, radon, and/or other detrimental environmental/ geological conditions present on the subject or nearby properties.

f) the location of the property corners, or existence of encroachment.

g) whether the subject property is affected by present or future wetland actions, regulations, or laws.

h) the actual FEMA flood hazard map and the FEMA flood zone (this can only be guaranteed by a professional flood determination company).

i) actual cost to cure any items above, if they should exist.

Any estimate of cost to cure, if it should be offered by the appraiser for obvious or suspected damages, whether for an "as is" appraisal or otherwise, is an estimate only, and SHOULD NOT BE RELIED UPON BY THE CLIENT WITHOUT OBTAINING ESTIMATES FROM LICENSED PROFESSIONALS.

ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A	
Property Address: 763 2ND STREET	Case No.:	
City: WOODLAND	State: WA	Zip: 98674-9497

The appraiser has not physically determined whether the dwelling is connected either to a sewer or a septic tank, nor determined the necessity of present or future sewer hook up requirements. In regards to the type of sewage system assumed to be connected to the dwelling, county records and/or information from the home owner and/or the builder/developer were relied upon. The appraiser shall not be liable to the client, their assigns, or any subsequent user of this report for any cost, expenses or damages due to the type or condition of the sewage system serving the property, or for any past, present, or future charges for a sewer hook up to any public or private sewer system.

The appraiser disclaims any responsibility for the potability of the subject's water, whether from a public or private source. It is assumed that an adequate supply of safe, unpolluted, lead free drinking water is available to serve the subject property. If there is any doubt as to the water quality, the client is advised to have a water test preformed by a qualified professional.

SINCE THE APPRAISER IS NOT A LICENSED INSPECTOR, IT IS HIGHLY RECOMMENDED THAT A FULL HOME INSPECTION BE OBTAINED BY THE CLIENT OR ANY OTHER PARTY USING THIS REPORT.

THE CLIENT MUST OBTAIN INSPECTIONS FROM A LICENSED PROFESSIONAL IN THEIR RESPECTIVE FIELDS IN ORDER TO ASSURE THAT THERE IS NO NEGATIVE IMPACT FROM THE ASSUMPTIONS USED IN THIS REPORT, AND/OR THE EXCLUSION NOTED ABOVE AND BELOW THIS PARAGRAPH. Since the appraiser makes no guarantee as to these assumptions and/or exclusions, this is the only way to determine that none of the assumed items listed and/or described above and below detrimentally affect the value and/or usability of the subject property.

ESTIMATED SQUARE FOOTAGE: The estimated square footage of floor area for the subject property reported in this appraisal should be considered a reasonably accurate approximation with minor deviations, if any, from the actual square footage, being of little to no consequence in terms of market value. Measurements were taken from the exterior of the dwelling and rounded to the nearest foot. This is to keep consistent with county records, which take square footage information for new homes from builders' plans and specifications, that calculate square footage based upon exterior dimensions.

SUBJECT PHOTOGRAPHS: The subject photographs used in this report are original photos that were taken at the time of inspection and have not been altered in any way.

LEGAL DESCRIPTION: The appraiser does not guarantee the accuracy of the legal description, nor the lot/acreage size, since it was provided by the lender, county or from client provided information. All parties to this transaction must rely solely on a legal description and lot/acreage size provided by a title company or other source (s) that they deem reliable.

USE OF RECOGNIZED APPRAISAL APPROACHES: The appraiser has made reasonable effort to employ the three recognized approaches to value. As single family residences are less commonly purchased for investment purposes, the use of the Income Approach will only be used under the following conditions:
1) At the request of the client for non-owner occupied residences and income producing properties, and:
2) When sufficient market evidence exists in a neighborhood to indicate that rental properties or investment purchases are typical, measurable, and the analysis of the same adds to the appraisal process.

If the Income Approach is not used, it is considered to be less indicative and reliable than the Cost or Market Approaches due to the lack of sufficient information or it is not reported at the request of the client.

CLOSED SALES: The appraiser certifies that all comparable sales data used in this report is based upon actual closed sales, unless otherwise noted.

PERSONAL PROPERTY: Unless otherwise noted specifically, no personal property is included in the market value.

SELECTION OF SALES COMPARISONS: In selection of comparable sales, research was conducted of the county records, local multiple listing service, and where available, other local and private databases. Of the several sales which were considered and analyzed, the sales included in this report are believed to be the most representative of the subject's specific characteristics and general marketplace. The sales are all located within the immediate vicinity of the subject, or within other demand areas deemed competitive with the subject's market area unless otherwise noted. County records or second party county record databases (Benchmarks and Realist.com) are relied upon as a primary source of data regarding information on comparable sales. The local MLS, real estate agent, and/or the parties to each individual transaction are utilized to support and/or refine this data.

COUNTY TAXES: Indicated taxes on Page 1 of this report were obtained from county records. Since county records sometimes lag behind actual taxes, they are not guaranteed.

SINGLE FAMILY HOUSING PRICE AND AGE RANGES: Information regarding the price and age range of single family housing in the subject's neighborhood is taken from sales of homes in the area dating back up to 24 months. Though other homes in the area may have values or ages outside the range noted, these are to be considered extremes and not typical for the area.

Site Comments

EXTERNAL OBSOLESCENCE: External obsolescence is evident due to the subject's location adjacent to a school.

HIGHEST AND BEST USE: The four criteria which tests a properties highest and best use, whether vacant or improved are:
1) Physically possible
2) Legally permissible
3) Economically feasible
4) Maximally productive
Based upon the information provided by the county where the subject property is situated and the Appraiser's physical inspection of the property under appraisal, the following observations were noted:

ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A	
Property Address: 763 2ND STREET	Case No.:	
City: WOODLAND	State: WA	Zip: 98674-9497

1) The subject's unimproved site is of generally adequate utility, and appears suited for residential development, including the availability of necessary utilities and services required for the average typical residential improvement, i.e.: size and utility are average for the market are unless noted otherwise in this report.

2) The subject site is reported by the county to be zoned so as to be legally permissible.

3) The present or proposed improvements to the subject property are felt to be financially feasible as present marketing trends, including supply and demand, are rated average and in balance.

4) The property and its present or proposed improvements are believed maximally productive , as the permissible uses are not seen as changing in the foreseeable future.

FEMA SPECIAL FLOOD HAZARD AREA: The flood zone and map are not guaranteed accurate by the appraiser. The client must contact a FLOOD DETERMINATION COMPANY to guarantee accuracy. Only properties in Zone "A" and Zone "V" will be noted as a flood zone. However, all parties should be aware that Zone "B" is in a 100 to 500 year flood zone even if flood insurance is not required.

Additional Appraisal Information

LINE OF SIGHT DISTANCE: All distances used in this appraisal are approximate and employ the "direct" or "line of sight" method as shown in the Comparable Sales Location Map.

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

LEGAL TESTIMONY: The appraiser will not give testimony or appear in court regarding this appraisal unless specific written arrangements to do so have been made beforehand as part of the appraisal assignment. No such arrangements have been made in the case of this report.

APPRAISERS SIGNATURE: All original appraisal reports have been signed in blue ink, unless this report has been transmitted electronically. If this report has been transmitted electronically, the appraiser has taken every reasonable security precaution. The appraiser is not liable for any changes or alterations made to the electronic file or printed copy produced from the transmitted electronic file. Nor is he liable for any changes or alterations made by others to the original printed report. The client understands that transmission errors are possible when documents are delivered electronically. Possible transmission errors may include but are not limited to: the appraisal report may not be delivered in its totality; the appraisal report or portions of the report may be scrambled during transmission; or third party software may have changed one or more of the data the appraiser included in the report without the appraiser's authorization. The appraiser is not responsible for such errors should they occur and cannot guarantee a report delivered electronically is a true and accurate representation of the appraisal report. A true copy of the report exists in the appraiser's workfile. The appraiser assumes that unless notified otherwise, the appraisal report was only delivered to the intended user(s).

CONFIDENTIALITY: No private financial information has been provided to the appraiser. In addition, no non-public information gathered during the preparation of this assignment has been or will be distributed to any parties other than the client named in this report or those parties designated by the client.

COMPETENCY OF THE APPRAISER: The appraiser has the appropriate knowledge and experience to complete this assignment competently. Additional qualifications of the appraiser will be submitted to the client upon request.

LAND TO VALUE RATIO: The land value to estimated market value ratio for the subject property is typical for the area, unless noted otherwise in this addendum.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

IN COMPLIANCE WITH USPAP (UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICES) AND AO-26 (ADVISORY OPINION #26) THE APPRAISER CANNOT "READDRESS" THIS REPORT TO ANOTHER PARTY AS IT WOULD BE UNETHICAL TO DO SO.

AS NOTED IN THE STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS ABOVE, THE APPRAISER ASSUMES THAT THERE ARE NO HIDDEN OR UNAPPARENT PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS AFFECTING THE SUBJECT PROPERTY. ANY APPARENT OR PERCEIVED PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS THAT COULD AFFECT THE HEALTH OR SAFETY OF THOSE UTILIZING THE SUBJECT DWELLING AS A SINGLE FAMILY RESIDENCE HAVE BEEN NOTED IN THE APPRAISAL REPORT, AND MAY REQUIRE REMEDY OR REPAIR. ANY OTHER APPARENT OR PERCEIVED PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS THAT DO NOT POSE POSSIBLE HEALTH, SAFETY, OR SALABILITY ISSUES HAVE ALSO BEEN NOTED, BUT MAY NOT NECESSARILY REQUIRE REMEDY OR REPAIR.

THE APPRAISER HAS MADE NO ATTEMPT TO MAKE DISCOVERY OF NEIGHBORHOOD INFLUENCES SUCH AS, BUT NOT LIMITED TO, REGISTERED SEX OFFENDERS, CRIMINAL ACTIVITY (SUCH AS METHAMPHETAMINE LABS, ETC.) OR INTERIM REHABILITATION FACILITIES/HALF-WAY HOUSES. IF THE CLIENT OR ANY USER, INTENDED OR NOT, HAS ANY CONCERNS ABOUT SUCH NEIGHBORHOOD INFLUENCES, THEY SHOULD CHECK THIS INFORMATION WITH LOCAL LAW ENFORCEMENT AGENCIES, OR OTHER PERTINENT GOVERNMENTAL AGENCIES.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: FANNIE MAE

Market value is the most probable price that 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 or she considers his or her 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 that 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 judgment.

ADDRESS OF THE PROPERTY APPRAISED:

763 2ND STREET
WOODLAND, WA 98674-9497
EFFECTIVE DATE OF THE APPRAISAL: 01/20/2010
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 142,000

APPRAISER

SUPERVISORY APPRAISER

Signature: 
Name: MITCHELL J. FRERICHS
State Certification # 27017-1701341
or License # _____
or Other (describe): _____ State #: WA
State: WA
Expiration Date of Certification or License: 09/19/2011
Date of Signature and Report: 01/22/2010
Date of Property Viewing: 01/20/2010
Degree of property viewing:
☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

Signature: _____
Name: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

Summary

Square Foot Cost Form

Case No.
File No. 012010A

Appraised for WOODLAND SCHOOL DISTRICT

Property Owner JOHNSON, DENNIS/NORMA

Property Address 763 2ND STREET

City WOODLANDState/Province WAZip/Postal Code 98674-9497Date 01/22/2010

Appraiser MITCHELL J. FRERICHS

PROPERTY INFORMATION

TYPE

Single Family

Multiple

Town House

Row House

Manufactured

Cabin, Dome, etc.

QUALITY

Low

Fair

Average

Good

Very Good

Excellent

STYLE

No. Stories

Bi-level

Split Level

1-1/2 story - Fin.

1-1/2 story - Unf.

2-1/2 story - Fin.

2-1/2 story - Unf.

End Row

Inside Row

INTERIOR WALL

HEIGHT

NUMBER OF MULTIPLE UNITS

EXTERIOR WALLS

Hardboard/Plywood

Stucco

Siding or Shingle

Masonry Veneer

Common Brick

Face Brick or Stone

Concrete Block

MANUFACTURED

HOUSING WALLS

Alum., Ribbed

Alum., Lap Siding

Hardboard

Plywood

ROOF COVER

Built-Up or Comp. Shingle

Wood Shingle or Shake

Clay Tile

Concrete Tile

Slate

Metal

NUMBER OF PLUMBING

Fixtures

Rough-In

BASEMENT

Unf.

Fin.

BALCONY AREA

PORCH/BRZWWY AREA

(a) 18 SF PATIO

(b) 42 SF PORCH

GARAGE TYPE

Detached

Attached

Built-In

Subterranean

Carport

(Gable, Shed or Flat)

GARAGE AREA

NONE

AGE 64 YEARS

CONDITION AVERAGE+

CLIMATE: MildModerateExtreme

REGION: WesternCentralEastern

COMPUTATIONS

	Factor	Quantity	Cost	Extension
1. COMPUTE RESIDENCE BASIC COST:	1.00	1,073.00	80.14	\$ 85,990.22
SQUARE FOOT ADJUSTMENTS: Specify type, quality, condition, age, etc.				
2. Roofing				
3. Subfloor				
4. Floor Cover LAMINATE, CARPET, AND VINYL		1,073.00	3.33	3,573.09
5. Plaster Interior				
6. Heating/Cooling				
7. Energy Adjustment MILD CLIMATE		1,073.00	-1.15	-1,233.95
8. Foundation MILD CLIMATE, SEISMIC ZONE #3		1,073.00	0.13	139.49
LUMP SUM ADJUSTMENTS: Specify type, quality, condition, age, etc.				
9. Plumbing 5 FIXTURES, 1 ROUGH-IN		1.00	-3,480.00	-3,480.00
10. Fireplaces				
11. Built-In Appliances RANGE/OVEN, EXHAUST FANS		1.00	1,295.00	1,295.00
12. Miscellaneous (Dormers)				
13. SUBTOTAL ADJUSTED RESIDENCE COST: Line 1 plus or minus Lines 2-12				\$ 86,283.85
14. BASEMENT, UNFINISHED				
15. Add for basement interior finish				
16. Add for basement outside entrance				
17. Add for basement garage: Single Double				
18. PORCH/BREEZEWAY, describe 18 SF PATIO		18.00	17.92	322.56
19. 42 SF COVERED PORCH		42.00	27.61	1,159.62
20. SUBTOTAL RESIDENCE COST: Total of Lines 13-19				\$ 87,766.03
21. GARAGE OR CARPORT - sq. ft. area x selected sq. ft. cost	NONE			0.00
22. Miscellaneous (roofing adjustment) STORAGE BUILDING	1.00	1,000.00		1,000.00
23. SUBTOTAL GARAGE COST: Line 21 plus or minus Line 22				\$ 1,000.00
24. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Sum of Lines 20 and 23				\$ 88,766.03
25. Current Cost Multiplier 1.00 x Local Multiplier 1.05				1.05
26. TOTAL BUILDING COST NEW: Line 24 x 25				\$ 93,204.33
27. Depreciation: Physical/Functional Life Exp. 60.00 Eff. Age 15.00 Deduction 25.00 % of Line 26				23,301.00
28. Economic and/or Excessive Functional Obsolescence				
29. Depreciated cost of building improvements: Line 26 less Lines 27 and 28				\$ 69,903.25
30. Yard improvements cost: List, total, apply multiplier and depreciate on page 2				
31. Miscellaneous: (Landscaping) If local cost, do not apply any multipliers				
32. Lot or Land Value				42,000.00
33. TOTAL INDICATED VALUE: Total of Lines 29-32				\$ 111,903

Form FMHA 1007

This form was produced on the ACI Development RapidForms system (800) 234-8727

Page 1 of 2

DIMENSION LIST ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497

GROSS BUILDING AREA (GBA)		<u>1,073</u>	
GROSS LIVING AREA (GLA)		<u>1,073</u>	
Area(s)	Area	% of GLA	% of GBA
Living	<u>1,073</u>		<u>100.00</u>
Level 1	<u>1,073</u>	<u>100.00</u>	<u>100.00</u>
Level 2	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Level 3	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Other	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Basement	<div>GBA <input type="checkbox"/></div> <u>0</u>		
Garage	<div><input type="checkbox"/></div> <u>0</u>		
	<div><input type="checkbox"/></div>		

Area Measurements				Area Type					
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
<u>32.00</u> x <u>13.00</u> x <u>1.00</u> = <u>416.00</u>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>14.00</u> x <u>13.00</u> x <u>1.00</u> = <u>182.00</u>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>25.00</u> x <u>19.00</u> x <u>1.00</u> = <u>475.00</u>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

SUBJECT PROPERTY PHOTO ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: **January 20, 2010**
Appraised Value: \$ **142,000**



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497



COMPARABLE SALE #1

322 LOVES AVENUE
WOODLAND, WA 98674
Sale Date: **12/31/2009**
Sale Price: \$ **151,000**



COMPARABLE SALE #2

326 DUNHAM AVENUE
WOODLAND, WA 98674
Sale Date: **10/20/2009**
Sale Price: \$ **155,000**



COMPARABLE SALE #3

417 PARK STREET
WOODLAND, WA 98674
Sale Date: **07/30/2009**
Sale Price: \$ **140,000**

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497



COMPARABLE SALE #4

423 BOZARTH AVENUE
WOODLAND, WA 98674
Sale Date: **ACTIVE LISTING**
Sale Price: \$ **132,500**



COMPARABLE SALE #5

844 WASHINGTON STREET
WOODLAND, WA 98674
Sale Date: **ACTIVE LISTING**
Sale Price: \$ **155,000**



COMPARABLE SALE #6

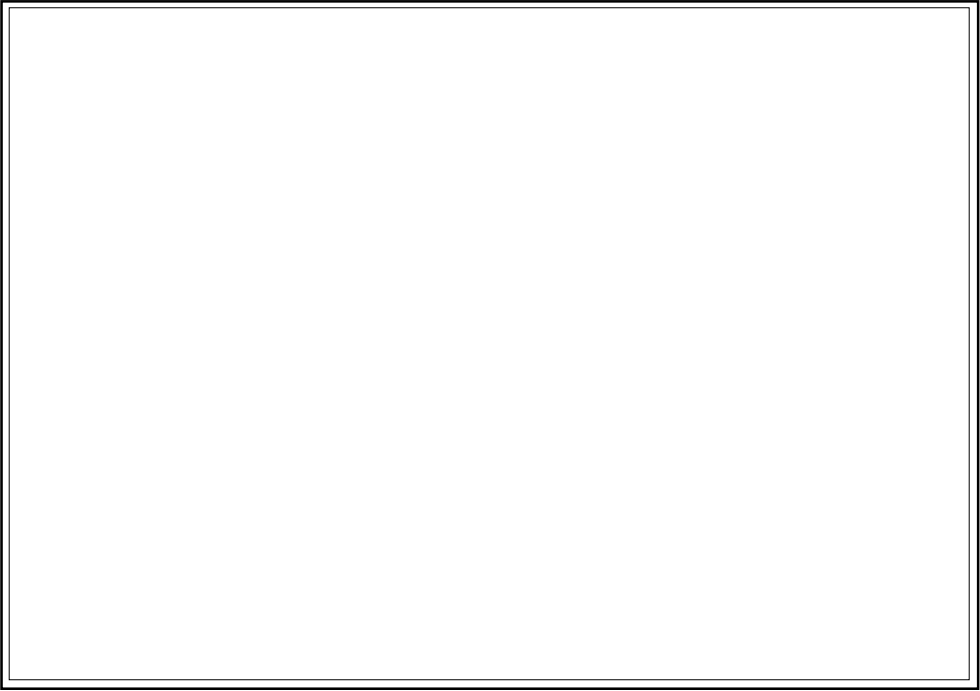
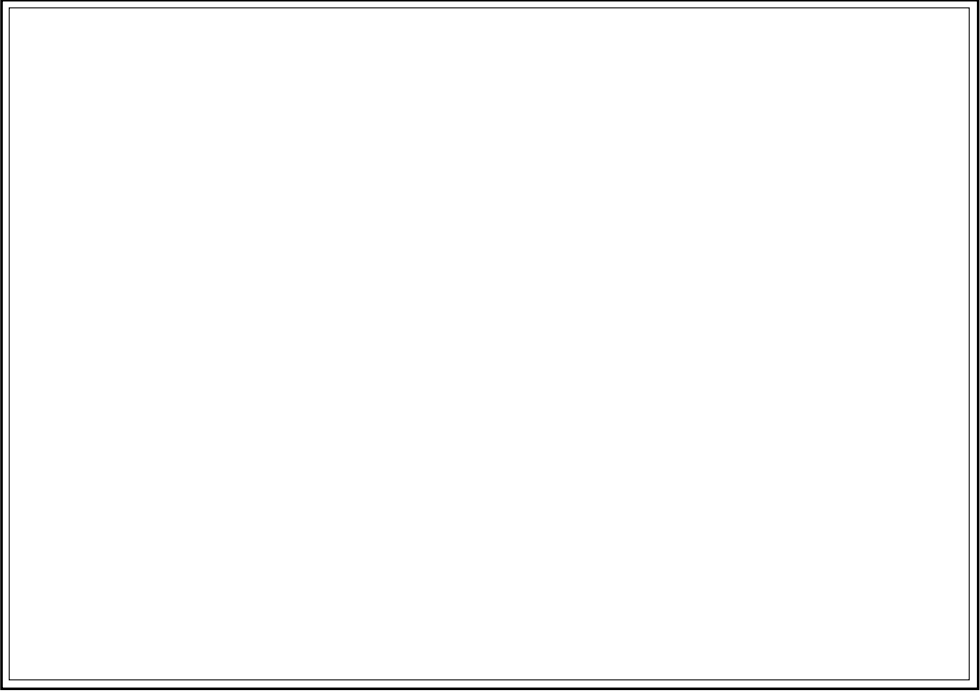
146 LOVES AVENUE
WOODLAND, WA 98674
Sale Date: **ACTIVE LISTING**
Sale Price: \$ **169,900**

SUBJECT PROPERTY PHOTO ADDENDUM

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497

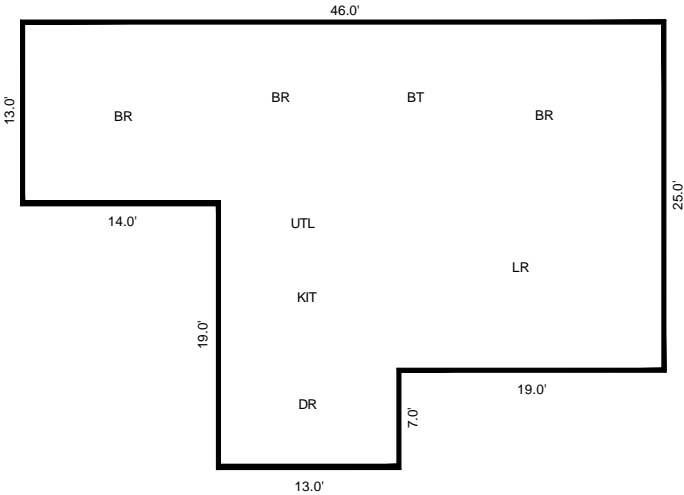


STORAGE BUILDING



FLOORPLAN

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497



Sketch by Apex IV Windows™

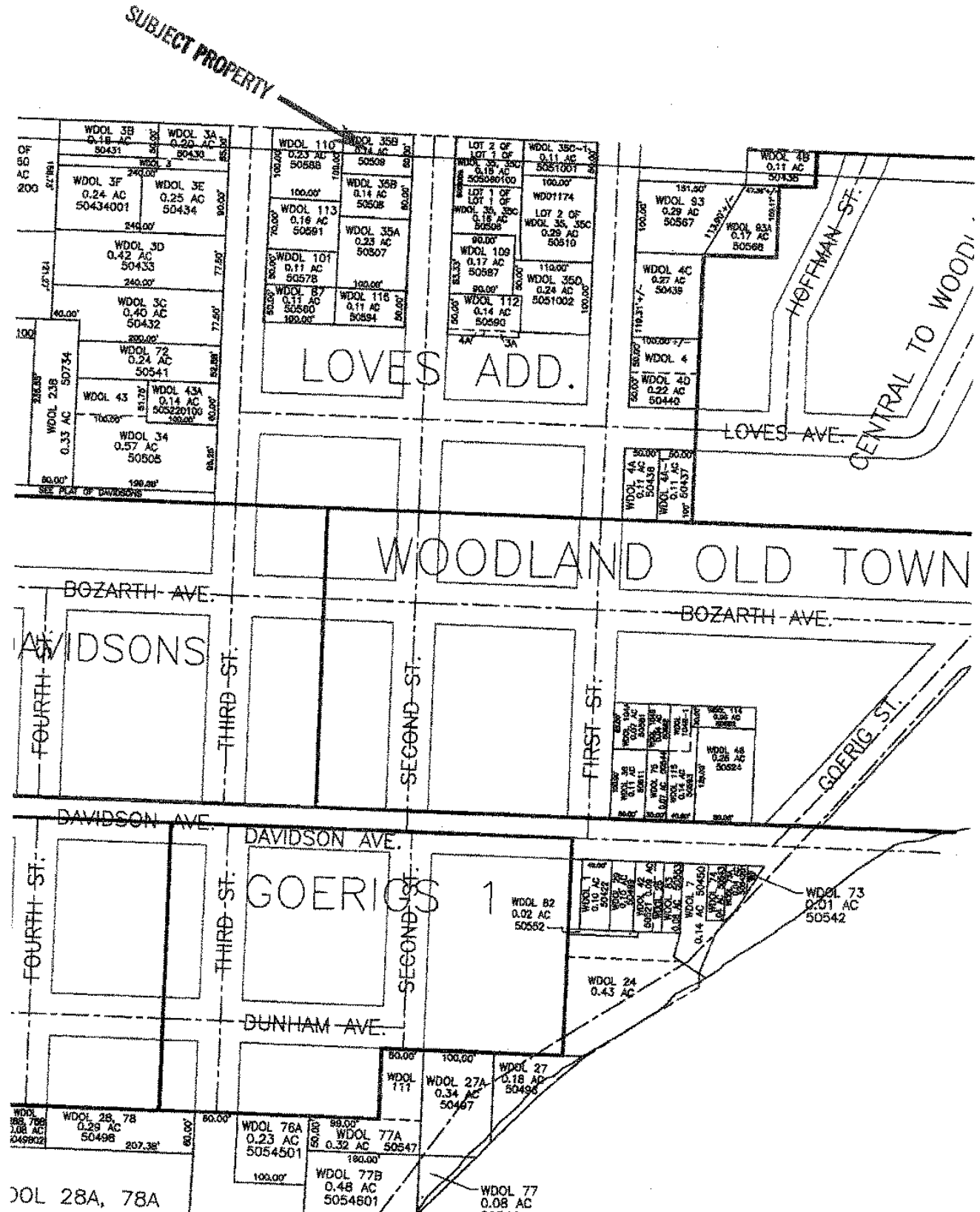
AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1073.00	1073.00
TOTAL LIVABLE (rounded)			1073

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
13.0	x	32.0	416.00
13.0	x	14.0	182.00
19.0	x	25.0	475.00
3 Areas Total (rounded)			1073

File No.: **012010A**

Case No.:

Zip: 98674-9497

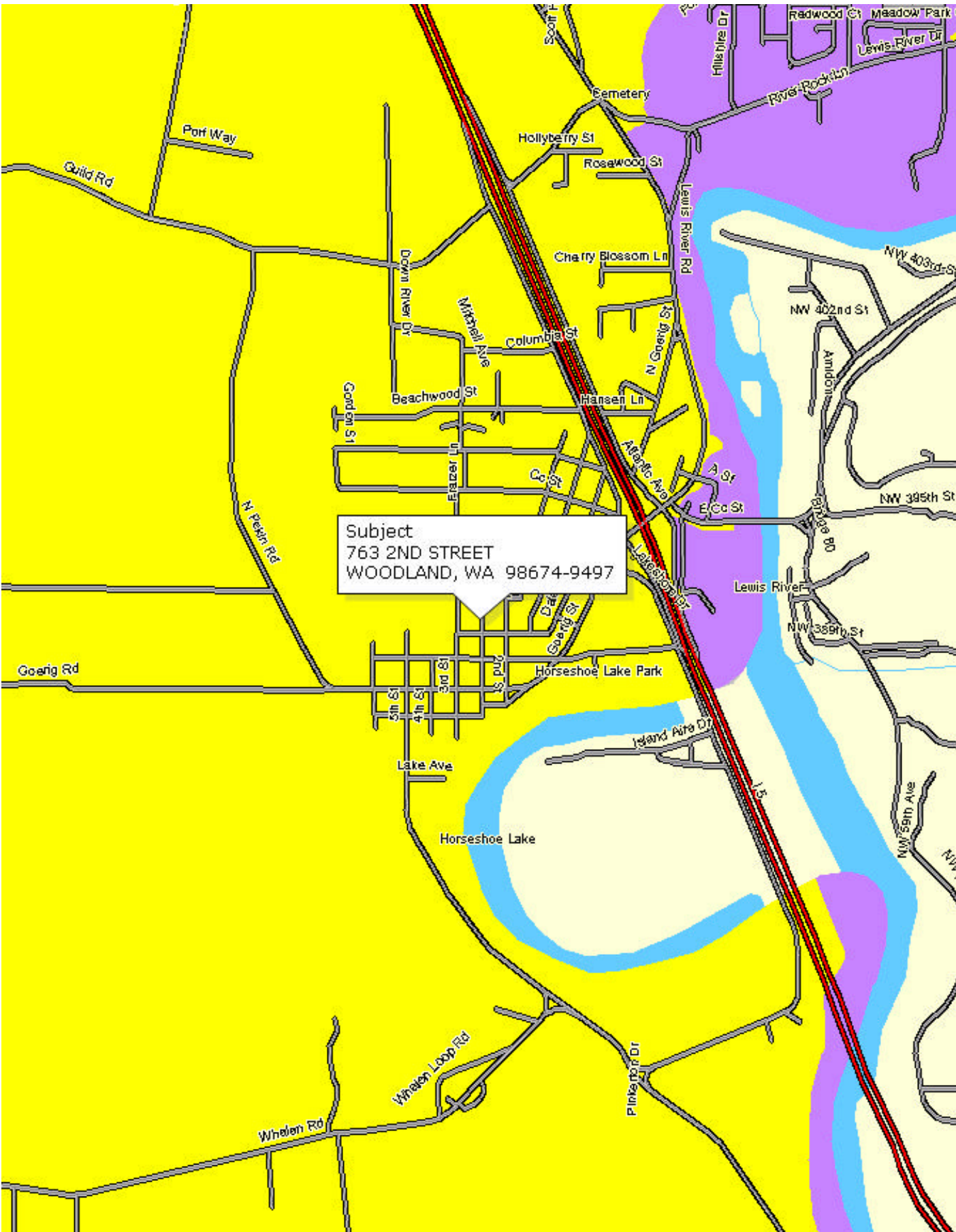


1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

01/15/10 THIS MAP IS TO ASSIST IN LOCATING PROPERTY ONLY. COWLITZ CO. ASSESSOR

FLOOD MAP

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497



FloodMap Legend

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

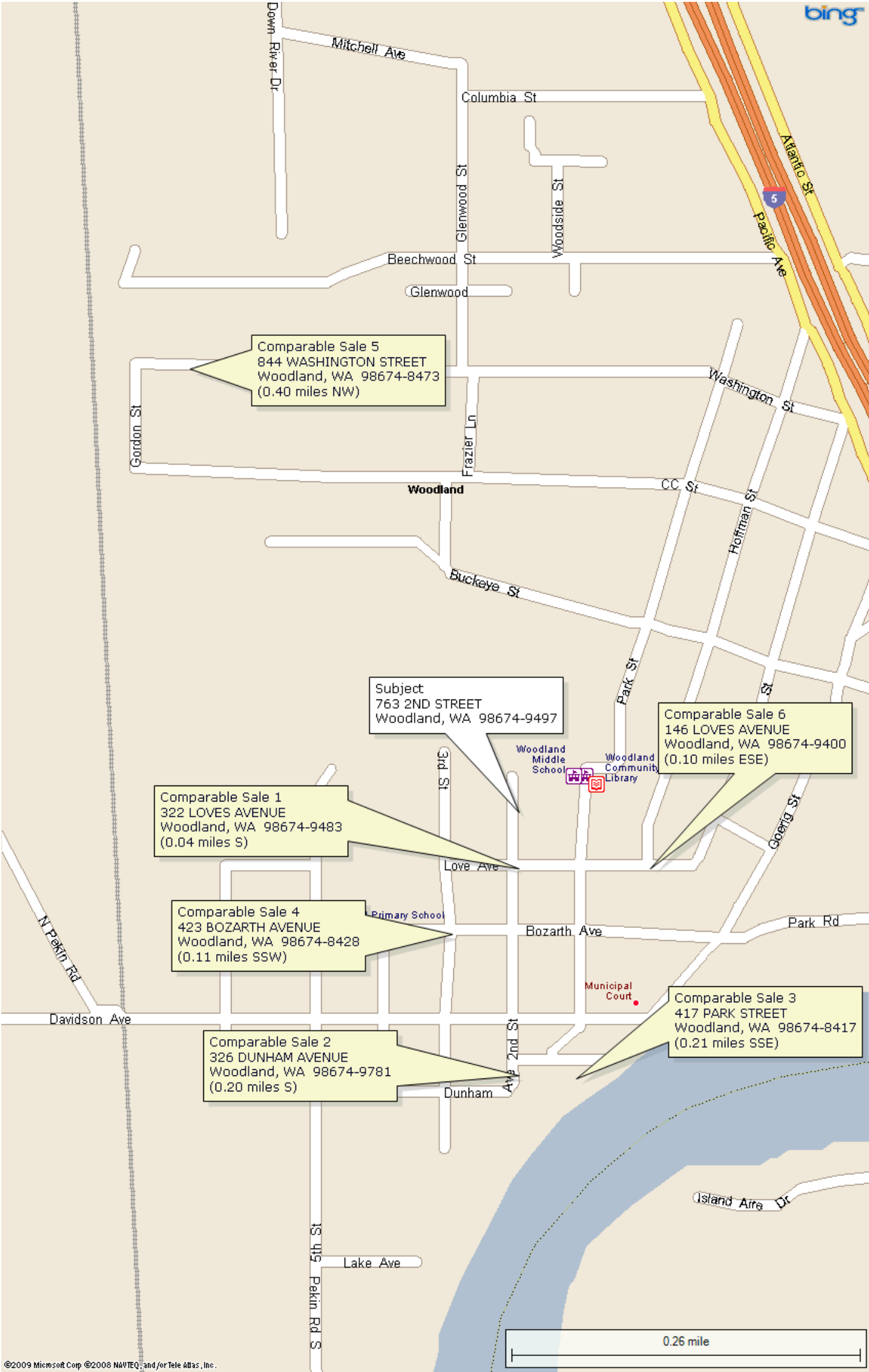
Flood Information

Community: 530035 - WOODLAND, CITY OF
Property is not in a FEMA special flood hazard area.
Map Number: 530035 0001C Map Date: 09/04/1985
Panel: 0001C FIPS: 53015
Zone: B

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

LOCATION MAP

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497



STATUTORY WARRANTY DEED

Client: WOODLAND SCHOOL DISTRICT

File No.: 012010A

Property Address: 763 2ND STREET

Case No.:

City: WOODLAND

State: WA

Zip: 98674-9497

When recorded return to:
DENNIS G. JOHNSON and NORMA A. JOHNSON
306 FOREST PARK ROAD
WOODLAND, WA 98674

3333014
04/27/2007 12:45:11 PM Pages: 2
Deed COWLITZ CO TITLE 33.00
Cowlitz County Washington

00152385-TJ



Statutory Warranty Deed

THE GRANTOR JUDI L. WILLIAMS, formally known as JUDI L. AUGUST a married woman, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to DENNIS G. JOHNSON and NORMA A. JOHNSON, husband and wife the following described real estate, situated in the County of COWLITZ, State of Washington:

See Exhibit A attached hereto and made a part hereof.

Received \$ 14,200.00 Cowlitz Tax levied
pursuant to Cowlitz Co. Law No. 1991
071630 COWLITZ COUNTY
APR 27 2007 COWLITZ COUNTY TREAS.
Date: APR 27 2007 K. W. Deputy

Tax Parcel Number(s): 5-0509
WDOL 35B IN 24-S-1W N 1/2

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated this 25TH day of APRIL, 2007.

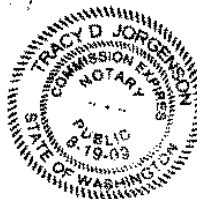
JUDI L. WILLIAMS
JUDI L. WILLIAMS

STATE OF WASHINGTON
COUNTY OF COWLITZ

} ss

I certify that I know or have satisfactory evidence that JUDI L. WILLIAMS is the person who appeared before me, and said person acknowledged that SHE signed this instrument and acknowledged it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: APR 27 2007



TRACY E. JORGENSEN
Notary Public in and for the State of Washington
Residing at LONGVIEW
My appointment expires: 8/19/09

EXHIBIT A

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497

3333014 04/27/2007 12:45:11 PM 2 of 2 Cowlitz County, WA DEED
COWLITZ CO TITLE

Exhibit A

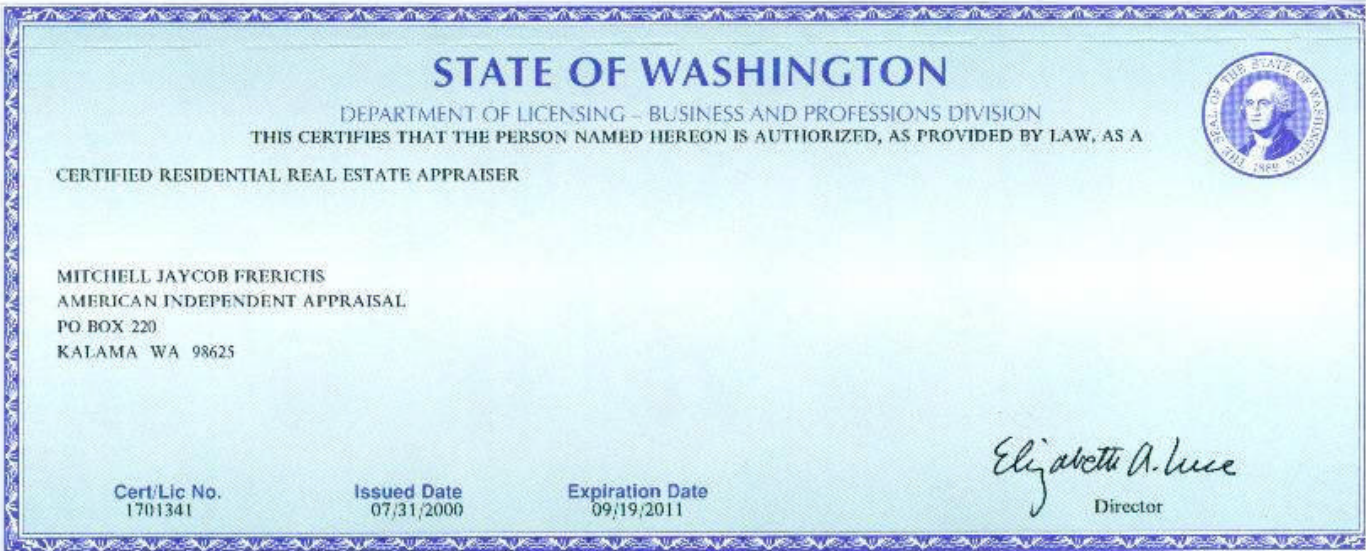
THE NORTH HALF, BEING THE NORTH 60 FEET, OF THE FOLLOWING DESCRIBED TRACT:

STARTING AT THE NORTHWEST CORNER OF TRACT 35, WOODLAND OUTLOTS, IN THE TOWN OF WOODLAND, WASHINGTON;
THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID TRACT 35, A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING EAST ON SAID NORTH LINE 100 FEET TO THE WEST LINE OF SECOND STREET;
THENCE SOUTH ALONG THE WEST LINE OF SAID SECOND STREET 120 FEET;
THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 35, A DISTANCE OF 100 FEET;
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

APPRAISER'S CURRENT CERTIFICATION

Client: WOODLAND SCHOOL DISTRICT	File No.: 012010A
Property Address: 763 2ND STREET	Case No.:
City: WOODLAND	State: WA Zip: 98674-9497



AMERICAN INDEPENDENT APPRAISALS, LLC

File No. 012010A

***** INVOICE *****

File Number: 012010A 1/22/2010

WOODLAND SCHOOL DISTRICT
800 3RD STREET
WOODLAND, WA 98674

Invoice # : 012010A
Order Date : 01/15/2010
Reference/Case # :
PO Number :

PAID IN FULL CHECK #5733

763 2ND STREET
WOODLAND, WA 98674-9497

GPAR	\$	400.00
	\$	-----
Invoice Total	\$	400.00
State Sales Tax @	\$	0.00
Deposit	(\$	400.00)
Deposit	(\$	-----)
Amount Due	\$	0.00

Terms: NET 10

Please Make Check Payable To:

AMERICAN INDEPENDENT APPRAISALS, LLC
PO BOX 220
KALAMA, WA 98625

Fed. I.D. #: 20-0818863

THANK YOU FOR CHOOSING AMERICAN INDEPENDENT APPRAISALS, LLC
PLEASE NOTE: LATE CHARGE OF 1% PER MONTH AFTER 30 DAYS