

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

3247 E Cedarwood Ln  
Phoenix, AZ 85048  
ADOT Parcel #L-C-067-B

## FOR

Mr. Timothy F. O'Connell, Jr.  
Arizona Department of Transportation  
205 South 17th Avenue, Mail Drop #612E  
Phoenix, AZ 85007

## OPINION OF VALUE

550,000

## AS OF

July 16, 2020

## BY

Steven R. Cole, MAI, SRA, AI-GRS  
Southwest Appraisal Associates  
P.O. Box 16156  
Tucson, AZ 85732  
(520)327-0000  
steve@swaa.biz

Borrower	File No. 20-114-R (H)				
Property Address	3247 E Cedarwood Ln				
City	Phoenix	County	Maricopa	State	AZ Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.				

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## RESIDENTIAL APPRAISAL REPORT

File No.: 20-114-R (H)  
State: AZ Zip Code: 85048

<b>SUBJECT</b>	Property Address: <b>3247 E Cedarwood Ln</b>		City: <b>Phoenix</b>		State: <b>AZ</b>		Zip Code: <b>85048</b>																																																																										
	County: <b>Maricopa</b>		Legal Description: <b>Lot 101, Lakewood Parcel 20, MCR 293-44</b>																																																																														
			Assessor's Parcel #: <b>301-79-455</b>																																																																														
	Tax Year: <b>2020</b>		R.E. Taxes: \$ <b>0</b>		Special Assessments: \$ <b>0</b>		Borrower (if applicable):																																																																										
<b>ASSIGNMENT</b>	Current Owner of Record: <b>Arizona Department of Transportation</b>																																																																																
	Project Type: <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		HOA: \$ <b>400</b> <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month																																																																												
	Market Area Name: <b>Lakewood</b>		Map Reference: <b>38060</b>		Census Tract: <b>1167.13</b>																																																																												
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																
<b>MARKET AREA DESCRIPTION</b>	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																																																
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																
	Intended Use: <b>The intended use of the appraisal is to assist client with establishing a market value for asset management purposes and potential sale.</b>																																																																																
<b>MARKET AREA DESCRIPTION</b>	Intended User(s) (by name or type): <b>The intended users of the appraisal include the officials and agents of the Arizona Department of Transportation.</b>																																																																																
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	Appraiser: <b>Steven R. Cole, MAI, SRA, AI-GRS</b>		Address: <b>P.O. Box 16156, Tucson, AZ 85732</b>																																																																														
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): <b>Chandler Boulevard to the north, Pecos Road, Highway 202 to the south, 24th Street to the west and 40th Street to the east. The subject is located in south Phoenix, in the Ahwatukee foothills area. The market conditions for the subject neighborhood within a two mile radius indicated 34 current active listings with an average list price of \$407,912 and 66 days on market (DOM). There have been 541 closed sales since July, 2019. The average sale price is \$368,277 with an average of 40 DOM. This equates to 45 sales per month. There are 0.75 months of inventory which is considered a shortage. Six months is considered stable. The average sales price has increased 14% within 12 months. Overall, prices within the Phoenix metropolitan area have increased by 8% over the last year.</b>																																																																																	
<b>SITE DESCRIPTION</b>	Dimensions: <b>see attached site plan</b> Site Area: <b>7,636 sf</b> Zoning Classification: <b>R1-8 PUD, City of Phoenix, AZ per Z-301-84</b> Description: <b>Urban, medium density residential uses</b> Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ <b>/</b> Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)																																																																																
	Actual Use as of Effective Date: <b>Single Family Residential</b> Use as appraised in this report: <b>Single Family Residential</b> Summary of Highest & Best Use: <b>The subject improvements represent the Highest and Best Use of the subject property, as improved. The building is attractive and functional.</b>																																																																																
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Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <b>X500</b> FEMA Map # <b>04013C2695L</b> FEMA Map Date <b>10/16/2013</b> Site Comments: <b>The subject site is 7,636 square feet, per Maricopa County Assessor's records. It is located within the Lakewood Subdivision. Easements are typical and not considered adverse. The sound wall is located adjacent south does adversely affect market value. The sales comparables used are also adversely affected by the sound wall.</b>																																																																																	
<b>DESCRIPTION OF THE IMPROVEMENTS</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">General Description</th> <th colspan="2">Exterior Description</th> <th colspan="2">Foundation</th> <th colspan="2">Basement</th> <th colspan="2">Heating</th> </tr> <tr> <td># of Units <b>1</b> <input type="checkbox"/> Acc. Unit</td> <td>Foundation <b>Concrete</b></td> <td>Slab <b>Concrete</b></td> <td>Area Sq. Ft. <b>0</b></td> <td>Type <b>FWA</b></td> <td colspan="4"></td> </tr> <tr> <td># of Stories <b>2</b></td> <td>Exterior Walls <b>Wd Fr/Stucco</b></td> <td>Crawl Space <b>N/A</b></td> <td>% Finished <b>0</b></td> <td>Fuel <b></b></td> <td colspan="4"></td> </tr> <tr> <td>Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/></td> <td>Roof Surface <b>Tile</b></td> <td>Basement <b>None</b></td> <td>Ceiling <b>N/A</b></td> <td>Condition <b>Average</b></td> <td colspan="4"></td> </tr> <tr> <td>Design (Style) <b>Contemp</b></td> <td>Gutters &amp; Dwnspts. <b>Overhang</b></td> <td>Sump Pump <input type="checkbox"/> N/A</td> <td>Walls <b>N/A</b></td> <td>Cooling <b></b></td> <td colspan="4"></td> </tr> <tr> <td><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.</td> <td>Window Type <b>Dual Pane</b></td> <td>Dampness <input type="checkbox"/> N/A</td> <td>Floor <b>N/A</b></td> <td>Central <b>A/C</b></td> <td colspan="4"></td> </tr> <tr> <td>Actual Age (Yrs.) <b>1989</b></td> <td>Storm/Screens <b>Screens</b></td> <td>Settlement <b>None Noted</b></td> <td>Outside Entry <b>N/A</b></td> <td>Other <b></b></td> <td colspan="4"></td> </tr> <tr> <td>Effective Age (Yrs.) <b>20</b></td> <td></td> <td>Infestation <b>None Noted</b></td> <td></td> <td>Condition <b>Average</b></td> <td colspan="4"></td> </tr> </table>								General Description		Exterior Description		Foundation		Basement		Heating		# of Units <b>1</b> <input type="checkbox"/> Acc. Unit	Foundation <b>Concrete</b>	Slab <b>Concrete</b>	Area Sq. Ft. <b>0</b>	Type <b>FWA</b>					# of Stories <b>2</b>	Exterior Walls <b>Wd Fr/Stucco</b>	Crawl Space <b>N/A</b>	% Finished <b>0</b>	Fuel <b></b>					Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface <b>Tile</b>	Basement <b>None</b>	Ceiling <b>N/A</b>	Condition <b>Average</b>					Design (Style) <b>Contemp</b>	Gutters & Dwnspts. <b>Overhang</b>	Sump Pump <input type="checkbox"/> N/A	Walls <b>N/A</b>	Cooling <b></b>					<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type <b>Dual Pane</b>	Dampness <input type="checkbox"/> N/A	Floor <b>N/A</b>	Central <b>A/C</b>					Actual Age (Yrs.) <b>1989</b>	Storm/Screens <b>Screens</b>	Settlement <b>None Noted</b>	Outside Entry <b>N/A</b>	Other <b></b>					Effective Age (Yrs.) <b>20</b>		Infestation <b>None Noted</b>		Condition <b>Average</b>				
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<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Interior Description</th> <th colspan="2">Appliances</th> <th colspan="2">Attic</th> <th colspan="2">Amenities</th> <th colspan="2">Car Storage</th> </tr> <tr> <td>Floors <b>Cpt Below Avg; Tile, Vinyl/Avg</b></td> <td>Refrigerator <input checked="" type="checkbox"/></td> <td>Stairs <input checked="" type="checkbox"/></td> <td>Fireplace(s) # <b>One</b></td> <td>Woodstove(s) # <b>0</b></td> <td colspan="2">Garage # of cars <b>( 3 Tot.)</b></td> <td colspan="2"></td> </tr> <tr> <td>Walls <b>Painted Drywall/ Avg</b></td> <td>Range/Oven <input checked="" type="checkbox"/></td> <td>Drop Stair <input type="checkbox"/></td> <td>Patio <b>Covered</b></td> <td></td> <td colspan="2">Attach. <b>3</b></td> <td colspan="2"></td> </tr> <tr> <td>Trim/Finish <b>Wood/Avg</b></td> <td>Disposal <input checked="" type="checkbox"/></td> <td>Scuttle <input type="checkbox"/></td> <td>Deck <b></b></td> <td></td> <td colspan="2">Detach. <b></b></td> <td colspan="2"></td> </tr> <tr> <td>Bath Floor <b>Vinyl/Avg</b></td> <td>Dishwasher <input checked="" type="checkbox"/></td> <td>Doorway <input type="checkbox"/></td> <td>Porch <b></b></td> <td></td> <td colspan="2">Bit-In <b></b></td> <td colspan="2"></td> </tr> <tr> <td>Bath Wainscot <b>Cultri Marble/Avg</b></td> <td>Fan/Hood <input checked="" type="checkbox"/></td> <td>Floor <input type="checkbox"/></td> <td>Fence <b>Block</b></td> <td></td> <td colspan="2">Carport <b></b></td> <td colspan="2"></td> </tr> <tr> <td>Doors <b>Hollow Core/Wd/Avg</b></td> <td>Microwave <input checked="" type="checkbox"/></td> <td>Heated <input type="checkbox"/></td> <td>Pool <b>None</b></td> <td></td> <td colspan="2">Driveway <b></b></td> <td colspan="2"></td> </tr> <tr> <td></td> <td>Washer/Dryer <input type="checkbox"/></td> <td>Finished <input type="checkbox"/></td> <td></td> <td></td> <td colspan="2">Surface <b>Concrete</b></td> <td colspan="2"></td> </tr> </table>								Interior Description		Appliances		Attic		Amenities		Car Storage		Floors <b>Cpt Below Avg; Tile, Vinyl/Avg</b>	Refrigerator <input checked="" type="checkbox"/>	Stairs <input checked="" type="checkbox"/>	Fireplace(s) # <b>One</b>	Woodstove(s) # <b>0</b>	Garage # of cars <b>( 3 Tot.)</b>				Walls <b>Painted Drywall/ Avg</b>	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio <b>Covered</b>		Attach. <b>3</b>				Trim/Finish <b>Wood/Avg</b>	Disposal <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Deck <b></b>		Detach. <b></b>				Bath Floor <b>Vinyl/Avg</b>	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch <b></b>		Bit-In <b></b>				Bath Wainscot <b>Cultri Marble/Avg</b>	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence <b>Block</b>		Carport <b></b>				Doors <b>Hollow Core/Wd/Avg</b>	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool <b>None</b>		Driveway <b></b>					Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>			Surface <b>Concrete</b>				
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Finished area above grade contains: <b>9</b> Rooms <b>5</b> Bedrooms <b>3.5</b> Bath(s) <b>3,710</b> Square Feet of Gross Living Area Above Grade Additional features: <b>See text addenda.</b>																																																																																	
Describe the condition of the property (including physical, functional and external obsolescence): <b>The property suffers from deferred maintenance. The wood rear fascia board show signs of dry rot, paint peeling and sun damage. Balcony fencing is rusted and needs to be repainted. There was evidence of two roof leaks, one in the master bedroom and one in the living room area. These items should be repaired and painted. The carpet is stained and worn, it should be replaced. Many screens are torn and ripped and should be repaired or replaced. The interior paint is in below average condition. The interior should be repainted. The front and rear landscaping needs improvement and clean up. Curing these items would be desired by a typical buyer.</b>																																																																																	
The ceramic tile and vinyl flooring is in average condition. The kitchen and bathroom cabinetry is in average condition; however dated. A typical buyer might elect to replace these items; however, that would be a personal preference and is not required. Due to the amount of deferred maintenance, including two, known roof leaks, the subject is in below average condition.																																																																																	

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.

Data Source(s): MLS, Assessor

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing:

The subject has not sold within three

Date:

years of the effective date of this appraisal report. Subject is not currently listed for sale. The sales comparables have not sold within 12 months of the effective date of this appraisal other than noted above.

Source

2nd Prior Subject Sale/Transfer	
---------------------------------	--

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

[illegible]

☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE		SUBJECT		COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3				
Address		3247 E Cedarwood Ln Phoenix, AZ 85048		16430 S 36th Pl Phoenix, AZ 85048				16663 S 38th Pl Phoenix, AZ 85048				3834 E Hiddenview Dr Phoenix, AZ 85048				
Proximity to Subject				0.59 miles W				0.62 miles W				0.50 miles W				
Sale Price		\$				\$ 615,000				\$ 559,000				\$ 592,000		
Sale Price/GLA		\$ /sq.ft.		\$ 189.23 /sq.ft.				\$ 171.79 /sq.ft.				\$ 179.01 /sq.ft.				
Data Source(s)		Public Rec, Owner		MLS#5951396;DOM 53				MLS#6054139;DOM 82				MLS#6034066;DOM 32				
Verification Source(s)		Inspection		Agent;Exterior Inspection				Agent; Exterior Inspection				Agent; Exterior Inspection				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.		
Sales or Financing				ArmLth				ArmLth				ArmLth				
Concessions				Conv;0				Conv;0				Conv;0				
Date of Sale/Time				s11/19;c02/20				s06/20;c07/20				s06/20;c07/20				
Rights Appraised		Fee Simple		Fee Simple				Fee Simple				Fee Simple				
Location		Adverse;Freeway		N; Residential		-10,000		N; Residential		-10,000		Beneficial;Lake		-15,000		
Site		7,636 sf		7,640 sf				7,876 sf				10,306 sf		-5,000		
View		Neutral; Residential		N;Res;				N;Res;				N;Res;				
Design (Style)		Contemp		Contemp				Contemp				Contemp				
Quality of Construction		Below average		Average				Average				Average				
Age		1989		29		0		28				28		0		
Condition		Below Average		Excellent		-65,000		Excellent		-65,000		Good		-50,000		
Above Grade		Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths
Room Count		9	5	3.5	9	5	3.5	9	5	3.5	9	5	3.5	9	5	3.5
Gross Living Area		3,710 sq.ft.		3,250 sq.ft.		+52,200		3,254 sq.ft.		+47,100		3,307 sq.ft.		+43,300		
Basement & Finished		0sf		0sf				0sf				0sf				
Rooms Below Grade																
Functional Utility		Average		Average				Average				Average				
Heating/Cooling		FWA/Refrig		FWA/Refrig				FWA/Refrig				FWA/Refrig				
Energy Efficient Items		DP Windows		DP Windows				DP Windows				DP Windows				
Garage/Carport		3 Car Garage		Garage-3				Garage-3				Garage-3				
Porch/Patio/Deck		Porch & Patio		Porch & Patio				Porch & Patio				Porch & Patio				
Pool		None		Pool		-20,000		Pool		-20,000		Pool		-20,000		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -42,800		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -47,900		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -46,700		
Adjusted Sale Price of Comparables						\$ 572,200				\$ 511,100				\$ 545,300		

### Summary of Sales Comparison Approach

The unadjusted sale prices and unsettled contract prices range from \$559,000 to \$730,000. After making

appropriate adjustments for differences, the adjusted sale prices range from \$511,100 to \$644,000 with a mathematical mean of \$571,300. The large price adjustments for condition are substantial. The adjustments are reasonable. The sales data used is the best available.

Equal weight is give to the sales for there respective strengths and weaknesses.

Based on the data and my analysis, it is my opinion that the market value indicated through the Sales Comparison Approach is \$550,000.

SEE ADDITIONAL SUPPLEMENTAL ADDENDUM.

Indicated Value by Sales Comparison Approach \$

550,000

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## RESIDENTIAL APPRAISAL REPORT

L-C-067-B

File No.: 20-114-R (H)

COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	Buyers or investors do not typically rely on the Cost Approach for their purchase decisions. For this reason, and due to the age of the subject improvements, the Cost Approach was not employed in this appraisal.	
	Pursuant to the client, I have been asked to provide an opinion of market value for the subject site. Site value is based on the land allocation method.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data: _____ Quality rating from cost service: _____ Effective date of cost data: _____ Comments on Cost Approach (gross living area calculations, depreciation, etc.): Site value based on allocation method.	OPINION OF SITE VALUE _____=\$ 120,000 DWELLING Sq.Ft. @ \$ _____=\$ Sq.Ft. @ \$ _____=\$ Sq.Ft. @ \$ _____=\$ Sq.Ft. @ \$ _____=\$ Sq.Ft. @ \$ _____=\$ Sq.Ft. @ \$ _____=\$ Garage/Carport Sq.Ft. @ \$ _____=\$ Total Estimate of Cost-New _____=\$ Less Physical Functional External Depreciation _____=\$( Depreciated Cost of Improvements _____=\$ "As-is" Value of Site Improvements _____=\$ _____=\$ _____=\$ Estimated Remaining Economic Life (if required): _____ Years
	<b>INDICATED VALUE BY COST APPROACH</b> _____=\$	
	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM): _____ _____ _____ _____	
	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input checked="" type="checkbox"/> The Subject is part of a Planned Unit Development.	
Legal Name of Project: Lakewood Describe common elements and recreational facilities: HOA - Common Area Maintenance, Lake facilities, Green Open Areas. _____ _____ _____		
PUD	Indicated Value by: Sales Comparison Approach \$ 550,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____ Final Reconciliation SEE ADDITIONAL TEXT ADDENDA _____ _____ _____	
	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 required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____ _____ _____	
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 550,000, as of: July 16, 2020, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 31 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____	
	<b>ATTACHMENTS</b> Client Contact: Mr. Timothy F. O'Connell, Jr. Client Name: Mr. Timothy F. O'Connell, Jr., ADOT E-Mail: to'connell@azdot.gov Address: 205 S. 17th Ave., Mail Drop #612E, Phoenix, AZ 85007 APPRAISER SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
	Appraiser Name: Steven R. Cole, MAI, SRA, AI-GRS Company: Southwest Appraisal Associates Phone: (520)327-0000 Fax: _____ E-Mail: steve@swaa.biz Date of Report (Signature): 07/30/2020 License or Certification #: 30130 State: AZ Designation: MAI, SRA, AI-GRS Expiration Date of License or Certification: 08/31/2020 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: July 16, 2020	
	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	
	<b>SIGNATURES</b> 	

L-C-067-B

File No.: 20-114-R (H)

[illegible]

**Supplemental Addendum**

File No. 20-114-R (H)

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					

**CERTIFICATION**

PROJECT: 2925 E. Redwood Lane, Phoenix, AZ  
 PARCEL: L-C-067-B  
 CONTRACT: H882701R 278622-3

I hereby certify:

That I personally inspected the property herein appraised, and that I have afforded the property owner the opportunity to accompany me at the time of inspection. I also made a personal field inspection of each comparable sale relied upon in making said appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained in the appraisal.

That I have given consideration to the value of the property the damages and benefits to the remainder, if any; and accept no liability for matters of title or survey. That, to the best of my knowledge and belief, the statements contained in said appraisal are true and the opinions, as expressed therein, are based upon correct information; subject to the limiting conditions therein set forth.

That no hidden or unapparent conditions of the property, subsoil, or structures were found or assumed to exist which would render the subject property more or less valuable; and I assume no responsibility for such conditions, or for engineering which might be required to discover such factors. That, unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present in the property, were not observed by myself or acknowledged by the owner. This appraiser, however, is not qualified to detect such substances, the presence of which may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

That my analysis, opinion, and conclusions were developed and this report has been prepared, in conformity with the Arizona Department of Transportation Appraisal Standard and Specifications and the Uniform Standards of Professional Appraisal Practice.

That this appraisal has further been made in conformity with the appropriate State and Federal laws, regulations, policies and procedures applicable to appraisal of right of way for such purposes; and that, to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established laws of said State.

That I understand this appraisal may be used in connection with that acquisition of right of way for a highway to be constructed by the State of Arizona with the assistance of Federal aid highway funds or other Federal funds.

That neither my employment nor my compensation for making the appraisal and report are in any way contingent upon the values reported herein.


That I have no direct or indirect present or contemplated future personal interest in the property that is the subject of this report, or any benefit from the acquisition of the property appraised herein.

That I have not revealed the findings and result of such appraisal to anyone other than the property officials of the Arizona Department of Transportation or officials of the Federal Highway Administration, and I will not do so unless so authorized by property State officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of the MARKET VALUE of the subject as of the 16th day of July, 2020, based upon my independent appraisal and the exercise of my professional judgment is:

**MARKET VALUE OPINION 3247 E. CEDARWOOD LANE,  
PHOENIX, AZ**

**\$550,000**

Signature 	Signature _____
Name <u>Steven R. Cole, MAI, SRA, AI-GRS</u>	Name _____
Date Signed <u>07/30/2020</u>	Date Signed _____
State Certification # <u>30130</u> State <u>AZ</u>	State Certification # _____ State _____
Or State License # _____ State _____	Or State License # _____ State _____

**DEFINITION OF MARKET VALUE:**

Pursuant to Arizona Revised Statute 28-7091:

"...'Market Value' means the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements which the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable."

**STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION**

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.




**CERTIFICATION: The appraiser certifies and agrees that:**

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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Scott P. Harden, AZ Certified General Appraiser #31995, provided significant real property appraisal assistance to the person(s) signing this certification (if report).
11. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
12. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
13. Pursuant to client instructions, additional certification language has been included in this report.

**ADDRESS OF PROPERTY ANALYZED:** 3247 E Cedarwood Ln, Phoenix, AZ 85048

**APPRAISER:**

Signature:   
Name: Steven R. Cole, MAI, SRA, AI-GRS  
Title: MAI, SRA, AI-GRS  
State Certification #: 30130  
or State License #: \_\_\_\_\_  
State: AZ Expiration Date of Certification or License: 08/31/2020  
Date Signed: 07/30/2020

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
☐ Did ☐ Did Not Inspect Property

**Supplemental Addendum**

File No. 20-114-R (H)

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					

**SCOPE OF WORK:**

To arrive at the "as is" market value, local, neighborhood, and subject improvement data are analyzed within 12 months prior to the date of value. The three approaches to value, the Cost, Income, and Sales Comparison Approaches were considered.

The Cost Approach estimates the current cost, new, of replacing the improvements, minus the loss in value from depreciation, plus the site value. The Cost Approach is most appropriate for new or nearly new properties in which little depreciation has accrued since buyers do not typically rely on this approach for their purchase decisions. The subject was originally built in 1989. The Cost Approach is not employed in this appraisal report.

The Income Approach is based on the premise that value is based on the property's earning power. A property's income stream is capitalized into a present value. The subject property is owner occupied. The surrounding residential neighborhood is predominantly owner occupied which is typical for this market area and property type. The Income Approach was considered; however, given the limited comparable rental data, the Income Approach was not employed as the results would not be considered reliable.

In the Sales Comparison Approach, sales of similar properties are analyzed, compared, and adjusted to provide a value indication for the property being appraised. Most weight is given to the Sales Comparison Approach as it directly reflects the actions of buyers and sellers in the marketplace.

To obtain the comparable sales data required to estimate the market value of the subject, the real estate market is researched to obtain sales transactions, listings, and offers to purchase properties similar to the subject property. The most similar properties were found in the subject's neighborhood.

**LEGAL DESCRIPTION:****SCHEDULE A-1  
LEGAL DESCRIPTION**

That portion of Lot 101, LAKEWOOD PARCEL 20, according to Book 293 of Maps, page 44, records of Maricopa County, Arizona, as depicted on Sheets P-4 and P-5 of ADOT Drawing D-07-T-1015, the Right of Way Plans of SOUTH MOUNTAIN FREEWAY, Section Junction I-10, Maricopa-17<sup>th</sup> Avenue Segment, Project 202L MA 000 H5439 / ADOT Parcels 07-010891.

NOTE: The legal description of the area to be disposed will be produced by the ADOT Right of Way Delineation Unit.

END OF SCHEDULE A-1

**FIVE YEAR CHAIN OF TITLE****RIGHT OF WAY / VESTING**

- 1.) Warranty Deed from David R. Markwell AND Donna K. Markwell, husband and wife, to the State of Arizona, by and through its Department of Transportation, dated September 6, 2008, recorded October 20, 2008, in Document No. 2008-902392.  
[Parcel 07-010891, Project 202L MA 000 H5439 01R (Lot 101)]

END OF RIGHT OF WAY / VESTING

**OWNER CONTACT AND SITE INSPECTION INFORMATION:**

The subject is owned by the Arizona Department of Transportation. Per my email and phone conversation with Mr. Timothy O'Connell, I inspected the property on July 16, 2020. Vanessa Nunez, Right of Way Agent, with ADOT, was present at the inspection.

**SIGNS:**

There were no signs or billboards located on the subject property.

**PROJECT INFLUENCE:**

The project has been completed. The sales and subject reflect the impact on the market value of the existing sound wall and completion of the 202 Highway.

**Supplemental Addendum**

File No. 20-114-R (H)

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					

**Extraordinary Assumption:**

1) The appraiser is not a home inspector or environmental inspector. The appraiser has not been trained in the profession of termite, mold, or other pest detection. This report should not be relied upon to disclose any such conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only, and provides an opinion of value. Termites, mold, or other pests may be present in areas that an appraiser cannot see. ***It is an extraordinary assumption that there are no termites, mold, or other pest infestation.***

2) ***It is an extraordinary assumption that, all roofing, HVAC, and plumbing systems are in good working order.***

**Hypothetical Condition:**

None

***The use of extraordinary assumptions and hypothetical conditions may have affected the assignment results.***

**Site Improvements:**

Standard front landscaping package with drip irrigation.  
Concrete block perimeter wall

**SALES COMPARISON (MARKET) APPROACH:**

In this approach, market value is indicated by comparing the subject property to similar properties that have sold recently or for which offers have been made. The comparative analysis focuses on the similarities and differences between the subject property and the comparable sales. "Adjustments" refers to price adjustments to the comparable sales' price to reflect an appropriate market value for the subject property.

Based on my search of the subject's market area. There have been limited sales of homes over 3,000 square feet within the past six months. There were no sales discovered that were located adjacent to the sound wall that were over 3,000 square feet. Four sales are included in the analysis to support a value opinion for the subject property. Overall, the sales were the best available and they provide an adequate basis of comparison for the subject.

**Specific Adjustments:**

***Date of Sale/Time:*** The sales occurred from February, 2020 to July, 2020. The date of value for this appraisal is July 16, 2020. As noted, the median comparable sale price in the subject's neighborhood increased about 14% in the past 12 months. The greater Phoenix Metropolitan area saw home prices increase 8% in the prior 12 months. Absorption has increased and there continues to be a shortage of housing supply in the subject market with an inventory of homes of less than one month. Six months is considered stable.

Mortgage interest rates are at historic lows, and the housing shortage are expected to continue, which will maintain current price trends ranging from stable to improving. As noted in the market analysis section, there is limited supply in the Phoenix residential real estate market and prices have increased year to year. The sale comparables sold within the past six months and sold under similar market conditions. No price adjustment is required.

***Location:*** The subject is located along the north side of Pecos Road and Highway 202. There is a large sound wall along the highway which is visible from the subject's south facing view. The location along the freeway is considered adverse. The sales are not impacted by their locations. Sale One and Sale Two have neutral locations. An downward price adjustment is warranted. Sale Three and Sale Four have locations that are beneficial with located adjacent to a lake and park, respectively. An downward price adjustment is warranted for these sales.

**Supplemental Addendum**

File No. 20-114-R (H)

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					

**Site:** The subject site is 7,636 square feet. The lot sizes for sales 1, 2, and 4 are similar in size to the subject and no price adjustment is warranted. Sale 3 has a lot size of 10,306 square feet, 535% larger than the subject. A larger lot is more desirable and a downward price adjustment is required to all the sales for their smaller lot size.

**Age:** The subject property was built in 1988. The age of construction of the sales comparables is similar. No price adjustment is warranted for age.

**Condition:** The subject is in below average condition. All the sale comparables are in superior condition and have had many upgrades. Sale Comparables One and Two are considered in excellent condition. Each of these sales, have numerous custom upgrades including; hardwood flooring, 3'x3' ceramic tile, granite countertops in kitchen and bathrooms. Solid wood cabinetry in kitchen and bathrooms. Each home has plantation shutters, and other upgrades that are superior to the subject. A significant downward price adjustment is warranted for the superior condition of Sales One and Two.

Sale Comparables Three and Four, are in good condition. These sales have many upgrades including updated, cabinetry, granite countertops, upgraded flooring and upgraded fixtures. A downward price adjustment is warranted to Sales Three and Four for their condition.

All comparables have upgrade front and rear landscaping.

As noted, there are many items of deferred maintenance and the subject is dated. Notably, there is evidence of two roof leaks, one in the master bedroom and one in the living room. Other items include, stained carpeting, old paint, and fascia boards with signs of dry rot. In addition, the interior is dated. Based on cost estimates from Marshal Swift Residential Handbook and my conversations with local contractors, I have made downward price adjustments based on the cost of the items for each sale. Curing these items would be desired by a typical buyer. Thus, the adjustment for condition is based on a cost to cure including an entrepreneurial incentive.

**Room Count:** The subject has five bedrooms and three and one half bathrooms. Price adjustments for bedrooms are already accounted for in the living area adjustments. All have the same number of bathrooms. No adjustment is warranted.

**Gross Living Area:** Size adjustments are based on 60% of the sale price per square foot for each sale, multiplied by the difference in living area. This methodology excludes land value and features considered in other elements of comparison.

**CONCLUSION:**

The unadjusted sale prices and unsettled contract prices range from \$559,000 to \$730,000. After making appropriate adjustments for differences, the adjusted sale prices range from \$511,000 to \$644,000, with a mathematical mean of \$571,300.

Gross adjustments are relatively high. This is due to the large price adjustments for condition due to deferred maintenance. The adjustments are reasonable. The sales data used is the best available.

Equal weight is given to the sales for their respective strengths and weaknesses.

Based on the data and my analysis, it is my opinion that the value indicated through the Sales Comparison Approach is \$550,000.

**COST APPROACH:**

Buyers and investors do not typically rely on the Cost Approach for their purchase decisions. For this reason, and due to the age of the subject improvements, the Cost Approach was not employed in this appraisal.

**Supplemental Addendum**

File No. 20-114-R (H)

Borrower					
Property Address	3247 E Cedarwood Ln				
City	Phoenix	County	Maricopa	State	AZ Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.				

**INCOME APPROACH:**

Single-family residences are not typically purchased for their income generating potential. The subject has always been owner-occupied and has no rental history. The Income Approach is not applicable and is not employed

**RECONCILIATION:**

The Sales Comparison Approach best represents the actions of buyers and sellers in the marketplace. The sales selected are not identical to the subject, but they provide a reliable indication of value.

Based on the foregoing data and analysis, the "as is" market value of the subject property is \$550,000 as of July 16, 2020.

**COMPARABLE PHOTOS:**

Photos of the comparable sales may have been taken from the Arizona Regional Multiple Listing Service (ARMLS) data base. If the photos were taken from the MLS data base it is because those photos provide a more true depiction of the condition of the comparable used at the time of sale, or because the house was not visible from the street.

**IMPACT OF COVID 19 ON REAL ESTATE VALUES:**

Metro Phoenix's housing market slowed quickly in the early days of COVID-19 but is showing signs of bouncing back. New listings and home sales cancellations climbed in March when many homeowners and homebuyers were worried about making mortgage payments as unemployment soared.

Now, pending home sales in the Phoenix area are climbing again, prompting housing analysts to call for less of a housing market slowdown this summer than previously expected.

According to Mark Stapp, a local real estate agent and director of the Master of Real Estate Development program at ASU's W.P. Carey School of Business, "we have very low inventory, which will keep the housing market from collapsing, it will take until early to mid-July to see

How much the Phoenix Metropolitan housing market cools will depend on how many people receive benefits from the government stimulus package and if those benefits are enough to help people avoid credit problems, evictions, foreclosures and taking on more credit-card debt.

Overall, local real estate professionals are seeing signs that any negative impact of Covid 19 will be limited. New contracts have increased, and it does not appear that prices will be impacted significantly within the Phoenix housing market.

**COMMENTS AND CONDITIONS OF THE APPRAISAL:**

No signs of distressed vegetation, soil stains, or extraordinary odors were observed during the inspection. No environmental reports were provided for review. Lacking environmental reports, this appraisal assumes no environmental conditions are present that would adversely affect the value of the subject property.

I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

**ADDITIONAL LIMITING CONDITION:**

The appraisers are NOT home inspectors or environmental inspectors. The appraisers have not been trained in the profession of termite, mold, or other pest detection. This report should NOT be relied upon to disclose any conditions present in the subject property. The appraisal report does NOT guarantee that the property is free of defects or environmental problems. This appraiser performs an inspection of visible and accessible areas only, and provides an opinion of value. Termites, mold, or

**Supplemental Addendum**

File No. 20-114-R (H)

Borrower					
Property Address	3247 E Cedarwood Ln				
City	Phoenix	County	Maricopa	State	AZ Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.				

other pests may be present in areas that an appraiser cannot see. If the client has any concerns, a professional home or environmental inspection is recommended.

**SUPPLEMENTAL CERTIFICATION:**

The following certifications are in addition to those contained in this report. They do not, in any way, modify any certifications contained in URAR Forms.

1. COMPETENCY: I, STEVEN R. COLE, MAI, SRA, AI-GRS, certify that, in accordance with the Uniform Standards of Professional Appraisal Practice, have the experience and knowledge to complete this appraisal assignment in a credible and competent manner.

2. QUALIFICATIONS –STEVEN R. COLE, MAI, SRA, AI-GRS: Mr. Cole is an independent fee appraiser at Southwest Appraisal Associates. The geographical areas that he covers include Pima County and the State of Arizona. He holds a license to appraise real estate and has taken all courses/exams pursuant to this license. Mr. Cole is a designated Member of the Appraisal Institute (MAI) a Senior Residential Appraiser (SRA), and a General Review Specialist (AI-GRS). He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate #30130), expiration date August 31, 2020.

## Subject Photo Page

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					



### Subject Front

3247 E Cedarwood Ln  
Sales Price  
Gross Living Area 3,710  
Total Rooms 9  
Total Bedrooms 5  
Total Bathrooms 3.5  
Location Adverse; Freeway  
View Neutral; Residential  
Site 7,636 sf  
Quality Below average  
Age 1989



### Subject Rear



### Subject Street



Interior Photos

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					



Foyer/ Dining Room



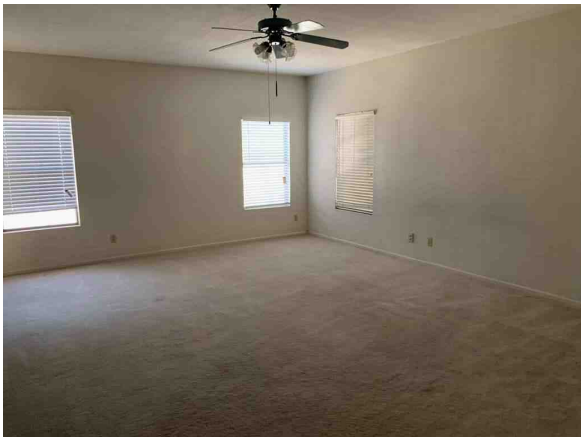
Living Room



Kitchen



Great Room/Fireplace



Master Bedroom



Master Bathroom



Interior Photos

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					



Bedroom



Bathroom



Bedroom



Utility/Laundry Room



Loft - 2nd Floor



View of Foyer/Living Rm/Dining Rm  
from 2nd Floor

Additional Photos

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					



Deferred maintenance - stained carpet



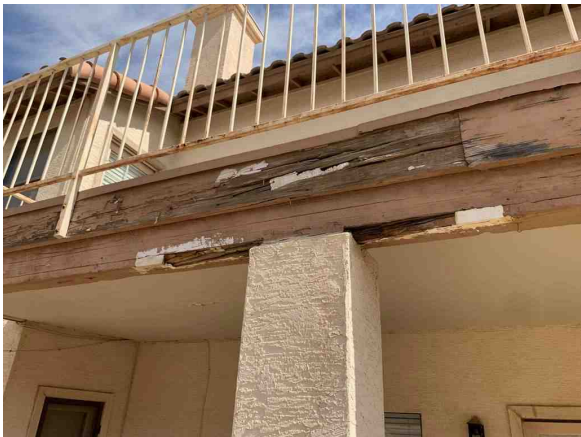
Deferred maintenance - roof leak  
master bedroom



Deferred maintenance - water damage  
Living Room



Deferred maintenance - water damage,  
peeling paint - Living Room



Deferred maintenance - dry rot, fascia board  
Rusted Balcony fencing



View of sound wall facing south from back  
patio

## Comparable Photo Page

<b>Borrower</b>						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					



### Comparable 1

16430 S 36th Pl	
Prox. to Subject	0.59 miles W
Sale Price	615,000
Gross Living Area	3,250
Total Rooms	9
Total Bedrooms	5
Total Bathrooms	3.5
Location	N; Residential
View	N;Res;
Site	7,640 sf
Quality	Average
Age	29



### Comparable 2

16663 S 38th Pl	
Prox. to Subject	0.62 miles W
Sale Price	559,000
Gross Living Area	3,254
Total Rooms	9
Total Bedrooms	5
Total Bathrooms	3.5
Location	N; Residential
View	N;Res;
Site	7,876 sf
Quality	Average
Age	28



### Comparable 3

3834 E Hiddenview Dr	
Prox. to Subject	0.50 miles W
Sale Price	592,000
Gross Living Area	3,307
Total Rooms	9
Total Bedrooms	5
Total Bathrooms	3.5
Location	Beneficial;Lake
View	N;Res;
Site	10,306 sf
Quality	Average
Age	28



Comparable Photo 4

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					



Comparable 4

16014 S 35th Way  
Prox. to Subject 0.54 miles W  
Sale Price 730,000  
Gross Living Area 3,783  
Total Rooms 9  
Total Bedrooms 5  
Total Bathrooms 3.5  
Location Beneficial; Park  
View N;Res;  
Site 7,710 sf  
Quality Average  
Age 30

Comparable 5

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

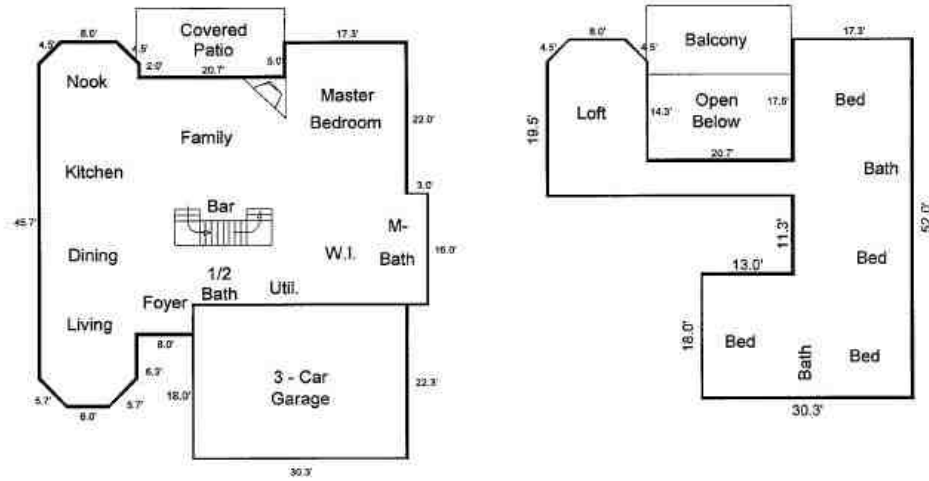
Comparable 6

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

# Building Sketch

File No. 20-114-R (H)

Borrower					
Property Address	3247 E Cedarwood Ln				
City	Phoenix	County	Maricopa	State	AZ
				Zip Code	85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.				



Sketch by Agave IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	2151.73	
	Second Floor	1558.05	3709.79
GAR	Garage	677.27	677.27
TOTAL LIVABLE (rounded)			3710

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	17.3 x 38.0	658.71
	3.0 x 16.0	48.03
	22.0 x 37.3	822.17
	13.0 x 33.0	429.64
	6.3 x 14.0	88.74
	2.0 x 14.4	28.73
	3.2 x 8.0	25.46
	0.5 x 3.2 x 3.2	5.06
	0.5 x 3.2 x 3.2	5.06
	4.0 x 6.0	24.06
	0.5 x 4.0 x 4.0	8.04
	0.5 x 4.0 x 4.0	8.04
Second Floor		
	17.3 x 52.0	901.16
	13.0 x 18.0	234.00
	5 unlisted calculations	422.89
19 Calculations Total (rounded)		3710

### Location Map

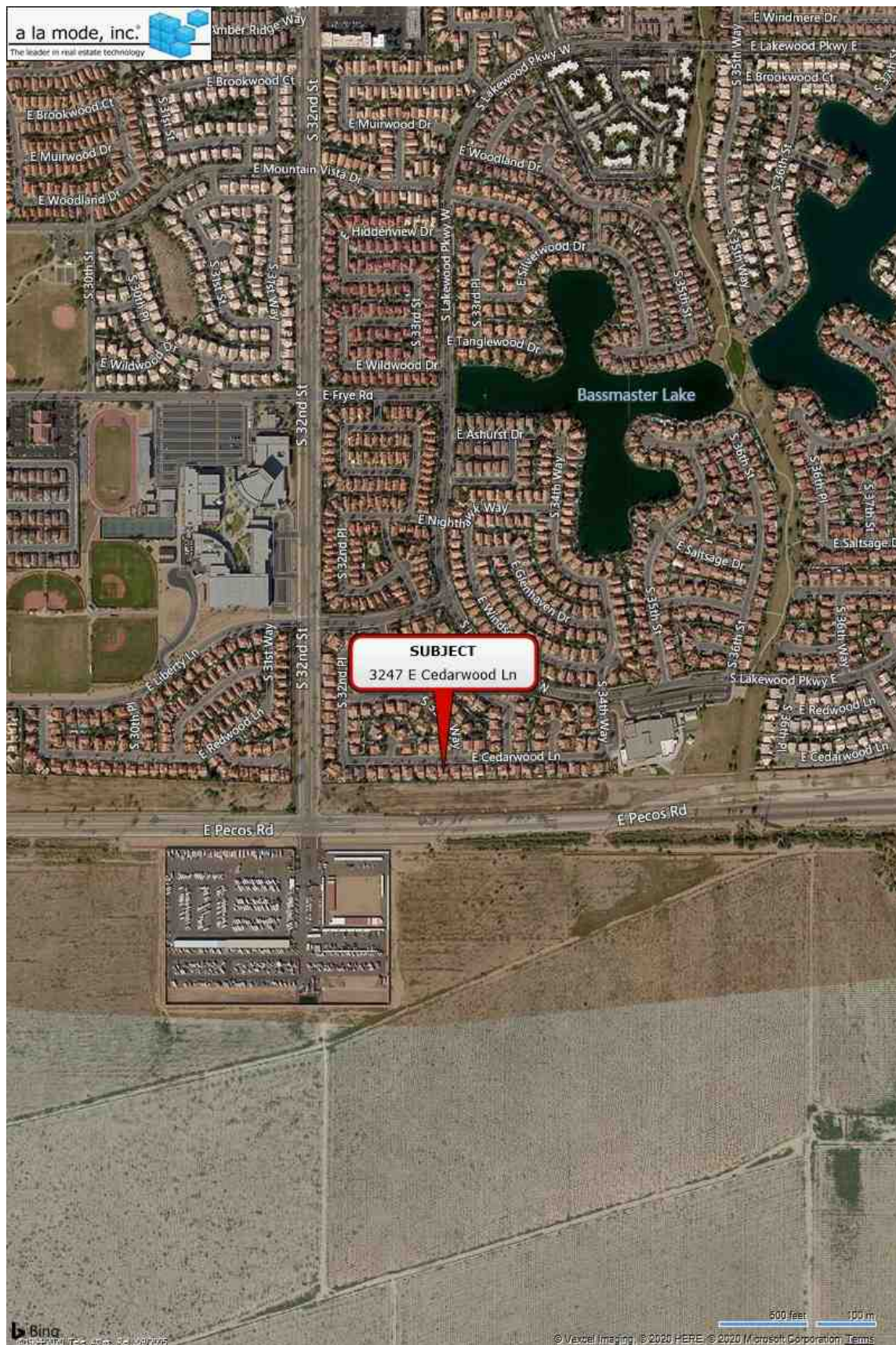
Borrower							
Property Address	3247 E Cedarwood Ln						
City	Phoenix	County	Maricopa	State	AZ	Zip Code	85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.						





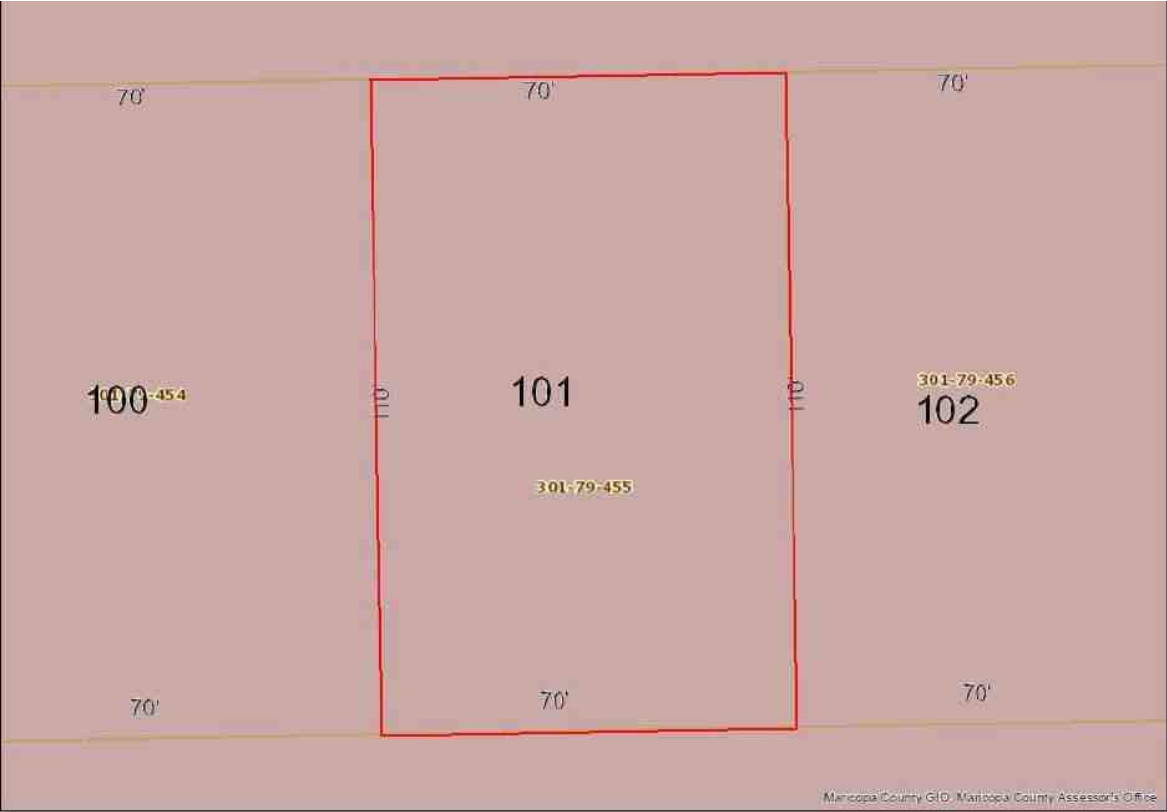
## Neighborhood Map

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					



Site Map

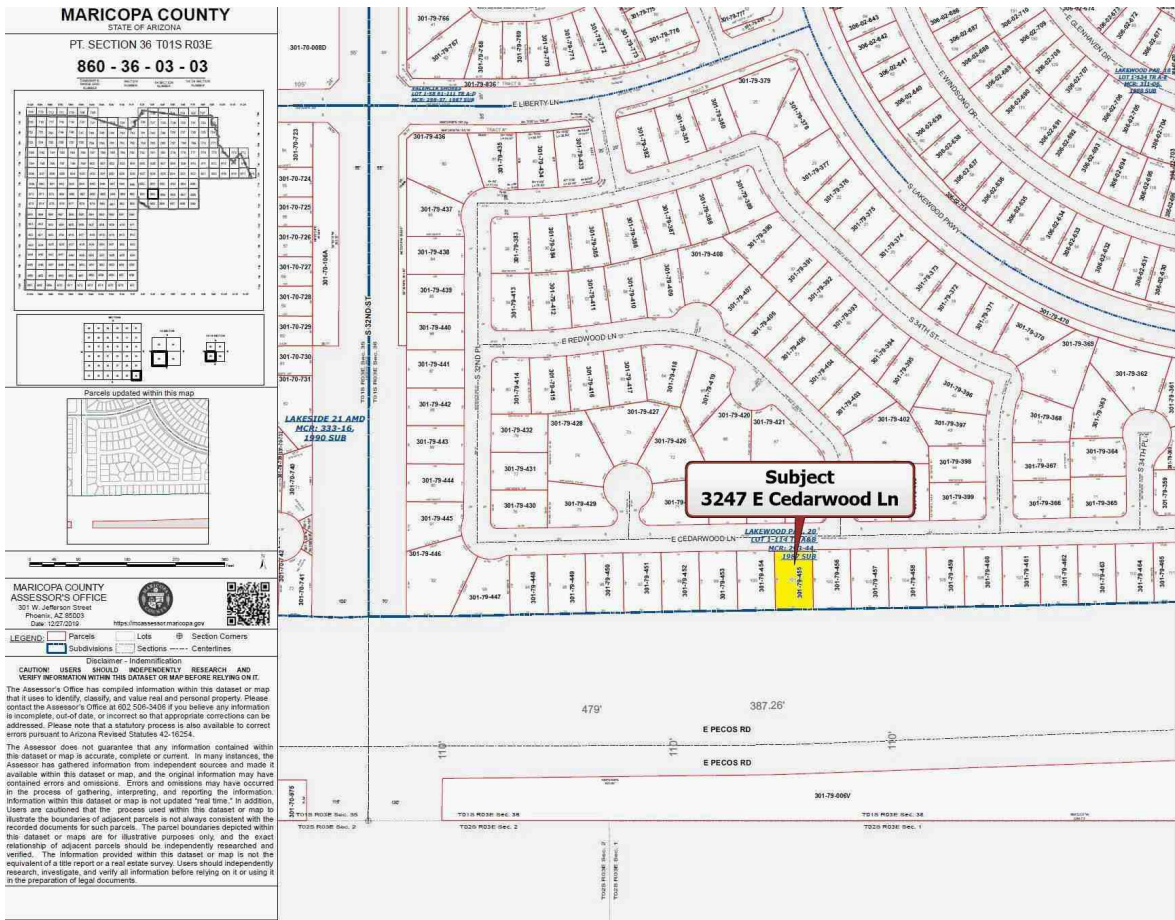
Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					





# Plat Map

Borrower					
Property Address	3247 E Cedarwood Ln				
City	Phoenix	County	Maricopa	State	AZ
Lender/Client	Mr. Timothy F. O'Connell, Jr.		Zip Code	85048	



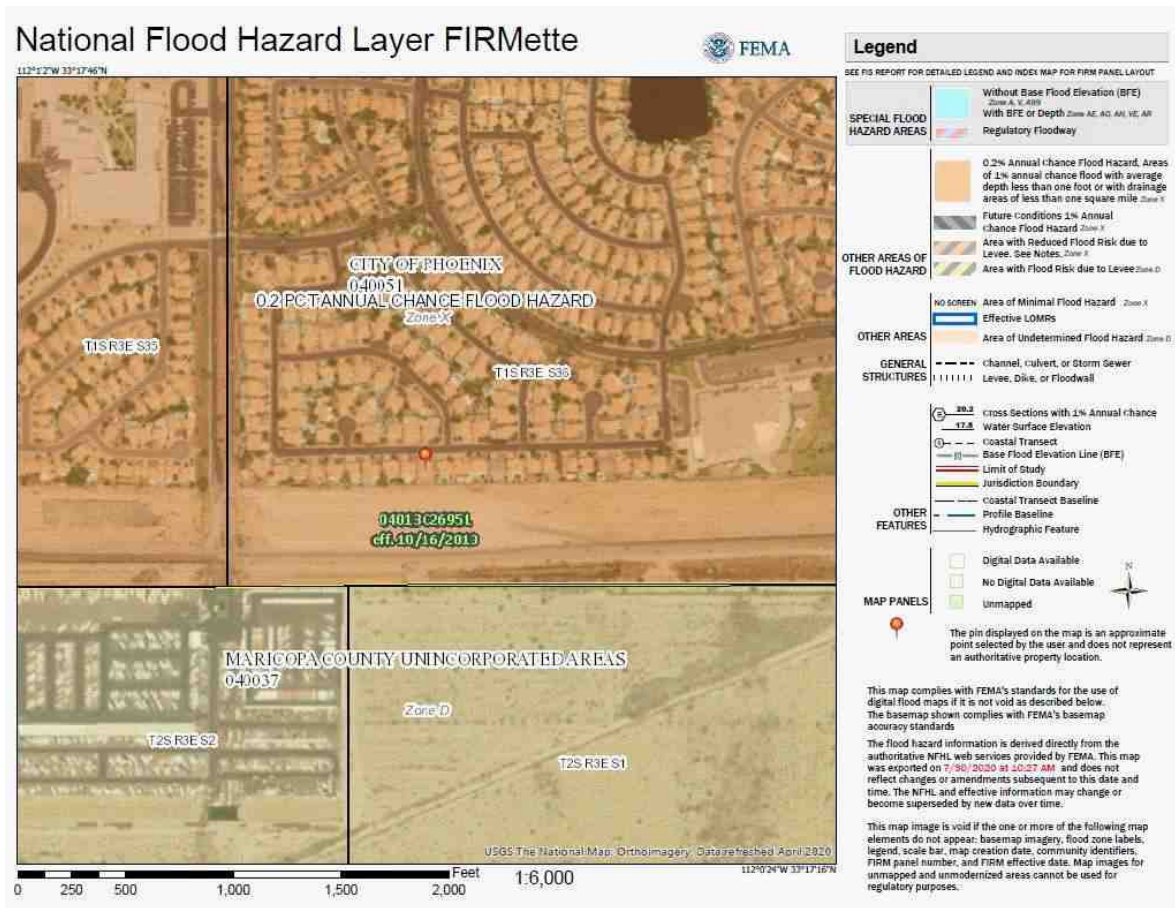
## Aerial Map

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					



# Flood Map

Borrower					
Property Address	3247 E Cedarwood Ln				
City	Phoenix	County	Maricopa	State	AZ
Lender/Client	Mr. Timothy F. O'Connell, Jr.				
				Zip Code	85048



## Zoning Map


Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					





# Steven R. Cole - License

Borrower					
Property Address	3247 E Cedarwood Ln				
City	Phoenix	County	Maricopa	State	AZ
				Zip Code	85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.				

<b>Department of Financial Institutions</b> <b>State of Arizona</b>	CGA - 30130	STEVEN R. COLE	has complied with the provisions of
This document is evidence that:		Arizona Revised Statutes, relating to the establishment and operation of a	
<b>Certified General Real Estate Appraiser</b>			
and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a			
<b>Certified General Real Estate Appraiser</b>			
<b>STEVEN R. COLE</b>			
This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.			
Expiration Date <b>August 31, 2020</b>	Signed in the Superintendent's office at 100 North 15th Avenue, Suite 261, in the City of Phoenix, State of Arizona, this 24th day of July, 2018.		
	 Robert D. Charlton Superintendent		

## Steven R. Cole, MAI, GRS, AI-GRS - Qualifications

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					

### *QUALIFICATIONS OF STEVEN R. COLE, MAI, SRA, AI-GRS*

#### FORMAL EDUCATION:

Bachelor of Arts Degree with high honors, University of California, Santa Barbara, 1971

Master's Degree in Business Administration, University of California, Los Angeles, 1973. Concentration: Urban Land Economics

#### PROFESSIONAL EDUCATION:

Successful Completion of Examinations for the following courses given by the Appraisal Institute:

"Real Estate Appraisal Principles" and "Basic Valuation Procedures"  
"Capitalization Theory & Techniques", Parts 1, 2, and 3  
"Case Studies in Real Estate Valuation"  
"Introduction to Real Estate Investments Analysis"  
"Litigation Valuation"  
"Standards of Professional Practice", Part A, B & C  
"Market Analysis"  
"Review Theory - General"

Attendance at Numerous Educational Seminars:

#### PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute (MAI), Certification Number 6080. The institute conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic educational certification. As of the date of this report, Steven R. Cole, MAI, SRA, AI-GRS, has completed the continuing education program for Designated members of the Appraisal Institute through December 31, 2022.

Senior Residential Appraiser (SRA), of the Appraisal Institute. This designation signifies expertise in the valuation of residential properties of 1 to 4 units.

General Review Specialist (AI-GRS), of the Appraisal Institute. This designation signifies expertise in the review of appraisals of general real estate properties.

#### EXPERIENCE:

Includes valuation of most types of urban real property: single and multi-family residential, commercial, industrial, and vacant land. Experience also includes special purpose properties, feasibility studies, fee simple and leasehold interest, counseling, and appraisal for condemnation since 1975.

## Steven R. Cole, MAI, SRA, AI-GRS - Qualifications Continued

Borrower						
Property Address	3247 E Cedarwood Ln					
City	Phoenix	County	Maricopa	State	AZ	Zip Code 85048
Lender/Client	Mr. Timothy F. O'Connell, Jr.					

### ADDITIONAL EDUCATIONAL AND PROFESSIONAL ACTIVITY:

Publication of articles in Professional Journals:

"A New Methodology for Estimating Highest and Best Use",  
*Real Estate Appraiser and Analyst*, Summer, 1987

"Estimating the Value of Proposed Developments by Discounting  
Cash Flow", *Real Estate Review*, Summer, 1988.

Formerly a Certified Instructor with the Appraisal Institute for "Highest and Best Use Applications", "Feasibility Analysis and Highest and Best Use- Nonresidential Properties", and "Principals and Procedures of Real Estate Appraisal".

Associate Faculty, Pima Community College for "Real Estate Appraisal Principals" and "Basic Valuation Procedures", 2000-2006.

Instructor for Tucson Board of Realtors, American Bar Association, Brodsky School of Real Estate, and Hogan School of Real Estate. Appraisal Principles, Appraisal Procedures, Market Analysis. Using the Internet for Due Diligence.

President of Southern Arizona Chapter #116, Appraisal Institute, 1983-84.

President for the Arizona State Chapter #41, Appraisal Institute, 1990.

Chairman, Pima County Real Estate Council, 2003-2004, Director 1989-2007.

Chairman, Tucson Airport Authority Chairman, 2015.

Board of Directors, 2011-2016. Member, Tucson Airport Authority, 2007-2016.

### APPROVED APPRAISER:

With most major commercial banks and mortgage companies in Arizona.

### STATE CERTIFICATION:

Arizona Certified General Real Estate Appraiser Number 30130. Currently certified through August 31, 2020.

**ARIZONA DEPARTMENT OF TRANSPORTATION**  
**RIGHT OF WAY GROUP**  
**RIGHT OF WAY DISPOSAL REPORT**

The undersigned has examined the title to the property described in **SCHEDULE A-1** herein, and the fee owner is:

The State of Arizona, by and through its Department of Transportation

**Address:** 205 South 17th Avenue, Mail Drop 612E, Phoenix, Arizona 85007-3212

**By virtue of that certain:** See Right of Way / Vesting Section.

Upon compliance with REQUIREMENTS herein, satisfactory title will vest in the proposed buyers.

**LEGAL DESCRIPTION**

SEE SCHEDULE A-1 ATTACHED

**REMARKS:** The Schedule B Items shown, if any, reflect only those matters that have occurred subsequent to the acquisition of the subject property.

<b>Date of Search:</b> December 6, 2018	<b>Examiner:</b> Jim Gregg	<b>Reviewer:</b> Chuck Mullany
<b>Update to:</b>	<b>Examiner:</b>	<b>Reviewer:</b>
<b>Update to:</b>	<b>Examiner:</b>	<b>Reviewer:</b>
<b>Update to:</b>	<b>Examiner:</b>	<b>Reviewer:</b>
<b>Update to:</b>	<b>Examiner:</b>	<b>Reviewer:</b>

<b>County:</b> Maricopa	<b>Tax Arb:</b> 310-79-455	<b>Disposal:</b> N/A
<b>Tracs No.:</b> 202LMA000H5439	<b>Highway:</b> SOUTH MOUNTAIN FREEWAY	<b>Excess Land:</b> L-C-067-B
<b>Fed. No.:</b> N/A	<b>Section:</b> JCT. I-10 Maricopa	<b>Parcel No.:</b> 07-010891



**SCHEDULE A-1  
LEGAL DESCRIPTION**

That portion of Lot 101, LAKEWOOD PARCEL 20, according to Book 293 of Maps, page 44, records of Maricopa County, Arizona, as depicted on Sheets P-4 and P-5 of ADOT Drawing D-07-T-1015, the Right of Way Plans of SOUTH MOUNTAIN FREEWAY, Section junction I-10, Maricopa-17<sup>th</sup> Avenue Segment, Project 202L MA 000 H5439 / ADOT Parcels 07-010891.

**NOTE:** The legal description of the area to be disposed will be produced by the ADOT Right of Way Delineation Unit.

**END OF SCHEDULE A-1**

## **RIGHT OF WAY / VESTING**

- 1.) Warranty Deed from David R. Markwell AND Donna K. Markwell, husband and wife, to the State of Arizona, by and through its Department of Transportation, dated September 6, 2008, recorded October 20, 2008, in Document No. 2008-902392.  
[Parcel 07-010891, Project 202L MA 000 H5439 01R (Lot 101)]

**END OF RIGHT OF WAY / VESTING**

## **REQUIREMENTS**

1. Proper showing that all assessments by the Lakewood Community Association have been paid current.
2. Record Deed from the State of Arizona, by and through its Department of Transportation to the proposed buyer(s).

**NOTE:** Repurchase rights do not apply due to the property being acquired more than eight years prior to the date of this Disposal Report.

**END OF REQUIREMENTS**

## **SCHEDULE B**

1. None

**END OF SCHEDULE B**

## REQUIREMENTS FOR L-C-067

1. Right of First Refusal/Repurchase Rights? Expired.
- 2.