File No: 90-515

APPRAISAL REPORT

of

1923 Las Lomas NE
Albuquerque, New Mexico 87106

PREPARED FOR:

University of New Mexico
Albuquerque, New Mexico 87131

AS OF:

September 12, 1990

PREPARED BY:

Donaldson & Associates

Gerald E. Donaldson, SRA
801 Encino Place NE, Suite C-12
Albuquerque, New Mexico 87102

(505) 842-0525

Donaldson & Associates

Property Description & Analysis **UNIFORM RESIDENTIAL APPRAISAL REPORT** File No. 90-515

SUBJECT

Property Address 1923 Las Lomas NE — Census Tract 19.00
City Albuquerque — County Bernalillo — State NM — Zip Code 87106
Legal Description Lot 5, Block C, University of NM
Owner/Occupant Louise B. Keller — Map Reference K-16
Sale Price $ N/A — Date of Sale N/A
Loan charges/concessions to be paid by seller $ N/A
R.E. Taxes $Unknown — Tax Year — HOA $/Mo. None
Lender/Client University of New Mexico
Scholes Hall, Room 253 Albuquerque, NM

PROPERTY RIGHTS APPRAISED:
- [ ] Fee Simple
- [x] Leasehold
- [ ] Condominium (HUD/VA)
- [ ] De Minimis PUD

LENDER DISCRETIONARY USE
- Sale Price $ N/A
- Date
- Mortgage Amount $
- Mortgage Type
- Discount Points and Other Concessions
- Paid by Seller $
- Source

NEIGHBORHOOD

LOCATION	[x] Urban	[ ] Suburban	[ ] Rural
BUILT UP	[x] Over 75%	[ ] 25-75%	[ ] Under 25%
GROWTH RATE	[ ] Rapid	[x] Stable	[ ] Slow
PROPERTY VALUES	[ ] Increasing	[x] Stable	[ ] Declining
DEMAND/SUPPLY	[ ] Shortage	[x] In Balance	[ ] Over Supply
MARKETING TIME	[ ] Under 3 Mos.	[x] 3-6 Mos.	[ ] Over 6 Mos.

PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT OCCUPANCY		SINGLE FMLY HOUSING Price $ (000)	Age (yrs)
Single Family	70	Not Likely	[x]	Owner	[x]	65 Low	25
2-4 Family	0	Likely	[ ]	Tenant	[x]	110 High	60
Multi-family	0	In process	[ ]	Vacant (0-5%)	[x]	Predominant	
Commercial	*30	To:		Vacant (over 5%)	[ ]	85	- 35
Industrial	0						
Vacant	0						

NEIGHBORHOOD ANALYSIS	Good	Avg.	Fair	Poor
Employment Stability	[ ]	[x]	[ ]	[ ]
Convenience to Employment	[ ]	[x]	[ ]	[ ]
Convenience to Shopping	[ ]	[x]	[ ]	[ ]
Convenience to Schools	[ ]	[x]	[ ]	[ ]
Adequacy of Public Transportation	[ ]	[x]	[ ]	[ ]
Recreation Facilities	[ ]	[x]	[ ]	[ ]
Adequacy of Utilities	[ ]	[x]	[ ]	[ ]
Property Compatibility	[ ]	[x]	[ ]	[ ]
Protection from Detrimental Cond.	[ ]	[x]	[ ]	[ ]
Police & Fire Protection	[ ]	[x]	[ ]	[ ]
General Appearance of Properties	[ ]	[x]	[ ]	[ ]
Appeal to Market	[ ]	[x]	[ ]	[ ]

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors.

COMMENTS: *-30% is the University of New Mexico which is located in the center of the neighborhood. Boundaries are Lomas Blvd. on the north, Carlisle Blvd. on the east, Central Ave. south and Encino Place west. The area is an older established one with homes showing good pride of ownership and updating has been the norm.

SITE

Dimensions (front)90' X187.42 X 66.71+11.18 X 169.05
Site Area 15,900 (+/-) — Corner Lot No
Zoning Classification (R3) Residential Zone — Zoning Compliance Yes
HIGHEST & BEST USE: Present Use Yes — Other Use None

UTILITIES	Public	Other	SITE IMPROVEMENTS	Type	Public	Private
Electricity	[x]		Street	Asphalt	[x]	[ ]
Gas	[x]		Curb/Gutter	Concrete	[x]	[ ]
Water	[x]		Sidewalk	Concrete	[x]	[ ]
Sanitary Sewer	[x]		Street Lights	City standard	[x]	[ ]
Storm Sewer	[x]		Alley	Yes	[x]	[ ]

- Topography: Slopes front-rear
- Size: Typical for area
- Shape: Mostly Rectangular
- Drainage: Appears adequate
- View: Average
- Landscaping: Fair, front/rear
- Driveway: 1 Car-gravel
- Apparent Easements: Public utility
- FEMA Flood Hazard Yes* — No X
- FEMA* Map/Zone: 350002 0029 C

COMMENTS (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): Normal public utility easements not an adverse condition. Site is located directly across the street from the University of New Mexico. Site is leased at $1.00 per year starting 1940 for 99 years from UNM.

IMPROVEMENTS

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
Units	One	Foundation	Concrete	Slab	None	Area Sq. Ft.	None	Roof	Unk [ ]
Stories	One	Exterior Walls	Stucco	Crawl Space	Yes	% Finished		Ceiling	Unk [ ]
Type (Det./Att.)	Det	Roof Surface	BUT&G	Basement	None	Ceiling		Walls	Unk [ ]
Design (Style)	Pueblo	Gutters & Dwnspts.	Canales	Sump Pump	*	Walls		Floor	[ ]
Existing	Yes	Window Type	Mtl Csmt	Dampness	*	Floor		None	[ ]
Proposed	No	Storm Sash	None	Settlement	*	Outside Entry		Adequacy	Unk [ ]
Under Construction	No	Screens	Yes	Infestation	*			Energy Efficient Items:	
Age (Yrs.)	30-50	Manufactured House	No	* None observed or known				None	
Effective Age (Yrs.)	30								

ROOM LIST

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												None
Level 1	X	X	X	X		X		2	2	X	Study	2160
Level 2												

Finished area above grade contains: 8 Rooms; 2 Bedroom(s); 2 Bath(s); 2,160 Square Feet of Gross Living Area

INTERIOR

SURFACES	Materials/Condition	HEATING		KITCHEN EQUIP.		ATTIC	
Floors	HW/Cpt/Brk/VAT	Type	CFA	Refrigerator	[ ]	None	[x]
Walls	Plaster	Fuel	Gas	Range/Oven	[x]	Stairs	[ ]
Trim/Finish	Wood	Condition	Avg	Disposal	[x]	Drop Stair	[ ]
Bath Floor	Ceramic Tile	Adequacy	Avg	Dishwasher	[x]	Scuttle	[ ]
Bath Wainscot	Ceramic Tile	COOLING		Fan/Hood	[ ]	Floor	[ ]
Doors	Hollow Core	Central	None	Compactor	[ ]	Heated	[ ]
	Avg cond	Other	Evap	Washer/Dryer	[ ]	Finished	[ ]
	for eff age	Condition	Avg	Microwave	[ ]		
Fireplace(s)	LR/FR #2	Adequacy	Avg	Intercom	[ ]		

IMPROVEMENT ANALYSIS	Good	Avg.	Fair	Poor
Quality of Construction	[ ]	[x]	[ ]	[ ]
Condition of Improvements	[ ]	[x]	[ ]	[ ]
Room Sizes/Layout	[ ]	[x]	[ ]	[ ]
Closets and Storage	[ ]	[x]	[ ]	[ ]
Energy Efficiency	[ ]	[x]	[ ]	[ ]
Plumbing-Adequacy & Condition	[ ]	[x]	[ ]	[ ]
Electrical-Adequacy & Condition	[ ]	[x]	[ ]	[ ]
Kitchen Cabinets-Adequacy & Cond.	[ ]	[x]	[ ]	[ ]
Compatibility to Neighborhood	[ ]	[x]	[ ]	[ ]
Appeal & Marketability	[ ]	[x]	[ ]	[ ]

Estimated Remaining Economic Life 30-40 Yrs.
Estimated Remaining Physical Life N/A Yrs.

AUTOS

CAR STORAGE:							
Garage	[x]	Attached	[ ]	Adequate	[ ]	House Entry	[ ]
No. Cars 1 — Carport	[ ]	Detached	[x]	Inadequate	[x]	Outside Entry	[ ]
Condition Fair — None	[ ]	Built-In	[ ]	Electric Door	[ ]	Bsment Entry	[ ]

COMMENTS

Additional features: Original improvements built in 1940; family room addition built in 1952. There is 15' X 34' gunite in-ground swimming pool with heater and filter. Landscaping rated fair mainly due to it needing maintenance. Brick floors, beams & latillas in family room.

Depreciation (Physical, functional and external inadequacies, repairs needed, modernization, etc.): Improvements have had no up-dating (baths, kitchen, etc.) and physical depreciation taken based on observed effective age. Functional obsolescence assessed against the pool of 60% as the market will not return the full cost to install. No external obsolescence (this market considers UNM proximity a plus).

General market conditions and prevalence and impact in subject/market area regarding loan discounts, interest buydowns and concessions: Homes in this market sell with FHA/VA/Conventional financing. No unusual financing or seller concessions observed in the market.

Donaldson & Associates

Valuation Section — **UNIFORM RESIDENTIAL APPRAISAL REPORT** — File No. 90-515

COST APPROACH

Purpose of Appraisal is to estimate Market Value as defined in the Certification & Statement of Limiting Conditions.

BUILDING SKETCH (SHOW GROSS LIVING AREA ABOVE GRADE)
If for Freddie Mac or Fannie Mae, show only square foot calculations and cost approach comments in this space.

SEE ATTACHED FLOOR PLANS

ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:

Dwelling 2,160 Sq. Ft. @ $41.14	= $ 88,862
Sq. Ft. @ $	=
Extras Swimming Pool	= 18,500
	=
Special Energy Efficient Items Incl above	=
Porches, Patios, etc.	= 2,000
Garage/~~Car~~port 485 Sq. Ft. @ $21.11	= 10,238
Total Estimated Cost New	= $ 119,600

Less	Physical	Functional	External	
Depreciation	50,200	8,900		= $ 59,100

Depreciated Value of Improvements	= $ 60,500
Site Imp. 'as is' (driveway, landscaping, etc.)	= $ 4,500
ESTIMATED SITE VALUE	= $ 50,000
(If leasehold, show only leasehold value.)	
INDICATED VALUE BY COST APPROACH	= $ 115,000

(Not Required by Freddie Mac and Fannie Mae)
Does property conform to applicable HUD/VA property standards? ☐ Yes ☐ No
If No, explain: N/A

Construction Warranty ☐ Yes ☒ No
Name of Warranty Program N/A
Warranty Coverage Expires N/A

SALES COMPARISON ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	1923 Las Lomas NE	1308 Sigma Chi NE 75 days		1601 Las Lomas NE 11 days		601 Lafayette NE 77 days	
Proximity to Subject		0.2 Mile West		0.2 Mile West		0.6 Mile East	
Sales Price	$N/A		$ 115,000		$ 107,000		$ 107,500
Price/Gross Liv. Area	$N/A	$53.39		$46.58		$38.53	
Data Source	Inspection	MLS		MLS		MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sales or Financing Concessions		9.5% Conv $23,000 DP		Cash		9.5% FHA $10,750 DP	
Date of Sale/Time	N/A	6-90/8-90		5-90/5-90		1-90/2-90	
Location	Average	Average		Average		Average	
Site/View	Avg/Avg	Avg/Avg		Avg/Avg		Avg/Avg	
Design and Appeal	Average	Average		Average		Average	
Quality of Construction	Average	Average		Average		Average	
Age	A-50/Eff-40	A-45/Eff-35	-4,500	A-65/Eff-40		A-35/Eff-30	-2,500
Condition	Below Avg	Superior		Equal		Superior	
Above Grade Room Count (Total/Bdrms/Baths)	8 / 2 / 2	8 / 3 / 2		8 / 3 / 2		10 / 5 / 3	
Gross Living Area	2,160 Sq. Ft.	2,154 Sq. Ft.		2,297 Sq. Ft.	-2,000	2,390 Sq. Ft.	-3,500
Basement & Finished Rooms Below Grade	None	None		None		Partial 400 sf	-2,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	CFA/Evap	WF/None	+1,500	CFA/None	+500	CFA/Evap	
Garage/Carport	1CarDetGar	1CarAttGar	+1,000	1CarAttGar	+1,000	2CarAttGar	-1,500
Porches, Patio, Pools, etc.	CovPorUnCPat Pool	Cov Por/Pat None	-500 +6,000	CovPor&Pat None	-500 +6,000	CovPorUnCPat None	+6,000
Special Energy Efficient Items	None	None		None		None	
Fireplace(s)	Two	Two		One	+1,000	Two	
Other (e.g. kitchen equip., remodeling)	RO,DW,GD Fair Landscp	RO,DW,GD Superior	-1,500	RO,DW,GD Superior	-1,500	RO,DW,GD Superior	-1,500
Net Adj. (total)		☒ + ☐ -	$ 2,000	☒ + ☐ -	$ 4,500	☐ + ☒ -	$ -5,000
Indicated Value of Subject			$ 117,000		$ 111,500		$ 102,500

Comments on Sales Comparison: Comparables 1 & 2 are located on the west side of the University and # 3 on the east side. Sale # 2 is just 2 houses from University Blvd. and has the greatest University influence and is given the most weight and required the least net adjustment.

INDICATED VALUE BY SALES COMPARISON APPROACH .... $ 115,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent $ ____ /Mo. x Gross Rent Multiplier ____ = $ N/A

RECONCILIATION

This appraisal is made ☒ 'as is' ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ completion per plans and specifications.

Comments and Conditions of Appraisal: See Addendum A

Final Reconciliation: The market approach to value is considered to best reflect buyer and seller reactions to the market and is given primary consideration in the final estimate of value.

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in
☐ FmHA, HUD &/or VA instructions.
☐ Freddie Mac Form 439 (Rev. 7/86)/Fannie Mae Form 1004B (Rev. 7/86) filed with client ____ 19__ ☒ attached.

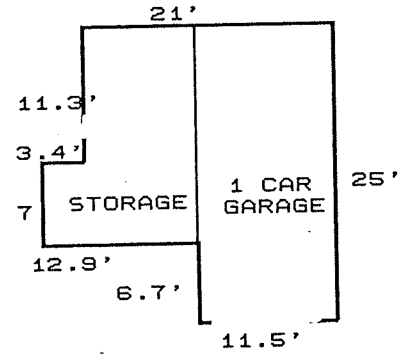
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF September 12 1990 to be $ 115,000

I (We) certify: that to the best of my (our) knowledge and belief the facts and data used herein are true and correct; that I (we) personally inspected the subject property, both inside and out, and have made an exterior inspection of all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) SIGNATURE Gerald E. Donaldson — Review Appraiser SIGNATURE ____ ☐ Did ☐ Did Not Inspect Property
NAME Gerald E. Donaldson, SRA — (If applicable) NAME

Donaldson & Associates

DETACHED GARAGE



Measurements			Total
12.9' x	18.3'	=	236.1'
11.5' x	25.0'	=	287.5'
-3.4' x	11.3'	=	-38.4'
Subtotal:			485.2'

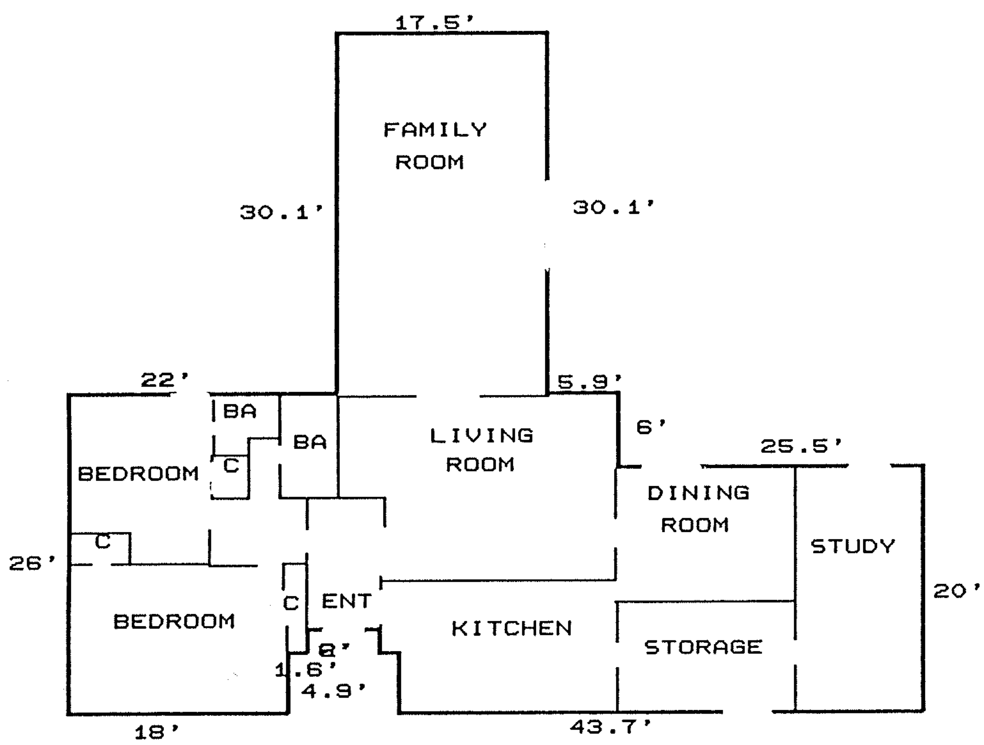
Scale: 1" = 16'

Donaldson & Associates

1923 LAS LOMAS RD. NE

90-515

INTERIOR WALLS NOT TO SCALE
FOR ILLUSTRATION ONLY



Measurements				Total
18.0'	x	56.1'	=	1,009.8'
1.6'	x	51.2'	=	81.9'
6.0'	x	49.2'	=	295.2'
1.6'	x	51.2'	=	81.9'
43.7'	x	56.1'	=	2,451.6'
-25.5'	x	36.1'	=	-920.6'
-5.9'	x	30.1'	=	-177.6'
-22.0'	x	30.1'	=	-662.2'
First floor:				2,160.0'

First floor:	2,160.0'
	==========
Total area:	2,160.0'

Scale: 1" = 16'

EXTERIOR OF SUBJECT

File No. 90-515

FRONT

REAR

STREET SCENE

SUBJECT ADDRESS:

1923

Las Lomas NE

COMPARABLE SALES

File No. 90-515

Comparable # 1

1308 Sigma Chi NE

Comparable # 2

1601 Las Lomas NE

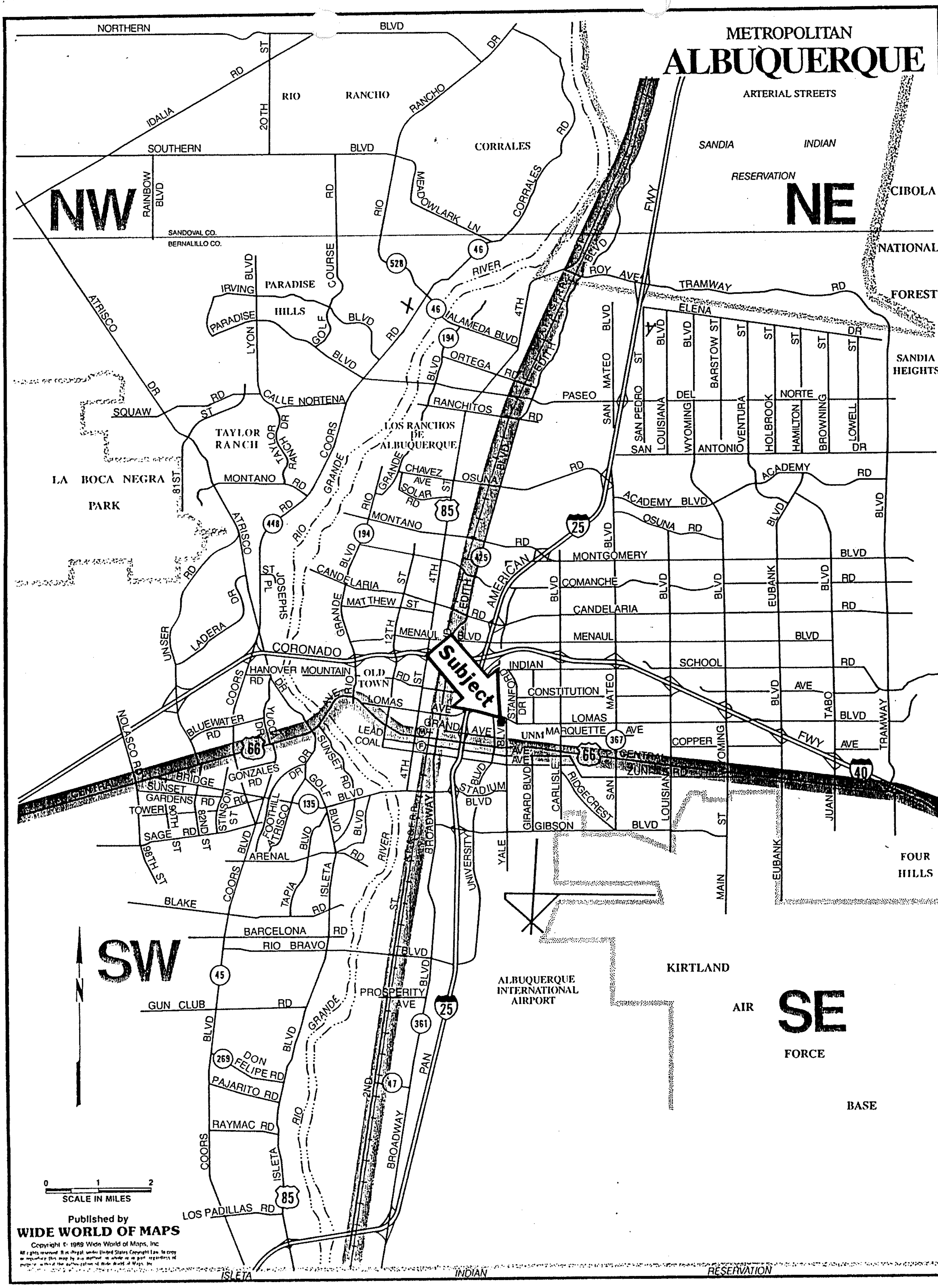
Comparable # 3

601 Lafayette NE

SUBJECT ADDRESS:

1923

Las Lomas NE



METROPOLITAN
ALBUQUERQUE
ARTERIAL STREETS
NW
NE
SW
SE
Subject
SANDIA INDIAN RESERVATION
CIBOLA NATIONAL FOREST
SANDIA HEIGHTS
RIO RANCHO
CORRALES
PARADISE HILLS
TAYLOR RANCH
LA BOCA NEGRA PARK
LOS RANCHOS DE ALBUQUERQUE
OLD TOWN
UNM
ALBUQUERQUE INTERNATIONAL AIRPORT
KIRTLAND AIR FORCE BASE
FOUR HILLS
ISLETA INDIAN RESERVATION
SANDOVAL CO.
BERNALILLO CO.
NORTHERN BLVD
SOUTHERN BLVD
IDALIA RD
20TH ST
RAINBOW BLVD
ATRISCO DR
TRAMWAY RD
ROY AVE
PASEO
ACADEMY BLVD
MONTGOMERY BLVD
CANDELARIA RD
MENAUL BLVD
CORONADO
INDIAN SCHOOL RD
CONSTITUTION AVE
LOMAS BLVD
CENTRAL
ZUNI RD
GIBSON BLVD
RIO BRAVO
GUN CLUB RD
COORS BLVD
UNSER
ISLETA BLVD
BROADWAY
UNIVERSITY
SAN MATEO BLVD
WYOMING BLVD
EUBANK BLVD
JUAN TABO BLVD
0 1 2
SCALE IN MILES
Published by
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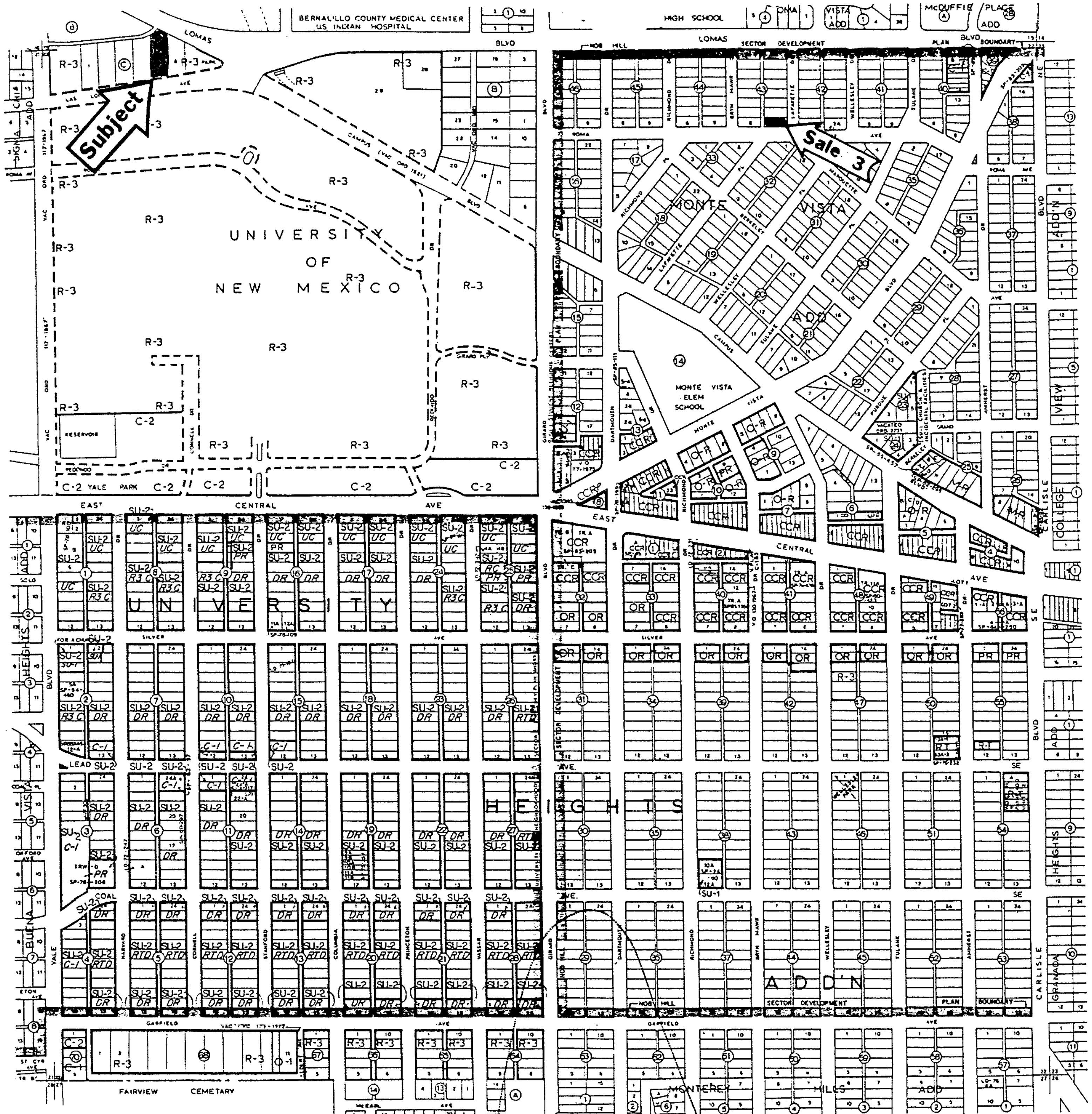


LEGAL DESCRIPTION

T 10 N

R 3 E

SEC. 22

UNIFORM PROPERTY CODE

1-016-057

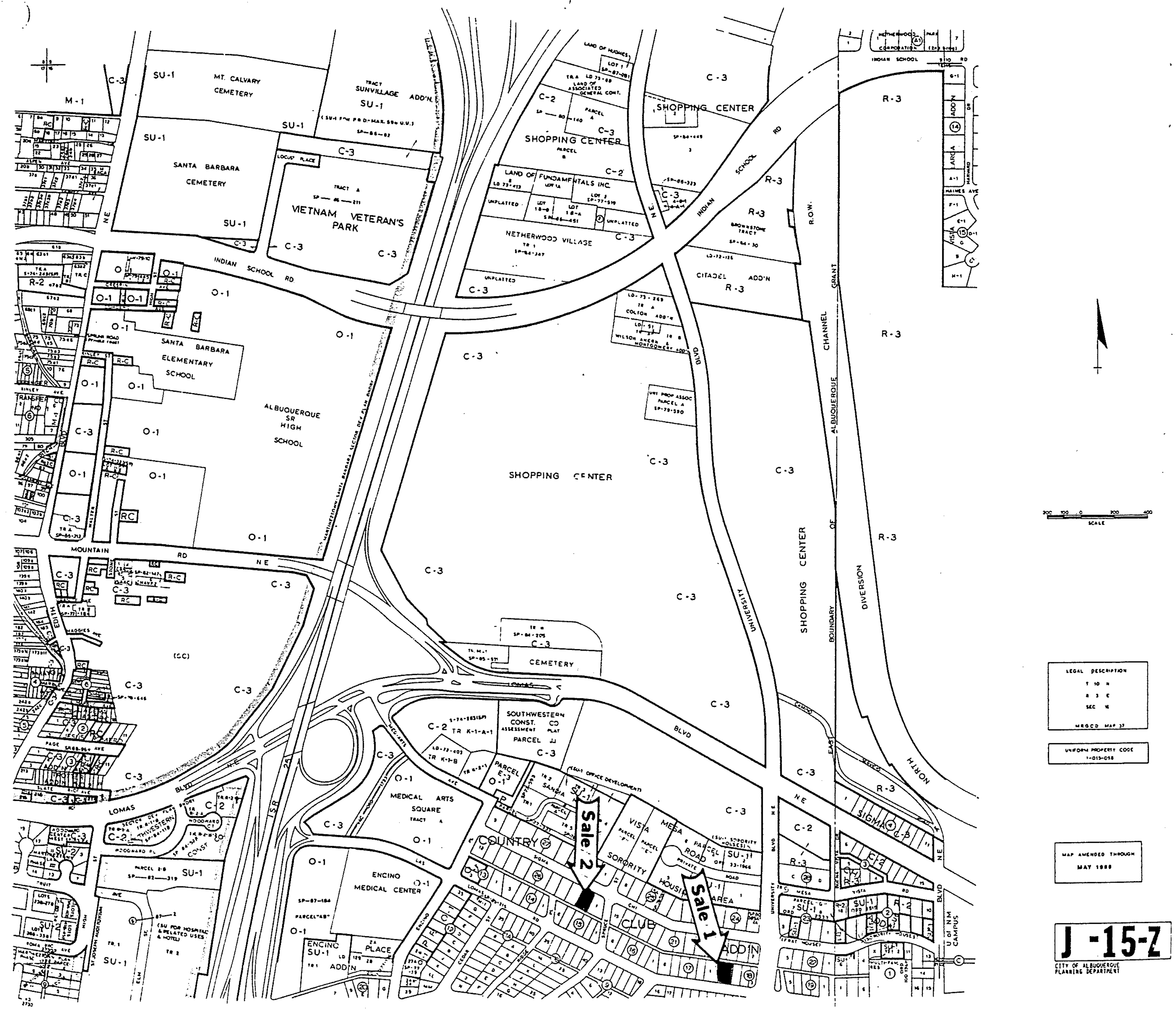
The Regulations governing SU-2 zoning in the Huning Highland Area and University Neighborhoods Area are included in the Sector Development Plan Section at the back of the City Zone Atlas. The area boundary is indicated by a shaded pattern along the perimeter of the area.

MAP AMENDED THROUGH

MAY [illegible]

K-16-Z

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT


Sale 1
Sale 2
MT. CALVARY CEMETERY
SANTA BARBARA CEMETERY
VIETNAM VETERAN'S PARK
SUNVILLAGE ADD'N
SHOPPING CENTER
NETHERWOOD VILLAGE
LAND OF FUNDAMENTALS INC.
CITADEL ADD'N
INDIAN SCHOOL RD
SANTA BARBARA ELEMENTARY SCHOOL
ALBUQUERQUE SR HIGH SCHOOL
MOUNTAIN RD NE
UNIVERSITY BLVD
ALBUQUERQUE CHANNEL
NORTH DIVERSION
CEMETERY
SOUTHWESTERN CONST. CO
MEDICAL ARTS SQUARE
ENCINO MEDICAL CENTER
LOMAS BLVD
COUNTRY CLUB ADD'N
SORORITY
VISTA MESA
EDITH
U of NM CAMPUS
LEGAL DESCRIPTION
T 10 N
R 3 E
SEC 16
MRGCD MAP 37
UNIFORM PROPERTY CODE 1-015-058
MAP AMENDED THROUGH MAY 1988
SCALE
J -15-Z
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF

ALBUQUERQUE, NEW MEXICO

BERNALILLO COUNTY

PANEL 29 OF 50

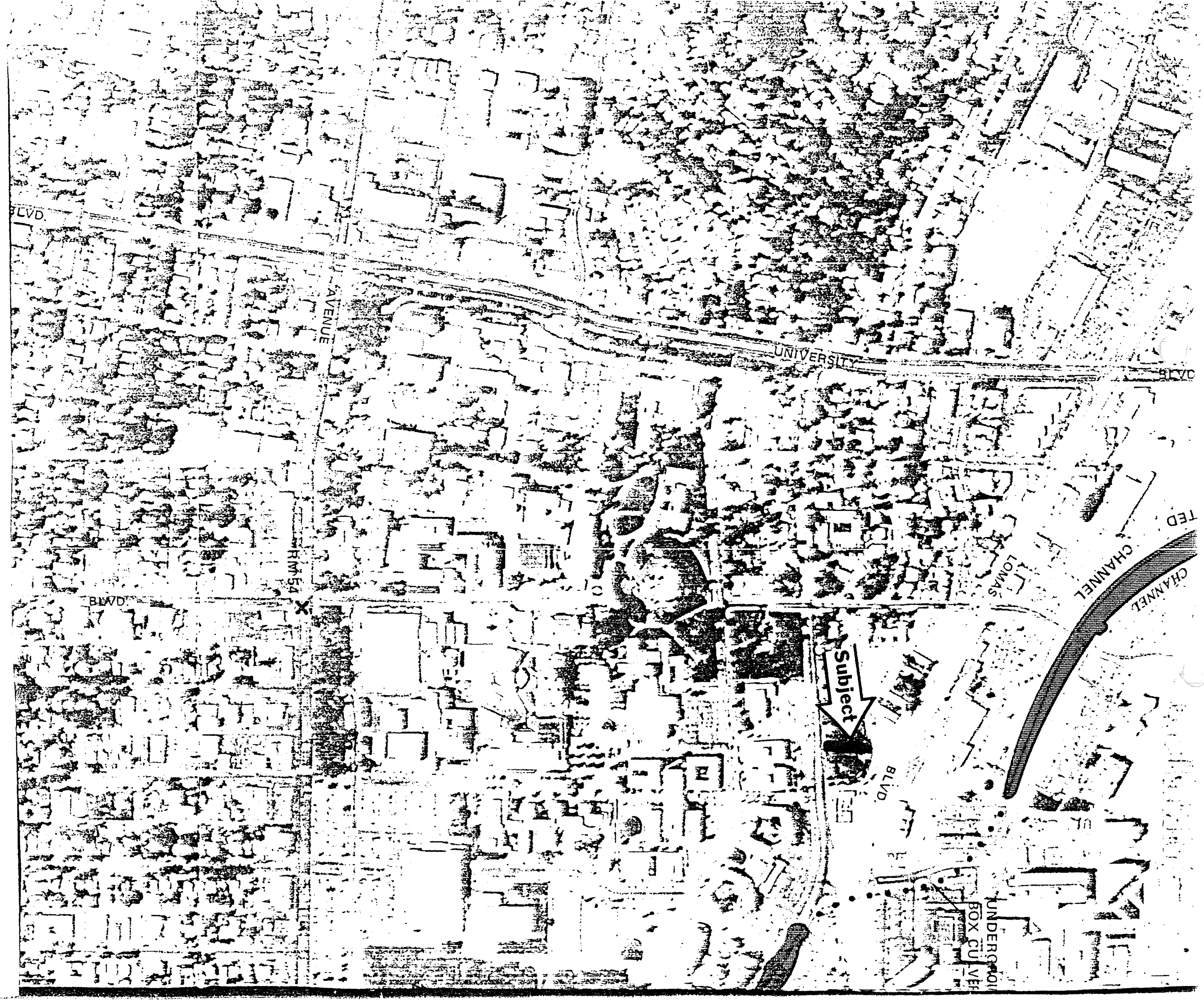
COMMUNITY-PANEL NUMBER

350002 0029 C

EFFECTIVE DATE:

OCTOBER 14, 1983

Federal Emergency Management Agency



ADDENDUM "A" TO FNMA FORM 1004

BORROWER/OWNER:	Louise Keller
CLIENT:	University of New Mexico
PROPERTY ADDRESS:	1923 Las Lomas NE

This addendum is designed to simplify the reporting of comments which are required to clarify various aspects of the appraisal report, and to certify that the appraiser considered these items in an analysis of the subject property. Items not checked do not apply to the attached report.

Every effort has been made to conform to FNMA Guidelines as well as any additional requirements of investors in the secondary market. This appraisal report has been prepared in compliance with Federal Home Loan Bank Board Regulations on appraisal practices and policies and the Society of Real Estate Appraisers and the American Institute of Real Estate Appraisers.

Photographs of comparables may not accurately reflect their actual condition as of their dates of sale. In most cases, photographs were not taken until after closing and therefore may reflect changes which have occurred during this period of time.

The presence of UREA-FORMALDEHYDE FOAM INSULATION, RADON GASES OR HAZARDOUS WASTES could not be determined by the appraiser. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value of the property. The client is urged to retain an expert in this field if desired.

Market analysis indicates that there is no measurable difference in the market between full baths and three-quarter baths. where the subject or the comparable sales contain three-quarter baths, this feature is indicated as full baths in the description and analysis sections of this report due to the lack of market-recognized differences in value.

GENERAL DATA

1. X The appraiser is unable to physically verify the existence of insulation or the "R" factor. Insulation is assumed to be present and in place and is considered adequate. Any information about insulation included in the appraisal was provided by the owner, agent, or builder, and is assumed to be accurate.

COST APPROACH

The cost index used in developing the reproduction cost new is the Marshall & Swift Residential Cost Handbook plus locally identifiable costs from builders and other local sources. this data is continually updated.

1. ___ The estimate of physical depreciation shown in the cost approach is based upon data developed from market extraction.

2. ___ The estimate of physical depreciation shown in the cost approach was obtained from the depreciation tables in the Marshall & Swift Residential Cost Handbook.

3. _X_ The estimate of physical depreciation shown in the cost approach is derived from the "age/life" method of depreciation.

4. _X_ Functional Obsolescence is applied in the cost approach because the reproduction cost new of the Pool exceeds its market extracted value; or ____________________.

5. ___ The estimated site value exceeds 30% of the total property value. This is typical of the subject's market area and does not constitute excess land.

6. ___ The subject's site is larger than typical for this market area. Approximately __ acres/square feet are considered to be excess land and are valued at approximately $___. This value is included in the estimate of site value shown in the cost approach section of the report.

<u>SALES COMPARISON ANALYSIS</u>

The comparables used in this report are, in the opinion of the appraiser, the best comparable sales available from the market search using the MLS computer, appraisal files, contacts with other appraisers, builders, etc. Adjustments made in the "Sales Comparison Analysis" are based on market extraction, <u>not cost figures</u>. Occasionally it is necessary to use comparable sales that are older than desired or that require larger adjustments than desired. The best comparables that can be found that meet the guidelines of the major professional organizations, as well as loan/investor underwriting standards, were used in this report.

1. _X_ All comparables used in this report are closed transactions. The dates of sale shown in the report are contract date and closing date of the transaction.

2. ___ Comparable (s) ____ are not closed, but were used for additional support to the three (or more) closed sales. Based upon conversations with the agents or parties involved, it is expected that these sales will close as scheduled.

3. _X_ Terms of sale of comparables and seller's expenses have been considered and they did ____ did not _X_ have an effect on value conclusion. A financial grid is __ is not _X_ attached.

4. ___ Financing adjustments are based on identifiable differences in sale prices due to terms of sale, through market extraction. Atypical financing concessions and/or marketing devices, if any, have been adjusted. Financing adjustments have not been arbitrarily made for points paid in FHA or VA financed sales.

5. ___ The absence of financing adjustments reflects the absence of atypical financing concessions or sale terms involved in the comparable transactions.

6. ___ Time adjustments are conservatively estimated based on market trends and market extraction.

7. ___ Net adjustments to comparable (s) # ____ exceed 15%. Comparables requiring fewer and/or smaller adjustments were not available.

8. ___ Gross adjustments to comparable (s) # ___ exceed 25%. Comparables requiring fewer and/or smaller adjustments were not available.

9. ___ Comparable sale (s) # ______ is/are located more than a mile from the subject but is/are considered the best available.

10. X Comparable sale (s) # 3 occurred more than six months prior to the appraisal date, but is/are con-sidered the best comparable (s) available.

11. X Adjustments for differences in condition are shown under the line item for age. These adjustments were determined on the basis of effective age, not actual age.

INCOME APPROACH

1. X The income approach has not been used in this appraisal because the income producing capability of the a single family residential property is not typically a significant or motivating factor in the purchase of the property.

PROPOSED CONSTRUCTION OR UNDER CONSTRUCTION APPRAISAL

1. ___ This appraisal is made subject to final completion in accordance with plans and specifications provided to this appraiser by the builder/client. Any changes to these plans and specifications may cause the market value estimate to be adversely affected or void. The lender/client should request the appraiser to perform a final inspection upon construction completion and execute a "Recertification of Value".

OTHER

None

Signature	Gerald E. Donaldson		
Appraiser	Gerald E. Donaldson, SRA	Date	9-12-90
Signature			
Appraiser		Date	

Gerald E. Donaldson, SRA, is certified through December 31, 1994, under the Society of Real Estate Appraisers Continuing Education Program.

File No. 90-515

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The 'Estimate of Market Value' in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as 'Review Appraiser'. No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

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

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the 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 the report may show approximate dimensions and is included 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 therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization The separate valuations for land and building must not be used in conjunctions with any other appraisal and are invalid if so used.
5. 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 which might be required to discover such factors.
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 the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

1923 Las Lomas NE
Albuquerque, New Mexico 87106

Date: September 12, 1990

Appraiser(s) Gerald E. Donaldson
Gerald E. Donaldson, SRA
Donaldson & Associates