

INVOICE

FROM:

Steven Smith
 C & S Appraisals
 322 S Mosley
 Suite 16
 Wichita, KS 67202
 Telephone Number: 316-262-2440 Fax Number: 316-262-2733

INVOICE NUMBER

AR11-4321

DATE

12/17/2010

REFERENCE

Internal Order #: AR11-4321
 Lender Case #: 520308273
 Client File #: 260457323
 Main File # on form: AR11-4321
 Other File # on form: 520308273
 Federal Tax ID: 20-5039161
 Employer ID:

TO:

US Bank and Trust of Kansas
 123 S Main Street
 PO Box 1007
 Wichita, KS 67202
 Telephone Number: Fax Number:
 Alternate Number: E-Mail:

DESCRIPTION

Lender: US Bank and Trust of Kansas **Client:** US Bank and Trust of Kansas
Purchaser/Borrower: John Q. Public
Property Address: 2422 N Dogwood Lane
City: Wichita
County: Sedgwick **State:** KS **Zip:** 67204
Legal Description: Lot 13, Block B, Columbine Estates Addition

FEES
AMOUNT

Appraisal Fee: 325.00

SUBTOTAL 325.00

PAYMENTS
AMOUNT

Check #: 500639263 Date: 12/31/2010 Description: Paid 325.00
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL 325.00

TOTAL DUE \$ 0

C & S Appraisal Services
322 S Mosley Suite 16
Wichita, KS 67202
PH: 316-262-2440 FAX: 316-262-2733

Steven R. Smith, I L-1728

US Bank and Trust of Kansas
123 S Main Street Wichita, KS 67202

Re: Property: 2422 N Dogwood Lane
Wichita, KS 67204
Borrower: John Q. Public
File No.: 260457323

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

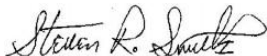
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Steven R. Smith, I

Kansas - L-1728

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	2422 N Dogwood Lane
	Legal Description	Lot 13, Block B, Columbine Estates Addition
	City	Wichita
	County	Sedgwick
	State	KS
	Zip Code	67204
	Census Tract	0084.00
	Map Reference	MSL# 222
SALES PRICE	Sale Price	\$ 182,000
	Date of Sale	12/08/2010
CLIENT	Borrower / Client	John Q. Public
	Lender	US Bank and Trust of Kansas
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,619
	Price per Square Foot	\$ 112.42
	Location	Residential
	Age	08 Years
	Condition	Good
	Total Rooms	7
	Bedrooms	3
	Baths	2
APPRAISER	Appraiser	Steven R. Smith, I
	Date of Appraised Value	12/17/2010
VALUE	Final Estimate of Value	\$ 183,500

Borrower/Client	John Q. Public	File No.	AR11-4321
Property Address	2422 N Dogwood Lane		
City	Wichita	County	Sedgwick
		State	KS
		Zip Code	67204
Lender	US Bank and Trust of Kansas		

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Uniform Residential Appraisal Report

520308273
File # AR11-4321

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 2422 N Dogwood Lane City Wichita State KS Zip Code 67204
 Borrower John Q. Public Owner of Public Record Jane R. Doe County Sedgwick
 Legal Description Lot 13, Block B, Columbine Estates Addition
 Assessor's Parcel # 243060320101400 (Tax Key No: SAHV-02013) Tax Year 2009 R.E. Taxes \$ 3,382.85
 Neighborhood Name Columbine Estates Additio Map Reference MSL# 222 Census Tract 0084.00
 Occupant Owner Tenant Vacant Special Assessments \$ 1,441.79 PUD HOA \$ 150.00 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client US Bank and Trust of Kansas Address 123 S Main StreetWichita, KS 67202
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Subject property was listed in South Central Kansas MLS (MLS#301793) for \$184,900.
 Property was listed for a total of 99 days as of 12/13/2010.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Contract is an arms-length transaction. Predominate financing is a 30 year fixed rate Conventional, FHA or VA loan.
 Contract Price \$ 182,000 Date of Contract 12/08/2010 Is the property seller the owner of public record? Yes No Data Source(s) Court House/ReiBanc
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. \$3,800 The seller pays concessions in about 50% of all sales transactions which average about \$4,500 per transaction. If any comparable sales used had seller concessions above the norm of \$4,500; the sales price for the comparable used was adjusted down according to the amount of concessions above the typical amount of \$4,500.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

NEIGHBORHOOD

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	05 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	76	Low New	Multi-Family	05 %		
Neighborhood Boundaries Subject located in the small town of Haysville, KS. Properties consists of newer		200	High 30	Commercial	05 %		
Single and Multi-Level basement and/or crawl space homes varying in age, style, size and condition.		137	Pred. 15	Other	05 %		
Neighborhood Description Area shopping, city support facilities and public schools are all within a close proximity from the subject property.							
Employment in the area is stable. There are no adverse conditions which would affect the marketability of the properties in the marketing area.							
Homes in the neighborhood reflect "good to very good" maintenance and upkeep with the overall appearance being "good to very good".							
Market Conditions (including support for the above conclusions) All relevant competitive listings and/or contract offerings were considered in the performance of this appraisal for the subject property which is located in the South Central Kansas MLS marketing area #222.							

Note #1: See Page 3 of URAR "Competitive Listing Statement". Note #2: Present Land Use %: Other = Vacant Building Lots and/or Vacant Land.

Dimensions 52.79' x 206.12' x 131.85' x 157.04' Area 0.35 Acres +/- Shape Slightly Irregular View Typical Urban
 Specific Zoning Classification AA - One Family Dwelling Zoning Description 111 - Single Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

SITE

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 20173C0355E	FEMA Map Date 02/02/2007			
Are the utilities and off-site improvements typical for the market area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe						
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe						
No adverse easements or encroachments were noted at the time of the appraisal inspection. Typical utility easement of record.							
Note #3: See page 3 of URAR for explanation of "Special Assessments".							

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/A	Floors	Carpet/Wood/Vinyl/G
# of Stories One	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Hd Board & Brick/A	Walls	Drywall/G
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,580 sq.ft.	Roof Surface	Composition/A	Trim/Finish	Wood Stain/G
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 4-2-1 80 %	Gutters & Downspouts	Aluminum/A	Bath Floor	Vinyl/G
Design (Style) 01 Story	<input checked="" type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	Casement/A	Bath Wainscot	Corrion/G
Year Built 2002	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Thermos/A	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 04 years	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens/A	<input checked="" type="checkbox"/> Driveway	# of Cars 03
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 01	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Garage	# of Cars 03
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck P & D	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Range Hood					
Finished area above grade contains: 7 Rooms 3 Bedrooms 2 Bath(s) 1,619 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.). Vaulted ceilings with fans, recessed lighting, island counter, ceramic back splash, pantry, double vanities, whirl pool tub, walk-in closet, sprinkler system, garage door openers.					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). Exterior and interior of the subject property is in predominately in "good" condition with a maintenance level commensurate with the effective age of 04 years. No floor plan or external obsolescence were noted at the time of the appraisal inspection.					

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

520308273
File # AR11-4321

There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 90,000 to \$ 200,000		There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 76,000 to \$ 190,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2422 N Dogwood Lane Wichita, KS 67204	2205 N Dogwood Lane Wichita, KS 67204		2233 N Richmond Wichita, KS 67204		2402 N Sedgwick Wichita, KS 67204	
Proximity to Subject		0.07 miles South		0.31 miles South		0.41 miles North	
Sale Price	\$ 182,000	\$ 182,000		\$ 184,900		\$ 189,999	
Sale Price/Gross Liv. Area	\$ 112.42 sq.ft.	\$ 128.90 sq.ft.		\$ 129.57 sq.ft.		\$ 107.40 sq.ft.	
Data Source(s)		MLS#307844/Appraiser/Agent		MLS#302932/Appraiser/Agent		MLS#300279/Appraiser/Agent	
Verification Source(s)		Ext/Inspection/Appraiser/Agent		Ext/Inspection/Appraiser/Agent		Ext/Inspection/Appraiser/Agent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		None Considered		\$5,000 Seller Concessions	-5,000	\$6,500 Seller Concessions	-6,500
Date of Sale/Time		07/14/2010 CD		04/01/2010 CD		05/20/2010 CD	
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	0.35 Acres +/-	0.21 Acres +/-		0.26 Acres +/-		0.23 Acres +/-	
View	Typical Urban	Lake View	-5,000	Typical Urban		Typical Urban	
Design (Style)	01 Story	01 Story		01 Story		01 Story	
Quality of Construction	HB Brick/Comp	HB Brick/Comp		HB Brick/Comp		HB Brick/Comp	
Actual Age	08 years	03 years		12 years		07 years	
Condition	Good	Equal		Equal		Equal	
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
	7 3 2	6 3 2		6 3 2		6 3 2	
Gross Living Area	1,619 sq.ft.	1,412 sq.ft.	+3,500	1,427 sq.ft.	+3,500	1,769 sq.ft.	-2,500
Basement & Finished Rooms Below Grade	1,580 Sq Ft 4-2-1 80%	1,412 Sq Ft 3-1-1 65%	+3,000	1,427 Sq Ft 2-1-1 78%	+2,000	1,750 Sq Ft 2-1-1 70%	
Functional Utility	Adequate	Adequate		Adequate		Adequate	
Heating/Cooling	GFWA/CAC	GFWA/CAC		GFWA/CAC		GFWA/CAC	
Energy Efficient Items	Thermos	Thermos		Thermos		Thermos	
Garage/Carport	03 Att Garage	03 Att Garage		03 Att Garage		03 Att Garage	
Porch/Patio/Deck	Porch/Patio/Deck	Porch/Patio/Deck		Patio/Wd Deck	+1,500	Porch/Patio/Deck	
Fire Place	01 Fire Place	01 Fire Place		01 Fire Place		01 Fire Place	
Exterior Amenities	Wood Fence	No Fence		Wood Fence		Wood Fence	
Sale Closing Dates	Pending	08/12/2010		05/06/2010		06/16/2010	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,000
Adjusted Sale Price of Comparables		Net Adj. 0.8 % Gross Adj. 6.3 %	\$ 183,500	Net Adj. 1.1 % Gross Adj. 6.5 %	\$ 186,900	Net Adj. 4.7 % Gross Adj. 4.7 %	\$ 180,999

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explainMy 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) Wichita MLS / Sedgwick County Court House / Property Appraisal & Tax Information of Sedgwick County.

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Wichita MLS / Sedgwick County Court House / Property Appraisal & Tax Information of Sedgwick County.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	None	None	None	None
Price of Prior Sale/Transfer	None	None	None	None
Data Source(s)	Court House/MLS/Tax Recd	Court House/MLS/Tax Recd	Court House/MLS/Tax Recd	Court House/MLS/Tax Recd
Effective Date of Data Source(s)	12/2007 - 12/2010	08/2009 - 08/2010	05/2009 - 05/2010	06/2009 - 06/2010

Analysis of prior sale or transfer history of the subject property and comparable sales There were no prior sales or transfer of the subject property within the last 3 years and no prior sales of the 3 comparables used within 1 year of the above sales dates.

Note #4: The appraiser has not performed any valuation services for and/or on the subject property in the last 3 years.**Note #5:** DOM = Days On Market Comp #1 - 55 DOM, Comp #2 - 113 DOM, Comp #3 - 529 DOM.**Note #6:** CD = Contract Date (For Subject and/or Comparables Used).

Summary of Sales Comparison Approach **Note #7:** Sales and listing data from the subject's South Central Kansas MLS marketing area was researched and the appraiser has determined that the subject property is compatible to the marketing area. The comparables used are the most relevant, significant and demonstrative sales from that research and are the most recent sales as similar as possible to the subject in age, style, size and condition. The comparables show a close range of the estimated market value to the subject property after all adjustments were made. Most consideration was given to comparable #1 due to the fact that it is located on the same street as the subject.

Note #8: Condition adjustments were made if the comparables were "Inferior or Superior" as compared to the subject's condition. All Bathroom Adjustments were made due to the total number of bath fixtures as compared to the subject. No bedroom adjustments were made since all square footage adjustments are based on total square footage (Above Grade Gross Living Areas) as compared to the subject.

Indicated Value by Sales Comparison Approach \$ 183,500

Indicated Value by: Sales Comparison Approach \$ 183,500 Cost Approach (if developed) \$ 183,649 Income Approach (if developed) \$ None

The Direct Sales Comparison method was more effective of both the buyer's and seller's actions and for estimating the final estimate of the current market value.

The Cost Approach was used and does reflect the current market value of the subject. The Income Approach was not used since the property was not purchased to be leased or rented to produce income. The range of values indicated is from \$182,000 to \$190,000 with the most probable opinion of value to be \$183,500.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: The subject property is appraised in "AS-IS" condition. It is assumed that all mechanical equipment was in a working and/or serviceable order at the time of the appraisal inspection.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$183,500, as of 12/17/2010, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Uniform Residential Appraisal Report

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ADDITIONAL COMMENTS

Scope of Work: The scope of work for this appraisal report is defined by the complexity of this appraisal assignment and the reporting requirements for this report including the definitions, statement of assumptions and limiting conditions and appraiser's certification. The appraiser, at a minimum, has (1) performed a complete visual inspection of the interior and exterior areas of the subject property, (2) visually inspected the neighborhood, (3) inspected each of the comparable sales from the street, (4) collected, confirmed and analyzed data from public and/or private sources as defined within this appraisal report, and (5) reported my analysis, opinions and conclusions in this appraisal report.

Intended User: This is a "Summary Appraisal Report" intended for use by the "Lender/Client". The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are defined by the appraiser.

"AS-IS" versus "AS-Repaired": The property is considered in "as-is" condition as long as any minor conditions such as deferred maintenance, do not affect the livability, soundness, or structural integrity of the property, where in the appraiser's opinion, value does not reflect the existence of these conditions. The property is considered in "as-repaired" condition when there are notable conditions such as deferred maintenance, do affect the livability, soundness, or structural integrity of the property, where in the appraiser's opinion, value is reflected by the existence of these conditions.

Competitive Listing Statement: There has not been a significant change in the supply of housing stock. Marketing times and/or listing periods have not significantly increased or decreased, nor has there been major change in the employment stability in the subject's marketing area. There was no major increase or decrease in sales and/or financing concessions by the buyers or sellers in the last 12 months. Relevant competitive listings and contract offerings were considered in the performance of this appraisal and has been reported in the trending information section of the Neighborhood Section of the URAR. The subject's South Central Kansas MLS marketing area #222 has a typical sales price of \$136,800 and a typical listing price of \$137,500 which equals a list-to-sale ratio of 99.5%. Average DOM for the subject's area is 79 days.

FEMA Special Flood Hazard Areas: The Flood Zone Map and Flood Zone Information on page 1 of the URAR does not satisfy the 3rd party requirement for the Flood Disaster Protection Act of 1973. An independent Flood Certification for the subject property is required per the National Flood Insurance Reform Act of 1994 and/or other legislative measures.

Note #9: The subject property is not located in a "Disaster Area" nor has it been impacted by a "Natural Disaster".

Special Assessments: The Special Assessments of \$1,441.79 estimated per year (which has approximately 07 years remaining for a total of \$10,187.34 estimated) have been assessed to cover the Sewer Improvements / Front Street Paving / Sewer and Water Line Installation for the subject's subdivision. There are similar outstanding Special Assessments for the 3 comparables used.

Professional Assistance: Pam York (associate) has provided some assistance in the collection and/or verification of the data used for the subject property and the comparable sales used in this appraisal report but not in the analyzation or the reconciliation of the data used.

Requirements, Repairs, Alterations, Inspections or Conditions: None noted at the time of the appraisal inspection.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The Allocation Method was used to arrive at the "Site Value" where 10% to 15% is considered to be a reasonable reflection of the market site value in the subject's marketing area (Site Value is estimated to be \$24,000). Sources Used Include: Sedgwick County Records Office, County Tax Records, MLS Listings and Local Area Builders for Vacant Land Comparable Sales in the subject's marketing area.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	24,000
Source of cost data Marshall & Swift Residential Cost Handbook.	DWELLING 1,619 Sq.Ft. @ \$ 64.87	=\$	105,025
Quality rating from cost service Good Effective date of cost data 12/2010	1,580 Sq.Ft. @ \$ 14.55	=\$	22,989
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Appls, FP, Interior & Exterior Improvements:	=\$	22,570
Cost estimate based on the site value extracted from South Central	Garage/Carport 657 Sq.Ft. @ \$ 19.44	=\$	12,772
Kansas MLS listings and sales, local builders and contractors. Cost estimate is based on replacement costs rather than reproduction cost estimates.	Total Estimate of Cost-New	=\$	163,356
	Less Physical Functional External		
	Depreciation 8,707	= \$(8,707)
	Depreciated Cost of Improvements	=\$	154,649
	"As-is" Value of Site Improvements	=\$	5,000
Estimated Remaining Economic Life (HUD and VA only) 71 Years	INDICATED VALUE BY COST APPROACH	=\$	183,649

INCOME APPROACH TO VALUE (not required by Fannie Mae)

INCOME

Estimated Monthly Market Rent \$ None X Gross Rent Multiplier None = \$ None Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM) The Income Approach was not used since the property was not purchased to be leased or rented to produce income.

PROJECT INFORMATION FOR PUDs (if applicable)

PUD INFORMATION

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project Southampton Estates Addition
 Total number of phases 0 Total number of units 0 Total number of units sold 0
 Total number of units rented 0 Total number of units for sale 0 Data source(s) 0
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.
 Does the project contain any multi-dwelling units? Yes No Data Source County Plat Map
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.
 Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.
 Describe common elements and recreational facilities. Common walking paths, play ground, common areas, private pond/lakes.

Uniform Residential Appraisal Report

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs 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.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

520308273
File # AR11-4321

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

520308273
File # AR11-4321

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Steven R. Smith, I

Signature 
Name Steven R. Smith, I
Company Name C & S Appraisals, LLC
Company Address 322 S Mosley Suite 16
Wichita, KS 67202
Telephone Number 316-262-2440
Email Address steven.csa1@att.net
Date of Signature and Report December 17, 2010
Effective Date of Appraisal 12/17/2010
State Certification # _____
or State License # L-1728
or Other (describe) _____ State # _____
State Kansas
Expiration Date of Certification or License 06/30/2011

ADDRESS OF PROPERTY APPRAISED
2422 N Dogwood Lane
Wichita, KS 67204

APPRAISED VALUE OF SUBJECT PROPERTY \$ 183,500

LENDER/CLIENT

Name _____
Company Name US Bank and Trust of Kansas
Company Address 123 S Main Street
Wichita, KS 67202
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

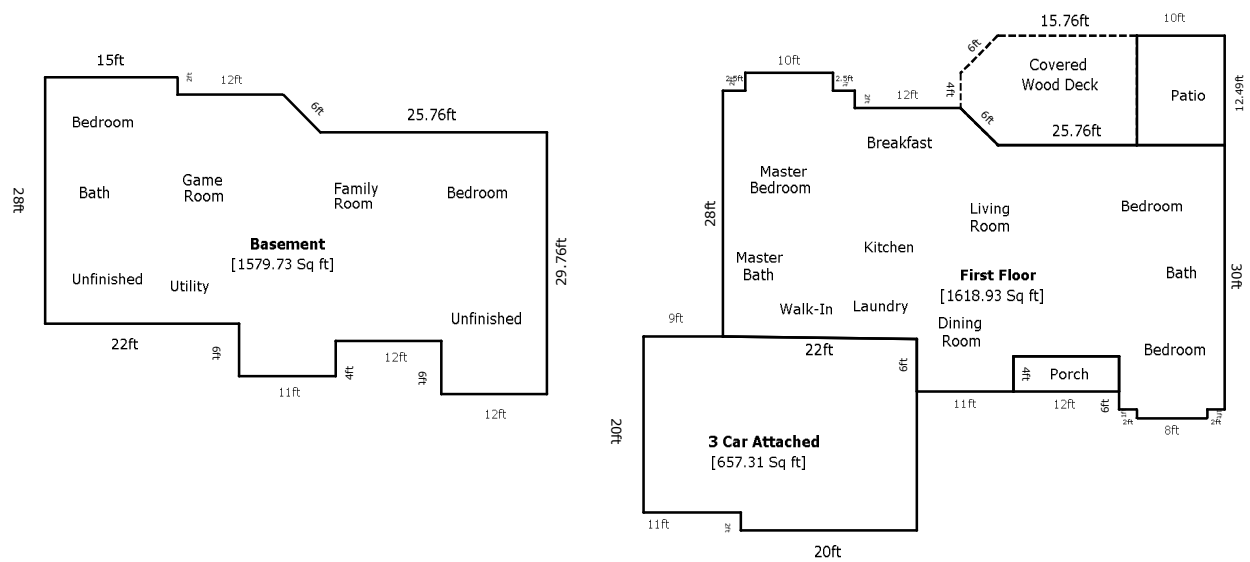
- Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection _____
 Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Building Sketch

Borrower/Client	John Q. Public			
Property Address	2422 N Dogwood Lane			
City	Wichita	County Sedgwick	State KS	Zip Code 67204
Lender	US Bank and Trust of Kansas			



DaVinci by a la mode, inc.

Area Calculations Summary

Living Area	
First Floor	1618.9 Sq ft
Total Living Area (Rounded):	1619 Sq ft
Non-living Area	
3 Car Attached	657.3 Sq ft
Basement	1579.7 Sq ft
Open Porch	48 Sq ft
Wood Deck	231.8 Sq ft
Concrete Patio	124.9 Sq ft

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **2422 N Dogwood Lane** City **Wichita** State **KS** ZIP Code **67204**

Borrower **John Q. Public**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	08	05	04	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.33	1.67	1.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	07	07	05	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	5.3	4.2	3.8	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$136,400	\$136,600	\$137,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	80	73	78	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$137,800	\$138,000	\$138,400	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	77	78	80	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99.0%	99.0%	99.0%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The seller pays concessions in about 50% of all sales transactions which average about \$4,500 per transaction. If any comparable sales used had seller concessions above the norm of \$4,500; the sales price for the comparable used was adjusted down according to the amount of concessions above the typical amount of \$4,500.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
Not a factor in the subject's marketing area.

Cite data sources for above information. **Relevant competitive listings and contract offerings were considered in the performance of this appraisal for the subject property which is located in the South Central Kansas MLS marketing area #222.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

There has not been a significant change in the supply of housing stock, marketing times and/or listing periods which have increased or decreased, change in employment stability or an increase in the sales and/or financing concessions by the sellers in the last 12 months.


If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 

Appraiser Name **Steven R. Smith, I**

Company Name **C & S Appraisals, LLC**

Company Address **322 S Mosley Suite 16Wichita, KS 67202**

State License/Certification # **L-1728** State **Kansas**

Email Address **steven.csa1@att.net**

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Exterior Photos - Page 1 of 2

Borrower/Client	John Q. Public			
Property Address	2422 N Dogwood Lane			
City	Wichita	County Sedgwick	State KS	Zip Code 67204
Lender	US Bank and Trust of Kansas			



Subject Front

2422 N Dogwood Lane
 Sales Price 182,000
 Gross Living Area 1,619
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location Residential
 View Typical Urban
 Site 0.35 Acres +/-
 Quality HB Brick/Comp
 Age 08 years



Subject Rear



Subject Street

Subject Exterior Photos - Page 2 of 2

Borrower/Client	John Q. Public						
Property Address	2422 N Dogwood Lane						
City	Wichita	County	Sedgwick	State	KS	Zip Code	67204
Lender	US Bank and Trust of Kansas						



North Side of Subject



South Side of Subject

Subject Interior Photos

Borrower/Client	John Q. Public						
Property Address	2422 N Dogwood Lane						
City	Wichita	County	Sedgwick	State	KS	Zip Code	67204
Lender	US Bank and Trust of Kansas						



Living Room



Kitchen



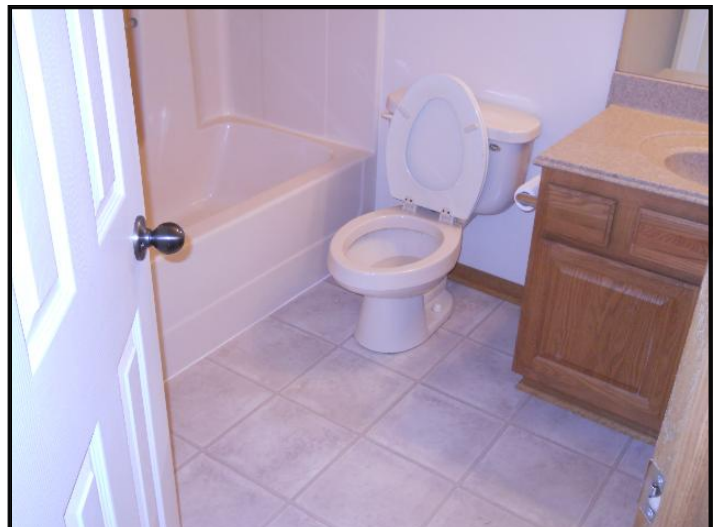
Master Bedroom



Master Bathroom



Main Floor Bathroom #2



Basement Bathroom

Comparable Photos 1-3

Borrower/Client	John Q. Public						
Property Address	2422 N Dogwood Lane						
City	Wichita	County	Sedgwick	State	KS	Zip Code	67204
Lender	US Bank and Trust of Kansas						

**Comparable 1**

2205 N Dogwood Lane
 Prox. to Subject 0.07 miles South
 Sale Price 182,000
 Gross Living Area 1,412
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Residential
 View Lake View
 Site 0.21 Acres +/-
 Quality HB Brick/Comp
 Age 03 years

**Comparable 2**

2233 N Richmond
 Prox. to Subject 0.31 miles South
 Sale Price 184,900
 Gross Living Area 1,427
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Residential
 View Typical Urban
 Site 0.26 Acres +/-
 Quality HB Brick/Comp
 Age 12 years

**Comparable 3**

2402 N Sedgwick
 Prox. to Subject 0.41 miles North
 Sale Price 189,999
 Gross Living Area 1,769
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Residential
 View Typical Urban
 Site 0.23 Acres +/-
 Quality HB Brick/Comp
 Age 07 years

Location Map

Borrower/Client	John Q. Public						
Property Address	2422 N Dogwood Lane						
City	Wichita	County	Sedgwick	State	KS	Zip Code	67204
Lender	US Bank and Trust of Kansas						



Appraiser's License

Borrower/Client	John Q. Public			
Property Address	2422 N Dogwood Lane			
City	Wichita	County	Sedgwick	State KS Zip Code 67204
Lender	US Bank and Trust of Kansas			

Steven Smith dba C & S Appraisals, LLC
 322 S Mosley, Suite 16
 Wichita, KS 67202

