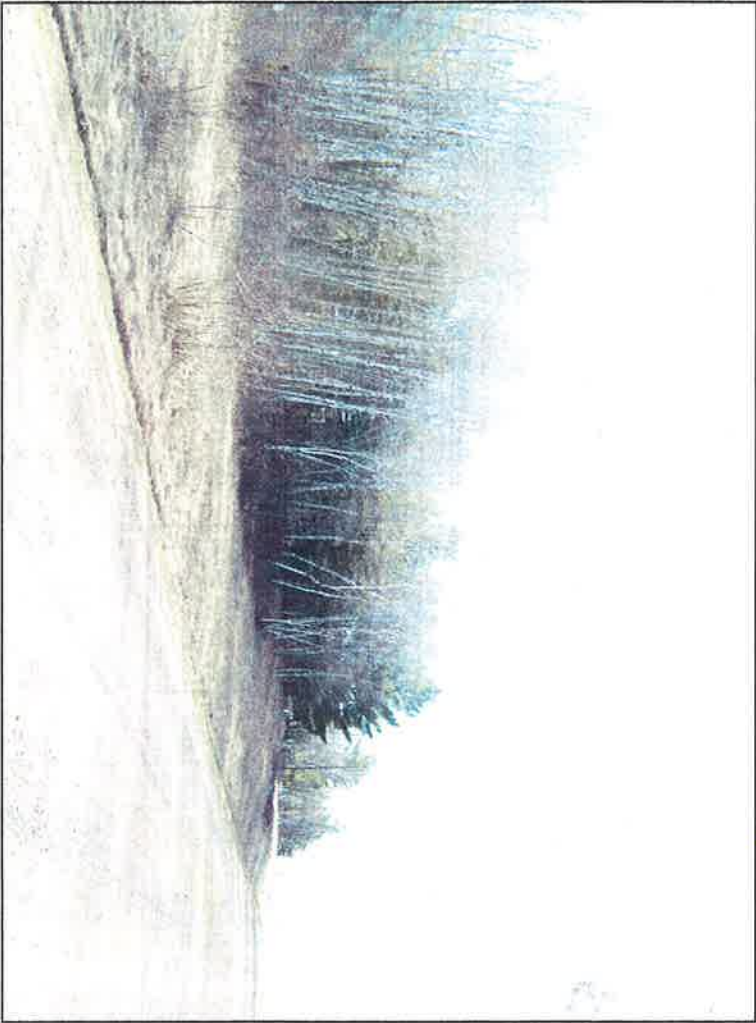


Client	Hubbard County District Attorney			File No.	2572-B
Property Address	TBD County 86	County	Hubbard	State	MN
City	Nevis			Zip Code	56467
Owner	Duane Amdt				

TABLE OF CONTENTS

Effective 01/02/09



GP Land ..... 1

Plat Map ..... 3

Aerial Photo ..... 4

Comparable Sales Map ..... 5

Subject Photos ..... 6

Comparable Photos 1-3 ..... 7

GP Land Certifications Addendum ..... 8

Appraiser's License ..... 10

Appraiser's Resume ..... 11

LAND APPRAISAL SUMMARY REPORT

File No.: 2572-B

State: MN Zip Code: 56467

City: Nevis

Property Address: TBD County 86

Legal Description: As obtained from the Hubbard County website... 40-acres of that part of the

County: Hubbard  
SW1/4 Lying East of Car #62, D98, P298, Section 21-141-33

Assessor's Parcel #: 20.21.00200 Tax Year: 2009 R.E. Taxes: \$ 428.00 Special Assessments: \$ 0.00

Market Area Name: Rural Nevis Map Reference: 20.21.00200 Census Tract: 9703

Current Owner of Record: Duane Arndt

Borrower (if applicable): Duane Arndt HOA: \$ per year per month

Project Type (if applicable): PUD De Minimis PUD Other (describe)

Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable

If Yes, give a brief description:

SUBJECT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)  
This report reflects the following value (if not Current, see comments): ☐ Current (the Inspection Date is the Effective Date) ☒ Retrospective ☐ Prospective  
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)  
Intended Use: This appraisal will be used by the client, Don Dearstyne, in evaluating the subject property in a tax appeal. The appraisal may be distributed by discretion of the District Attorney only, as it pertains to this case.  
Intended User(s) (by name or type): District Attorney Don Dearstyne, Bob Hanson County Assessor.

ASSIGNMENT

Client: Hubbard County District Attorney Address: 301 Court Ave, Park Rapids, MN 56470

Appraiser: Rachel A. Creager

Address: 110 Pleasant Ave, Park Rapids, MN 56470

Characteristics		Predominant Occupancy	One-Unit Housing		Present Land Use	Change in Land Use	
Location:	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner	PRICE (\$'000)	AGE (yrs)	One-Unit	<input checked="" type="checkbox"/> 72 %	<input checked="" type="checkbox"/> Not Likely
Built up:	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> Tenant			2-4 Unit	%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		45	Low	Multi-Unit	%	* To: %
Property values:	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	380	High	Comm'l	2 %	
Demand/supply:	<input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	160	Pred	Vacant	26 %	
Marketing time:	<input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.					%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: Defined neighborhood consists of rural properties surrounding Nevis. This excludes lake front property. Land use is about 72% residential property, on sites ranging from 2-acres to 80-acres. Vacant land includes public and private ownership. Subject's school district is Nevis, 3-miles south. There is an oversupply of vacant land from residential platted lots to large acreage (20 to 80-acres). There were 9-active listings of 40-acre parcels in Nevis, priced from \$75,900 to \$119,900, and one closed sale (Greater Lakes M.L.S.). Market time varies greatly, from 4 to 12-months, assuming competitive pricing. Unique or higher priced property can have greater market time. Based on closed sales data from the greater Nevis area, market values of rural acreage, 40 to 80-acres, has decreased by at least 6 to 7% from the prior year.

MARKET AREA DESCRIPTION

Dimensions: 990' x 1,760' approximately

Site Area: 40-acres

Zoning Classification: Hubbard Co SWCD, Partial Shoreland, Nat. Environmt Description: Residential, Non-riparian

Uses allowed under current zoning: Residential, agriculture Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ /

Comments:

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: Vacant recreational Use as appraised in this report: Vacant recreational  
Summary of Highest & Best Use: Vacant recreational land is common in this neighborhood and throughout the expanded market area. Vacant land is also purchased for developing to single family dwellings.

SITE DESCRIPTION

Utilities	Public	Other	Provider/Description	Off-site Improvements		Type	Public	Private	Frontage	990'
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Itasca Mantrap	Street	County	66' right-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level, partially rolling
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private LP provider	Width					Size	40-acres
Water	<input type="checkbox"/>	<input type="checkbox"/>	Private well available	Surface		Paved and Gravel			Shape	Rectangular
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Priv.septic available	Curb/Gutter		No	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Sidewalk		No	<input type="checkbox"/>	<input type="checkbox"/>	View	Trees
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	Quest, Arvig	Street Lights		No	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley		No	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone N/A FEMA Map # No flood maps in County FEMA Map Date N/A

Site Comments: Good mature tree cover includes stands of red & white pines, stands of aspen, birch, and oaks. Two grassy meadows.

Overhead power lines in street right-of-way, typical for the market area. County road frontage is paved on south end; north end is gravel. No site improvements noted.





LAND APPRAISAL SUMMARY REPORT

File No.: 2572-B

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.

TRANSFER HISTORY			
Data Source(s): Hubbard County Records			
1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No sales history to report the past three years. No active listing found on the subject property. No known sale agreement for the subject property.		
Date: No Prior Sale			
Price: N/A			
Source(s): County Record			
2nd Prior Subject Sale/Transfer			
Date: No Prior Sale			
Price: N/A			
Source(s): County Record			

FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address TBD County 86		23305 Highview Dr		TBD 241st Ave		TBD ST 200		Laporte, MN	
Nevis, MN 56467		Nevis, MN		Nevis, MN		Laporte, MN			
Proximity to Subject		1.65 miles NW		0.23 miles N		14.38 miles N			
Sale Price		N/A		87,500		80,000		2,636.36	
Price/		\$ 2,243.59		\$ 2,000.00		\$ 2,636.36			
Data Source(s)		Inspection, Aerial		Aerial, Street View, Private Sale		Aerial, Street View, MLS-174134		Street View, MLS-170422	
Verification Source(s)		County Record		Hubbard County Record		Hubbard County Record		Hubbard County Record	
VALUE ADJUSTMENT		DESCRIPTION		+(-) \$ Adjust		+(-) \$ Adjust		+(-) \$ Adjust	
Sales or Financing		N/A		Cash Equivalent		Cash Equivalent		Cash Equivalent	
Concessions		None noted		No Concessions		No Concessions		No Concessions	
Date of Sale/Time		N/A		10/27/08		09/17/08		05/02/08	
Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Location		Rural Nevis		Rural Nevis		Rural Nevis		Rural Laporte	
Site Area		40-acres		+2,200		40-acres		33-acres	
Land Use		Woodlot Meadow		Inferior Woods, Pond, Low		Inferior		Woodlot	
Access		County Road		Township Road		State Highway			
Site Improvements		None		None		None		None	
Easements		Typical R-O-W		Superior		Superior		Superior	
PIN		20.21.00200		20.21.00430		12.09.00800			
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,200		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$		15,400	
Adjusted Sale Price (in \$)		Net 2.5 % Gross 2.5 % \$ 89,700		Net % Gross % \$ 80,000		Net 17.7 % Gross 17.7 % \$ 102,400			

Summary of Sales Comparison Approach Comps #1 and #2 are from the defined neighborhood. No other similar sales occurred in the Nevis, Park Rapids, or Akeley area. Site values factor many components, such as location, access, land use, configuration, site size, and so forth. Site differences are adjusted at \$2,200 per acre. Comp #1 and #2 have rolling topography, less restriction of street R-O-W. Comps #1 and #2 have some wetland. Comp #1 is mostly hardwoods, appears to have been selectively logged years ago. Comp #2 has some mature pines along the east line, but has more birch regrowth, as viewed from the street. The north 20-acres subsequently sold for \$46,000 in 2008. Comp #3 is the next best sale from Hubbard County. That acreage is entirely unrestricted by streets, fully wooded, with good elevation providing views. One active listing from this time period, and more similar to the subject is ML-S-178435 for \$119,000. In reconciliation, some weight is given to Comps #1 and #2 for location near the subject, but both sales are farther from Nevis on unpaved roads, and both sales have overall inferior quality tree cover. Comp #3 is not fully weighted due to dissimilar location on the State highway, but has good site appeal. These sales are considered the best sales data of 30 to 50-acre parcels in Hubbard County in the past year. Additional sales data is retained in the workfile.

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

Indicated Value by: Sales Comparison Approach \$ 90,000

Final Reconciliation The Sales Comparison approach is most reasonable means of estimating market value. Cost Approach and Income Approach are not relevant methods for this assignment. Subject's estimated market time is 4-12 months.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, 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: \$ 90,000 , as of: 01/02/2009 , 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 11 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, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☐ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

Client Contact: Don Dearstyne Client Name: Hubbard County District Attorney Address: 301 Court Ave, Park Rapids, MN 56470

E-Mail: Appraiser

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: Rachel A. Creager Supervisory or Co-Appraiser Name:

Company: Cack Appraisal Company:

Phone: 218-732-0486 Fax: 218-732-1400

E-Mail: ra59@unitelc.com

Date of Report (Signature): 04/ State: MN

License or Certification #: 20111143

Designation: Certified General, Certified Residential

Expiration Date of License or Certification: 8/31/2011

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 04/09/2010





[illegible]



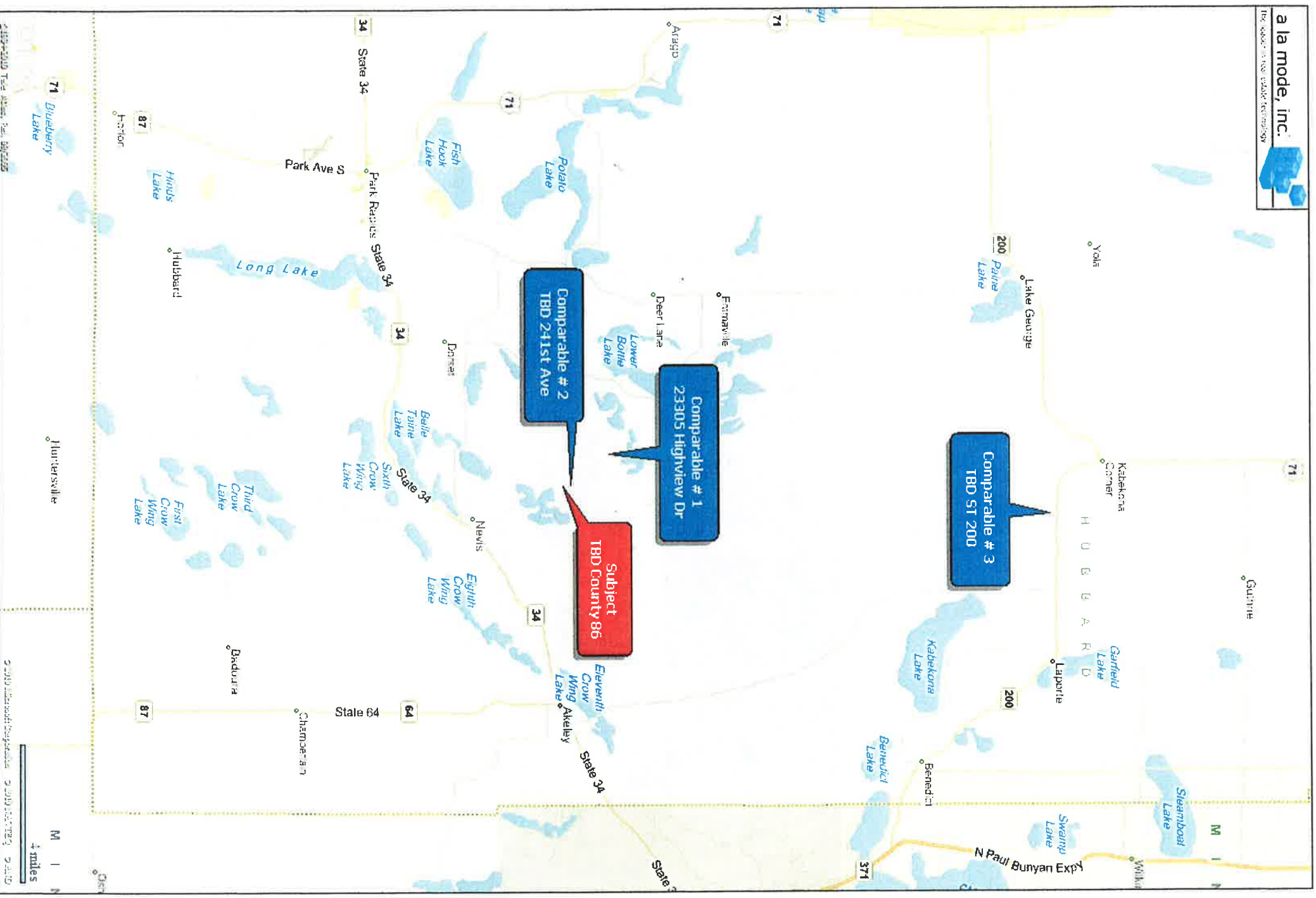
## Aerial Photo

Client	Hubbard County District Attorney		
Property Address	TBD County 86		
City	Newis	County	Hubbard
Owner	Duane Arndt	State	MN
		Zip Code	56467



## Comparable Sales Map

Client	Hubbard County District Attorney		
Property Address	TBD County 86		
City	Nevis	County	Hubbard
Owner	Duane Arndt	State	MN
		Zip Code	56467





Subject Photo Page

Client	Hubbard County District Attorney		
Property Address	TBD County 86	County	Hubbard
City	Nevis	State	MN
Owner	Duane Arndt	Zip Code	56467

Subject Open Meadow

TBD County 86	
Sales Price	N/A
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Rural Nevis
View	
Site	40-acres
Quality	
Age	



From South Line



Subject Street

Subject Site on Left





Comparable Photo Page

Client	Hubbard County District Attorney		
Property Address	TBD County 86	County	Hubbard
City	Nevis	State	MIN
Owner	Duane Arndt	Zip Code	56467



**Comparable 1**  
23305 Highview Dr  
Prox. to Subject 1.65 miles NW  
Sales Price 87,500  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Rural Nevis  
View  
Site 39-acres  
Quality  
Age



**Comparable 2**  
TBD 241st Ave  
Prox. to Subject 0.23 miles N  
Sales Price 80,000  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Rural Nevis  
View  
Site 40-acres  
Quality  
Age



**Comparable 3**  
TBD ST 200  
Prox. to Subject 14.38 miles N  
Sales Price 87,000  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Rural Laporte  
View  
Site 33-acres  
Quality  
Age



Assumptions, Limiting Conditions & Scope of Work

File No.: 2572-B

Property Address: TBD County 86

City: Nevs

State: MN

Zip Code: 56467

Client: Hubbard County District Attorney

Address: 301 Court Ave, Park Rapids, MN 56470

Appraiser: Rachel A. Creeger

Address: 110 Pleasant Ave, Park Rapids, MN 56470

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 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.
- 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.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties

assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Don Dearstyne requested this appraisal on April 5, 2010. The effective date of the appraisal is to be January 2, 2009. Appraisal files from 2007 have been referenced for market trends and neighborhood data pertaining to that effective time frame. A private market study has also been referenced. Greater Lakes MLS has been utilized from that time period.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



# Certifications & Definitions

File No.: 2572-B

Property Address: TBD County 86	City: Newis	State: MN	Zip Code: 56467
Client: Hubbard County District Attorney	Address: 301 Court Ave, Park Rapids, MN 56470		
Appraiser: Rachel A. Creager	Address: 110 Pleasant Ave, Park Rapids, MN 56470		

**APPRAISER'S CERTIFICATION** certify that, to the best of my knowledge and belief:

— The statements of fact contained in this report are true and correct. — The credibility of this report, for the stated use by the stated user(s), of 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. — 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. — I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. — My engagement in this assignment was not contingent upon developing or reporting predetermined results. — 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. — 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. — I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

--- Possession of this report, or a copy thereof, does not carry with it the right of publication.

**DEFINITION OF MARKET VALUE \***:Market value means 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 and 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 acting in what they consider their own best interests;
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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Don Dearstyne	Client Name: Hubbard County District Attorney
E-Mail:	Address: 301 Court Ave, Park Rapids, MN 56470
<b>APPRAISER</b>	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>

Appraiser Name: Rachel A. Creager	Supervisory or Co-Appraiser Name:
Company: Clack Appraisal	
Phone: 218-732-0486	Fax: 218-732-1400
E-Mail: ra59@unitec.com	
Date Report Signed: 04/20/2010	
License or Certification #: 20111143	State: MN
Designation: Certified General, Certified Residential	
Expiration Date of License or Certification: 8/31/2011	
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Expiration Date of License or Certification: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection: 04/09/2010	Date of Inspection:





## Appraiser's License

Client	Hubbard County District Attorney			
Property Address	TBD County 86			
City	Nevis	County	Hubbard	State MN Zip Code 56467
Owner	Duane Arndt			

## STATE OF MINNESOTA



RACHEL ANN ELIZABETH CREAGER  
19486 STATE 34  
PARK RAPIDS, MN 56470

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that  
RACHEL ANN ELIZABETH CREAGER

19486 STATE 34  
PARK RAPIDS, MN 56470

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser : Certified General

License Number: 20111143

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2011.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 08, 2009.

## COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division

85 7th Place East, Suite 500

St. Paul, MN 55101-3185

Telephone: (651) 296-6319

Email: [licensing.commerce@state.mn.us](mailto:licensing.commerce@state.mn.us)

Website: [commerce.state.mn.us](http://commerce.state.mn.us)

## Notes:

Continuing Education: 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.

Appraisers: You must not a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-registed transactions. Trainees do not qualify, for further details, please visit our website at [commerce.state.mn.us](http://commerce.state.mn.us).

## Continuing Education:

CE Requirement Type	CE Required Hours
Total - Appraiser	30
USPAP	7



## Appraiser's Resume

Client	Hubbard County District Attorney		
Property Address	TBD County 86	County	Hubbard
City	Nevis	State	MIN
Owner	Duane Arndt	Zip Code	56467

**Rachel A. Creager**  
 110 Pleasant Avenue  
 Park Rapids, MN 56470  
 Office Phone: 218-732-0486

### EDUCATION

2009 15.0 hr Residential Building Analysis: Inspection & Valuation  
 2009 7.5 hr HVCC and 1004MC Form – Kaplan Professional Schools  
 2008 7.5 hr USPAP – Kaplan Professional Schools  
 2007 16 hr Apartment Appraisal – Appraisal Institute  
 2007 40 hr General Applications – Appraisal Institute  
 2006 7.5 hr Advanced UIRAR and Fannie Mac Guidelines Update – Kaplan  
 2006 7.5 hr USPAP Update – Kaplan  
 2005 15 hr How to Perform FHA Appraisals Within New HUD Guidelines – ProSource  
 2004 7 hr Foreclosure – National Association of Independent Fee Appraisers  
 2004 7.5 hr USPAP – ProSource  
 2003 39 hr Basic Income Capitalization – Appraisal Institute  
 2002 8 hr USPAP – McKissock, Inc.  
 2001 16 hr Conservation Easements Seminar – American Society of Farm Managers & Rural Appraisers  
 2001 7.5 hr When Good Houses Go Bad – Real Estate Essentials  
 2000 4 hr USPAP Update – ProSource  
 1999 15 hr Appraisal 203: Investment & Financial Analysis – ProSource  
 1999 15 hr Appraisal 202: Investment Property Appraisal – ProSource  
 1998 4 hr USPAP Update – National Association of Independent Fee Appraisers  
 1997 90 hr Pre-appraisal courses through ProSource  
 1995 General coursework in PC software – Palomar Junior College, San Marcos, CA

### EMPLOYMENT

1997 – Real estate appraiser. Primarily residential and commercial assignments. Commercial training under supervision of David J. Johnson and Dolores Clack. Certified General Real Property Appraisers.

1996-1997 Cashier – J&B Foods, Park Rapids, MN  
 1987-1996 General Contractor & Project Manager, San Diego, CA  
 Light commercial and extensive residential remodeling, repair and maintenance.  
 Approximately 50% of the projects were on historical residences or apartment building.

1985-1987 General Contractor, Fairbanks, AK  
 Light commercial and residential remodeling and repair. Some new construction projects.  
 Remodeling work for the State of Alaska and HUD.

1982-1987 Draftsman and Residential Design, Fairbanks, AK  
 Design & drafting of residential remodeling and new construction projects.  
 Some new design work for the State of Alaska Farmers Home Administration.

### COUNTIES SERVED

Hubbard, Walena, Eastern Becker, Beltrami, Cass