

APPRAISAL OF REAL PROPERTY

LOCATED AT:

1203 Chestnut Street
Deed Book 477 Pages 22-County Court Clerk's Office
Bowling Green, KY 42101

FOR:

Estate of David M. Coffey
802 Parkway Street
Bowling Green, KY 42101

AS OF:

March 19, 2015

BY:

Gary R. Murphy, MAI
Murphy, Napier and Company
1115 C Fairview Avenue
Bowling Green, Kentucky 42103

Estate of David M. Coffey
802 Parkway Street
Bowling Green, KY 42101

Re: Property: 1203 Chestnut Street
Bowling Green, KY 42101
Borrower: Estate of David M. Coffey
File No.: 350250

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,



Gary R. Murphy, MAI

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 350250

Property Description: 1203 Chestnut Street, City Bowling Green, State KY, Zip Code 42101
 Legal Description: Deed Book 477 Pages 22-County Court Clerk's Office
 Assessor's Parcel No. 040B02 055 Tax Year 1 Year R.E. Taxes \$ 2,275.00 Special Assessments \$ 0.00
 Borrower Estate of David M. Coffey Current Owner Estate of David M. Coffey Occupant: Owner Tenant Vacant
 Property rights appraised Fee Simple Leasehold Condominium (HUD/VA only) HOA \$ N/A /Mo.
 Neighborhood or Project Name Near WKU Campus Project Type PUD Map Reference 14540 Census Tract 0101.00

Sale Price \$ DNA Date of Sale --- Description and \$ amount of loan charges/concessions to be paid by seller N/A
 Lender/Client Estate of David M. Coffey Address 802 Parkway Street, Bowling Green, KY 42101

Appraiser Gary R. Murphy, MAI Address 1115 C Fairview Avenue, Bowling Green, KY 42103
 Location Urban Suburban Rural Predominant occupancy Owner Tenant Vacant (0-5%) Vac.(over 5%)
 Built up Over 75% 25-75% Under 25% Single family housing PRICE \$(000) 75 Low 40 AGE (yrs) 40 One family 80 Land use change Not likely Likely
 Growth rate Rapid Stable Slow Declining Over supply To: 2-4 family
 Property values Increasing In balance Over supply
 Demand/supply Shortage In balance Over supply
 Marketing time Under 3 mos. 3-6 mos. Over 6 mos.

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Neighborhood boundaries and characteristics: Bordered on the north by 12th Street, the south by University Blvd., the east by U.S. 31-W ByPass and the west by Center Street.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
 The subject property is located in the central section of Bowling Green on Chestnut Street at East 12th Avenue. This is a good residential area with all residential amenities readily available. The appraiser is unaware of any conditions or changes that would adversely affect the marketability of the subject property. Property lies adjacent to WKU campus and is an area that has experienced a relatively strong demand in terms of single family residential. WKU is a strong market participant in terms of acquiring property for expansion purposes within this neighborhood.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
 The appraiser is unaware of any conditions or changes that would adversely affect the marketability of the subject property. Mortgage money is available at attractive rates and it appears supply/demand characteristics are in balance. Marketing time for properties in this price range is estimated to be 180 to 270 days and there appears to be a minimal number of properties on the market for sale.

Project information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
 Approximate total number of units in the subject project _____
 Describe common elements and recreational facilities: _____
 Approximate total number of units for sale in the subject project _____

Dimensions 80' X 70' (see attached deed)
 Site area 0.13 Acre Corner Lot Yes No
 Specific zoning classification and description Residential (RM-3)
 Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal No zoning
 Highest & best use as improved: Present use Other use (explain) _____
 Utilities Public Other _____
 Electricity Street Asphalt Public Private
 Gas Curb/gutter Yes No
 Water Sidewalk Concrete No
 Sanitary sewer Street lights Yes No
 Storm sewer Alley None No
 Topography On-grade with street
 Size Typical for Area: 0.13 Acre
 Shape Rectangular, Adeg, Frontage
 Drainage Good: Natural
 View Comp. Type Prop.
 Landscaping Typical for Area
 Driveway Surface Asphalt - small
 Apparent easements Not Adverse
 FEMA Special Flood Hazard Area Yes No
 FEMA Zone X Map Date 05/02/2007
 FEMA Map No. 21227C0302E

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): The appraiser is unaware of easements or encroachments that would adversely affect the marketability of the subject property. Property is surrounded by well maintained properties. WKU owned properties to north of subject property.

GENERAL DESCRIPTION	EXTERIOR DESCRIPTION				FOUNDATION				BASEMENT				INSULATION			
	No. of Units	Foundation	Stone	None	Slab	None	None	None	Area Sq. Ft.	% Finished	Roof	Roof	Area Sq. Ft.	Other	Area Sq. Ft.	
1 or 2	Foundation	Stone	None	Slab	None	None	None	Area Sq. Ft.	% Finished	Roof	Roof	Area Sq. Ft.	Other	Area Sq. Ft.		
2	Exterior Walls	Vinyl Siding	Partial	Crawl Space	Partial	None	None	3	1.5	None	None	1,725	None	1,725		
Detached	Roof Surface	C/S	None	Basement	None	None	None	3	1	None	None	1,677	None	1,677		
Conv.	Gutters & Dwnspnts.	Aluminum	None	Sump Pump	None	None	None			None	None					
Existing/Proposed	Window Type	Wood D/H	None/Observed	Dampness	None/Observed	None/Observed	None/Observed			None	None					
Age (Yrs.) 135	Storm/Screens	None/Minimal	None/Observed	Settlement	None/Observed	None/Observed	None/Observed			None	None					
Effective Age (Yrs.) 50	Manufactured House	No	None/Observed	Infestation	None/Observed	None/Observed	None/Observed			None	None					
Foyer	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	None	None					
Basement																
Level 1	1	1	1	1	1.5	3	1									
Level 2	1	1	1	1	1	3	1									

Finished area above grade contains: 8 Rooms; 6 Bedroom(s); 2.5 Bath(s); 3,402 Square Feet of Gross Living Area

INTERIOR	Materials/Condition	HEATING				KITCHEN EQUIP.				AMENITIES				GAR STORAGE:										
		Type	Fuel	Condition	Good	Refrigerator	Range/Oven	Disposal	Dishwasher	F.A.G	Gas	Good	Central	Other	Condition	Good	None	Garage	Attached	Detached	Built-In	Carport	Driveway	
Floors	Hardw. Lam; CT	Type	Fuel	Condition	Good	Refrigerator	Range/Oven	Disposal	Dishwasher	F.A.G <td>Gas <td>Good <td>Central <td>Other <td>Condition <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td></td></td></td>	Gas <td>Good <td>Central <td>Other <td>Condition <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td></td></td>	Good <td>Central <td>Other <td>Condition <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td></td>	Central <td>Other <td>Condition <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td>	Other <td>Condition <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td>	Condition <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td>	Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td>	None	Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td>	Attached	Detached	Built-In	Carport	Driveway	
Walls	D/W; Plstr.	Fuel	Gas <td>Condition</td> <td>Good <td>Refrigerator</td> <td>Range/Oven</td> <td>Disposal</td> <td>Dishwasher</td> <td>F.A.G <td>Gas <td>Good <td>Central <td>Other <td>Condition</td> <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td></td></td></td></td>	Condition	Good <td>Refrigerator</td> <td>Range/Oven</td> <td>Disposal</td> <td>Dishwasher</td> <td>F.A.G <td>Gas <td>Good <td>Central <td>Other <td>Condition</td> <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td></td></td></td>	Refrigerator	Range/Oven	Disposal	Dishwasher	F.A.G <td>Gas <td>Good <td>Central <td>Other <td>Condition</td> <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td></td></td>	Gas <td>Good <td>Central <td>Other <td>Condition</td> <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td></td>	Good <td>Central <td>Other <td>Condition</td> <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td></td>	Central <td>Other <td>Condition</td> <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td></td>	Other <td>Condition</td> <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td></td>	Condition	Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> </td>	None	Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td>	Attached	Detached	Built-In	Carport	Driveway	
Trim/Finish	Wood; Avg	Condition	Good <td>COOLING</td> <td>Central</td> <td>Yes</td> <td>Fan/Hood</td> <td>Microwave</td> <td>Washer/Dryer</td> <td>Condition</td> <td>Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	COOLING	Central	Yes	Fan/Hood	Microwave	Washer/Dryer	Condition	Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	None	Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Attached	Detached	Built-In	Carport	Driveway						
Bath Floor	Tile & C. T.	COOLING	Central	Yes	Fan/Hood	Microwave	Washer/Dryer	Condition	Good <td>None</td> <td>Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	None	Garage <td>Attached</td> <td>Detached</td> <td>Built-In</td> <td>Carport</td> <td>Driveway</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Attached	Detached	Built-In	Carport	Driveway								
Bath Wainscot	C. T.	Other	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td>	Condition	Good <td>Condition</td> <td>Good </td>	Condition	Good
Doors	Typical/Good	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td></td>	Condition	Good <td>Condition</td> <td>Good <td>Condition</td> <td>Good </td></td>	Condition	Good <td>Condition</td> <td>Good </td>	Condition	Good	

Additional features (special energy efficient items, etc.):
 in non-working condition.
 Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.:
 older structure that is conserved as being both physically and functionally adequate. The condition of the structure is regarded as being average and it was observed by the appraiser on the date of inspection that this property does not appear to need significant repairs. The dwelling has been adequately maintained.
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: No adverse environmental conditions were observed at the time of inspection.

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 350250

ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS, Dwelling, Garage/Carport, Total Estimated Cost New, Less, Depreciation, Depreciated Value of Improvements, "As-Is" Value of Site Improvements, INDICATED VALUE BY COST APPROACH

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include property details, sales price, appraiser info, value adjustments, and comparable sales data.

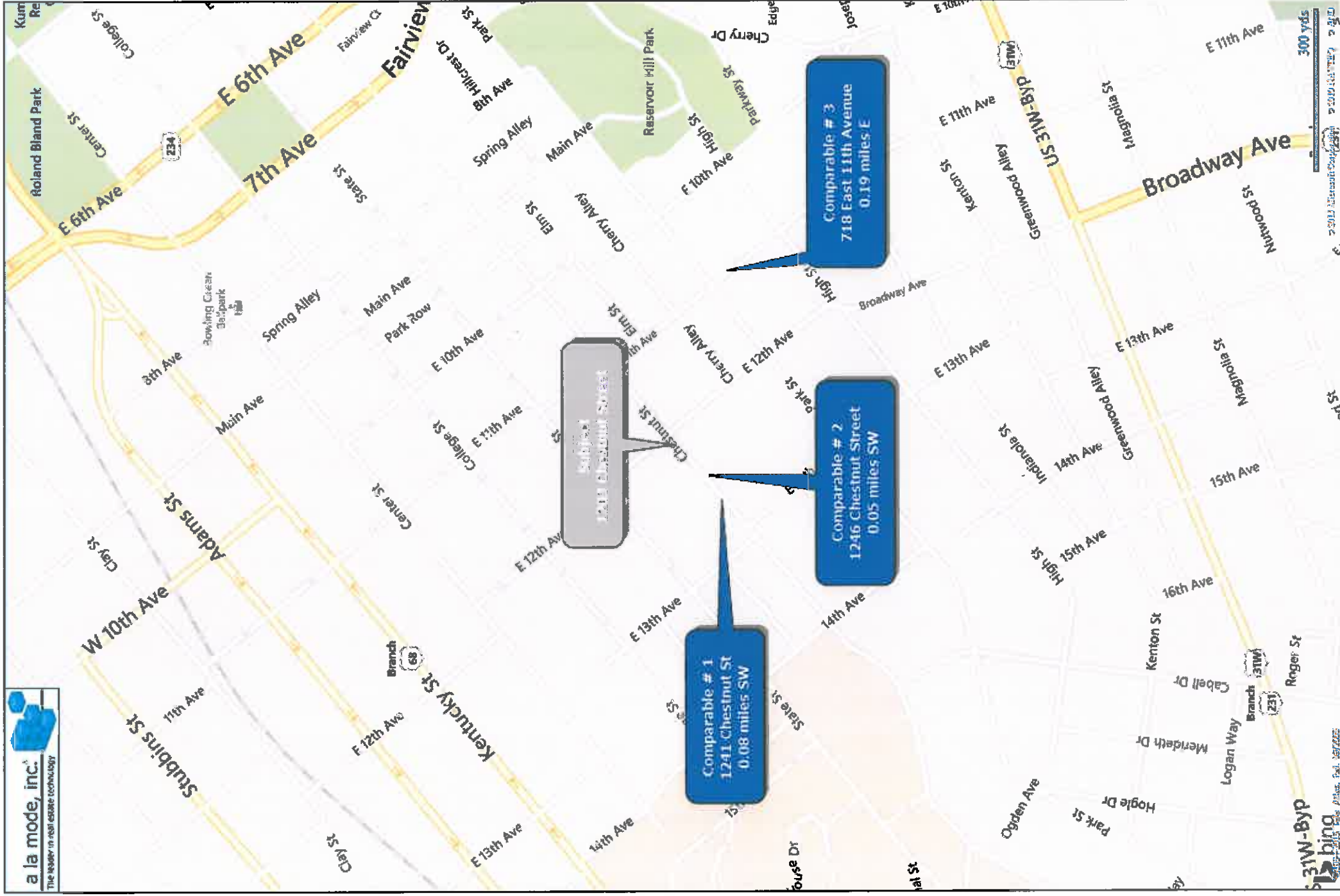
Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Date, Price and Data, Source, for prior sales, within year of appraisal, Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal.

INDICATED VALUE BY SALES COMPARISON APPROACH, INDICATED VALUE BY INCOME APPROACH (if Applicable), This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below, Conditions of Appraisal: See attached limiting conditions. Complete Appraisal Analysis-Appraisal Report.

Final Reconciliation: Based on the availability of strong market sales, the appraiser has relied on the value indicated by the Sales Comparison Approach. The Income Approach has been processed due to the type of property (multi-family residence-duplex) being appraised. Income Approach supports value reflected by Sales Comparison Approach. Cost Approach omitted due to type property involved in this assignment. The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93). (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF March 19, 2015. APPRAISER: Signature, Name, Date Report Signed, State KY, Or State License #.

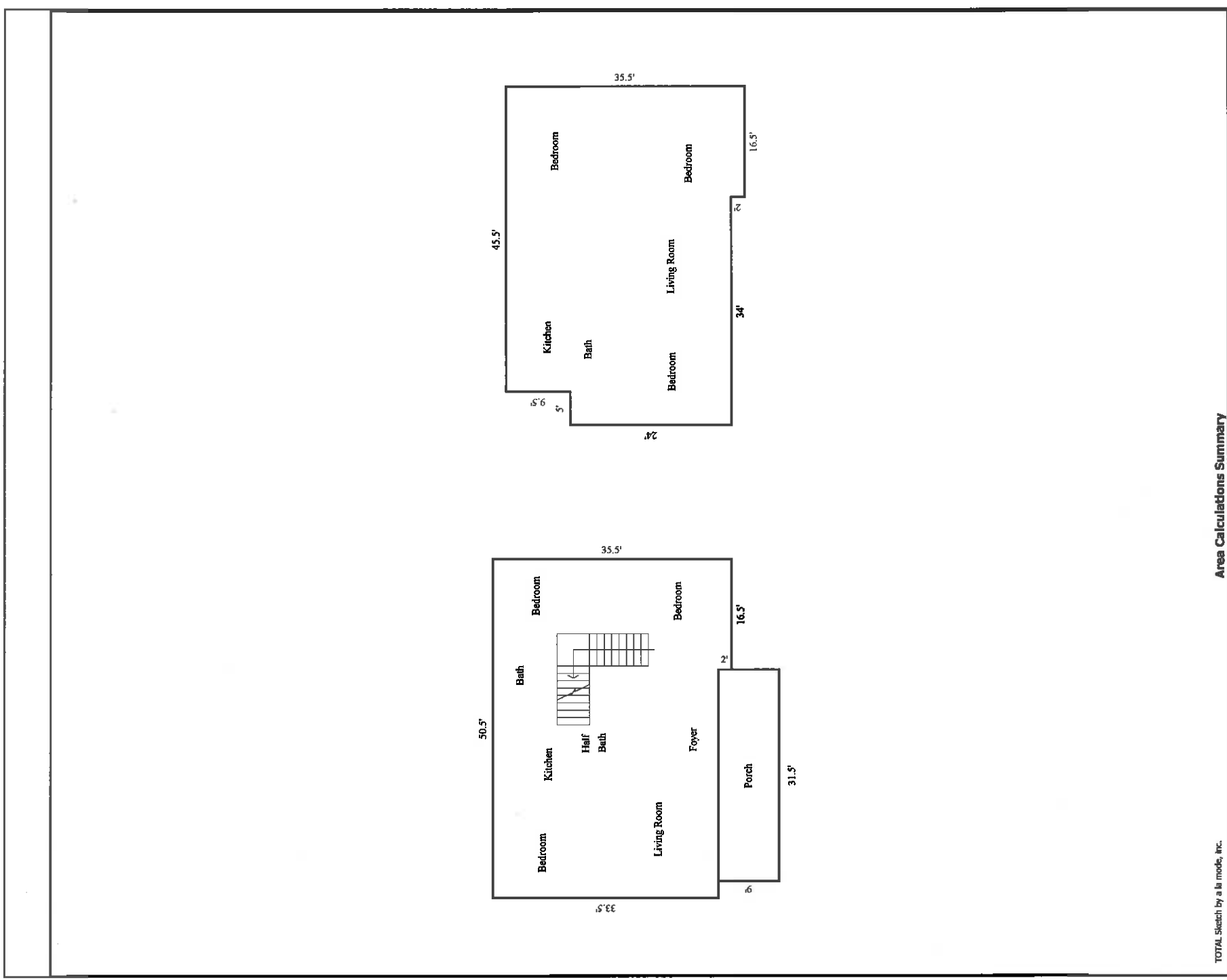
Location Map

Borrower/Client	Estate of David M. Coffey	State	KY	Zip Code	42101
Property Address	1203 Chestnut Street	County	Warren		
City	Bowling Green				
Lender	Estate of David M. Coffey				



Building Sketch

Borrower/Client	Estate of David M. Coffey		
Property Address	1203 Chestnut Street		
City	Bowling Green	County	Warren
State	KY	Zip Code	42101
Lender	Estate of David M. Coffey		



Area Calculations Summary	
<small>TOTAL Sketch by a la mode, Inc.</small>	
Living Area	
First Floor	1724.75 Sq ft
Second Floor	1677.25 Sq ft
Total Living Area (Rounded):	3402 Sq ft
Non-living Area	
Open Porch	283.5 Sq ft

Subject Photos

Borrower/Client	Estate of David M. Coffey		
Property Address	1203 Chestnut Street		
City	Bowling Green	County	Warren
Lender	Estate of David M. Coffey	State	KY
		Zip Code	42101



Subject Front
1203 Chestnut Street



Subject Rear



Subject Street

Subject Photos

Borrower/Client	Estate of David M. Coffey
Property Address	1203 Chestnut Street
City	Bowling Green
County	Warren
State	KY
Zip Code	42101
Lender	Estate of David M. Coffey



Interior Photograph
1203 Chestnut Street



Interior Photograph



Interior Photograph

Subject Photo Page

Borrower/Client	Estate of David M. Coffey				
Property Address	1203 Chestnut Street				
City	Bowling Green	State	KY	Zip Code	42101
Lender	Estate of David M. Coffey	County	Warren		



Interior Photograph
1203 Chestnut Street



Interior Photograph



Interior Photograph

Comparable Photo Page

Borrower/Client	Estate of David M. Coffey
Property Address	1203 Chestnut Street
City	Bowling Green
State	KY
County	Warren
Zip Code	42101
Lender	Estate of David M. Coffey



Comparable 1
1241 Chestnut Street



Comparable 2
1246 Chestnut Street



Comparable 3
718 East 11th Avenue

FIRREA / USPAP ADDENDUM

Borrower/Client Estate of David M. Coffey
Property Address 1203 Chestnut Street
City Bowling Green
Lender Estate of David M. Coffey

State KY Zip Code 42101

Purpose

Purpose of the appraisal is to estimate the market value of the subject property as defined herein.

Scope

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data not believed to be reliable was not included in the report or used as a basis for the value conclusion. In estimating the site value, the appraiser has relied on personal knowledge of the local market. The knowledge is based on prior and/or current site sales and/or abstraction of site values of improved properties.

Intended Use / Intended User

This report is being prepared for Estate of David M. Coffey. Based on information obtained by the appraiser the intended use of this appraisal report is to assist in decision making concerning estate planning.

History of Property

Current listing information: Not listed.

Prior sale: None in the past 3 years.

Exposure Time / Marketing Time

Based on sales history of properties in this price range, the appraiser estimated a marketing time of 180-270 days.

Personal (non-realty) Transfers

None known.

Additional Comments

None.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser(s): Gary R. Murphy, MAI  Supervisory Appraiser(s):
Effective date / Report date: March 19, 2015 Effective date / Report date:

**ENVIRONMENTAL ADDENDUM
APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS**

Borrower/Client	Estate of David M. Coffey		
Address	1203 Chestnut Street		
City	Bowling Green	County	Warren
Lender	Estate of David M. Coffey	State	KY
		Zip code	42101

***Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.**

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquires about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments _____

SANITARY WASTE DISPOSAL

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments _____

SOIL CONTAMINANTS

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments _____

ASBESTOS

- All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments _____

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments _____

RADON

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments _____

Murphy, Napier, & Company

Form 69F — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

USTs (UNDERGROUND STORAGE TANKS)

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments _____

NEARBY HAZARDOUS WASTE SITES

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments _____

UREA FORMALDEHYDE (UFFI) INSULATION

- All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no significant UFFI Insulation or other UREA formaldehyde material on the property.

Comments _____

LEAD PAINT

- All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments _____

AIR POLLUTION

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments _____

WETLANDS/FLOOD PLAINS

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below.

Excess Noise _____

Radiation + Electromagnetic Radiation _____

Light Pollution _____

Waste Heat _____

Acid Mine Drainage _____

Agricultural Pollution _____

Geological Hazards _____

Nearby Hazardous Property _____

Infectious Medical Wastes _____

Pesticides _____

Others (Chemical Storage + Storage Drums, Pipelines, etc.) _____

- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

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 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.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report 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 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.
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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, 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 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.
7. 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.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

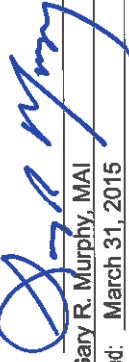
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 1203 Chestnut Street, Bowling Green, KY 42101

APPRAISER:

Signature: 
 Name: Gary R. Murphy, MAI

Date Signed: March 31, 2015

State Certification #: 000525

or State License #:

State:

Expiration Date of Certification or License: 6/1/2015

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Did

Did Not Inspect Property

SUPERVISORY APPRAISER (only if required):

Appraiser's License

Borrower/Client	Estate of David M. Coffey	State	KY	Zip Code	42101
Property Address	1203 Chestnut Street	County	Warren		
City	Bowling Green				
Lender	Estate of David M. Coffey				

Kentucky Real Estate Appraisers Board
 2014-15

Hereby grants a Certified General Real Property Appraiser
 License No 000525

To
 Gary R. Murphy
 Murphy, Napier & Company
 1115 C. Fairview Avenue
 Bowling Green, KY 42103

who has complied with the provisions of Chapter 324A of the Kentucky Revised Statutes IN WITNESS
 WHEREOF, we have caused the official seal to be affixed and attested for the year shown above.

Harold G. Brantley, Chair
 Sam E. Blackburn, Vice Chair
 G. Herbert Pritchett
 Kathy J. Mayfield
 Thomas W. Oliver



THIS CERTIFICATE EXPIRES

June 30, 2015

Control No 39951

Recorded Deed

Borrower/Client	Estate of David M. Coffey		
Property Address	1203 Chestnut Street		
City	County	State	Zip Code
Bowling Green	Warren	KY	42101
Lender	Estate of David M. Coffey		

BOOK 477 PAGE 22

D E E D

THIS DEED OF CONVEYANCE, made and entered into on this the 18 day of May, 1979, by and between BILLY M. ADAMS and his wife, CATHERINE ADAMS, hereinafter referred to as Grantors; and DAVID M. COFFEY, unmarried, hereinafter referred to as Grantee, whose address is 1203 Chestnut Street, Bowling Green, Kentucky, 42101.

WITNESSETH: That for and in consideration of the sum of \$34,000.00, cash in hand paid, the receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, alien, grant, and convey unto the Grantee, his heirs or assigns, that certain real property located in Warren County, Kentucky, more particularly described as follows, to-wit:

Beginning at a stone, the inside corner of the intersection of 12th and Chestnut Streets; thence with the line of 12th Street in the direction of State Street 70 feet, more or less, to a stone in Mrs. Ann McNeal's line; thence to the left and parallel with Chestnut Street 80 feet to the center of a 10-foot driveway; thence with the center of said driveway 70 feet to Chestnut Street; thence with the line of Chestnut Street 80 feet to the point of beginning.

Being the same property in which an undivided 1/2 interest was conveyed to Billy M. Adams from Melissa Humphries, Executrix of the Dudley Dunaway estate, by deed dated August 29, 1974, of record in Deed Book 434, Page 107, in the Warren County Court Clerk's Office. Also being the same property in which the other undivided 1/2 interest was conveyed to Billy M. Adams and his wife, Catherine Adams, from Donald W. Adams and his wife, Barbara Adams, by deed dated April 30, 1978, of record in Deed Book 475, Page 78, in the Warren County Court Clerk's Office.

TO HAVE AND TO HOLD, the above property, together with all of the improvements thereon and all of the appurtenances thereunto belonging, unto the Grantee, his heirs or assigns, forever, with Covenant of General Warranty of Title.

This conveyance is made subject to all existing easements for public roads and public utilities; rules and regulations of the City-County Planning and Zoning Commission of Warren County, Kentucky.

All applicable 1979 real estate taxes shall be prorated between the parties hereto to date hereof. The Grantee shall

FROM:

Mr. Gary R. Murphy, MAI
 Murphy, Napier & Co. Real Estate Appraisers
 1115C Fairview Avenue
 Bowling Green, KY 42103

Telephone Number: (270) 781-2162

Fax Number: 1-888-559-9706

TO:

Daniel A. Myers, Executor
 Estate of David M. Coffey
 802 Parkway Street
 Bowling Green, KY 42101

Telephone Number: (270) 745-3684

Fax Number: (270) 745-3190

Alternate Number: E-Mail: dan.myers@wku.edu

INVOICE

INVOICE NUMBER

350250

DATE

March 2015

REFERENCE

Internal Order #:

Lender Case #:

Client File #:

Main File # on form: 350250

Other File # on form:

Federal Tax ID: EIN 62-1665853

Employer ID:

DESCRIPTION

Lender: Estate of David M. Coffey

Client: Estate of David M. Coffey

Purchaser/Borrower: Estate of David M. Coffey

Property Address: 1203 Chestnut Street

City: Bowling Green

County: Warren

State: KY

Legal Description: Dead Book 477 Pages 22-County Court Clerk's Office

Zip: 42101

FEES**AMOUNT**

375.00

SUBTOTAL

375.00

PAYMENTS**AMOUNT**

Check #:

Date:

Description:

Check #:

Date:

Description:

Check #:

Date:

Description:

SUBTOTAL**TOTAL DUE**

\$

375.00