

APPRAISAL REPORT OF:

**CABIN SITE LOT NO. 12 & CABIN SITE LOT NO. 23,
ENDERS RESERVOIR SEASONAL CABINS
ENDERS RESERVOIR STATE RECREATION AREA,
CHASE COUNTY, NEBRASKA**



PREPARED FOR:

**US Department of Interior – Appraisal and Valuation Services Office
One Denver Federal Center
Building 46, Suite 102
PO Box 25247
Denver, Colorado 80225
C/O Mr. Bruce Buchan, MAI**

CLIENT ORDER NUMBER

140D0519P0004

PROPERTY DESCRIPTION

**Enders Reservoir Cabin Site
Permit Rental Valuations**

PROSPECTIVE ANNUAL MARKET RENTS AS OF:

May 1, 2020

PREPARED BY:

**Elliott M. Clark, MAI
Clark Real Estate Appraisal
704-C East 13th Street, #509
Whitefish, Montana 59937
(406) 862-8151**



704-C East 13th Street, # 509
Whitefish, Montana 59937

LETTER OF TRANSMITTAL

August 13, 2019

US Department of Interior – Appraisal and Valuation Services Office
One Denver Federal Center
Building 46, Suite 102
PO Box 25247
Denver, Colorado 80225
C/O Mr. Bruce Buchan, MAI

Re: Appraisal Report for Annual Market Rents for Real Properties Identified as Lot 12 and Lot 23, Enders Reservoir Seasonal Cabins, Chase County, State of Nebraska

Dear Mr. Buchan:

In compliance with the request by the United States Department of Interior, Elliott M. Clark, MAI of Clark Real Estate Appraisal viewed the above referenced properties on March 13, 2019. I reviewed applicable information regarding use, easements, access, and utilities relative to the subject property and researched and analyzed trends in real estate activity in the immediate and greater subject market areas. The property viewing, reviews, and analyses were made in order to prepare the attached appraisal report.

The prospective Market Rents for the subject properties as of May 1, 2020 are concluded in this report. At the request of the client, this appraisal conforms to the requirements of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP).

The Scope of Work includes **Hypothetical Conditions**. The specific verbiage is as follows; “The appraisal will hypothetically consider the sites/spaces “as vacant” excluding the improvements specified in the sample permits, coupled with the properties being available for rent on the open market.”

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There are three approaches to value in the appraisal of real property. They are the Cost, Sales Comparison, and Income Approaches. All three approaches as well as additional methodologies and their applicability will be discussed in greater detail in the Scope of the Appraisal section of this report.

The Market Rents for the subject properties are concluded in this report. The values concluded in this report were made after thorough study of available market data and other data felt to be pertinent to this appraisal. The attached appraisal report exhibits the factual data found and reasoning used in forming my opinions of value.

This appraisal is subject to the attached Certification of Appraisal and Statement of Limiting Conditions. I further certify that this appraisal was made in conformity with the Code of Professional Ethics of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP).

Respectfully submitted,

A handwritten signature in blue ink that reads "Elliott M. Clark". The signature is written in a cursive, flowing style.

Elliott M. Clark, MAI
Montana Certified General Real Estate Appraiser
REA-RAG-LIC-683

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SUMMARY OF SALIENT DATA AND CONCLUSIONS

PROSPECTIVE EFFECTIVE DATE OF APPRAISAL REPORT	: May 1, 2020
PURPOSE OF THE APPRAISAL	: Conclude Opinions of Prospective Annual Market Rents for Subject Properties
PROPERTY RIGHTS APPRAISED	: Annual Market Rents Subject to Cabin Lot Permit for Cabin Site No. 12 and No. 23
PROPERTY LOCATION	: Enders Reservoir State Recreation Area, Enders, Nebraska
ZONING	: AG, Agriculture
IMPROVEMENTS	: None Considered for Cabin Sites
EXTRAORDINARY ASSUMPTIONS	: None
HYPOTHETICAL CONDITIONS	: “The appraisal will hypothetically consider the sites/spaces “as vacant” excluding the improvements specified in the sample permits, coupled with the properties being available for rent on the open market.”
JURISDICTIONAL EXCEPTIONS	: None
LARGER PARCEL SIZE	: Not Applicable to this Assignment
HIGHEST & BEST USE	
AS IF VACANT	: Construction of a Small Cabin (Both Subject Properties)
AS IMPROVED	: Not Applicable
ANNUAL MARKET RENTS	
CABIN SITE NO. 12:	: \$2,700
CABIN SITE NO. 23:	: \$2,460

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief,

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the properties that are the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the properties that are the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the properties that are 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.
- The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or a direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated results, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser made physical inspections of the properties appraised and the property owner, or his designated representative, was given the opportunity to accompany the appraiser on the property inspection.
- This reported analysis, opinions, and conclusions were developed, and this report was prepared in conformity with the Code of Professional Ethics and the Standards of Professional Practice adopted by the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report Elliott M. Clark, MAI has completed the continuing education requirements of the Appraisal Institute.

After carefully considering all the factors influencing the subject properties, it is my conclusion that the Prospective Annual Market Rents for the subject properties, based upon **Hypothetical Conditions** included in the Scope of Work, (The specific verbiage is as follows; “The appraisal will hypothetically consider the sites/spaces “as vacant” excluding the improvements specified in the sample permits, coupled with the properties being available for rent on the open market.”), as of May 1, 2020, are

CABIN LOT NO. 12: \$2,700

CABIN LOT NO. 23: \$2,460

Elliott M. Clark

Dated Signed: August 13, 2019

Elliott M. Clark, MAI

MT REA-RAG-LIC-683

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The appraisal is subject to the following conditions and to such other specific and limiting conditions as are set forth in the appraisal report.

1. The legal descriptions provided in the Statement of Work provided by the client are assumed to be correct.
2. The appraiser assumes no responsibility for matters legal in character, nor does she render any opinion as to titles, which are assumed to be marketable. No liens or assessments were located for the subject properties.
3. Any sketches in this report indicate approximate dimensions and are included to assist the reader in visualizing the properties.
4. The appraiser has not made a survey, engineering studies or soil and analysis of the properties and assume no responsibility in connection with such matters or for engineering, which might be required to discover such factors.
5. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning or restriction violations existing in the subject properties.
6. Information, estimates and opinions contained in this report are obtained from sources considered reliable and believed to be true and correct; however, no liability for them can be assumed by the appraiser.
7. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been made previously, therefore.
8. The division of the land and improvements (if applicable) as valued herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
9. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, sales media or other media for public communication without the prior written consent of the signatory of this appraisal report.
10. The appraiser is not an expert at the identification of environmental hazards. This assignment does not cover the presence or absence of such substances. Any visually detected or obviously

known environmental problems affecting the properties will be reported and their impact on the value will be discussed.

11. This appraisal assignment was not made nor was the appraisal rendered on the basis of requested minimum valuations or specific valuations.
12. This appraisal was prepared for the client and the intended users named in this report. The analysis and conclusions included in the report are based upon a specific Scope of Work determined by the client and the appraiser and are not valid for any other purpose or for any additional users.
13. This Scope of Work includes **Hypothetical Conditions**. The specific verbiage is as follows; “The appraisal will hypothetically consider the sites/spaces “as vacant” excluding the improvements specified in the sample permits, coupled with the properties being available for rent on the open market.”

SCOPE OF THE APPRAISAL

The Scope of Work for this assignment includes determination of Annual Market Rents for the subject Cabin Sites and Mobile Homes Spaces. At the request of the client, this report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). This report also conforms to the Code of Professional Ethics and the Standards of Professional Practice adopted by the Appraisal Institute.

CLIENT

The client for this report is the United States Department of Interior, Appraisal and Valuation Services Office (AVSO).

INTENDED USERS(S)

The appraisal report will be used by the Great Plains Region USBR on behalf of the United States of America and the Nebraska Game and Parks Commission.

INTENDED USE

The intended use of the appraisal report will be to assist the Great Plains USBR and Nebraska Game & Parks Commission with setting annual rental rates for the subject properties. The appraisal report is not intended for any other use.

MARKET RENT DEFINITION

Market Rent applied in the appraisals must comply with 43 C.F.R. Part 2920.8(a), which requires that:

“The rental shall be based either upon the fair market value of the rights authorized in the land use authorization or as determined by competitive bidding. In no case shall the rental be less than fair market value.”

The statutory reference above to the “fair market value of the rights authorized” shall be considered synonymous with the following definition of market rent.

“The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements.” [The Dictionary of Real Estate, 6 Edition (Appraisal Institute, 2015), p.140]

This appraisal assignment encompasses the attached Cabin Site Permit(s) (land only) and should be treated similarly as a lease agreement for purposes of valuation.

CABIN SITE DEFINITION

Cabin site suggests any area within a public recreation or conservation area whose occupancy and use are granted to an individual or group for a period of time by permit (43 C.F.R. Part 21.3).

PERMIT DEFINITION

Permit is any lease, license, or other contract whereby a public recreation or conservation area is made available, in whole or part, to an individual or group for recreational purposes for a stipulated period of time but does not include leases or transfers to other Federal or non-Federal public agencies (43 C.F.R. Part 21.3).

EFFECTIVE DATE OF MARKET VALUES

The effective date of the annual market rents concluded in this report is May 1, 2020. The annual market rents are as of a requested prospective date. A prospective date in an appraisal is a date subsequent to the date of the completion and delivery of an appraisal report.

DATE OF PROPERTY INSPECTION

The date of inspection of Subject Cabin Lot No. 12 and No. 23 is March 13, 2019.

PROPERTY RIGHTS APPRAISED

The Prospective Annual Market Rents subject to the Cabin Lot Permit for Cabin Lot No. 12 and No. 23.

PROPERTY CHARACTERISTICS

The subject properties consist of Cabin Lot No. 12 (0.30 acre view setting) and Cabin Lot No. 23 (0.65 acre interior setting) at Enders Reservoir State Recreation area, Enders, Chase County, Nebraska. Detailed property characteristics are included in the Property Descriptions section of this report.

ASSIGNMENT CONDITIONS

The prospective market values for the Annual Market Rents for the subject properties are determined in this report. At the request of the client, this appraisal was made in conformity to the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP). This report also conforms to the Code of Professional Ethics and the Standards of Professional Practice adopted by the Appraisal Institute.

SCOPE OF PROPERTY VIEWINGS

Subject Cabin Lot No. 12 and No. 23 were viewed on March 13, 2019 by Elliott M. Clark, MAI and Christopher D. Clark both of Clark Real Estate Appraisal. We were accompanied by Mr. Bruce Buchan, MAI with AVSO and Mr. Nikolas Johanson with USBR.

SCOPE OF RESEARCH

The history of ownership, historical uses, and current intended uses were provided by the client and/or representative for the property owner.

All lakes/reservoirs in western Nebraska were researched for determination of the appropriate competitive set. The appropriate competitive sets were isolated based upon the following criteria;

- Lake/reservoir size (water surface area)
- Property types adjacent to and near the lake/reservoir (mobile home parks, cabin sites for lease, and lot sales)
- Cabin Site lease rates utilized from lakes/reservoirs managed by entities other than the US Bureau of Reclamation The Cabin Site lease rates for lakes/reservoirs managed by the US Bureau of Reclamation were not utilized in this report because the rates have not been updated to reflect market rental rates.
- Privately owned lot sales utilized from the most applicable lakes

Data Sources

- US Bureau of Reclamation (Nik Johanson, Natural Resource Specialist)
- US Army Corps of Engineers
- US Forest Service
- Nebraska Game & Parks Commission (Bob Bergholz)
- Nebraska County Assessor's Offices (Chase, Dawson, Frontier, Gosper, Harlan, Hitchcock, Lincoln, & Scottsbluff) (Detailed Sales Data Available with Subscription Fee & Interviewed Individual Assessors for Most Counties)
- Outstate MLS (Subscribed to Service)
- Specific Realtors who handle lakefront properties (Named as Verifying Sources as Applicable)
- Grantees/Grantors (Named as Verifying Sources as Applicable)
- Mobile Home Park Concessionaires (Private & Those Working Through Nebraska Game & Parks – Names as Verifying Sources as Applicable)
- Central Nebraska Public Power & Irrigation District (Jim Brown, Land Administrator)
- Nebraska Public Power District (Brian Hope, Land Management Coordinator)
- Idaho Department of Lands
- Montana Department of Natural Resources & Conservation
- STDB.com

Specific comparable market data was obtained through a combination of public record, power and irrigation districts, area realtors, concessionaires, and area property grantees/grantors. Every effort was made to verify all comparable data with a party involved in the transaction. Specific data sources are identified with each sale write-up.

HYPOTHETICAL CONDITIONS

A **Hypothetical Condition** is defined in 2018-2019 version of the Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Standards Board to be “*a condition, directly*

related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for purpose of analysis.”

The Scope of Work includes **Hypothetical Conditions**. The specific verbiage is as follows; “The appraisal will hypothetically consider the sites/spaces “as vacant” excluding the improvements specified in the sample permits, coupled with the properties being available for rent on the open market.”

EXTRAORDINARY ASSUMPTIONS

An **Extraordinary Assumption** is defined in 2018-2019 version of the Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Standards Board to be “*an assumption, directly related to a specific assignment, as of the effective date of the assignment results which, if found to be false, could alter the appraiser’s opinions or conclusions.*”

There are no **Extraordinary Assumptions** associated with this appraisal.

JURISDICTIONAL EXCEPTIONS

No **Jurisdictional Exceptions** were considered for this appraisal.

HIGHEST AND BEST USE

My opinions of the highest and best uses for the subject properties were developed using the research collected relative to the subject properties, area development trends, and demographics. The information collected is considered comprehensive and provides a credible basis for a carefully considered analyses. The appraisal processes presented were based upon the highest and best use conclusions for the subject properties.

APPRAISAL PROCESS

There are three recognized approaches in the valuation of real property. They are the Cost, Sales Comparison, and Income Approaches. The purpose of this report is determination of prospective annual market rental rates for the subject properties. For that reason, Comparable Lease Analysis and Ground Lease Rate of Return Analysis are appropriate methodologies. The relevance of the three recognized approaches and these additional methodologies to this assignment are explained in the following paragraphs.

SALES COMPARISON APPROACH

Cabin sites like the subject properties do not sell on an individual basis. The Sales Comparison Approach was not applicable to the annual market rental rates for the subject properties and was not developed in this report. The Sales Comparison Approach was a component of the Ground Lease Rate of Return Analysis for Subject Cabin Lot No. 12 and No. 23; however, it does not constitute a stand-alone approach to value.

COST APPROACH

The annual market rental rates for the subject properties concluded in this report are as if vacant. The Cost Approach was not applicable for the determination of the annual market rental rates for the subject properties and was not developed in this report.

INCOME APPROACH

The subject properties are not income producing properties for the lessees. The Income Approach is not applicable to the annual market rental rates for the properties and was not developed in this report.

COMPARABLE LEASE ANALYSIS

Thorough searches were conducted for lease comparables for competitive cabin sites. There were not sufficient lease comparables reflecting market rental rates located for the subject cabin sites. Please see Subject Market Analysis for details of leases on area lakes.

GROUND LEASE RATE OF RETURN ANALYSIS

The first step in determination of a market rental rate using ground lease rate of return analysis is determination of the market value of the subject cabin site as if vacant. The next step is the application of a market derived ground lease rate of return rate. This process results in an indication of an annual rental rate.

This methodology requires a determination of a market value for the site. Privately owned homes sites with some similarities to the subject Cabin Lot No. 12 and No. 23 do transfer periodically in the greater subject market area. For this reason, this methodology had applicability to the determination of the annual market rental rates for this property.

ENVIRONMENTAL

The appraiser is not an expert regarding the detection and measurement of hazardous substances, unstable soils, or freshwater wetlands. Therefore, this assignment does not cover the presence or absence of such substances as discussed in the Limiting Conditions section of this report. However, any visual or obviously known problems affecting the property will be reported and their impact on the value will be discussed.

SUMMARY OF APPRAISAL PROBLEMS

Appraisal problems encountered during the preparation of this report and treatment in the report is detailed below.

Appraisal Problem 1

Leases for cabin sites on area lakes were located; however, none represented “arm’s length” transactions. There were not sufficient lease comparables located to prepare a credible Comparable Lease Analysis for the subject Cabin Lot No. 12 and No. 23.

Treatment in Appraisal

The leases for cabin sites on area lakes are described in detail in the Subject Market Analysis. Ground Lease Rate of Return Analysis was relied upon for determination of the prospective market rental rates for the subject Cabin Lot No. 12 and No. 23

Appraisal Problem 1

No sales of privately owned vacant sites were located on the subject reservoir.

Treatment in Appraisal

The search for sales of private land on reservoirs/lakes was expanded to include Western Nebraska.

Appraisal Problem 2

Few private land sales were located with similar proximity to reservoirs/lakes in Western Nebraska.

Treatment in Appraisal

An extensive search was conducted for sales of privately owned sites with proximity to similar lakes/reservoirs in Western Nebraska. This search resulted in a number of site sales. The most recent and relevant sales located were utilized as comparables to determine the market value for Cabin Lot No. 20 and 31 as if vacant for Ground Lease Rate of Return Analysis.

CONCERNS OF PROPERTY OWNERS

Property Owner Concern

Not Applicable

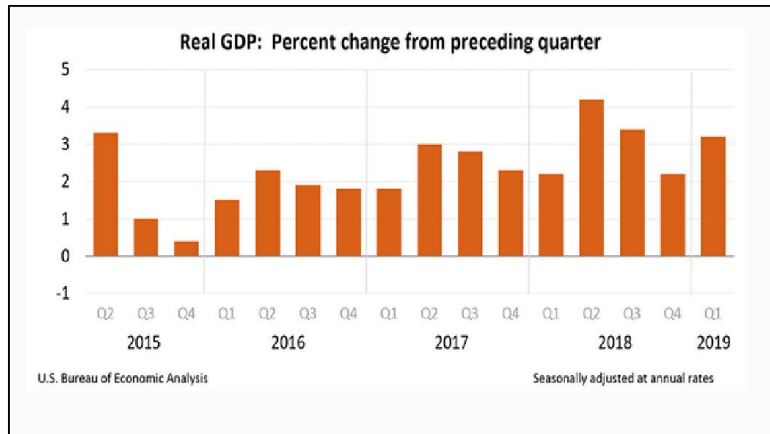
Treatment in Appraisal

Not Applicable

ECONOMIC & DEMOGRAPHIC DATA

NATIONAL ECONOMIC DATA

Real GDP increased by an annual rate of 3.2% in the first quarter of 2019 after increasing 2.2% in the fourth quarter of 2018 according to the Bureau of Economic Analysis of the US Department of Commerce (BEA). According to the BEA, the increase in real GDP reflected positive contributions from personal consumption expenditures, private inventory investment, exports, state and local government spending, and nonresidential fixed investment. Imports, which are a subtraction in the calculation of GDP, decreased. These contributions were partly offset by a decrease in residential investment. The acceleration in real GDP growth in the first quarter reflected an upturn in state and local government spending, accelerations in private inventory investment and in exports, and a smaller decrease in residential investment.



STATE ECONOMIC DATA

Nebraska is located in the Midwest region of the United States and is one of the Great Plains states. Nebraska is bordered by South Dakota, Iowa, Missouri, Kansas, Colorado, and Wyoming. Nebraska is the 37 most populous state with 2018 US Census estimated population of 1,929,268. According to US Census data, the population grew 5.6% from 1,826,341 in 2010, and is expected to continue to grow, with an estimated 2023 population of 2,035,869. Nebraska was the 37th state to join the union in on March 1, 1867 and is the 16th largest state in the US, covering 77,347 square miles. Nebraska is largely rural, with more than half of the state's population living in just 3 of the state's 97 counties. Approximately 97.2% of the land in Nebraska is privately owned, with only 2.8% public land. According to the Nebraska Department of Agriculture, 91% of the states total land area is utilized for farming or ranching.

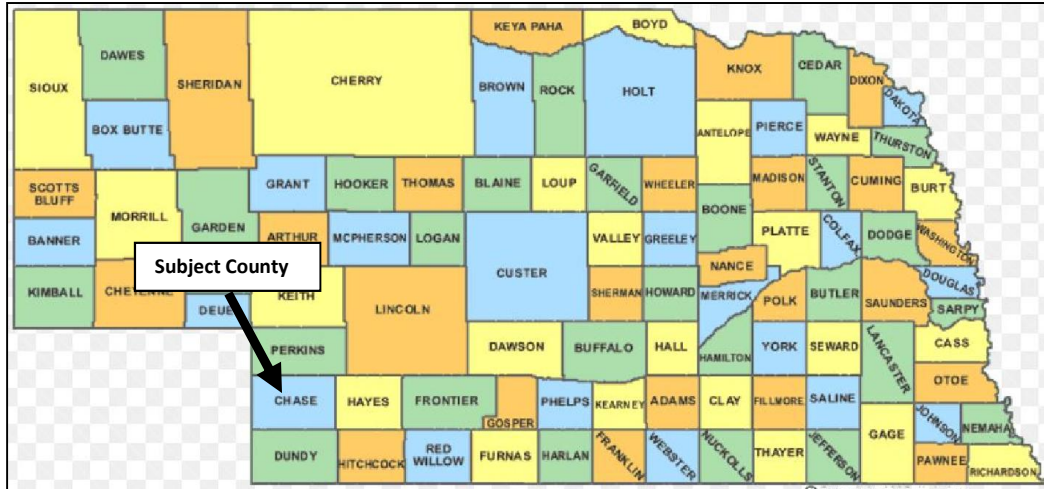
Nebraska's economy is largely driven by Agriculture. Nebraska ranks third in food production in the US only behind California, and Iowa. According to Nebraska Department of Agriculture statistics, 1 in 4 jobs in Nebraska are related to agriculture. Other significant economic sectors in Nebraska are;

- Transportation
- Wholesale & Retail Trade
- Manufacturing
- Health Care
- Finance
- Construction

US Census Data estimates that the median household income in Nebraska was \$56,675 in 2018, compared to an average median household income of \$61,372 for the United States. The median household income is expected to increase to \$62,777 by 2023. The Tax Foundation's 2019 State Business Tax Climate Index ranked Nebraska 28th in the US for corporate taxes, 26th for individual taxes, 9th for sales tax, and 40th for personal taxes. The overall tax climate rank for Nebraska was 24th. The unemployment rate for Nebraska as of February 2019 was 2.8% compared to 4.1% for the US. According to The University of Nebraska-Lincoln, Bureau of Business Research & The Nebraska Business Forecast Council, the Nebraska economy is expected to continue to grow despite a slowdown in the Agriculture sector. Employment is expected to grow between 0.7% and 0.9% through 2021, and non-farm income is expected to grow up to 4.5%. Economic sectors expected to grow during this period are manufacturing, construction, and healthcare.

CHASE COUNTY DATA

The subject properties are located in the Enders State Recreation Area in the southeast corner of Chase County, Nebraska. The county is bordered by Hayes, Dundy, and Perkins Counties in Nebraska and by Yuma and Phillips Counties of Colorado. A Map of Nebraska with counties identified is below.



Chase County was established in 1873 and was named for Champion S. Chase who served as mayor of Omaha and was Nebraska's first Attorney General. The Chase County Seat is Imperial. Other communities in Chase County are; Lamar, Wauneta, Champion, and Enders.

Geographical Information

Chase County is approximately 897 square miles in size. Approximately 3.1 square miles of the county is water. The topography of the county is diverse and includes; Frenchman Creek, limestone outcroppings, steep-walled canyons, and rolling sandhill formations. Enders Reservoir is the only reservoir in Chase County. The county includes the Enders Reservoir State Recreation Area.

Population

According to the ESRI data based upon information from the US Census Bureau, the population estimate for Chase County as of 2019 was 4,006. The 2010 population according to the Census Bureau was 3,966. This reflects an increase in population over the past 9 years of 1.01%.

Income

According to ESRI data, the median household income in 2019 for Chase County was \$55,888. This is slightly less than the median household income for Nebraska for the same period of \$56,675. According to the American Community Survey 2013-2017, 7.4% of the population in Chase County was below the poverty line. This is less than the estimated 10.8% poverty rate for the State of Nebraska for the same period.

Employment

According to ESRI data, there were 2,192 people (16 years or older) employed in Chase County in 2019. Most of the employed population were in the Services industry category (29.7%). Additional industry categories are Agriculture/Mining (20.6%), Retail Trade (15.6%), Transportation/Utilities (7.3%), Construction (6.8%), Manufacturing (5.4%), Finance/Insurance/Real Estate (4.6%), and Public Administration (4.1%). The remaining categories of Wholesale Trade and Information and include 3% or less of the employed population. According to the US Bureau of Labor and Statistics, the non-seasonally adjusted unemployment rate for Chase County was 2.4% in March of 2019. This is lower than the non-seasonally adjusted unemployment rate Nebraska for March of 2019 of 2.9%.

Education & Healthcare

There is an elementary school and a combined junior/senior high school servicing Chase County. There is no four-year college in Chase County. There are two medical clinics and a county hospital in Chase County.

Real Estate

According to 2019 estimates from US Census data, there were 1,946 housing units in Chase County. Of the total housing units, 69.5% were reportedly owner occupied. The median home value for 2019 was reportedly \$113,313 compared to \$142,400 for the State of Nebraska.

Linkages & Transportation

US Highway 6 and Nebraska Highway 61 travel through Chase County. The nearest airport with passenger service is in McCook in Red Willow County.

Chase County Economic Data Conclusion

The largest employment categories for Chase County are Services 29.7%, Agriculture/Mining 20.6%, and Retail Trade 15.6%. The economic health of the county is significantly dependent on agriculture. Chase County is a rural county and has experienced population stagnation typical of the rural Midwest and West. Population migration is likely to continue to trend away from rural areas and toward larger population centers. The economic outlook for the county is somewhat guarded due to heavy dependence on agriculture and the potential for declining population.

SALES, RENTAL & USE HISTORY

Transfer or Sales History

The subject lots are under the ownership of the United States. There have been no transfers of the subject lots during the three years prior to the report date.

Rental History

Cabin Lot No. 12 and No. 23 were occupied by private parties via long term permit (5 years) with the Nebraska Game and Parks Commission that expires on April 30, 2020. The original lease commenced in 1995 and the current lease is the final 5 year renewal option of the original lease. The annual lease rates for both sites are \$544. Based upon the market rental rate concluded in this report, the current lease rates are below market rates. The tenant or permittee is responsible for the utility costs to the improvements, costs for construction and maintenance of any improvements, costs for sanitation and waste disposal, and costs (shared with other permittees) for road maintenance. The permitor pays for general road maintenance for the reservoir area but for the specific road to the subject site.

Please see the Property Description (Section F. Easements, Buffers, Restrictions, and Reservations) for abstracts of the permits in place.

Use & Marketing History

The subject properties have been utilized as cabin sites for many years. No recent transfer was located for Subject Cabin Lot 12 or No. 23.

Analysis of Buy-Sell Agreement/Contract of Sale

I am not aware of any Buy-Sell Agreements or Contracts of Sale in place for the subject properties.

PROPERTY DESCRIPTION

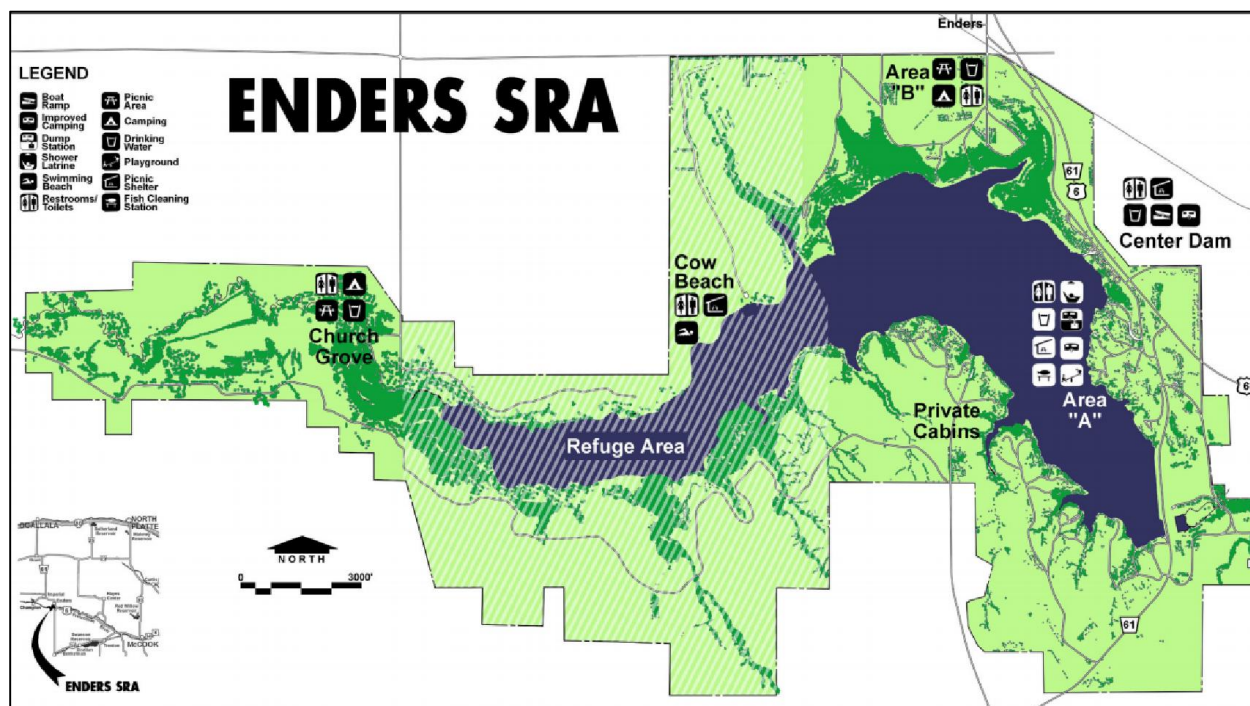
A. GENERAL SITE DESCRIPTION

The subject properties consist of Cabin Site No. 12 (an approximately 0.30 acre site) and Cabin Site No. 23 (an approximately 0.65 acre site) at Enders Reservoir State Recreation area, Enders, Chase County, Nebraska. Detailed property characteristics are included in the Property Descriptions section of this report. Cabin Site No. 12 has views of the reservoir and direct walk in access to the reservoir across land owned by the US Bureau of Reclamation. Cabin Site No. 23 is an interior site has some limited views of the reservoir and no direct walk-in access to the reservoir.

General Description of Enders Reservoir

Enders is a 1,707-acre reservoir in Southwest Nebraska, located approximately nine miles southeast of the Town of Imperial. The reservoir is part of the Enders Reservoir State Recreation Area which contains approximately 3,933 acres. The reservoir's mission for irrigation, flood control, wildlife/fish habitat and recreation results in wide seasonal fluctuations in storage causing changes in the shoreline elevations. Historically, distance from cabin Site to water surface varies both seasonally and annually depending on the agricultural demand and rainfall amounts impacting dock use. Amenities associated with Enders include a swim beach, boat ramp, restrooms with showers, 242 campsites, and picnic areas. The cabin sites are situated in the vicinity of the Enders Reservoir shoreline and enjoy varying views and water access.

Nebraska Game and Parks Map of Enders SRA



Google Earth Aerial View of Enders Reservoir



Subject Property Legal Descriptions

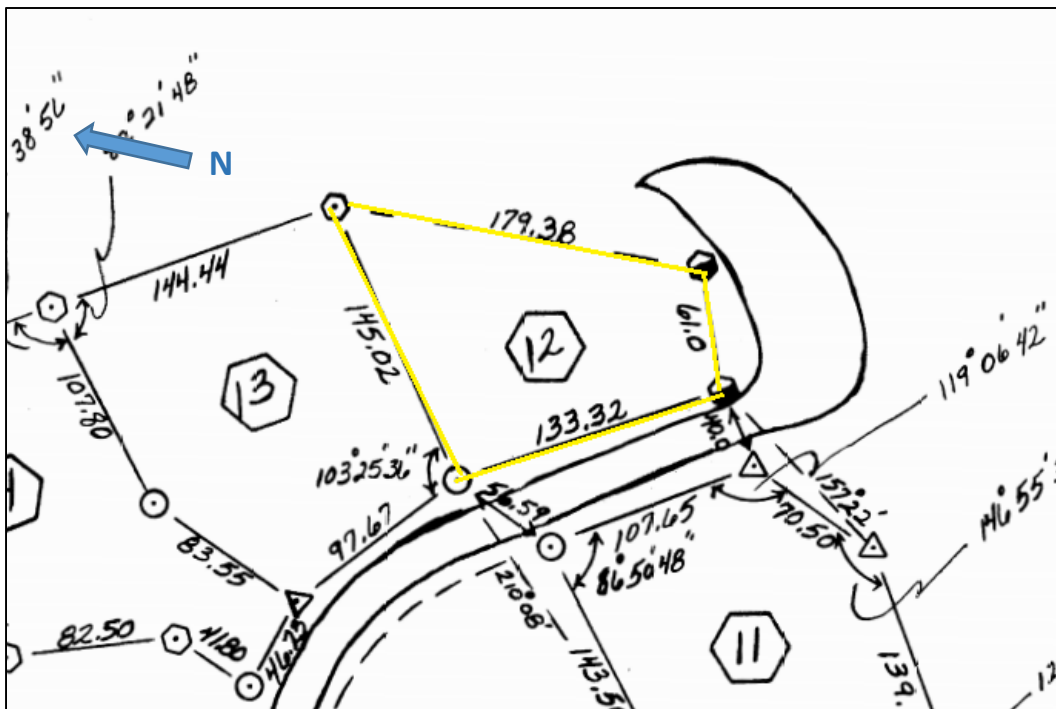
Subject Property Descriptions	
Property Identification	Legal Description
Cabin Site No. 12	Lot 12 , Enders Reservoir, Seasonal Cabins Situated in Section 5, Township 5 North, Range 37 West, County of Chase, State of Nebraska
Cabin Site No. 23	Lot 23 , Enders Reservoir, Seasonal Cabins Situated in Section 5, Township 5 North, Range 37 West, County of Chase, State of Nebraska

Subject Property Site Descriptions

Cabin Site 12

The topography around Enders Reservoir is rolling with hills and a general slope downward directly adjacent to the reservoir. Cabin Site 12 is located directly adjacent to land owned by the US Bureau of Reclamation which is directly adjacent to the reservoir. This site has excellent views of the reservoir. The site includes level areas with a mild slope toward the reservoir. The site forms an irregular rectangle shape and is approximately 0.30 acres or 13,068 Square Feet in size. According to the Cabin Site Plan for Cabin Site No. 12, the site dimensions are 145.02' along the north boundary, 179.38' along the east boundary, 61.0' along the south boundary, and 133.32' along the west boundary. The east boundary (179.38') is adjacent to land owned by US Bureau of Reclamation which fronts the reservoir.

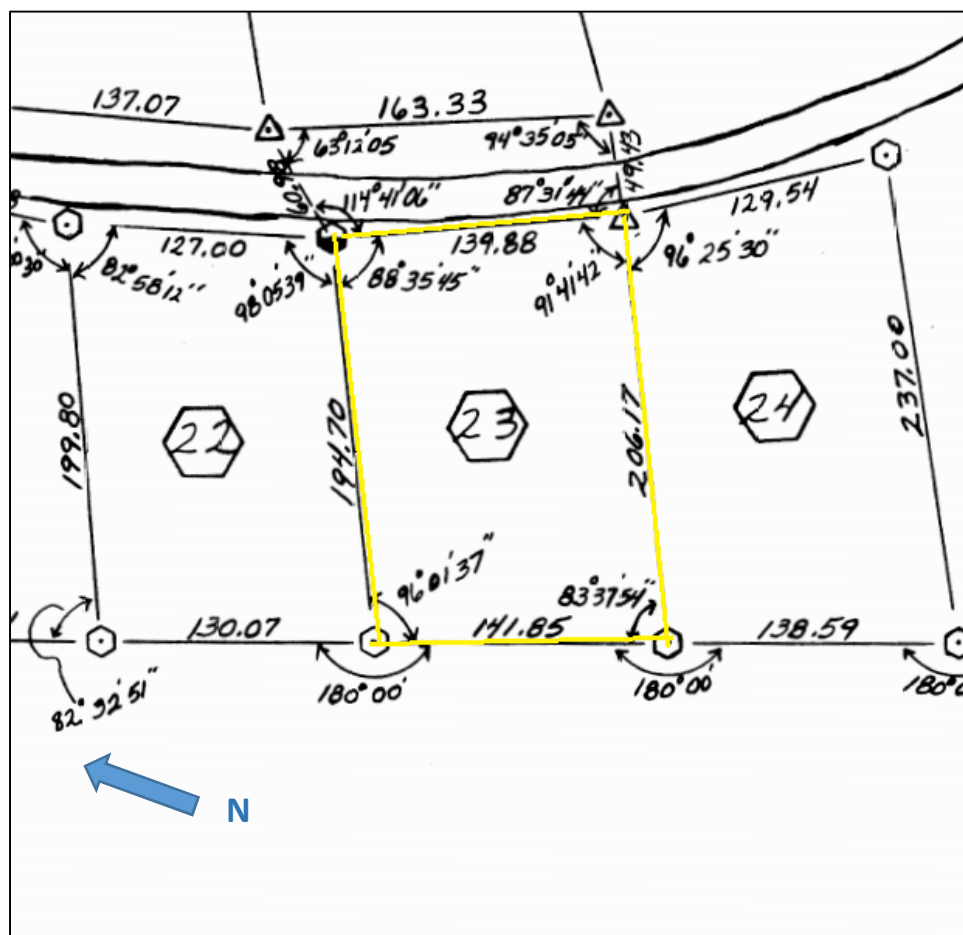
Cabin No. 12 Site Plan
(Approximate Subject Property Boundaries Outlined in Yellow)



Cabin Site 23

The topography around Enders Reservoir is rolling with hills and a general slope downward directly adjacent to the reservoir. Cabin Site 23 is an interior site but does have some views of the reservoir across neighboring sites. The site includes level areas with a mild slope up toward the center of the site. The site forms an irregular rectangle shape and is approximately 0.65 acres or 28,314 Square Feet in size. According to the Cabin Site Plan for Cabin Site No. 23 the site dimensions are 194.70' along the north boundary, 139.88' along the east boundary, 206.17' along the south boundary, and 141.85' along the west boundary. The east boundary (139.88') is adjacent to the interior road which provides access to the site.

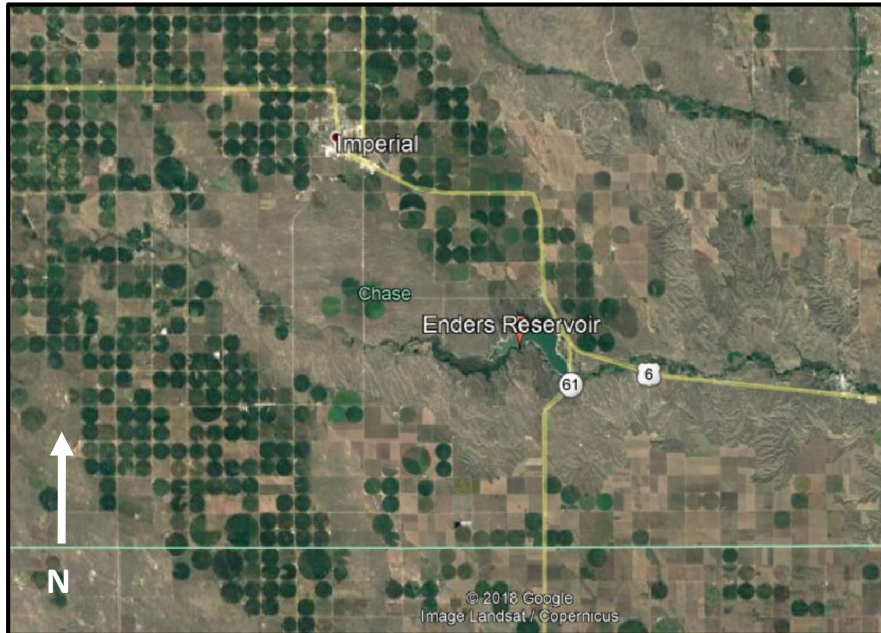
Cabin No. 23 Site Plan
(Approximate Subject Property Boundaries Outlined in Yellow)



Cabin Site Aerial from US Department of The Interior



Zoomed Out Aerial Map
(Enders Reservoir Identified with Red Marker)



B. ACCESS & PARKING

Cabin Site Nos. 12 & 23

Cabin Site Nos. 12 and 23 are located on the south side of the Enders Reservoir. Access to the sites is via 337A Avenue which is a state owned dirt road that provides access to cabin sites and other recreation areas within the Enders State Recreation Area. 337A Avenue is accessed via Nebraska Highway 61 which traverses the state running south and north. Vehicular access to the cabin site via 337A Avenue may not be possible during the winter or spring depending on weather conditions. Road maintenance is the responsibility of the permittees. Occupancy of the cabins is limited to recreational use and year-long occupancy is not allowed. The cabin sites may be used year round but may not be a permanent residence. There is adequate area for parking on Cabin Site No. 31 and Cabin Site No. 23.

C. ZONING

Cabin Site Nos. 12 and 23 are located within the Chase County AG (Agriculture) zoning district.

The intent of the AG Zoning District is;

“to preserve and protect agriculture production from encroachment by incompatible uses”

Permitted Principle Uses and Structures in the AG Zoning District are; general farming and ranching activities; public uses; bulk grain and produce storage; irrigation, flood, erosion, and sediment control projects; non-farm single family and ranch farm dwellings; greenhouses and garden centers; bed and breakfast; churches, places of worship, and cemeteries; and broadcast towers and stations.

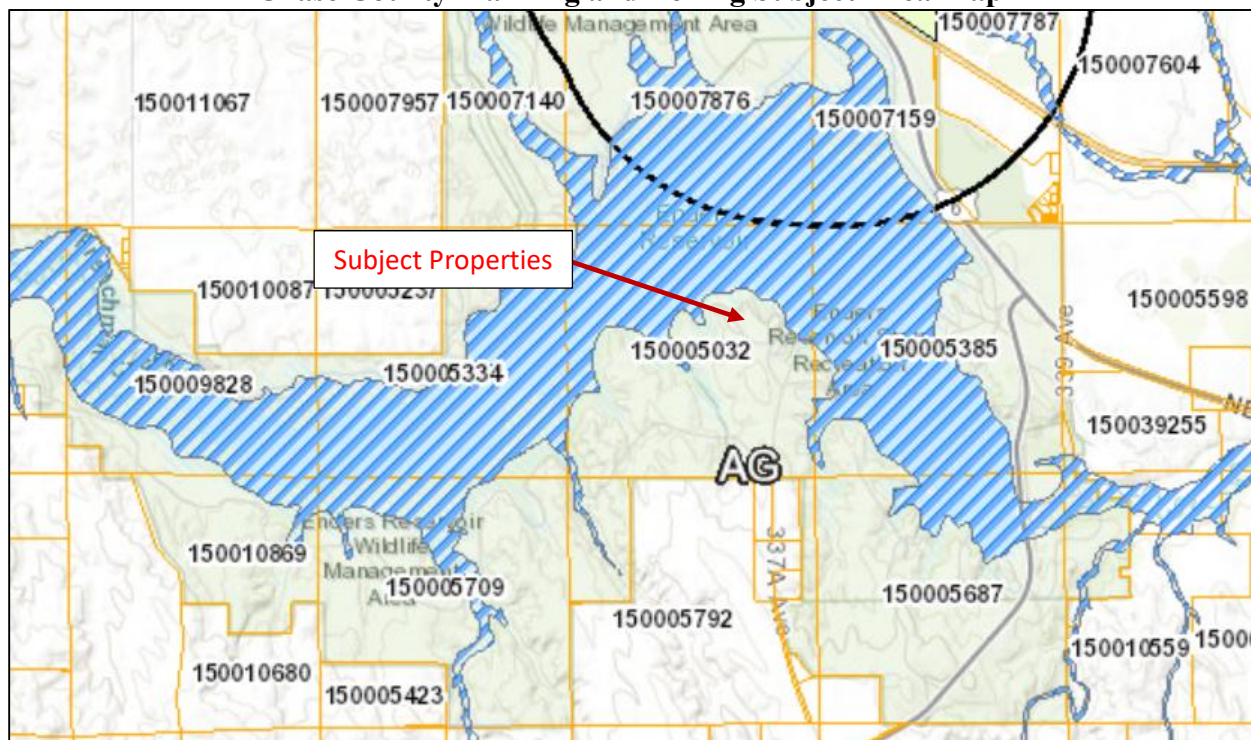
Permitted Accessory Uses and Structures in the AG Zoning District are; accessory uses and structures normally appurtenant to the permitted uses and structures; home occupations; and roadside stands for sale of agricultural produce.

Permitted Special Uses in the AG Zoning District are; airports and heliports; sewer treatment plants, agriculture service establishments; broadcast towers and stations; public and private recreational uses; auction/sale barns and yards; facilities for commercial storage or sale of fertilizer or toxic flammable agricultural chemicals; salvage or junk yards; mineral extractions; expansion of existing or development of new intensive livestock confinement facilities; veterinary facilities; dog breeding establishments; manufacturing, commercial and/or industrial operations; hospitals, penal institutions, and sanitariums; nursing and car homes; public and private institutions; recreational motel-lodging, and motorized racing facilities.

Zoning Compliance Comments

Uses of the subject properties for single family residences comply with the zoning requirements. The subject properties are located within the Enders State Recreation Area which is operated by the Nebraska Game and Parks Commission, under the operation of the US Bureau of Reclamation. The US Bureau of Reclamation and Nebraska Game and Parks Commission have rules and regulations that govern property use by lessees.

Chase County Planning and Zoning Subject Area Map



D. ASSESSMENT/PROPERTY TAXES

The market rental rates for the subject properties as if vacant are determined in this report. Chase County does not tax the subject sites because they are owned by the United States. Although Leasehold improvements are taxed; it was not relevant to this assignment to provide or analyze

taxes attributable to the leasehold improvements. Payment for the taxes on any leasehold improvements are the responsibility of the lessee and have no relevance to the market rental rates for the sites as if vacant.

E. IMPROVEMENTS

General Descriptions

There are improvements on the subject properties. There are cabins on both subject sites. However, the Scope of Work for this report includes **Hypothetical Conditions**. The specific verbiage is as follows; “The appraisal will hypothetically consider the sites/spaces “as vacant” excluding the improvements specified in the sample permits, coupled with the properties being available for rent on the open market.”

F. EASEMENTS, BUFFERS, RESTRICTIONS, & RESERVATIONS

The subject properties are owned by the United States Government and are under the control of the Bureau of Reclamation. The cabin sites are managed by the Nebraska Game and Parks Commission. No easements are identified on the plat map for Cabin Site Nos. 12 or 23.

The uses of Cabin Site Nos. 12 and 23 are regulated by the permits required for use of these properties. Abstracts of these permits noting significant items are included on the following page.

Subject Cabin Site Permit Abstracts		
Property Description	Cabin Site No. 12	Cabin Site No. 23
Permittee	Name Not Provided	Name Not Provided
Permitior	Nebraska Game and Parks Commission	Nebraska Game and Parks Commission
Permit Commencement Date	2016 (Final 5 Year Renewal Option)	2016 (Final 5 Year Renewal Option)
Permit Expiration Date	4/30/2020	4/30/2020
Permit Term	5 Years	5 Years
Renewal Options	None	None
Annual Lease Rate Escalations	None	None
Annual Permit Fee	\$544	\$544
Allowable Property Uses	Recreational purposes. Use for one single family cabin and associated improvements. The Lot, cabin , and associated improvements may only be occupied by the Permittee., their family, and guests for recreational purposes.	Recreational purposes. Use for one single family cabin and associated improvements. The Lot, cabin , and associated improvements may only be occupied by the Permittee., their family, and guests for recreational purposes.
Property Use Restrictions	Year-long occupancy of the Lot or associated improvements is prohibited. Lot and cabin shall not be used as a primary residence. No commercial activity or venture may be conducted on or from the Lot, cabin, or associated improvements.	Year-long occupancy of the Lot or associated improvements is prohibited. Lot and cabin shall not be used as a primary residence. No commercial activity or venture may be conducted on or from the Lot, cabin, or associated improvements.
Sale of Improvements	Approval required by Permitior.	Approval required by Permitior.
Transfer of Permit	Approval required by Permitior.	Approval required by Permitior.
Public Access	The shoreline and designated access to the shoreline will at all times be open to the public and the Permittee shall not restrict public use of shoreline.	The shoreline and designated access to the shoreline will at all times be open to the public and the Permittee shall not restrict public use of shoreline.
Improvements on Lot	Approval of Permitior required. Cabin cannot exceed 700 SF and 1 story. One garage not to exceed 600 SF. One storage building not to exceed 120 SF. Docks permitted on a case by case basis.	Approval of Permitior required. Cabin cannot exceed 700 SF and 1 story. One garage not to exceed 600 SF. One storage building not to exceed 120 SF. Docks permitted on a case by case basis.
Expenses Paid by Permittee	Costs for utilities to improvements & cost to maintain roads to improvements (may be shared by other permittees). Cost for sanitation and waste disposal.	Costs for utilities to improvements & cost to maintain roads to improvements (may be shared by other permittees). Cost for sanitation and waste disposal.
Expenses Paid by Permitior	General road maintenance for reservoir area but not for specific road to Lot.	General road maintenance for reservoir area but not for specific road to Lot.

Copies of both permit agreements are included in the Addendum of this report.

G. TOPOGRAPHY, VEGETATION, & ENVIRONMENTAL CONSIDERATIONS

Cabin Site No. 12

Cabin Site No. 12 is located at the end of a cul-de-sac on an unpaved interior road. The site is predominantly level with a gentle slope toward the reservoir. There is some lawn area around the cabin. Areas of the site outside of the maintained lawn area have native grasses, plants, and trees.

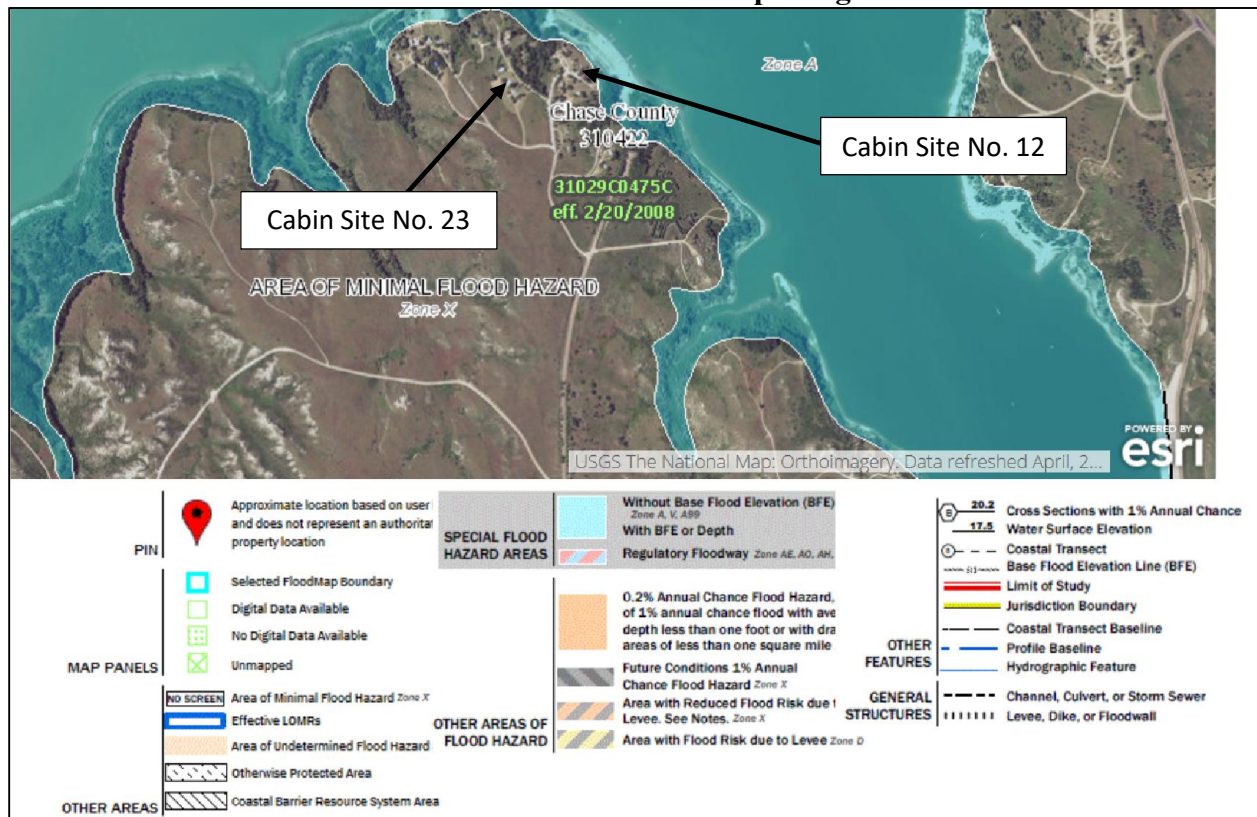
Cabin Site No. 23

Cabin Site No. 23 is an interior site on an unpaved interior road. The site is predominantly level and is slightly elevated above road grade. There is some lawn area around the cabins. Areas of the site outside of the maintained lawn area have native grasses, plants, and trees.

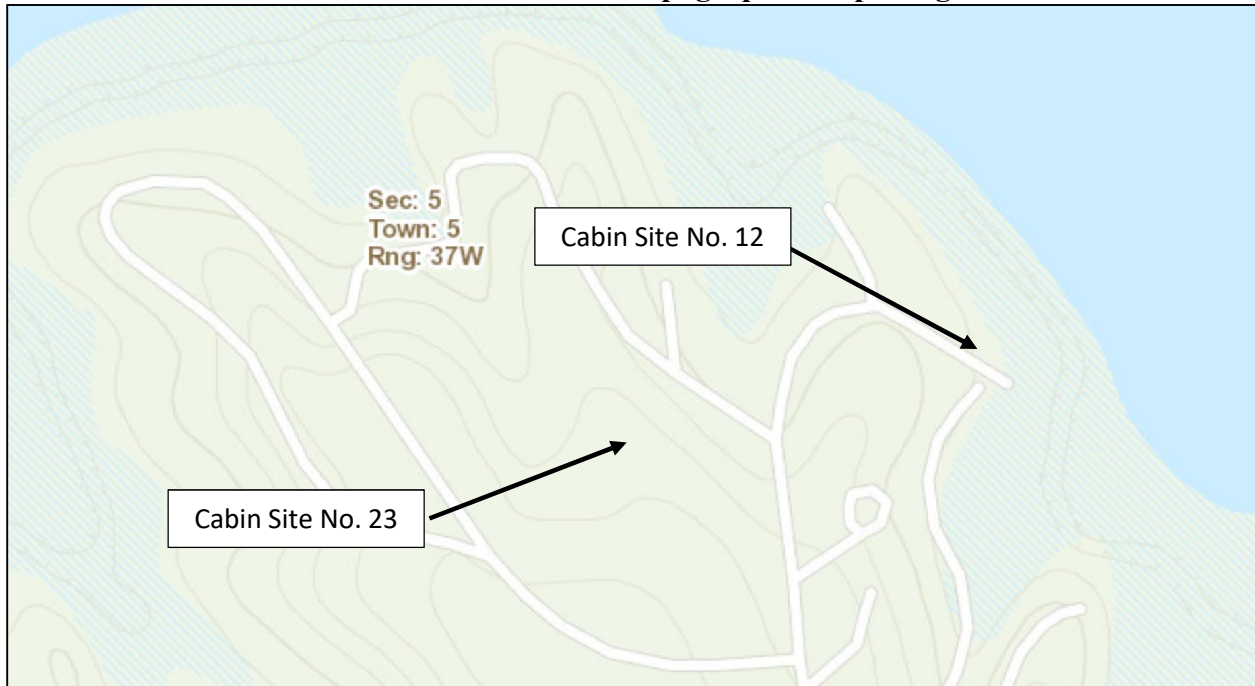
I was not provided with environmental audits for the subject properties and assume there are no toxic materials or groundwater contamination of the properties. I assume that drainage is adequate for the properties. I have not been provided with a soil studies for the subject sites. I assume the soil can accommodate the type of construction which is typically seen in the subject area.

According to FEMA Flood Zone Map 31029C0475C dated February 20, 2008, both subject cabin sites are located in Zone X, an Area of Minimal Flood Hazard. An image from FEMA depicting the subject properties is below;

Cabin Site Area Flood Map Image



Cabin Site Nos. 12 & 23 Topographic Map Image



H. UTILITIES

Cabin Site Nos. 12 and 23 are connected to electricity and have individual wells and septic systems. The cabin site Permittees pay for their own electricity and for maintenance of the well and septic system.

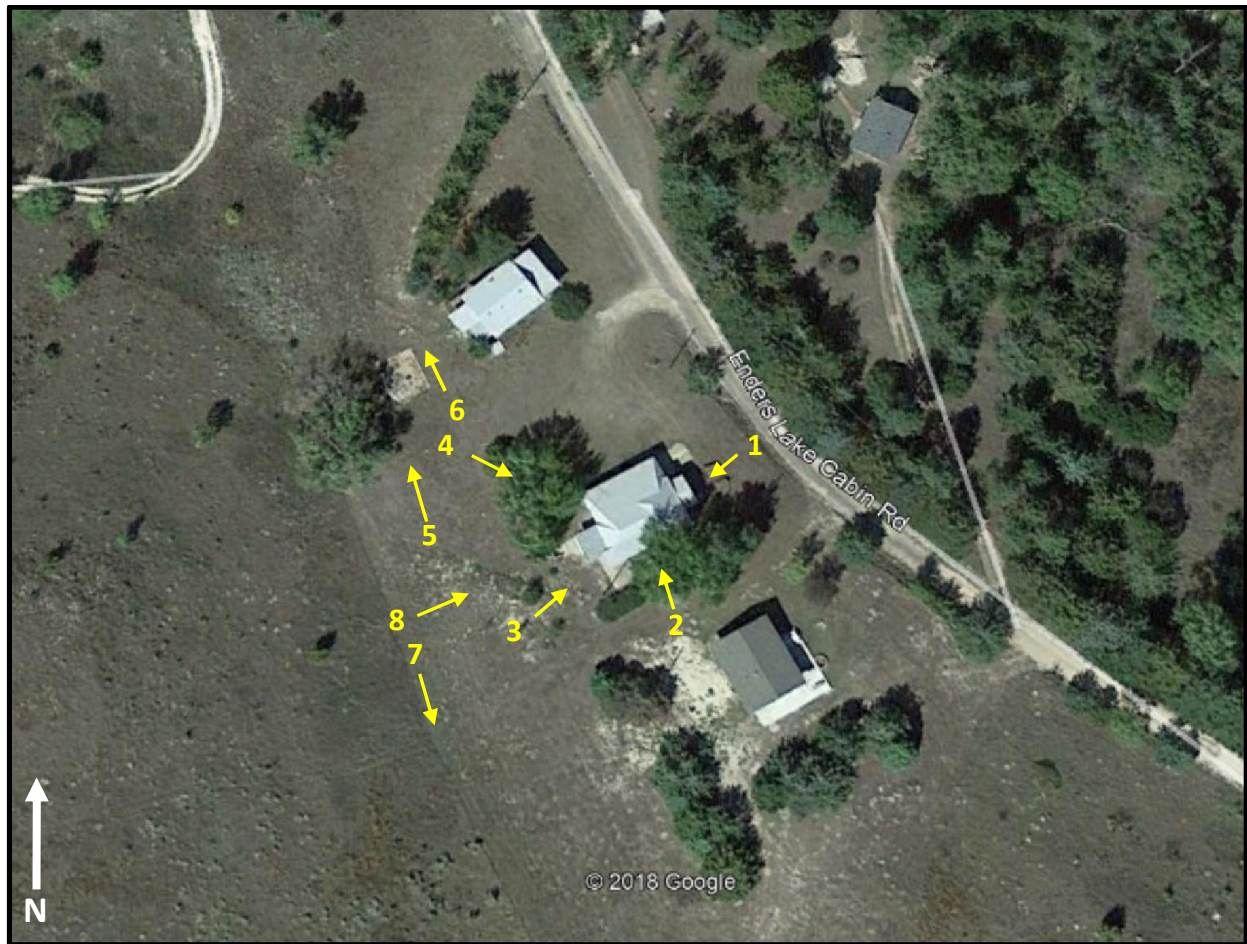
I. PUBLIC SAFETY AND SERVICES

Public Safety services are provided by Nebraska Game and Parks and Chase County. Comprehensive services such as shopping, restaurants, schools, medical care, and employment opportunities are available at Imperial, which is approximately 9 miles northwest of Enders Reservoir.

J. SITE SUITABILITY

Cabin Site Nos. 12 and 23 are suitable for current and continued use as recreation properties. Additional discussion regarding site suitability issues are addressed in the Highest and Best Use section of this report.

PHOTOS 1-8 LOCATION MAP
(Cabin Site No. 23 Photos)



PHOTOS 10-21 LOCATION MAP
(Cabin Site No. 12 Photos)



PHOTOS 9 & 22-27 LOCATION MAP
(Enders Reservoir Recreation Area Photos)



SUBJECT PHOTOGRAPHS

(Photos Taken by Chris Clark – March 13, 2019)



Photo 1

Cabin Site No. 23

View Looking Southwest from Enders Lake Cabin Rd.



Photo 2

South Side of Cabin

View Looking North from South Portion of Cabin Site No. 23



Photo 3

West Side of Cabin

View Looking Northeast from Cabin Site Interior

SUBJECT PHOTOGRAPHS

(Photos Taken by Chris Clark – March 13, 2019)



Photo 4
North Side of Cabin
View Looking Southeast from Cabin Site Interior



Photo 5
View of Enders Reservoir from Cabin Site No. 23
View Looking Northwest from Cabin Site Interior



Photo 6
View of Enders Reservoir from Cabin Site No. 23
View Looking Northwest from North Portion of Cabin Site

SUBJECT PHOTOGRAPHS

(Photos Taken by Chris Clark – March 13, 2019)



Photo 7

View along Approximate Rear Cabin Site Boundary
View Looking South from Rear Portion of Cabin Site



Photo 8

Cabin Site #23 Interior and Cabin
View Looking East from Approximate West Site Boundary



Photo 9

Access Road to Cabin Sites
View Looking South from Access Road

SUBJECT PHOTOGRAPHS
(Photos Taken by Chris Clark – March 13, 2019)



Photo 10
Cabin No. 12
View Looking Northeast from Driveway on Cabin Site No. 12



Photo 11
Southeast Side of Cabin
View Looking Northwest Cabin Site Interior



Photo 12
Northeast Side of Cabin
View Southwest from Cabin Site Interior

SUBJECT PHOTOGRAPHS

(Photos Taken by Chris Clark – March 13, 2019)



Photo 13
North Side of Cabin
View Looking South from Cabin Site Interior



Photo 14
View of Enders Reservoir Cabin Site No. 12
View Looking Northeast from Cabin Deck



Photo 15
View of Enders Reservoir
View Looking Northeast from East Portion of Cabin Site

SUBJECT PHOTOGRAPHS

(Photos Taken by Chris Clark – March 13, 2019)



Photo 16

View along Cabin Site Boundary at Slope toward Reservoir
View Looking North along East Cabin Site Boundary



Photo 17

Beach Area adjacent to Cabin Site No. 12
View Looking Southeast from Beach Area



Photo 18

Enders Reservoir
View Looking Northeast from Beach

SUBJECT PHOTOGRAPHS

(Photos Taken by Chris Clark – March 13, 2019)



Photo 19
Cabin Site No. 12
View Looking Southwest from Beach Area



Photo 20
Cabin Site No. 12
View Looking Southwest from Cabin Site Interior



Photo 21
Well on Cabin Site No. 12
View Looking East from Northwest Portion of Cabin Site

SUBJECT PHOTOGRAPHS

(Photos Taken by Chris Clark – March 13, 2019)



Photo 22
Topography around Enders Reservoir
View Looking East from Cabin Site Access Road



Photo 23
Enders Reservoir from Dam Area
View Looking Northwest from South Side of Dam



Photo 24
Enders Center Dam Campground
View Looking Northwest from Campground Area

SUBJECT PHOTOGRAPHS

(Photos Taken by Chris Clark – March 13, 2019)



Photo 25
Enders Reservoir
View Looking Northwest from Nebraska Highway 61



Photo 26
Public Restrooms at Campground
View Looking West from Campground Area



Photo 27
Topography around Enders Reservoir
View Looking East from Nebraska Highway 61

SUBJECT MARKET ANALYSIS

Detailed county and local demographic and economic information is included in this report. General national and statewide data is included as well.

General Property Descriptions

The subject properties consist of Cabin Lot No. 12 (0.30 acre site with a view setting) and Cabin Lot No. 23 (0.65 acre site with an interior setting) at Enders Reservoir State Recreation area, Enders, Chase County, Nebraska. Detailed property characteristics are included in the Property Descriptions section of this report. The properties include frontage along and/or access to Enders Reservoir

Immediate Area Land Use Trends

Enders is a 1,707-acre reservoir in Southwest Nebraska, located approximately nine miles southeast of the Town of Imperial. The reservoir is part of the Enders Reservoir State Recreation Area which contains approximately 3,933 acres. The reservoir's mission for irrigation, flood control, wildlife/fish habitat and recreation results in wide seasonal fluctuations in storage causing changes in the shoreline elevations. Historically, distance from cabin Site to water surface varies both seasonally and annually depending on the agricultural demand and rainfall amounts impacting dock use. Amenities associated with Enders include a swim beach, boat ramp, restrooms with showers, 242 campsites, and picnic areas. The cabin sites are situated in the vicinity of the Enders Reservoir shoreline and enjoy varying views and water access.

Potential Users of Subject Properties

The potential users of the subject properties are market participants seeking a cabin site for recreational use on or near a body of water Western Nebraska. Based upon examination of information provided by Nebraska Game and Parks Commission and Public Record, most market participants for the subject properties are from Nebraska.

Demand Analysis

This appraisal is for properties on Enders Reservoir. This report is part of a larger assignment that includes the following reservoirs; Swanson, Medicine Creek, Red Willow, and Lake Minatare.

Activity on competitive lakes/reservoirs can shed light on demand. Clark Real Estate Appraisal conducted a search of lakes and/or reservoirs in western Nebraska that included leased cabin sites, leased mobile home pads, and/or sales of privately owned home sites. The lease rates for cabin sites on reservoirs operated by the United States Bureau of Reclamation (USBR) were not included in this analysis as these rates are not representative of market rates. Privately owned sites with proximity to the subject reservoirs were included in this analysis.

A table with lakes/reservoirs considered for the competitive set is include on the following page. An overview of the competitive set is provided as well as details for comparable data located for each subject property type.

Reservoirs/Lakes Considered for Competitive Set			
Name	Approximate Surface Water Acres	Operator	Notes
Box Butte Reservoir	1,600	USBR	Not Included in Competitive set as this reservoir is operated by USBR & Surrounding Properties are Large Agricultural Tracts
Calamus Reservoir	5,200	USBR	Not Included in Competitive set as this reservoir is operated by USBR & no comparable privately owned site sales available.
Elwood	1,300	CNPP& ID	Included in Competitive Set. Includes privately owned comparable site sales and one mobile home park.
Enders	1,707	USBR	No comparable privately owned home site sales available. Lake Operated by USBR but is included in Competitive Set since it includes the subject properties and is part of the larger appraisal assignment.
Harlan County	13,250	US Army Corps of Engineers	Included in Competitive Set because it includes competitive mobile home parks; however, no cabin lease comparables or comparable privately owned site sales available.
Jeffrey Lake	900	NPPD	Not Included in Competitive Set as there is no fee for cabin site leases and no comparable privately owned home site sales were located.
Johnson Lake	2,068	CNPP& ID	Included in Competitive Set since there are leases for cabin sites and comparable sales of privately owned site sales.
Maloney Lake	1,600	NPPD	Included in Competitive Set since there are leases for cabin sites.
McConaughy	34,700	CNPP& ID	Included in Competitive Set since there are leases for cabin sites, leases for mobile home spaces, and comparable privately owned home site sales.
Minatare	2,158	USBR	Included in Competitive Set because it includes a comparable site sale. Also, this reservoir is part of the larger appraisal assignment.
Medicine Creek	1,850	USBR	Included in Competitive Set because it includes a comparable privately owned site sale. Also, this reservoir is part of the larger appraisal assignment.
Plum Creek Canyon	252	CNPP& ID	Included in Competitive Set since there are leases for cabin site and comparable privately owned home site sales.
Red Willow	1,600	USBR	No comparable privately owned home site sales available. Lake Operated by USBR but is included in Competitive Set since it is part of the larger appraisal assignment.
Sherman Reservoir	2,845	USBR	Not Included in Competitive set as this reservoir is operated by USBR & no comparable privately owned site sales available.
Swanson	4,974	USBR	No comparable privately owned home site sales available. Lake Operated by USBR but is included in Competitive Set since it part of the larger appraisal assignment

The lakes/reservoirs selected for inclusion in the competitive set are highlighted on the table above along with support for inclusion in the set.

Overview of Competitive Lakes/Reservoirs

The subject reservoirs as well as the highlighted properties operated by other entities are described in detail on the tables below and on the following pages.

Lake Name	Enders Reservoir	Swanson Reservoir	Medicine Creek Reservoir	Red Willow Reservoir
Lake Water Surface Area	1,707 Acres	4,974 Acres	1,850	1,629 Acres
Miles of Shoreline	26	30	29	35
County	Chase County	Hitchcock County	Frontier County	Frontier County
Operator	US Bureau of Reclamation	US Bureau of Reclamation	US Bureau of Reclamation	US Bureau of Reclamation
Public Recreation Areas	Campgrounds, Boat Launch, Picnic Areas, & Swimming Beach	Campgrounds, Boat Launch, Picnic Areas, & Swimming Beach	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beach	Campgrounds, Boat Launch, Picnic Areas, & Swimming Beach
Camping	242 Campsites (42 with Electricity & 200 Primitive)	214 Campsites (64 with Electricity & 150 Primitive)	310 Campsites (72 with Electricity & 238 Primitive) & 4 Short Term Cabins	158 Campsites (48 with Electricity & 110 Primitive)
Number Boat Ramps	1	1	2	4
Leased Home Sites				
Market Participants for Leasehold Improvements on Sites Surrounding Lake	Second Home Owners	Second Home Owners	Second Home Owners	Second Home Owners
Leasehold Land Improvement Descriptions	27 Seasonal Cabin Sites (Leasehold)	11 Seasonal Cabin Sites (Leasehold)	15 Seasonal Cabin Sites (Leasehold)	8 Seasonal Cabin Sites (Leasehold)
Lease Term Offered in Years	5 Years	5 Years	5 Years	5 Years
Property Use Restrictions in Lease	Single Family Residence (700 SF Maximum), 1 Dock Allowed, & Year-long Permanent Occupancy is Prohibited	Single Family Residence (700 SF Maximum), 1 Dock Allowed, & Year-long Permanent Occupancy is Prohibited	Single Family Residence (700 SF Maximum), 1 Dock Allowed, & Year-long Permanent Occupancy is Prohibited	Single Family Residence (700 SF Maximum), 1 Dock Allowed, & Year-long Permanent Occupancy is Prohibited
Number of Single Family Residential Leasehold Improvement Sales (2016 - April 2019)	4	0	1	1
Single Family Residential Leasehold Improvement Sales Price Range	\$44,000 to \$123,000 (Average Sales Price \$73,000)	Most Recent Sales from 2012 - 2014 Priced from \$37,560 to \$65,000	\$40,000	\$30,000
Number of Single Family Residential Leasehold Improvement Sales Owned by Medicine Creek Wildlife Association (2016 - April 2019)	N/A	N/A	7	N/A
Leasehold Improvement Sales Price Range	N/A	N/A	\$4,000 to \$172,500 (Average Sales Price \$73,500)	N/A
Privately Owned Lakefront Home Sites				
Description of Privately Owned Lakefront Home Sites	None	None	No Lakefront Privately Owned Home Sites (Acreage Owned by Medicine Creek Wildlife Association & Approximately 12 Deeded Home Sites Overlooking Lake)	None
Market Participants for Privately Owned Vacant Lakefront Sites	N/A	N/A	Second Home Owners	N/A
Number of Privately Owned Vacant Lakefront Site Sales (2016 - April 2019)	N/A	N/A	N/A	N/A
Mobile Home Parks				
Mobile Home Parks Operated by Concessionaires	N/A	1 Mobile Home Park on US Bureau of Reclamation Land (115 Mobile Home Spaces)	N/A	1 Mobile Home Park on US Bureau of Reclamation Land (67 Mobile Home Spaces)

Lake Name	Minatare Reservoir	Harlan County Lake	Lake McConaughy	Johnson Lake
Lake Water Surface Area	2,158 Acres	13,250 Acres	34,700 Acres	2,068 Acres
Miles of Shoreline	12	75	100+	28
County	Scottsbluff County	Harlan County	Keith County	Gosper County & Dawson County
Operator	US Bureau of Reclamation	US Army Corps of Engineers	Central Nebraska Public Power & Irrigation District	Central Nebraska Public Power & Irrigation District
Public Recreation Areas	Campgrounds, Boat Launch, Picnic Areas, & Swimming Beach	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beach	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches	Campgrounds, Boat Launches, Picnic Areas, Swimming Beaches, & Walking/Bike Path Around Lake
Camping	251 Campsites (101 with Electricity & 150 Primitive)	183 Campsites	Unknown Total Campsites (228 with Electricity & Unknown Primitive)	112 Campsites in 2 Campgrounds
Number Boat Ramps	3	4	7	4
Leased Home Sites				
Market Participants for Leasehold Improvements on Sites Surrounding Lake	Second Home Owners	N/A	Second Home Owners & Full Time Residents	Second Home Owners & Full Time Residents
Leasehold Land Improvement Descriptions	30 Seasonal Cabin Sites (Leasehold)	None	125 Cabins Sites (Most Include Leasehold Improvements)	Approximately 650 Home Sites (Most Include Leasehold Improvements)
Lease Term Offered in Years	5 Years	N/A	30 Years	30 Years
Property Use Restrictions in Lease	Single Family Residence (700 SF Maximum), 1 Dock Allowed, & Year-long Permanent Occupancy is Prohibited		Single Family Residential (No Size Limit but Approvals Required), Permanent Occupancy Allowed, & Common Use Docks Allowed	Single Family Residential (No Size Limit but Approvals Required), Permanent Occupancy Allowed, & Docks Allowed
Number of Single Family Residential Leasehold Improvement Sales (2016 - April 2019)	8	N/A	24	80
Single Family Residential Leasehold Improvement Sales Price Range	\$57,000 to \$220,000 (Average Sales Price \$141,200)	N/A	\$55,000 to \$675,000 (Average Sales Price \$207,278)	\$30,000 to \$695,111 (Average Sales Price \$214,616)
Number of Single Family Residential Leasehold Improvement Sales Owned by Medicine Creek Wildlife Association (2016 - April 2019)	N/A	N/A	N/A	N/A
Leasehold Improvement Sales Price Range	N/A	N/A	N/A	N/A
Privately Owned Lakefront Home Sites				
Description of Privately Owned Lakefront Home Sites	No Lakefront Privately Owned Land (6 Subdivisions Adjacent to Lakefront Property with Similar Lake Views)	4 Small Residential Developments (Most Lots Improved with Homes)	No Lakefront Privately Owned Land (Numerous Subdivisions on Privately Owned Land Overlooking Lake)	1 Subdivision on Pelican Bay Drive (14 Lots - All Improved with Residences)
Market Participants for Privately Owned Vacant Lakefront Sites	Second Home & Year Round Home Owners	Second Home & Year Round Home Owners	Second Home & Year Round Home Owners	Second Home & Year Round Home Owners
Number of Privately Owned Vacant Lakefront Site Sales (2016 - April 2019)	N/A	N/A	N/A	1 Sale of a Vacant Site on Pelican Bay Drive for \$360,000 in 2015
Mobile Home Parks				
Mobile Home Parks Operated by Concessionaires	1 Older Mobile Home Park on Privately Owned Land Overlooking Lake	2 Mobile Home Parks on US Army Corps of Engineers Land (North Shore Marina & Patterson Marina)	4 Mobile Home Parks on NCPPID Land	N/A

Lake Name	Plum Creek Canyon Reservoir	Elwood Reservoir	Lake Maloney
Lake Water Surface Area	252 Acres	883 Acres	1,600 Acres
Miles of Shoreline	Unknown	Unknown	Unknown
County	Gosper County & Dawson County	Gosper County	Lincoln County
Operator	Central Nebraska Public Power & Irrigation District	Central Nebraska Public Power & Irrigation District	Nebraska Public Power District
Public Recreation Areas	2 Small Day Use Recreation Areas	Boat Launch Only	Campgrounds, Boat Launches, Picnic Areas, Swimming Beaches, & Walking/Bike Path Around Lake
Camping	None	1 Privately Owned Campground	256 Campsites (56 with Electricity & 200 Primitive)
Number Boat Ramps	2	1	2
Leased Home Sites			
Market Participants for Leasehold Improvements on Sites Surrounding Lake	Second Home Owners & Full Time Residents	N/A	Second Home Owners & Full Time Residents
Leasehold Land Improvement Descriptions	17 Home Sites (All Include Leasehold Improvements)	N/A	197 Home Sites (Most Include Leasehold Improvements)
Lease Term Offered in Years	30 Years	N/A	30 Years
Property Use Restrictions in Lease	Single Family Residential (No Size Limit but Approvals Required), Permanent Occupancy Allowed, & Docks Allowed	N/A	Single Family Residential (No Size Limit but Approvals Required), Permanent Occupancy Allowed, & Docks Allowed
Number of Single Family Residential Leasehold Improvement Sales (2016 - April 2019)	1	N/A	14 (Checked Waterfront Only)
Single Family Residential Leasehold Improvement Sales Price Range	\$140,000	N/A	\$255,000 to \$525,000 (Average Sales Price \$371,000)
Number of Single Family Residential Leasehold Improvement Sales Owned by Medicine Creek Wildlife Association (2016 - April 2019)	N/A	N/A	N/A
Leasehold Improvement Sales Price Range	N/A	N/A	N/A
Privately Owned Lakefront Home Sites			
Description of Privately Owned Lakefront Home Sites	1 Subdivision (Plum Paradise) with 13 Deeded Homes Sites along South Side of Reservoir & 2 Additional Parcels	1 Subdivision with 14 Deeded Homes Sites along Southeast Side of Reservoir	None
Market Participants for Privately Owned Vacant Lakefront Sites	Year Round Residents	Second Home & Year Round Homeowners	N/A
Number of Privately Owned Vacant Lakefront Site Sales (2016 - April 2019)	1 Sale of Vacant Site - Lot 5 Plum Paradise for \$177,000 in 2019	2 Sales of "Second Row" Sites - \$15,000 & \$28,500 in 2017	N/A
Mobile Home Parks			
Mobile Home Parks Operated by Concessionaires	N/A	1 Mobile Home Park on Privately Owned Land Overlooking Reservoir	N/A

Synopsis of Conclusions from Analysis of Competitive Lakes/Reservoirs

- Cabin or home site lease data was available for four competitive lakes/reservoirs (Lake McConaughy, Johnson Lake, Plum Creek Canyon Reservoir, & Lake Maloney)
- Cabin or home site leases on competitive reservoirs allow year-long occupancy, do not specifically limit home size, and include 30 year lease terms. Additionally, the competitive cabin or home sites leases are all along lakes/reservoirs that are more developed than the subject reservoirs. For these reasons, the market participants for the competitive cabin or home site leases are different than for the subject reservoir; however, the data presented was the best and only comparable lease data available in the subject market area.
- Leases reportedly change ownership on occasion due to the transfers of the leasehold improvements.
- There have been recent transfers of leasehold improvements on the subject and competitive lakes/reservoirs. In general, sales prices for leasehold improvements on the reservoirs managed by the United States Bureau of Reclamation are lower than those for competitive reservoirs.
- There are very few privately owned, home sites with frontage along or with proximity to and views of the lakes/reservoirs examined.
- Recent (2016 – April 2019) sales of privately owned home sites (with lake frontage or lake views) were available for six lakes/reservoirs (Medicine Creek, Minatare, Lake McConaughy, Johnson Lake, Plum Creek Reservoir, and Elwood Reservoir)
- Mobile home parks were identified on five of the lakes/reservoirs (Red Willow, Swanson, Harlan County Lake, Lake McConaughy, & Elwood Reservoir)
- Most mobile home parks include community water and sewer systems. The community water systems for these mobile home parks are generally available seasonally.
- There were no spaces in competitive mobile home parks available for lease. Leases reportedly change ownership on occasion due to the transfers of the leasehold improvements.

Overview of Competitive Leased Cabin Sites & Home Sites

There are two utility districts that manage the lakes with competitive leased cabin/home sites. These are Central Nebraska Public Power & Irrigation District (CNPP& ID) and Nebraska Public Power District (NPPD). The individuals for each district who manage the cabin/home site leases were interviewed at length for this project. The 2019 lease rates for cabin/home sites on the lakes operated by these districts were determined based partially upon appraised values and partially upon pressure from the lessees. Since the rates were set in unorthodox manners, it is appropriate to provide some background information.

Central Nebraska Public Power & Irrigation District

CNPPID manages the leased cabin sites on Lake McConaughy, Johnson Lake, and Plum Creek Canyon Reservoir. According to Mr. Jim Brown, Land Administrator with CNPPID, the cabin site lease rates were originally to be based upon a ground lease rates of return (determined to be 5%) to be applied to the fair market values of each site. The fair market values were to be determined based upon appraisals which were to be performed every 10 years. Appraisals were prepared in 2007 for the cabin sites on all three lakes and lease rates for 2008 through 2017 were based upon these appraisals. Appraisals were also prepared in 2017 for cabin sites on all three lakes. These appraisals were to be the basis for lease rates for the period from 2018 through 2027. The 2017 appraisals concluded the following opinions of fair market values and resulting suggested lease rates;

Lake Name	Tier	Market Value Concluded in 2017 Appraisal Report	Suggested Annual Lease Rate with 5% Ground Lease Rate of Return
Lake McConaughy	1	\$96,924	\$4,846
Lake McConaughy	2	\$96,355	\$4,818
Johnson Lake	1	\$150,000	\$7,500
Johnson Lake	2	\$99,000	\$4,950
Johnson Lake	3	\$75,000	\$3,750
Johnson Lake	4	\$66,000	\$3,300
Johnson Lake	5	\$33,000	\$1,650
Plum Creek Canyon	1	\$250,000	\$12,500

The suggested rates above proved to be substantial increases over the lease rates for 2008 through 2017. Many lessees were extremely concerned about the proposed rental rate increases for 2018 through 2027. Protests were prepared and elected officials were contacted. Based upon pressure from the lessees and politicians, the methodology for setting the lease rates for 2018 through 2047 or 2048 were determined using an alternative method.

The methodology was changed to maintaining the 2007 lease rates with increases beginning in 2024. The rental rates are to increase 3% per year between 2024 through 2048. The reason rates do not increase before 2024 is due to remaining assessments for a Sanitary Improvement District which was created and the resulting community sewer which was constructed in 2007 on Johnson Lake. These assessments end in 2024. The flat lease rate through 2024 was to provide cost relief assistance specifically for Johnson Lake lessees during the remaining assessment period. The same

cost increase schedule (no increases through 2024 and 3% increases per year) were applied to lease rates for Lake McConaughy and Plum Creek Canyon Reservoir to maintain consistency.

Nebraska Public Power District

NPPD manages the leased cabin sites on Lake Maloney. According to Mr. Brian Hope, Land Management Coordinator with NPPD, the cabin site lease rates were originally to be based upon a ground lease rate of return (determined to be 5%) to be applied to the fair market values of each site. The fair market values were to be determined based upon an appraisal prepared in 2014. The 2014 appraisal concluded the following opinions of fair market values;

Lake Maloney Cabin/Home Site 2014 Appraised Values				
Tier Identification	Number of Lots in Tier	Description of Tier	Market Value Concluded in 2014 Appraisal Report	Suggested Annual Lease Rate with 5% Ground Lease Rate of Return
1A	102	Private, 200' Lake Frontage	\$65,000	\$3,250
1B		Lake Frontage 100' - 200'	\$55,000	\$2,750
1C		Lake Frontage Less Than 100'	\$45,000	\$2,250
2A	53	Cove Location. Frontage Over 100'	\$45,000	\$2,250
2B		Cove Location. Frontage Less Than 100'	\$35,000	\$1,750
2C		Cove Location, Minimal Frontage	\$20,000	\$1,000
3A	42	Off-Lake Location, Lake View	\$25,000	\$1,250
3B		Off-Lake Location Minimal Lake View	\$20,000	\$1,000

According to Mr. Hope, NPPD decided that the rate increases on the table above would have been too shocking for the lessees. Additionally, NPPD was aware of public outcry when lease rate increases had been proposed for the cabin sites on other lakes and reservoirs. For these reasons, the district decided to phase in the rates indicated above through 2029. The 2015 lease rates for each tier range from 21% up to 35% of the lease rates suggested by the 2014 appraisal using a 5% ground lease rate or return. The lease rates for each tier increase at a fixed rate until they climb to the rates noted above in 2029. The lease rates for the remainder of the 30 year term (2030 through 2045) will be based upon an appraisal to be prepared in 2029.

The competitive lease rates for the sites managed by CNPP& ID and NPPD were set using methodologies not fully reflective of fair market site values. Although, these lease rates constitute the competitive set for the subject cabin site, they are not representative of arm's length transactions. For this reason, there was not sufficient market data available to prepare a Comparable Lease Analysis for the subject properties.

The competitive lease rates for the cabin sites managed by CNPPD and NPPD are described on the tables on the following pages for informational purposes only.

The tables below and on the following page include information specific to the leases for cabin/home sites on the lakes/reservoirs operated by CNPPD and NPPD. Lease rate tables depicting all escalations over the lease periods are included in the Addendum of this report.

Cabin/Home Site Rental Rate Data for Competitive Reservoirs/Lakes					
Lake/Reservoir	Lake McConaughy	Lake McConaughy	Johnson Lake	Johnson Lake	Johnson Lake
Lake Water Surface Area	34,700 Acres	34,700 Acres	2,068 Acres	2,068 Acres	2,068 Acres
County	Keith County	Keith County	Gosper County & Dawson County	Gosper County & Dawson County	Gosper County & Dawson County
Cabin Site Location or Type	Tier 1	Tier 2	Tier 1	Tier 1 (Mallard Cove Sections 2 & 3)	Tier 1 (Mallard Cove Sections 1, 1, & 4-8)
Tier Explanation	Typical Lot (Considered 0.60 Acres & No Direct Lake Frontage), Allows Use of Shoreline (Including Potential for a Dock)	Typical Lot (0.67 Acres & No Direct Lake Frontage) Does Not Allow Use of Shoreline Other Than That Available to the General Public	Typical Lot (Considered to be 0.21 Acres & 52.2 LF Along Lake), Frontage Along Lake, Direct Access to Deep Water, No Encumbrances Such as a Road or Public Use Area on the Property, Allows Use of Shoreline (Including Potential for a Dock)	Lots in a Cove Setting in Mallard Cove Sections 2 & 3 (Approximately 0.25 Acres), Limited Potential for Shoreline Improvements Such as Docks Due to Water Depth	Lots in a Cove Setting in Mallard Cove Sections 1 & 4-8 (Approximately 0.25 Acres), Higher Degree of Limited Potential for Shoreline Improvements Such as Docks Due to Water Depth
View	Lake View	Lake View	Lake View	Lake View	Lake View
Ease/Type of Lake Access	Direct Access to Lake	No Direct Access to Lake	Direct Access to Lake	Direct Access to Lake	Direct Access to Lake
2020 Annual Site Rental Rate	\$1,600	\$1,000	\$2,250	\$2,025	\$1,800
5 Year Average Lease Rate	\$1,610	\$1,006	\$2,264	\$2,037	\$1,811
Lease Start Date	2018	2018	2018	2018	2018
Lease Term	30 Years	30 Years	30 Years	30 Years	30 Years
Annual Rate Escalations	Escalates at 3% Per Year Beginning in 2024 (Increases to \$3,252.47 by 2047)	Escalates at 3% Per Year Beginning in 2024 (Increases to \$2,032.79 by 2047)	Escalates at 3% Per Year Beginning in 2024 (Increases to \$3,252.47 by 2047)	Escalates at 3% Per Year Beginning in 2024 (Increases to \$4,239.86 by 2047)	Escalates at 3% Per Year Beginning in 2024 (Increases to \$3,768.80 by 2047)
Limitations on Home Size	Minimal	Minimal	Minimal	Minimal	Minimal
Seasonal or Year Round Use Allowed	Year Round Use Allowed	Year Round Use Allowed	Year Round Use Allowed	Year Round Use Allowed	Year Round Use Allowed
Utilities to Site	Electricity & Individual (Privately Owned) Well & Septic Systems	Electricity & Individual (Privately Owned) Well & Septic Systems	Electricity, Community Water, Community Sewer	Electricity, Community Water, Community Sewer	Electricity, Community Water, Community Sewer
Area Amenities	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake, Plus Bike/Walking Path Around Lake & Area Golf Course	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake, Plus Bike/Walking Path Around Lake & Area Golf Course	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake, Plus Bike/Walking Path Around Lake & Area Golf Course

Cabin/Home Site Rental Rate Data for Competitive Reservoirs/Lakes					
Lake/Reservoir	Plum Creek Canyon Reservoir	Lake Maloney	Lake Maloney	Lake Maloney	Lake Maloney
Lake Water Surface Area	252 Acres	1,600 Acres	1,600 Acres	1,600 Acres	1,600 Acres
County	Gosper County & Dawson County	Lincoln County	Lincoln County	Lincoln County	Lincoln County
Cabin Site Location or Type	Tier 1	Tier 1A	Tier 1B	Tier 1C	Tier 3A
Tier Explanation	Typical Lot (Considered to be 0.88 Acres & 375 LF Along Lake), Frontage Along Reservoir, Direct Access to Deep Water, Allows Use of Shoreline (Including Potential for a Dock), Vehicular Access from Public or Private Roadway System	Typical Lot (Approximately 0.25 Acres), Relatively Private Home Site with 200 LF of Lake Frontage, Individual Docks Permitted	Typical Lot (Approximately 0.25 to 0.50 Acres), Relatively Private Home Site with 100 to 200 LF of Lake Frontage, Individual Docks Permitted	Typical Lot (Approximately 0.25 to 0.50 Acres), Relatively Private Home Site with Less Than 100 LF of Lake Frontage, Individual Docks Permitted	Typical Lot (Approximately 0.25 to 0.50 Acres), Off-lake Lot Location with Lake View
View	Lake View	Lake View	Lake View	Lake View	Lake View
Ease/Type of Lake Access	Direct Access to Lake	Direct Access to Lake	Direct Access to Lake	Direct Access to Lake	No Direct Access to Lake
2020 Annual Site Rental Rate	\$3,000	\$1,598	\$1,400	\$1,202	\$678
5 Year Average Lease Rate	\$3,018	\$1,964	\$1,700	\$1,436	\$804
Lease Start Date	2018	2015	2015	2015	2015
Lease Term	30 Years	30 Years	30 Years	30 Years	30 Years
Annual Rate Escalations	Escalates at 3% Per Year Beginning in 2024 (Increases to \$6,281.34 by 2047)	Escalates at \$183 Per Year (Increases to \$3,245 by 2029)(Lot Rental Rate to be Reevaluated for 2030 through 2045)	Escalates at \$150 Per Year (Increases to \$2,750 by 2029)(Lot Rental Rate to be Reevaluated for 2030 through 2045)	Escalates at \$117 Per Year (Increases to \$2,255 by 2029)(Lot Rental Rate to be Reevaluated for 2030 through 2045)	Escalates at \$63 Per Year (Increases to \$1,245 by 2029)(Lot Rental Rate to be Reevaluated for 2030 through 2045)
Limitations on Home Size	Minimal	Minimal	Minimal	Minimal	Minimal
Seasonal or Year Round Use Allowed	Year Round Use Allowed	Year Round Use Allowed	Year Round Use Allowed	Year Round Use Allowed	Year Round Use Allowed
Utilities to Site	Electricity, Community Well, Individual Septic	Electricity, Community Water, Community Sewer	Electricity, Community Water, Community Sewer	Electricity, Community Water, Community Sewer	Electricity, Community Water, Community Sewer
Area Amenities	2 Small Day Use Areas & 2 Boat Launches	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake, Plus Bike/Walking Path Around Lake & Area Golf Course	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake, Plus Bike/Walking Path Around Lake & Area Golf Course	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake, Plus Bike/Walking Path Around Lake & Area Golf Course	Campgrounds, Boat Launches, Picnic Areas, & Swimming Beaches - All at Various Locations Around Lake, Plus Bike/Walking Path Around Lake & Area Golf Course

Overview of Home Site Sales with Some Relationship to Subject Cabin Sites

The table below includes the most recent sales located with some relationship to the subject cabin sites as if vacant. The highlighted sales were considered to be the most appropriate comparables. The remaining sales were either far superior or far inferior compared to the subject cabin sites as if vacant.

Vacant Site (or As if Vacant) Sales Considered for Appraisal												
Address	City	County	Legal	Lake	Acres	SF	Front Feet	Sale Date	Improved Sales Price	Improvement Value	Sales Price	View
6 Shoreline Dr	Brule	Keith	Lot 6, Block 1 of Replat of Lots 4 & 5, Phase 1 of The Shores at Bayside	Lake McConaughy	1.00	43,560	N/A	9/24/2018	\$0	\$0	\$105,000	Unobstructed Lake View - Front Row
Bayside Country Estates	Brule	Keith	Lot 5, Block 5, Bayside Country Estates #3	Lake McConaughy	0.92	40,036	N/A	9/13/2018	\$0	\$0	\$85,000	Unobstructed Lake View - Front Row
Bayside Country Estates	Brule	Keith	Lot 7, Block 1, Bayside Country Estates 1st Add	Lake McConaughy	0.92	40,049	N/A	5/18/2018	\$0	\$0	\$75,000	Unobstructed Lake View - Front Row
Bayside Country Estates	Brule	Keith	Lot 22, Block 1, Bayside Country Estates 1st Add	Lake McConaughy	0.95	41,439	N/A	5/18/2018	\$0	\$0	\$40,000	Partially Obstructed Lake View - Second Row
Bayside Country Estates	Brule	Keith	Lot 23, Block 1, Bayside Country Estates 1st Add	Lake McConaughy	0.92	40,058	N/A	5/18/2018	\$0	\$0	\$50,000	Partially Obstructed Lake View - Second Row
30061 Lakeside Dr	Minatare	Scottsbluff	Lot 25, Lakeside Addition to Scotts Bluff County	Lake Minatare	0.17	7,405	N/A	9/24/2018	\$151,000	\$102,871	\$48,129	Unobstructed Lake View - Front Row
72874 Trail 3, Lot 1	Cambridge	Frontier	Lengthy Tract Land 50 X 50	Medicine Creek Reservoir	0.06	2,500	N/A	6/1/2016	\$0	\$0	\$22,500	Unobstructed Lake View - Front Row
72874 Trail 3, Lot 2	Cambridge	Frontier	Lengthy Tract Land	Medicine Creek Reservoir	0.16	6,970	N/A	8/15/2014	\$0	\$0	\$35,000	Unobstructed Lake View - Front Row
42355 Road 750	Elwood	Gosper	Lot 5, Plum Paradise Estates	Plum Creek Canyon Lake	0.60	26,060	100	4/4/2019	\$0	\$0	\$170,000	True Lakefront & Unobstructed Lake View
1 Pelican Bay	Elwood	Gosper	Lengthy - Tract Land	Johnson Lake	0.56	24,394	79.77	9/21/2015	\$0	\$0	\$360,000	True Lakefront & Unobstructed Lake View
124 & 126 Sunset Strip	Elwood	Gosper	Lots 1 & 2, Block 4, Cleanview Estates Division 1	Elwood Reservoir	1.04	45,302	N/A	12/8/2017	\$0	\$0	\$28,500	Partially Obstructed Lake View - Second Row
122 Sunset Strip	Elwood	Gosper	Lot 3, Block 4, Cleanview Estates Division 1	Elwood Reservoir	0.48	20,909	N/A	12/8/2017	\$0	\$0	\$15,000	Partially Obstructed Lake View - Second Row

Synopsis of Conclusions from Analysis of Home Sites Sales

- Sales of home sites with some relationship to the subject cabin sites were identified on seven of the lakes/reservoirs studied (Lake McConaughy, Lake Minatare, Medicine Creek Reservoir, Johnson Lake, Plum Creek Canyon Reservoir, and Elwood Reservoir).
- There are few sales of privately owned sites on or near the lakes/reservoirs studied each year.
- Lake McConaughy includes the highest amount of privately owned home site sales; however, no privately owned home sites around this lake include direct lake frontage. Land owned site by Central Nebraska Public Power & Irrigation District surrounds Lake McConaughy. Privately owned site owners can walk along this land to access the lake. For this reason, “front row” lot owners are considered to have walk in access to the lake.
- Based upon analysis of the data, sales prices varied to some degree based upon lake popularity, extent of development surrounding the lake, view of lake, access to lake, ease of access to home site, and site size. There may be additional variables that affected the prices of the sales identified; however, these were discernable from the data collected and interviews with market participants.
- The two sales with direct lake frontage (Lot 5, Plum Paradise Estates on Plum Creek Reservoir and 1 Pelican Bay on Johnson Lake) commanded the highest prices of the sales considered at \$170,000 and \$360,000 respectively. These sales are considered to have the least relevancy to the subject cabin site due to the allowable year-long use, the high level of surrounding development, and proximity to a population center.

Competitive Supply

There are newly completed subdivisions on the south side of were active listings for lots with proximity to Lake McConaughy. There were lots for sale in or near these subdivisions. Supply and demand appear to be in relative balance with regard to Lake McConaughy. No listings were located on the lakes/reservoirs for the remaining site sales.

Lake managers reported no vacancies for leased cabin/home sites. Leasehold improvements change hands periodically and lessees change accordingly.

Based upon this data there is little if any supply of cabin sites or mobile home sites similar to the subject properties available for lease unless the leasehold improvements are available for sale. A small amount of leasehold improvements on cabin sites or mobile home sites on area lakes/reservoirs were observed to be “for sale by owner”. There is no succinct source for list data for these leasehold improvements.

Interaction of Supply and Demand

Based upon interviews with market participants and viewings of leased cabin/home sites and mobile home pads demand for vacant sites likely far exceeds supply.

Subject Marketability Conclusion

The subject cabin sites are considered to have dissimilar marketability compared to most of the competitive cabin/home site leases located. This is due to the more developed nature of the competitive lakes and because the competitive leases are not considered to represent arm’s length transactions. The subject cabin sites market values as if vacant are considered to be bracketed by the most similar sales of vacant sites located.

HIGHEST AND BEST USE

The four basic economic principles of supply and demand, substitution, balance, and conformity are considered to be the basic tools of analyzing the relationship between economic trends and an appraisal. Market forces create market value. For this reason, the analysis of highest and best use is very important. When the purpose of an appraisal is to estimate market value, a highest and best use analysis identifies the most profitable, competitive use to which a property can be used.

According to The Appraisal of Real Estate – 14th Edition by the Appraisal Institute, Highest and Best Use is defined as follows:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The analysis for Highest and Best Use considers first the reasonably probable uses of a site that can be legally undertaken. The final Highest and Best Use determination is based on the following four criteria:

Legally Permissible:

The availability of land for a particular use in terms of existing regulations and restrictions, deed restrictions, lease encumbrances, or any other legally binding codes, restrictions, regulations, or interests.

Physically Possible:

The physical adaptability of the site for a particular use.

Financially Feasible:

All uses that are legally permissible and physically possible that are likely to produce an income, or return, equal or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization are considered to be financially feasible.

Maximally Productive:

Of the financially feasible uses, the use that produces the highest net return or the highest present worth.

It is important to recognize the possibility that the Highest and Best Use of the land could differ from the Highest and Best Use of the property. This occurs when a site has existing improvements and the Highest and Best Use of the land differs from the current use. Often, the current property use will continue until the value of the land, under its Highest and Best Use, less existing improvement demolition costs, exceeds the total value of the property in its present use.

The Highest and Best Use analyses and conclusions are included on the following pages.

AS IF VACANT

Legally Permissible

The subject properties are within the boundaries of Enders State Recreation Area. They are in the AG (Agriculture) zoning district of Chase County. Permitted Principle Uses and Structures in the AG Zoning District are; general farming and ranching activities; public uses; bulk grain and produce storage; irrigation, flood, erosion, and sediment control projects; non-farm single family and ranch farm dwellings; greenhouses and garden centers; bed and breakfast; churches, places of worship, and cemeteries; and broadcast towers and stations.

Uses of the subject properties are governed by the Cabin Lot Permits executed between the Nebraska Game and Parks Commission and the Permittees. Use for one single family cabin and associated improvements for recreational use is allowed for each cabin site. The cabin cannot exceed 700 SF and may only be one story. One garage is permitted with 600 SF or less and one storage building with 120 SF or less is permitted. One dock along Enders Reservoir in the vicinity of the subject properties may be permitted for each subject property. Year-long occupancy of the properties is prohibited.

Physically Possible

The subject sites total 0.30 acres (Cabin Site No. 12) and 0.65 acres (Cabin Site No. 23). Cabin Site No. 12 has an irregular shape and Cabin Site No. 23 has a slightly irregular rectangular shape. Both sites include level areas sufficient for placement of residential improvements. Cabin Site No. 12 has a gentle slope toward the reservoir. A private well and septic system would be required for construction of residences on the subject sites. There is sufficient space on both sites for these systems.

Financially Feasible

Recreational use on a less than year-long basis is the only legally permissible use for each subject property due to the Cabin Lot Permits. For this reason, it is not necessary to consider the financial feasibility of additional uses.

Maximally Productive

Based upon this analysis of the legally permissible, physically possible, and financially feasible uses of the subject properties as if vacant, the maximally productive highest and best uses are for construction of one relatively small single family residence on each site for seasonal use.

Highest and Best Use Conclusion

Construction of one relatively small single family residence for seasonal use meets the four tests of highest and best use for each subject property. Use for construction of a relatively small single family residence for seasonal use is concluded to be the highest and best use of each subject property as if vacant.

AS IMPROVED

The subject properties are valued as if vacant for this assignment. For this reason, it is not necessary to determine the highest and best use of the subject properties as improved.

THE APPRAISAL PROCESS

In the foregoing sections of this report, I have examined and discussed the subject properties. To arrive at conclusions of annual market rental rates for the subject properties, it is necessary to collect and analyze all available data in the market, which might tend to indicate the market rental rates for the subject properties. The subject properties must be compared to similar properties that can be purchased and/or from which a similar monetary return may be received.

APPROACHES IN THE VALUATION OF REAL PROPERTY

The three recognized approaches in the valuation of real property are Sales Comparison, Cost Approach and Income Capitalization. According to The Appraisal of Real Estate – 14th Edition by the Appraisal Institute, the approaches are described as follows:

Cost Approach

In the Cost Approach, value is estimated as the current cost of reproducing or replacing the improvements (including an appropriate entrepreneurial incentive or profit), minus the loss in value from depreciation, plus land value.

Sales Comparison Approach

In the Sales Comparison Approach, value is indicated by recent sales of comparable properties in the market.

Income Capitalization Approach

In the Income Capitalization Approach, value is indicated by a property's earning power based on the capitalization of income.

Each of the three approaches to value requires data collection from the market and each is governed equally by the principle of substitution. This principle holds "when several similar or commensurate commodities, goods or services are available, the one with the lowest price will attract the greatest demand and widest distribution."

The purpose of this report is determination of annual market rental rates for the subject properties. For that reason, Comparable Lease Analysis and Ground Lease Rate of Return Analysis are appropriate methodologies. The relevance of the three approaches noted above and these additional methodologies to this assignment are explained in the following paragraphs.

SALES COMPARISON APPROACH

Cabin sites like the subject properties do not sell on an individual basis. The Sales Comparison Approach was not applicable to the annual market rental rates for the subject properties and was not developed in this report. The Sales Comparison Approach was a component of the Ground Lease Rate of Return Analysis for the subject cabin sites; however, it does not constitute a stand-alone approach to value.

COST APPROACH

The annual market rental rates for the subject properties concluded in this report are as if vacant. The Cost Approach was not applicable for the determination of the annual market rental rates for the subject properties and was not developed in this report.

INCOME APPROACH

The subject properties are not income producing properties for the lessees. The Income Approach is not applicable to the annual market rental rates for the properties and was not developed in this report.

COMPARABLE LEASE ANALYSIS

None of the leases for cabin sites on lakes in Western Nebraska represented arm's length transactions. There was not sufficient arm's length lease comparables located to prepare credible Comparable Lease Analyses for the subject cabin sites.

GROUND LEASE RATE OF RETURN ANALYSIS

The first step in determination of a market rental rate using ground lease rate of return analysis is determination of the market value of the subject cabin sites as if vacant. The next step is the application of a market derived ground lease rate of return. This process results in an indication of annual rental rates.

Privately owned homes sites with some similarities to the subject cabin sites do transfer periodically in the greater subject market area. For this reason, this methodology had applicability to the determination of the annual market rental rates for the properties.

The approaches to value are addressed or developed in the following section of this report.

CABIN SITE ANNUAL RENTAL RATES

GROUND LEASE RATE OF RETURN ANALYSIS

Subject Cabin Site No. 12 and Subject Cabin Site No. 23 were occupied by a Permittees via the 4th year of the final 5 year renewal option for the Cabin Site Permits. As per the permits, uses of the subject lots are restricted to recreational purposes. One single family cabin and associated improvements are allowed. The cabin cannot exceed 700 SF or 1 story. One garage is permitted not to exceed 600 SF and one storage building is permitted not to exceed 120 SF. A dock is permitted for this site. Costs for operating the onsite well and septic system is the responsibility of the permittee. The permittee or groups of permittees are responsible for road maintenance to access the cabin site.

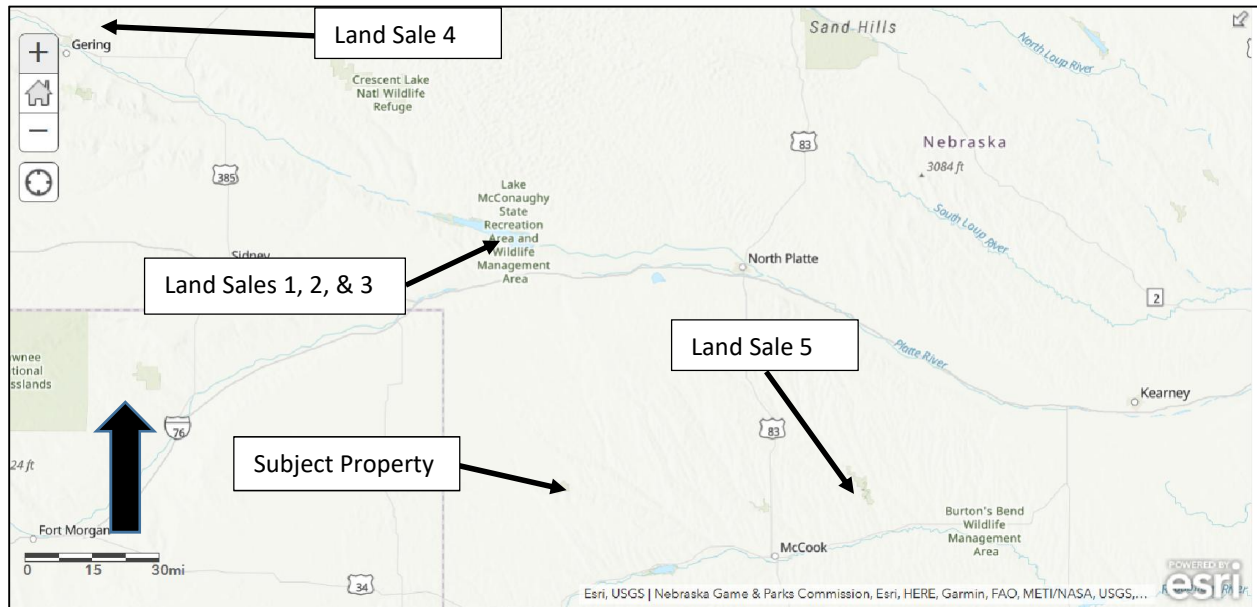
The first step in determination of market rental rates using ground lease rate of return analysis is determination of the market values of the subject cabin sites as if vacant. The next step is the application of a market derived ground lease rate of return.

Searches were conducted by Clark Real Estate Appraisal for sales of vacant sites similar to the subject properties. The results of these searches were presented in the Subject Market Analysis section of this report. As noted in the Subject Market Analysis, very few recent sales were located that compared well with the subject sites as if vacant. For that reason, it was necessary to expand the search to other lakes/reservoirs in western Nebraska and to use one sale which included a residence. The sales most similar to the subject cabin sites were selected as comparables for determination of the value of the subject site as if vacant. These sales are summarized below;

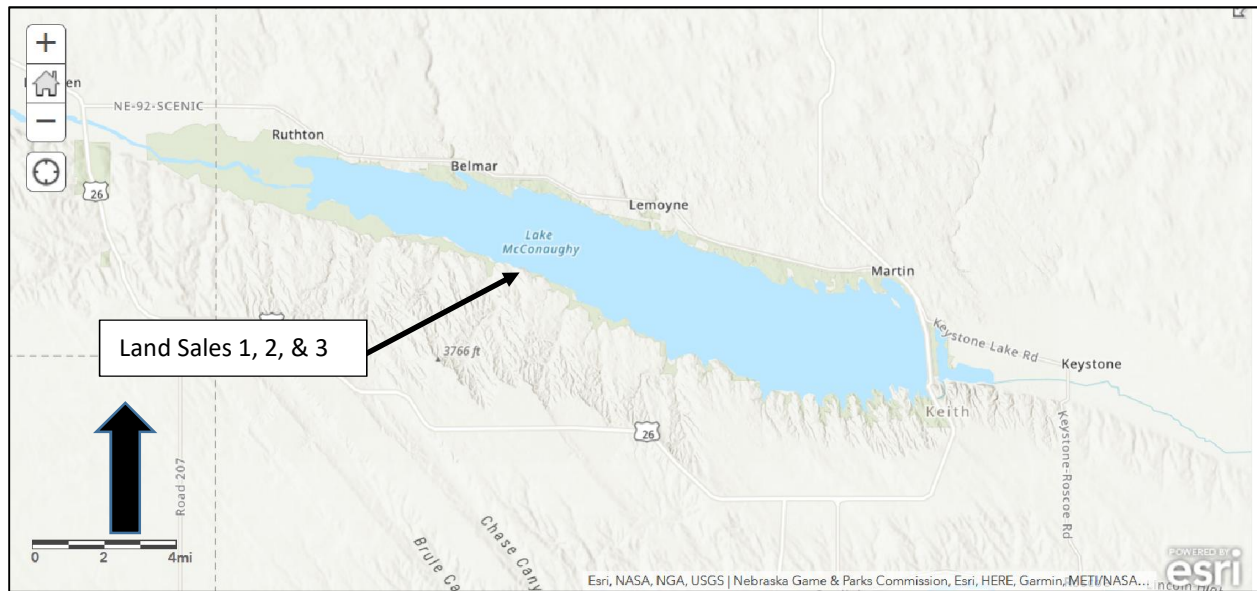
Land Sales Analysis									
Land Sale #	Address	City	Sale Date	Sales Price*	Lake Name	Boat Dock Permitted	Year Round Use Allowed	Private Direct Access to Lake	Lot Size/Acres
1	Lot 7, Block 1, Bayside County Estates	Brule, NE	2018	\$75,000	Lake McConaughy	No	Yes	No	0.920
2	Lot 22, Block 1, Bayside County Estates	Brule, NE	2018	\$40,000	Lake McConaughy	No	Yes	No	0.950
3	Lot 23, Block 1, Bayside County Estates	Brule, NE	2018	\$50,000	Lake McConaughy	No	Yes	No	0.920
4	30061 Lakeside Dr	Minatare, NE	2017	\$40,818	Lake Minatare	No	Yes	No	0.170
5	72874 Trail 3, Lots 1 & 2	Cambridge, NE	2014 & 2016	\$57,500	Medicine Creek Reservoir	No	Yes	No	0.220
* Land Sale 4 Adjusted for Contributory Value of Improvements									

A complete description of each sale is included in the comparable land sale write-ups provided in this section of this report. Maps depicting the locations of the subject properties and comparables are on the following pages;

Land Sales Map – All Comparables



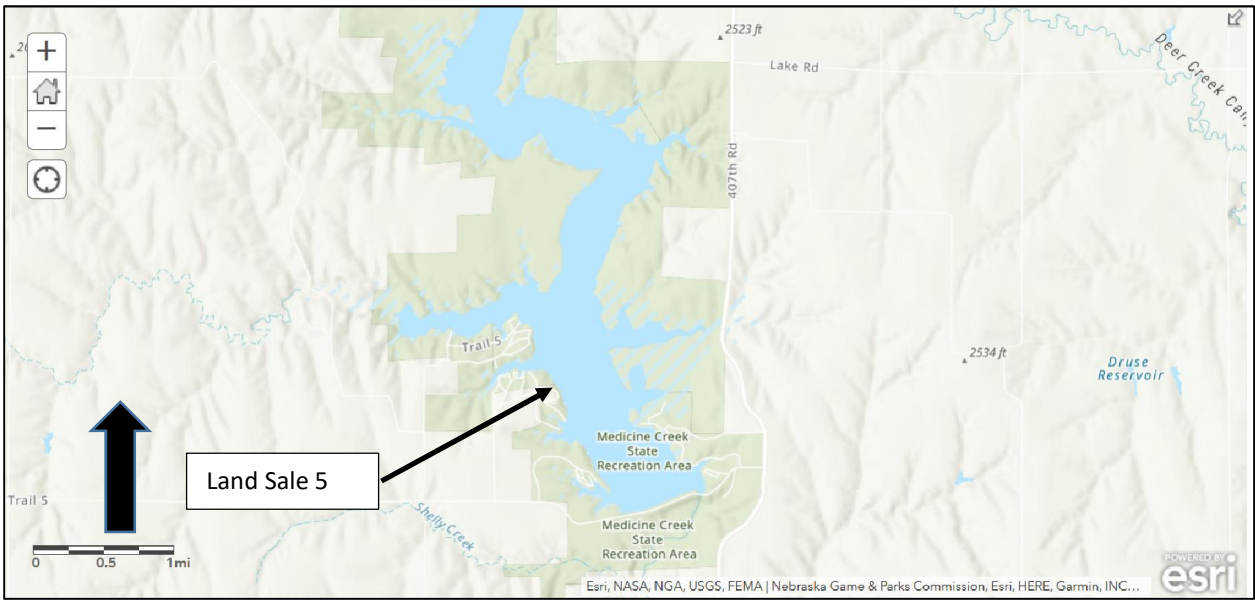
Zoomed in Land Sales Map – Land Sales 1, 2, & 3




Zoomed In Land Sales Map – Land Sale 4



Zoomed In Land Sales Map - Land Sale 5



LAND SALE 1

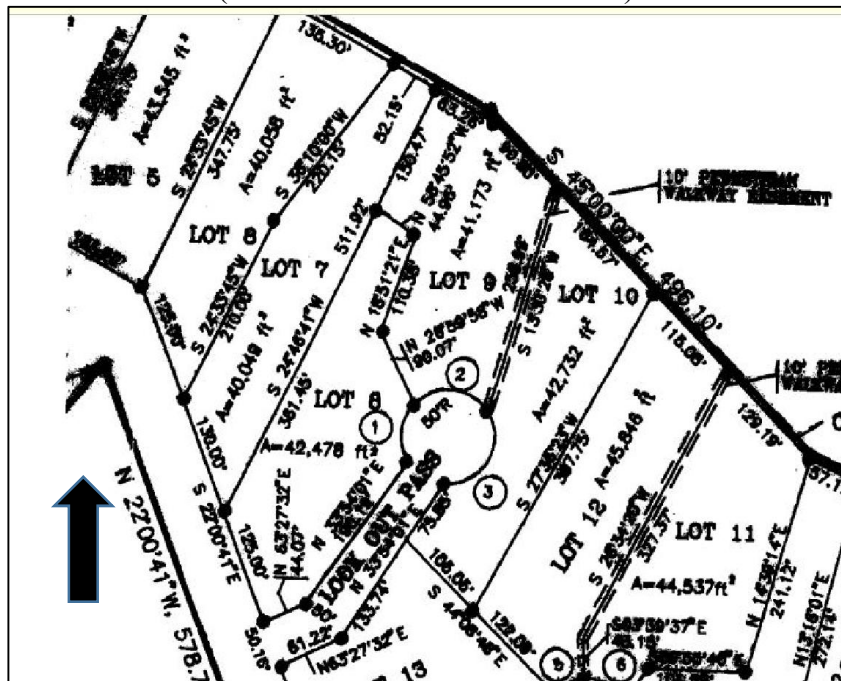
COMPARABLE SALE INFORMATION				
	Location		Lighthouse Road	
	City/State		Brule, Nebraska	
	County		Keith	
	Assessor Number		261700700	
	Zoning		Recreational	
	Site Size: Acres		0.920	
	Square Feet		40,049	
	Date of Sale		May 18, 2018	
	Sales Price		\$75,000	
	Less Cost of Improvements*		\$0	
	Sales Price Adjusted		\$75,000	
	MLS #		N/A	
ANALYSIS OF SALE				
Price per Acre		\$81,522		
Price per Square Foot			\$1.87	
Price Per Front Foot			N/A	
TRANSFER INFORMATION				
Grantor		Gaylene T. Meyer	Grantee	Robert Murphy & Jennifer Murphy
Type of Instrument		Warranty Deed	Document #	Book 2018, Page 00744
Financing/Conditions		Cash to Seller/Market	Marketing Time	Unknown
Legal Description		Lot 7, Block 1, Bayside Country Estates, First Addition, Keith County, Nebraska	Verified By	Mike Lashley, Listing Agent (308) 532-9300
Section/Township/Range		S22/T15N/R40W	Intended Use/Comments	Purchased for Residential Use
PROPERTY DETAILS				
Access		Lighthouse Rd, Unpaved Road	View	Lake McConaughy
Topography		Level	Lot Dimensions	130.00' X 210.00' X 220.15' X 52.15' X 511.92'
Flood Plain		According to Flood Map # 31101C0225C, dated 9/30/2005, the property is not in an area of Elevated Flood Risk.	Improvements	N/A
Access to Water Frontage		No Direct Access to Lake McConaughy	Value of Improvements	N/A
Utilities		Electricity & Telephone - Private Well & Septic Necessary Prior to Home Construction	Miscellaneous	This is the sale of a vacant site in a newly developed subdivision along the south shore of Lake McConaughy. This lot is a "front row" lot.
Report File # 19-018ec				

Photograph of Land Sale 1

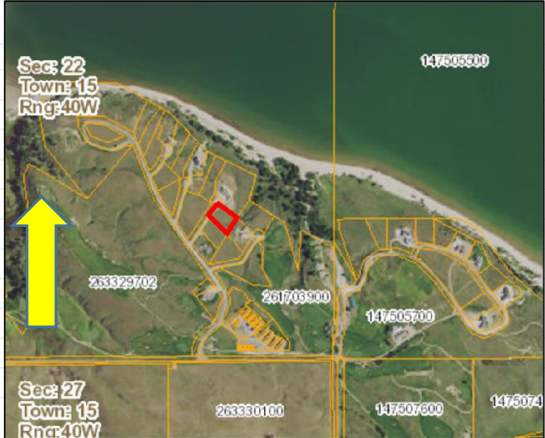


Photo Taken 4/17/2019 by Chris Clark
Looking Northeast Across Land Sale 1

Enlarged Image of Subdivision Plat of Land Sale 1 (Land Sale 1 Identified as Lot 7)



LAND SALE 2

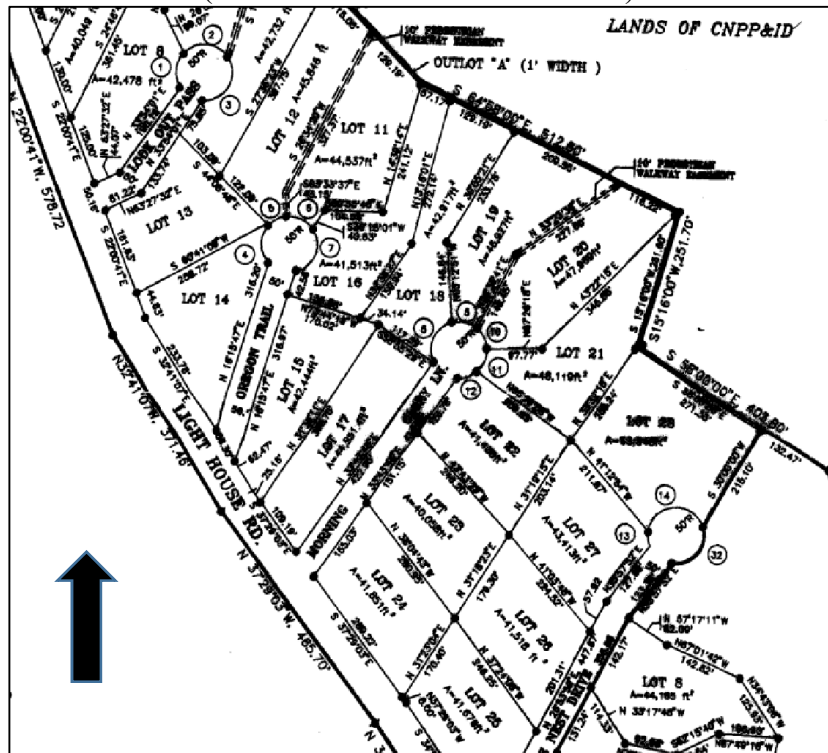
COMPARABLE SALE INFORMATION			
	Location	Morning Glory Lane	
	City/State	Brule, Nebraska	
	County	Keith	
	Assessor Number	261702200	
	Zoning	Recreational	
	Site Size: Acres	0.951	
	Square Feet	41,438	
	Date of Sale	May 18, 2018	
	Sales Price	\$40,000	
	Less Cost of Improvements*	\$0	
	Sales Price Adjusted	\$40,000	
	MLS #	N/A	
ANALYSIS OF SALE			
Price per Acre	\$42,048	Price per Square Foot	\$0.97
		Price Per Front Foot	N/A
TRANSFER INFORMATION			
Grantor	John G. & Staci A. Worthing	Grantee	Tical, LLC
Type of Instrument	Warranty Deed	Document #	Book 2018, Page 00743
		Marketing Time	Unknown
Financing/Conditions	Cash to Seller/Market	Verified By	Bonnie Nemecek, Listing Agent (308) 289-0910
Legal Description	Lot 22, Block 1, Bayside Country Estates, First Addition, Keith County, Nebraska	Intended Use/Comments	Purchased for Residential Use
Section/Township/Range	S22/T15N/R40W		
PROPERTY DETAILS			
Access	Morning Glory Ln, Unpaved Road	View	Lake McConaughy
Topography	Level	Lot Dimensions	123.78' X 37.40' X 209.03' X 203.14' X 246.20'
Flood Plain	According to Flood Map # 31101C0225C, dated 9/30/2005, the property is not in an area of Elevated Flood Risk.	Improvements	N/A
Access to Water Frontage	No Direct Access to Lake McConaughy	Value of Improvements	N/A
Utilities	Electricity & Telephone - Private Well & Septic Necessary Prior to Home Construction	Miscellaneous	This is the sale of a vacant site in a newly developed subdivision along the south shore of Lake McConaughy. This lot is one lot behind a "front row" lot.
Report File # 19-018ec			

Photograph of Land Sale 2




Photo Taken 4/17/2019 by Chris Clark
Looking Northeast Across Land Sale 2

Enlarged Image of Subdivision Plat of Land Sale 2 (Land Sale 2 Identified as Lot 22)



Note: Lots 19, 20, & 21 were re-platted to form a single “front row” type lot.

LAND SALE 3

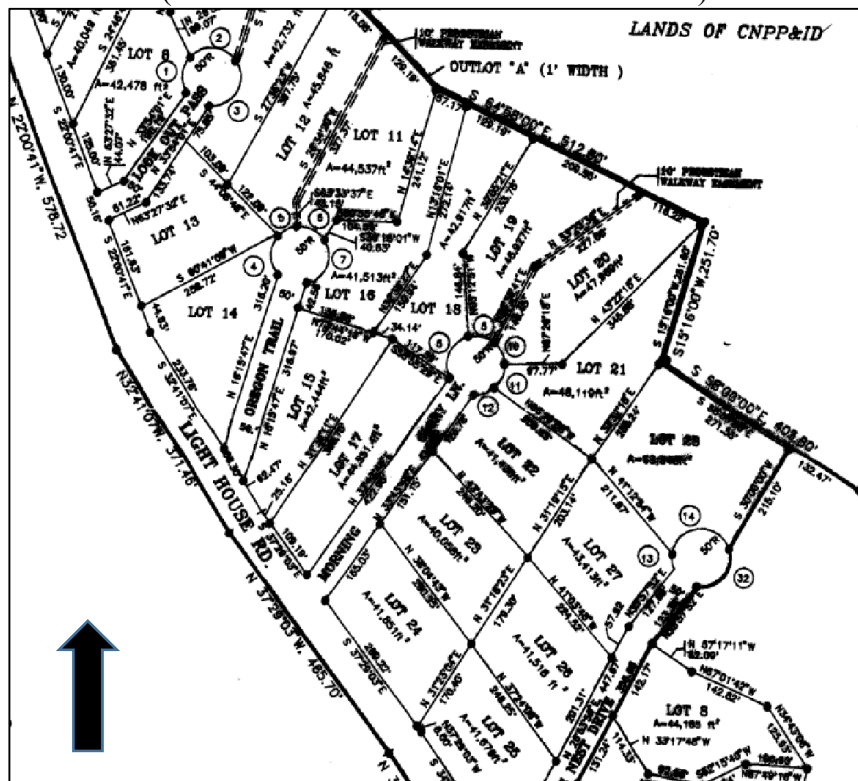
COMPARABLE SALE INFORMATION					
	Location		Morning Glory Lane		
	City/State		Brule, Nebraska		
	County		Keith		
	Assessor Number		261702300		
	Zoning		Recreational		
	Site Size: Acres		0.920		
	Square Feet		40,058		
	Date of Sale		May 18, 2018		
	Sales Price		\$50,000		
	Less Cost of Improvements*		\$0		
Sales Price Adjusted		\$50,000			
MLS #		N/A			
ANALYSIS OF SALE					
Price per Acre		\$54,371	Price per Square Foot	\$1.25	
			Price Per Front Foot	N/A	
TRANSFER INFORMATION					
Grantor		Bayside Investments, LLC	Grantee		Tical, LLC
Type of Instrument		Warranty Deed	Document #		Book 2018, Page 00759
			Marketing Time		Unknown
Financing/Conditions		Cash to Seller/Market	Verified By		Bonnie Nemecek, Listing Agent (308) 289-0910
Legal Description		Lot 23, Block 1, Bayside Country Estates, First Addition, Keith County, Nebraska	Intended Use/Comments		Purchased for Residential Use
Section/Township/Range		S22/T15N/R40W			
PROPERTY DETAILS					
Access		Morning Glory Ln, Unpaved Road	View		Lake McConaughy
Topography		Level	Lot Dimensions		151.15' X 246.20' X 179.30' X 260.95
Flood Plain		According to Flood Map # 31101C0225C, dated 9/30/2005, the property is not in an area of Elevated Flood Risk.	Improvements		N/A
Access to Water Frontage		No Direct Access to Lake McConaughy	Value of Improvements		N/A
Utilities		Electricity & Telephone - Private Well & Septic Necessary Prior to Home Construction	Miscellaneous		This is the sale of a vacant site in a newly developed subdivision along the south shore of Lake McConaughy. This lot is two lots behind a "front row" lot.
Report File # 19-018ec					

Photograph of Land Sale 3



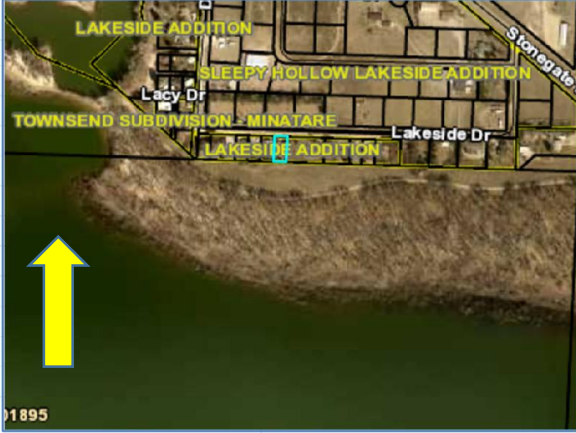
Photo Taken 04/17/2019 by Chris Clark
Looking Northeast Across Land Sale 3

Enlarged Image of Subdivision Plat of Land Sale 3 (Land Sale 3 is identified as Lot 23 below)



Note: Lots 19, 20, & 21 were re-platted to form a single “front row” type lot.

LAND SALE 4

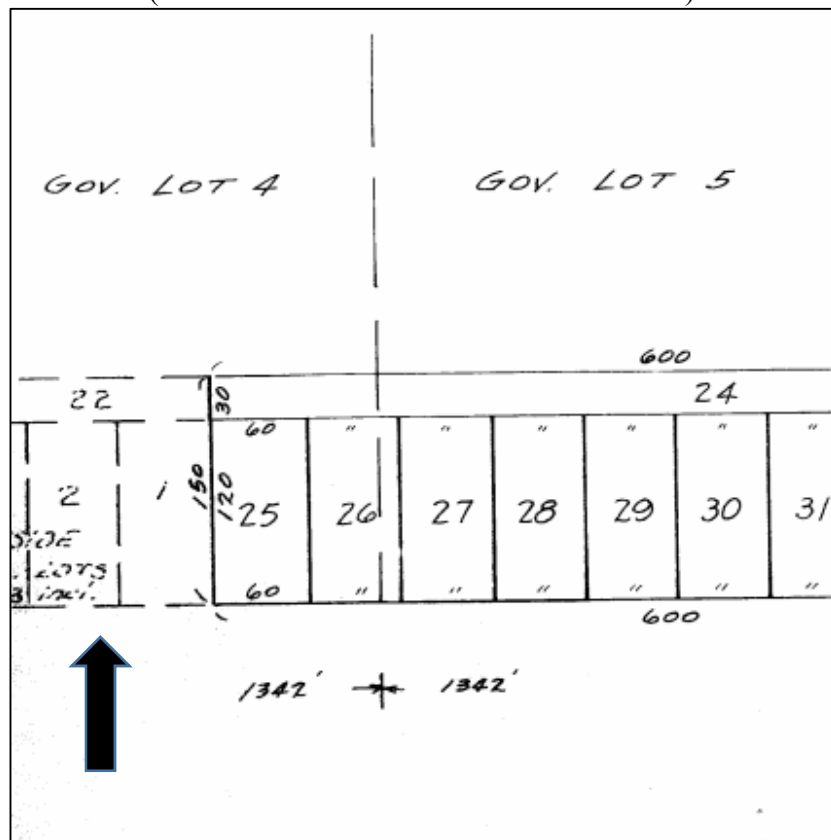
COMPARABLE SALE INFORMATION																											
		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Location</td> <td>30061 Lakeside Drive</td> </tr> <tr> <td>City/State</td> <td>Minatare, Nebraska</td> </tr> <tr> <td>County</td> <td>Scotts Bluff</td> </tr> <tr> <td>Assessor Number</td> <td>261702300</td> </tr> <tr> <td>Zoning</td> <td>Recreational Residential</td> </tr> <tr> <td>Site Size: Acres</td> <td>0.165</td> </tr> <tr> <td style="text-align: center;">Square Feet</td> <td>7,200</td> </tr> <tr> <td>Date of Sale</td> <td>August 13, 2018</td> </tr> <tr> <td>Sales Price</td> <td>\$151,000</td> </tr> <tr> <td>Less Cost of Improvements*</td> <td>\$110,182</td> </tr> <tr> <td>Sales Price Adjusted</td> <td>\$40,818</td> </tr> <tr> <td>MLS #</td> <td>N/A</td> </tr> </table>		Location	30061 Lakeside Drive	City/State	Minatare, Nebraska	County	Scotts Bluff	Assessor Number	261702300	Zoning	Recreational Residential	Site Size: Acres	0.165	Square Feet	7,200	Date of Sale	August 13, 2018	Sales Price	\$151,000	Less Cost of Improvements*	\$110,182	Sales Price Adjusted	\$40,818	MLS #	N/A
		Location	30061 Lakeside Drive																								
		City/State	Minatare, Nebraska																								
		County	Scotts Bluff																								
		Assessor Number	261702300																								
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		Date of Sale	August 13, 2018																								
		Sales Price	\$151,000																								
Less Cost of Improvements*	\$110,182																										
Sales Price Adjusted	\$40,818																										
MLS #	N/A																										
ANALYSIS OF SALE																											
Price per Acre	\$246,948	Price per Square Foot	\$5.67																								
		Price Per Front Foot	N/A																								
TRANSFER INFORMATION																											
Grantor	Rhonda Schuessler	Grantee	Paul L. Reed																								
Type of Instrument	Warranty Deed	Document #	Book 2018, Page 3603																								
		Marketing Time	Unknown																								
Financing/Conditions	Cash to Seller/Market	Verified By	Paul L. Reed, Grantee (308) 633-9402																								
Legal Description	Lot 25, Lakeside Addition to Scotts Bluff Count, Nebraska	Intended Use/Comments	Purchased for Residential Use																								
Section/Township/Range	S20/T23N/R53W																										
PROPERTY DETAILS																											
Access	Lakeside Drive, Unpaved Road	View	Lake Minatare																								
Topography	Level	Lot Dimensions	60' X 120'																								
Flood Plain	According to Flood Map # 3104730100AC, dated 6/18/1990, the property is not in an area of Elevated Flood Risk.	Improvements	This property is improved with a 1,316 SF "A" frame style home with a detached carport. The home was constructed in 1978 but was renovated approximately 1 year prior to the sale. The effective age is estimated to be 15 years.																								
Access to Water Frontage	Walking Lake Access	Value of Improvements	\$110,182																								
Utilities	Electricity & Telephone - Private Well & Septic System in Place	Miscellaneous	See Cost Analysis for contributory value of improvements																								
			Report File # 19-018ec																								

Photograph of Land Sale 4



Photo Taken 4/17/2019 by Chris Clark
Looking South at Land Sale 4


Enlarged Image of Subdivision Plat of Land Sale 4 (Land Sale 4 is identified as Lot 25 below)



Cost Analysis for Home on Land Sale 4

COST ANALYSIS						
300061 LAKESIDE DRIVE, MINATARE, NEBRASKA						
CALCULATIONS FOR BASE COSTS						
RETAIL BUILDING						
GOOD QUALITY, PREFABRICATED COTTAGE, RESIDENCE - SECTION 12, PAGE 36						
BASE COST (LISTED AS A LUMP SUM IN MARSHALL VALUATION SERVICE FOR 1,000 SF)	\$77,250					
WOOD STOVE	\$2,800					
TOTAL BASE COST	\$80,050					
CURRENT COST MULTIPLIER	1.00					
LOCAL COST MULTIPLIER	1.00					
ADJUSTED BASE COST	\$80,050					
CALCULATIONS FOR COST NEW						
BASE COST TOTAL		Lump Sum				\$80,050
LOFT (SECTION 12, PAGE 37)	308	@	\$21.70			\$6,684
METAL DECKS (SECTION 12, PAGE 38)	196	@	\$40.00			\$7,840
PATIO (SECTION 66, PAGE 2)	392	@	\$16.30			\$6,390
CARPORT (SECTION 12, PAGE 35)	288	@	\$28.25			\$8,136
ELECTRIC BASEBOARD HEATING (SECTION 53, PAGE 3 - 3 UNITS x \$810 PER UNIT)		Lump Sum				\$2,430
SHED		Lump Sum				\$2,000
WELL (SECTION 17, PAGE 57)		Lump Sum				\$11,500
SEPTIC SYSTEM (SECTION 53, PAGE 10 - 1,500 GALLON TANK PLUS DRAINFIELD)		Lump Sum				\$6,525
SITE IMPROVEMENTS (UTILITY CONNECTIONS/LANDSCAPING/FENCING)		Lump Sum				\$2,000
PRELIMINARY IMPROVEMENT COST NEW						\$133,554
ADD ENTREPRENEURIAL INCENTIVE @10%						\$13,355
FINAL IMPROVEMENT COST NEW						\$146,910
LESS OBSERVED DEPRECIATION						
PHYSICAL DEPRECIATION (15 YEARS/60 YEARS = 25%)	25.0	%	of	adjusted	cost.....	(\$36,727)
FUNCTIONAL OBSOLESCENCE	0.0	%	of	adjusted	cost.....	\$0
EXTERNAL OBSOLESCENCE	0.0	%	of	adjusted	cost.....	\$0
TOTAL DEPRECIATED IMPROVEMENT COST						\$110,182
ADD LAND VALUE						\$0
INDICATED VALUE FROM COST APPROACH						\$110,182

LAND SALE 5

COMPARABLE SALE INFORMATION				
	Location		72874 Trail 3, Lots 1 & 2	
	City/State		Cambridge, Nebraska	
	County		Frontier	
	Assessor Number		320009912 & 320009831	
	Zoning		AG-R, Agricultural Residential	
	Site Size: Acres		0.217	
	Square Feet		9,470	
	Date of Sale		8/15/2014 & 6/1/16	
	Sales Price		\$57,500	
	Less Cost of Improvements*		\$0	
Sales Price Adjusted		\$57,500		
MLS #		N/A		
ANALYSIS OF SALE				
Price per Acre		\$264,489	Price per Square Foot	\$6.07
			Price Per Front Foot	N/A
TRANSFER INFORMATION				
Grantor	Ronald R. Schelling & Janice L. Schelling (Lot 1) and Brad Farr & Laurie Farr (Lot 2)	Grantee	Jay Davis	
Type of Instrument	Warranty Deed	Document #	2016/0337 (Lot 1) & 2014/0473 (Lot 2)	
Financing/Conditions	Cash to Seller/Market	Marketing Time	Unknown	
Legal Description	Lengthy - Retained in Appraisal Work file	Verified By	Jay Davis, Grantee (703) 344-4363	
Section/Township/Range	S23/T5N/R26W	Intended Use/Comments	Purchased for Assemblage & Residential Use	
PROPERTY DETAILS				
Access	Trail 3, Unpaved Road	View	Medicine Creek Reservoir	
Topography	Level	Lot Dimensions	60' X 120'	
Flood Plain	According to Flood Map # 31063C0550C, dated 4/2/2008, the property is not in an area of Elevated Flood Risk.	Improvements	N/A	
Access to Water Frontage	Walking Lake Access	Value of Improvements	\$0	
Utilities	Electricity & Telephone - Private Well & Septic System Required Prior to Construction of a Home	Miscellaneous	Grantee purchased these properties to assemble for one home site. Grantee noted that he may have paid a lower price if this property had been a single lot and did not require assemblage.	
		Report File # 19-018ec		

Photograph of Land Sale 5



Photo Taken 4/14/2019 by Chris Clark
Looking Southeast Across Land Sale 5
(Grantee placed an RV for temporary use on this site.)

No Plat Available – Topo Map Below (Land Sale 5 Outlined in Red)



Sales Comparison Analysis Grid Cabin Site No. 12

Adjustments were considered for differences between the sales and this subject cabin site as if vacant. Any adjustments made are noted on the spreadsheet below;

COMPARABLE SALES ANALYSIS FOR SUBJECT SITE AS IF VACANT						
CABIN SITE NO. 12, ENDERS RESERVOIR SEASONAL CABINS, CHASE COUNTY, NEBRASKA						
DESCRIPTION	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
IDENTIFICATION	Cabin Site No. 15	Lot 7 Block 1, Bayside Country Estates	Lot 22, Block 1, Bayside Country Estates	Lot 23, Block 1, Bayside Country Estates	30061 Lakeside Dr	72874 Trail 3, Lots 1 & 2
CITY	Trenton, NE	Brule, NE	Brule, NE	Brule, NE	Minatare, NE	Cambridge, NE
SALES PRICE		\$75,000	\$40,000	\$50,000	\$151,000	\$57,500
QUANTITATIVE ADJUSTMENTS						
ADJUSTMENT FOR IMPROVEMENTS		\$0	\$0	\$0	-\$110,182	\$0
PROPERTY RIGHTS	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
PROPERTY RIGHTS ADJUSTMENT		\$0	\$0	\$0	\$0	\$0
FINANCING	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
FINANCING ADJUSTMENT		\$0	\$0	\$0	\$0	\$0
ADJUSTMENTS FOR BUYER EXPENDITURES						
DEMOLITION		\$0	\$0	\$0	\$0	\$0
ENVIRONMENTAL		\$0	\$0	\$0	\$0	\$0
OTHER		\$0	\$0	\$0	\$0	\$0
LEGAL/ZONING		\$0	\$0	\$0	\$0	\$0
DATE OF SALE		05/18/18	05/18/18	05/18/18	08/28/17	06/01/16
MARKET CONDITIONS FACTOR		1.00	1.00	1.00	1.00	1.00
ADJUSTED SALES PRICE		\$75,000	\$40,000	\$50,000	\$40,818	\$57,500
QUALITATIVE ADJUSTMENTS						
CONDITIONS OF SALE	Typical	Typical	Typical	Typical	Typical	Typical
CONDITIONS OF SALE ADJUSTMENT		Equal =	Equal =	Equal =	Equal =	Superior - -
BOAT DOCK PERMITTED	Yes	No	No	No	No	No
		Inferior +	Inferior +	Inferior +	Inferior +	Inferior +
PROPERTY USE RESTRICTIONS	Home Size Restricted to 700 SF & Year-Long Occupancy not Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed
		Superior -	Superior -	Superior -	Superior -	Superior -
LOCATION	Rural	Rural	Rural	Rural	Rural	Rural
		Equal =	Equal =	Equal =	Equal =	Equal =
LAKE SURFACE AREA/ACRES	1,707	34,700	34,700	34,700	2,158	1,850
		Equal =	Equal =	Equal =	Equal =	Equal =
ACCESS TO LAKE & VIEW	Walk-in Access & 1st Row Lot	Walk-in Access & 1st Row Lot	No Direct Access & 2nd Row Lot	No Direct Access & 3rd Row Lot	Walk-in Access & 1st Row Lot	Walk-in Access & 1st Row Lot
		Superior -	Inferior +	Inferior +	Equal =	Equal =
AMENITIES LAKE OR NEIGHBORHOOD	Good	Very Good	Very Good	Very Good	Good	Good
		Superior -	Superior -	Superior -	Equal =	Equal =
DEVELOPMENT AROUND LAKE	Low Density	Medium to High Density Area	Medium to High Density Area	Medium to High Density Area	High Density Area	Medium Density Area
		Equal =	Equal =	Equal =	Equal =	Equal =
VEHICULAR ACCESS	Nonpaved	Nonpaved	Nonpaved	Nonpaved	Nonpaved	Nonpaved
		Equal =	Equal =	Equal =	Equal =	Equal =
SHAPE	Irregular Rectangle	Irregular	Irregular	Irregular	Irregular	Irregular
		Equal =	Equal =	Equal =	Equal =	Equal =
TOPOGRAPHY	Level Area for House & Gentle Slope to Lake	Level	Level & Sloping Areas	Level & Sloping Areas	Level	Level & Sloping Areas
		Equal =	Equal =	Equal =	Equal =	Equal =
SIZE/ACRES	0.300	0.920	0.951	0.920	0.165	0.217
		Equal =	Equal =	Equal =	Inferior +	Inferior +
EASEMENTS/COVENANTS AFFECTING VALUE	None	None	None	None	None	None
		Equal =	Equal =	Equal =	Equal =	Equal =
ZONING	AG	Recreational	Recreational	Recreational	RCR	AG-R
		Equal =	Equal =	Equal =	Equal =	Equal =
UTILITIES	Electricity & Telephone	Electricity & Telephone	Electricity & Telephone	Electricity & Telephone	Electricity & Telephone	Electricity & Telephone
		Equal =	Equal =	Equal =	Equal =	Equal =
WATER/SEWER	Individual Well & Septic Necessary	Individual Well & Septic Necessary	Individual Well & Septic Necessary	Individual Well & Septic Necessary	Individual Well & Septic Necessary	Individual Well & Septic Necessary
		Equal =	Equal =	Equal =	Equal =	Equal =
NON-REALTY COMPONENTS	None	None	None	None	None	None
		Equal =	Equal =	Equal =	Equal =	Equal =
OVERALL RATING COMPARED TO SUBJECT		Superior - -	Equal =	Equal =	Inferior +	Superior - -
VALUE INDICATIONS		< \$75,000	= \$40,000	= \$50,000	> \$40,818	< \$57,500

Discussion of Quantitative Adjustments

The following categories required no adjustment, required additional comment, or there was sufficient market data available on which to base a credible adjustment.

Adjustment for Improvements: Land Sales 1, 2, 3, and 5 required no adjustment in this category. Land Sale 4 included a single family residence. The contributory value of this residence was determined based upon a depreciated cost analysis for the improvements on this property. The depreciated cost was determined to be \$110,182. This amount was utilized as the adjustment in this category for Land Sale 4.

Property Rights: The ownership interest in this report for the subject property and for all of the land comparables is the fee simple interest consequently, no adjustments were necessary in this category.

Financing: All sales were cash to seller; therefore, no adjustments were necessary in this category.

Conditions of Sale: See Qualitative adjustments.

Buyer Expenditures: There were no buyer expenditures noted for the land sales utilized in this analysis. No adjustments were necessary in this category.

Market Conditions: The comparable sales closed in 2014-2016, 2017, and 2018. There are typically few sales of properties similar to the subject each year. I studied trends for sales of vacant home sites via a subscription to the Nebraska "Outstate" MLS. This system covers rural areas in western Nebraska. I also searched for sales near and along the reservoirs noted in the Subject Market Analysis via the applicable county Assessor's Offices. Real estate transfer prices are public record in Nebraska. The available market data does not support an adjustment in this category. For this reason, no adjustment was made.

Discussion of Qualitative Adjustments

The following adjustments are for categories where the comparables are different from the subject property and differences in these categories were considered to potentially affect value; however, there was not sufficient market data available on which to credibly base dollar amount or percentage adjustments. These adjustments are identified as Equal =, Superior -, or Inferior + compared to the subject property.

Conditions of Sale: There were no atypical conditions of sale reported by the verifying parties for Land Sales 1, 2, 3, or 4. No adjustments were made to the comparables in this category. Land Sale 5 consists of two contiguous sites purchased at different times by the same purchaser for purposes of an assemblage. The grantee reported that he likely paid more for the two properties than he would have if the properties had been one site and the sale had occurred in one transaction with a single seller. The grantee did not know how much lower the purchase price would have been if the property had consisted of a single site and a single seller. Since the grantee did not quantify a specific amount of higher payment, a qualitative adjustment was made in this category. Land Sale 5 is Superior - - compared to the subject property in this category.

Boat Dock Permitted: The subject cabin site permit allows boat docks. None of the comparables allow boat docks and are rated as Inferior + compared to the subject in this category.

Property Use Restrictions: The subject cabin site permit includes restrictions on use and home size. Year-long use is prohibited for the subject cabin site and the site may not be used as a primary residence. Residences are restricted to 700 square feet in size for the subject cabin site lease. The comparables include year-long use of the home sites and there are minimal restrictions on building size. The building size restrictions are based upon required setbacks and possible view corridor issues. The grantees for the comparables may use the improvements as a primary residence. The comparables are all considered to be Superior - to the subject in this category.

Location: The subject and comparables are all in relatively rural areas and are all considered Equal = in this category.

Lake Water Surface Area: The subject reservoir totals 1,707 acres of surface water. Land Sales 1, 2, and 3 are on in proximity to Lake McConaughy which includes 34,700 acres of surface water. Land Sales 4, and 5 are in proximity to reservoirs with 2,158 and 1,850 acres of surface water respectively. No market data was located suggesting that lake surface area affected the sales for the comparables. The comparables are considered Equal = compared to the subject in this category.

Access to Lake & View: Based upon analysis of sales and lease data in western Nebraska, market participants for lake front properties place a premium on access to the lake and view of the lake. The subject cabin site has walk-in type access (across land owned by the US Bureau of Reclamation) to the reservoir in a relatively private area. The subject cabin site has an elevated view of the reservoir.

Land Sale 1 includes walk-in access and an elevated view of the Lake McConaughy. It is considered to be a “front row” lot. Recent “front row” lots near Land Sale 1 have sold for \$85,000 and \$105,000 (see Market Analysis). Based upon this data, buyers place a premium on “front row” lots in this subdivision and there are nuances which affect pricing even for “front row” lots. The sale price range for front row lots depicts a 40% spread (comparing the \$75,000 sales price of Land Sale 1 to the sale of Lot 6, Block 1 of Replat of Lots 4 & 5, Phase 1 of The Shores at Bayside at \$105,000). Land Sale 1 is a “front row” lot like the subject; however, some downward adjustment is necessary based upon examination of recent sales of similar lots in the same subdivision. Since there is not sufficient market data on which to credibly base a quantitative downward adjustment for this sale, a qualitative downward adjustment was made. This sale is considered to be Superior – compared to the subject lot in this category.

Land Sales 2 and 3 do not have direct walk-in access and they both have some views of Lake McConaughy. These sales are considered to be Inferior + compared to the subject in this category. Land Sales 4 and 5 include walk-in access to their respective reservoirs and both include reservoir views. These comparables are considered to be Equal = to the subject property in this category.

Amenities Lake or Neighborhood: The subject area includes access to fishing, boating, swimming, hiking, hunting, and camping. Along the Enders’ 26 miles of shoreline are camping sites with

bathrooms, day use picnic areas, a swimming beach, boat launch facilities, and hiking and biking trails. Land Sales 1, 2, and 3 include access to similar public areas along the shores of Lake McConaughy but also have proximity to the 18-hole Bayside Golf Club golf course. These sales are considered Superior – compared to the subject in this category. Land Sales 4 and 5 include access to similar public areas along their respective reservoirs. Land Sales 4 and 5 are considered Equal = to the subject in this category.

Development Around Lake: There is minimal development surrounding the subject cabin site or subject reservoir. Land Sales 1, 2, and 3 are in medium to high density development neighborhoods surrounding Lake McConaughy. Land Sale 4 is in a high development density neighborhood along Lake Minatare. Land Sale 5 is in a medium density neighborhood along Medicine Creek Reservoir. Physical characteristics present in a high density development area (like suitability for year round use and smaller site sizes) are considered in other adjustment categories. There is little basis for an adjustment specific to this category; however, this characteristic was considered worthy of discussion and inclusion on the land sales grid.

Vehicular Access: The subject property has access from Road 337A Avenue which is unpaved. The comparables are accessed via unpaved roads are considered to be Equal = to the subject in this category.

Shape: The subject site and comparables have shapes suitable for use as single family home sites and no adjustments were necessary in this category. The comparables are identified as Equal = to the subject property in this category.

Topography: The subject includes a level area suitable for improvements and relatively gentle slope to the reservoir. The comparables are all predominantly level and are generally considered Equal = to the subject in this category.

Size/Acres: The subject site includes 0.300 acres. Land Sales 1, 2, and 3 included 0.920, 0.951, and 0.920 acres respectively. No market data was located suggesting that an adjustment for size difference was necessary for properties within the 0.30 to 1.00 acre size range. These comparables are considered Equal = to the subject in this category. Land Sales 4 and 5 include 0.165 and 0.217 acres respectively. These comparables are considered to be Inferior + in this category compared to the subject.

Easements Affecting Value: There are no known easements affecting the subject or comparables.

Zoning: The subject and comparables are all in zoning districts which allow residential use. The comparables are Equal = to the subject in this category.

Utilities: The subject property and all of the comparables have similar access to electricity and telephone. The comparables are identified as Equal = to the subject property in this category.

Water/Sewer: The subject site as if vacant and comparables all require construction of individual well and septic systems prior to residential construction. The subject and comparables are Equal = in this category.

Non-Realty Components: There are no non-realty components associated with the subject or comparables. The comparables are identified as Equal = to the subject property in this category.

Reconciliation of Sales Comparison Approach for Subject Site as if Vacant

The unadjusted comparables range in price from \$40,000 to \$151,000. After quantitative adjustments, the range tightens considerably to \$40,000 to \$75,000.

After qualitative adjustments, the value of the subject site is above the indications from Land Sale 4 at \$40,818. For this reason, the adjusted indication from Land Sale 4 provides the low end of possible market values for the subject property at \$40,818. Land Sales 1 and 5 are considered Superior - - and Superior - overall compared to the subject site. These sales provide indications of the high end of adjusted indications of value at \$75,000 and \$57,500 respectively. Land Sales 2 and 3 were rated as Equal overall compared to the subject site. These sales provided adjusted indications of value at \$40,000 and \$50,000 respectively.

Most weight is accorded the adjusted indications from Land Sales 2 and 3 at \$40,000 and \$50,000 respectively. A value between these sales at \$45,000 is well supported by the available market data.

Cabin Site No. 12 Subject Site Value

\$45,000

Sales Comparison Analysis Grid Cabin Site No. 23

Adjustments were considered for differences between the sales and this subject cabin site as if vacant. Any adjustments made are noted on the spreadsheet below;

COMPARABLE SALES ANALYSIS FOR SUBJECT SITE AS IF VACANT						
CABIN SITE NO. 23, ENDERS RESERVOIR SEASONAL CABINS, CHASE COUNTY, NEBRASKA						
DESCRIPTION	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
IDENTIFICATION	Cabin Site No. 15	Lot 7 Block 1, Bayside Country Estates	Lot 22, Block 1, Bayside Country Estates	Lot 23, Block 1, Bayside Country Estates	30061 Lakeside Dr	72874 Trail 3, Lots 1 & 2
CITY	Trenton, NE	Brule, NE	Brule, NE	Brule, NE	Minatare, NE	Cambridge, NE
SALES PRICE		\$75,000	\$40,000	\$50,000	\$151,000	\$57,500
QUANTITATIVE ADJUSTMENTS						
ADJUSTMENT FOR IMPROVEMENTS		\$0	\$0	\$0	-\$110,182	\$0
PROPERTY RIGHTS	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
PROPERTY RIGHTS ADJUSTMENT		\$0	\$0	\$0	\$0	\$0
FINANCING	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
FINANCING ADJUSTMENT		\$0	\$0	\$0	\$0	\$0
ADJUSTMENTS FOR BUYER EXPENDITURES						
DEMOLITION		\$0	\$0	\$0	\$0	\$0
ENVIRONMENTAL		\$0	\$0	\$0	\$0	\$0
OTHER		\$0	\$0	\$0	\$0	\$0
LEGAL/ZONING		\$0	\$0	\$0	\$0	\$0
DATE OF SALE		05/18/18	05/18/18	05/18/18	08/28/17	06/10/16
MARKET CONDITIONS FACTOR		1.00	1.00	1.00	1.00	1.00
ADJUSTED SALES PRICE		\$75,000	\$40,000	\$50,000	\$40,818	\$57,500
QUALITATIVE ADJUSTMENTS						
CONDITIONS OF SALE	Typical	Typical	Typical	Typical	Typical	Typical
CONDITIONS OF SALE ADJUSTMENT		Equal =	Equal =	Equal =	Equal =	Superior - -
BOAT DOCK PERMITTED	Yes	No	No	No	No	No
		Inferior +	Inferior +	Inferior +	Inferior +	Inferior +
PROPERTY USE RESTRICTIONS	Home Size Restricted to 700 SF & Year-Long Occupancy not Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed	Minimal Home Size Restrictions & Year-Long Home Occupancy Use Allowed
		Superior -	Superior -	Superior -	Superior -	Superior -
LOCATION	Rural	Rural	Rural	Rural	Rural	Rural
		Equal =	Equal =	Equal =	Equal =	Equal =
LAKE SURFACE AREA/ACRES	1,707	34,700	34,700	34,700	2,158	1,850
		Equal =	Equal =	Equal =	Equal =	Equal =
ACCESS TO LAKE & VIEW	Walk-in Access & 2nd Row Lot	Walk-in Access & 1st Row Lot	No Direct Access & 2nd Row Lot	No Direct Access & 3rd Row Lot	Walk-in Access & 1st Row Lot	Walk-in Access & 1st Row Lot
		Superior - -	Equal =	Equal =	Superior -	Superior -
AMENITIES LAKE OR NEIGHBORHOOD	Good	Very Good	Very Good	Very Good	Good	Good
		Superior -	Superior -	Superior -	Equal =	Equal =
DEVELOPMENT AROUND LAKE	Low Density	Medium to High Density Area	Medium to High Density Area	Medium to High Density Area	High Density Area	Medium Density Area
		Equal =	Equal =	Equal =	Equal =	Equal =
VEHICULAR ACCESS	Nonpaved	Nonpaved	Nonpaved	Nonpaved	Nonpaved	Nonpaved
		Equal =	Equal =	Equal =	Equal =	Equal =
SHAPE	Irregular Rectangle	Irregular	Irregular	Irregular	Irregular	Irregular
		Equal =	Equal =	Equal =	Equal =	Equal =
TOPOGRAPHY	Level Area for House	Level	Level & Sloping Areas	Level & Sloping Areas	Level	Level & Sloping Areas
		Equal =	Equal =	Equal =	Equal =	Equal =
SIZE/ACRES	0.650	0.920	0.951	0.920	0.165	0.217
		Equal =	Equal =	Equal =	Inferior +	Inferior +
EASEMENTS/COVENANTS AFFECTING VALUE	None	None	None	None	None	None
		Equal =	Equal =	Equal =	Equal =	Equal =
ZONING	AG	Recreational	Recreational	Recreational	RCR	AG-R
		Equal =	Equal =	Equal =	Equal =	Equal =
UTILITIES	Electricity & Telephone	Electricity & Telephone	Electricity & Telephone	Electricity & Telephone	Electricity & Telephone	Electricity & Telephone
		Equal =	Equal =	Equal =	Equal =	Equal =
WATER/SEWER	Individual Well & Septic Necessary	Individual Well & Septic Necessary	Individual Well & Septic Necessary	Individual Well & Septic Necessary	Individual Well & Septic Necessary	Individual Well & Septic Necessary
		Equal =	Equal =	Equal =	Equal =	Equal =
NON-REALTY COMPONENTS	None	None	None	None	None	None
		Equal =	Equal =	Equal =	Equal =	Equal =
OVERALL RATING COMPARED TO SUBJECT		Superior - - -	Superior -	Superior -	Equal =	Superior - -
VALUE INDICATIONS		< < \$75,000	< \$40,000	< \$50,000	= \$40,818	< < \$57,500

Discussion of Quantitative Adjustments

The following categories required no adjustment, required additional comment, or there was sufficient market data available on which to base a credible adjustment.

Adjustment for Improvements: Land Sales 1, 2, 3, and 5 required no adjustment in this category. Land Sale 4 included a single family residence. The contributory value of this residence was determined based upon a depreciated cost analysis for the improvements on this property. The depreciated cost was determined to be \$104,091. This amount was utilized as the adjustment in this category for Land Sale 4.

Property Rights: The ownership interest in this report for the subject property and for all of the land comparables is the fee simple interest consequently, no adjustments were necessary in this category.

Financing: All sales were cash to seller; therefore, no adjustments were necessary in this category.

Conditions of Sale: See Qualitative adjustments.

Buyer Expenditures: There were no buyer expenditures noted for the land sales utilized in this analysis. No adjustments were necessary in this category.

Market Conditions: The comparable sales closed in 2014-2016, 2017 and 2018. There are typically few sales of properties similar to the subject each year. I studied trends for sales of vacant home sites via a subscription to the Nebraska "Outstate" MLS. This system covers rural areas in western Nebraska. I also searched for sales near and along the reservoirs noted in the Subject Market Analysis via the applicable county Assessor's Offices. Real estate transfer prices are public record in Nebraska. The available market data does not support an adjustment in this category. For this reason, no adjustment was made.

Discussion of Qualitative Adjustments

The following adjustments are for categories where the comparables are different from the subject property and differences in these categories were considered to potentially affect value; however, there was not sufficient market data available on which to credibly base dollar amount or percentage adjustments. These adjustments are identified as Equal =, Superior -, or Inferior + compared to the subject property.

Conditions of Sale: There were no atypical conditions of sale reported by the verifying parties for Land Sales 1, 2, 3, or 4. No adjustments were made to the comparables in this category. Land Sale 5 consists of two contiguous sites purchased at different times by the same purchaser for purposes of an assemblage. The grantee reported that he likely paid more for the two properties than he would have if the properties had been one site and the sale had occurred in one transaction with a single seller. The grantee did not know how much lower the purchase price would have been if the property had consisted of a single site and a single seller. Since the grantee did not quantify a specific amount of higher payment, a qualitative adjustment was made in this category. Land Sale 5 is Superior - - compared to the subject property in this category.

Boat Dock Permitted: The subject cabin site permit allows boat docks. None of the comparables allow boat docks and are rated as Inferior + compared to the subject in this category.

Property Use Restrictions: The subject cabin site permit includes restrictions on use and home size. Year-long use is prohibited for the subject cabin site and the site may not be used as a primary residence. Residences are restricted to 700 square feet in size for the subject cabin site lease. The comparables include year-long use of the home sites and there are minimal restrictions on building size. The building size restrictions are based upon required setbacks and possible view corridor issues. The grantees for the comparables may use the improvements as a primary residence. The comparables are all considered to be Superior - to the subject in this category.

Location: The subject and comparables are all in relatively rural areas and are all considered Equal = in this category.

Lake Water Surface Area: The subject reservoir totals 1,707 acres of surface water. Land Sales 1, 2, and 3 are on in proximity to Lake McConaughy which includes 34,700 acres of surface water. Land Sales 4, and 5 are in proximity to reservoirs with 2,158 and 1,850 acres of surface water respectively. No market data was located suggesting that lake surface area affected the sales for the comparables. The comparables are considered Equal = compared to the subject in this category.

Access to Lake & View: Based upon analysis of sales and lease data in western Nebraska, market participants for lake front properties place a premium on access to the lake and view of the lake. The subject cabin site is interior or 2nd row with no direct walk-in access (across land owned by the US Bureau of Reclamation) to the reservoir. The subject cabin site has limited views of the reservoir across adjacent sites.

Land Sale 1 includes walk-in access and an elevated view of the Lake McConaughy. It is considered to be a “front row” lot. Recent “front row” lots near Land Sale 1 have sold for \$85,000 and \$105,000 (see Market Analysis). Based upon this data, buyers place a premium on “front row” lots in this subdivision and there are nuances which affect pricing even for “front row” lots. The sale price range for front row lots depicts a 40% spread (comparing the \$75,000 sales price of Land Sale 1 to the sale of Lot 6, Block 1 of Replat of Lots 4 & 5, Phase 1 of The Shores at Bayside at \$105,000). Land Sale 1 is a “front row” lot and considered far superior to the subject property. A significant downward adjustment is necessary based upon examination of recent sales of similar lots in the same subdivision. Since there is not sufficient market data on which to credibly base a quantitative downward adjustment for this sale, a qualitative downward adjustment was made. This sale is considered to be Superior -- compared to the subject lot in this category.

Land Sales 2 and 3 do not have direct walk-in access and they both have some views of Lake McConaughy. These sales are considered to be Equal = compared to the subject in this category. Land Sales 4 and 5 include walk-in access to their respective reservoirs and both include reservoir views. These comparables are considered to be Superior - compared to the subject property in this category.

Amenities Lake or Neighborhood: The subject area includes access to fishing, boating, swimming, hiking, hunting, and camping. Along the Enders’ 26 miles of shoreline are camping sites with

bathrooms, day use picnic areas, a swimming beach, boat launch facilities, and hiking and biking trails. Land Sales 1, 2, and 3 include access to similar public areas along the shores of Lake McConaughy but also have proximity to the 18-hole Bayside Golf Club golf course. These sales are considered Superior - compared to the subject in this category. Land Sales 4 and 5 include access to similar public areas along their respective reservoirs. Land Sales 4 and 5 are considered Equal = to the subject in this category.

Development Around Lake: There is minimal development surrounding the subject cabin site or subject reservoir. Land Sales 1, 2, and 3 are in medium to high density development neighborhoods surrounding Lake McConaughy. Land Sale 4 is in a high development density neighborhood along Lake Minatare. Land Sale 5 is in a medium density neighborhood along Medicine Creek Reservoir. Physical characteristics present in a high density development area (like suitability for year round use and smaller site sizes) are considered in other adjustment categories. There is little basis for an adjustment specific to this category; however, this characteristic was considered worthy of discussion and inclusion on the land sales grid.

Vehicular Access: The subject property has access from Road 337A Avenue which is unpaved. The comparables are accessed via unpaved roads are considered to be Equal = to the subject in this category.

Shape: The subject site and comparables have shapes suitable for use as single family home sites and no adjustments were necessary in this category. The comparables are identified as Equal = to the subject property in this category.

Topography: The subject includes a level area suitable for improvements and relatively gentle slope to the reservoir. The comparables are all predominantly level and are generally considered Equal = to the subject in this category.

Size/Acres: The subject site includes 0.65 acres. Land Sales 1, 2, and 3 included 0.920, 0.951, and 0.920 acres respectively. No market data was located suggesting that an adjustment for size difference was necessary for properties within the 0.50 to 1.00 acre size range. These comparables are considered Equal = to the subject in this category. Land Sales 4 and 5 include 0.165 and 0.217 acres respectively. These comparables are considered to be Inferior + in this category compared to the subject.

Easements Affecting Value: There are no known easements affecting the subject or comparables.

Zoning: The subject and comparables are all in zoning districts which allow residential use. The comparables are Equal = to the subject in this category.

Utilities: The subject property and all of the comparables have similar access to electricity and telephone. The comparables are identified as Equal = to the subject property in this category.

Water/Sewer: The subject site as if vacant and comparables all require construction of individual well and septic systems prior to residential construction. The subject and comparables are Equal = in this category.

Non-Realty Components: There are no non-realty components associated with the subject or comparables. The comparables are identified as Equal = to the subject property in this category.

Reconciliation of Sales Comparison Approach for Subject Site as if Vacant

The unadjusted comparables range in price from \$40,000 to \$151,000. After quantitative adjustments, the range tightens considerably to \$40,000 to \$75,000.

After qualitative adjustments, the value of the subject site is far below the indications from Land Sales 1 and 5 at \$75,000 and \$57,500 respectively. The value of the subject site is below the indications from Land Sales 2 and 3 at \$40,000 and \$50,000. Land Sale 4 is considered equal to the subject site and provides an adjusted indication of value of \$40,818.

All weight is accorded the adjusted indication from Land Sale 4 at \$40,818. I have rounded this to \$41,000. A value between these sales at \$41,000 is well supported by the available market data.

Cabin Site No. 23 Subject Site Value

\$41,000

GROUND LEASE RATE OF RETURN CONCLUSIONS

A search was conducted for ground lease rates of return used to determine lease rates for cabin sites on lakes in Nebraska and the western United States. We did not present information for lakes or reservoirs operated by the United States Bureau of Reclamation as they are an intended user of this report and have this information. The results of this search are below;

Ground Lease Rate of Return Market Data					
Lake Name(s)	State	Property Operator/Owner	# of Cabin Sites in Leasing Program	Most Recent Ground Lease Rate of Return Utilized	Details
Maloney Lake	Nebraska	Nebraska Public Power District	Approximately 197	5.00%	According to Brian Hope, Land Management Coordinator for NPPD, the district uses a 5% ground lease rate of return applied to a fair market value determined by an appraisal. The appraised value is obtained in Year 15 of the lease. The lease fees are increased each year and eventually reach the capitalized appraised value over a 15 year period. The cabin sites are re-appraised every 15 years.
Lake McConaughy, Johnson Lake, & Plum Creek Canyon Reservoir	Nebraska	Central Nebraska Public Power & Irrigation District	Approximately 792	5.00% (Used Prior to 2018)	According to Jim Brown, Land Administrator with CNPP& ID, the district did use a 5% ground lease rate of return applied to a fair market value determined by an appraisal through 2017. Due to outcry from the lessees regarding the 2017 appraised values, The CNPP&ID Board decided to maintain 2007 lease rates for 2018 through 2023 then increase the rates at 3% per year through 2047.
Priest Lake & Payette Lake	Idaho	Idaho Department of Lands	Approximately 175	4.00%	According to the Idaho State Board of Land Commissioners, cabin site lease rates are based upon a 4.00% ground lease rate of return applied to a fair market value for each site determined by an appraisal. The cabin sites are re-appraised every 5 years.
Various Lakes in Montana	Montana	Montana Department of Natural Resources & Conservation	640 Cabin Sites (555 Active Leases)	Renewing Lessees @ 5.00% & New Leases Ranging From 3.50% to 6.50%	According to Jessica Hoag, Property Management Section Supervisor with MTDNRC, renewing leases are offered at 5.00% of the current site value as determined by the Montana Department of Revenue (DOR) for tax purposes. The opening bid for new leases is based upon a 6.50% ground lease rate or return applied to the DOR value. The ground lease rate of return may be lowered to no less than 3.50% if no bids are received. All lease fees are increased annually by 2%.
Various Lakes in United States	Various States in US	United States Forest Service	14,000 Total Cabins in Program	5.00% (Used Prior to 2015)	According to US Forest Service literature, lease rates were determined using a 5.00% ground lease rate of return applied to fair market value as determined in by an appraisal until 2015. Due to the Cabin Fee Act of 2014, lease rates are currently charged based upon a tiered system. Fees are increased by inflation.

This data supports ground lease rates of return ranging from 3.50% up to 6.50%. the majority of respondents reported prior or current utilization of a 5.00% ground lease rate of return.

The Land Leases section of an Investor Survey for the First Quarter of 2019 from RealtyRates.com is below;

Land Leases

The following table summarizes prevailing land lease capitalization and discount rates. The former reflect initial rates of return on appraised values for vacant land proposed for development. They do not address increases in land lease payments or the reversion but may include percentage rent. The latter are internal rates of return being achieved by landowners on improved properties. As such, they include changes in land lease payments, percentage rent where applicable, and the reversion of the entire property at the termination of the lease. Total lease terms range from 40 to 99 years, while fixed rent periods range from one to 10 years. Generally, short-term (1-3 years) fixed rent periods auto-adjust based on a national reference rate such as the Consumer Price Index, while long-term (5-10 years) fixed rent periods are based on appraised values but are often subject to negotiation and/or arbitration.

RealtyRates.com INVESTOR SURVEY - 2nd Quarter 2019*						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	2.79%	10.56%	6.80%	5.39%	11.06%	7.80%
Golf	2.95%	16.63%	9.08%	5.55%	17.13%	10.08%
Health Care/Senior Housing	2.95%	11.66%	7.41%	5.55%	12.16%	8.41%
Industrial	2.95%	10.53%	7.12%	5.55%	11.03%	8.12%
Lodging	2.95%	16.26%	7.76%	5.55%	16.76%	8.76%
Mobile Home/RV Park	2.95%	13.48%	8.06%	5.55%	13.98%	9.06%
Office	2.95%	10.14%	6.85%	5.55%	10.64%	7.85%
Restaurant	2.95%	15.72%	8.54%	5.55%	16.22%	9.54%
Retail	2.93%	11.66%	7.22%	5.43%	12.16%	8.22%
Self-Storage	2.95%	10.66%	8.20%	5.55%	11.16%	9.20%
Special Purpose	3.35%	16.68%	8.95%	6.57%	18.99%	9.70%
All Properties	2.79%	16.68%	7.82%	5.39%	17.13%	8.70%

*1st Quarter 2019 Data

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The company conducting these surveys is operated by Mr. Robert Watts. I interviewed Mr. Watts at length. He indicated that the survey respondents are primarily made up of lenders who finance properties with land (or ground) leases. The survey data is derived from actual leases in place.

Lodging is considered to be the category that is most applicable to the subject cabin site. This category reflects Land Lease Rates of Return ranging from 2.95 % up to 16.26% with an average of 7.76%.

The majority of governmental agency respondents reported prior or current utilization of a 5.00% ground lease rates of return . This rate is at the low end of the range indicated by RealtyRates.com survey respondents and less than the average of the survey data for the Lodging category. If the subject property was privately owned, a market based ground lease rate would be expected. A rate between 5.00% (reported by the majority of governmental agencies) and 7.76% (average of survey respondents for Lodging) would be expected. A ground lease rate of 6.00% is considered to be representative of a market rate expected by a private property owner for ground lease for the subject cabin site.

CABIN SITE ANNUAL RENTAL RATE CONCLUSIONS

The ground lease rate of return is multiplied by the determined values of the subject sites as if vacant to derive an indication of a market derived rental rate. The calculations are below;

Cabin Site No. 12 Value as If Vacant \$45,000 X 6.00% Ground Lease Rate = \$2,700

Cabin Site No. 23 Value as If Vacant \$41,000 X 6.00% Ground Lease Rate = \$2,460

The conclusions for the cabin site rental rates from ground lease rate analysis is below;

Cabin Site No. 12	\$2,700
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Cabin Site No. 23	\$2,460
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The Scope of Work includes **Hypothetical Conditions**. The specific verbiage is as follows; “The appraisal will hypothetically consider the sites/spaces “as vacant” excluding the improvements specified in the sample permits, coupled with the properties being available for rent on the open market.”.

COMPARABLE LEASE ANALYSIS

None of the leases for cabin sites on lakes in Western Nebraska represented arm's length transactions. There was not sufficient arm's length lease comparables located to prepare a credible Comparable Lease Analysis for Cabin Site No. 12 of Cabin Site No. 23.

SALES COMPARISON APPROACH

The Sales Comparison Approach was a component of the Ground Lease Rate of Return Analysis; however, it does not constitute a stand-alone approach to value. Cabin site spaces like the subjects do not sell on an individual basis. The Sales Comparison Approach was not applicable to the annual market rental rates for the subject cabin sites and was not developed in this report.

COST APPROACH

The annual market rental rates for the subject cabin sites concluded in this report are as if vacant. The Cost Approach was not applicable for the determination of the annual market rental rates for the subject cabin sites and was not developed in this report.

INCOME APPROACH

The subject cabin sites are not income producing properties for the lessee. The Income Approach is not applicable to the annual market rental rates for the subject cabin sites and was not developed in this report.

RECONCILIATION OF ANNUAL MARKET RENTS

The annual market rent conclusion for the subject mobile home spaces is below;

Property Identification	Subject Cabin Site No. 12	Subject Cabin Site No. 23
Lease Comparable Analysis	Not Developed	Not Developed
Ground Lease Rate of Return Analysis	\$2,700	\$2,460
Cost Approach	Not Developed	Not Developed
Sales Comparison Approach	Not Developed	Not Developed
Income Approach	Not Developed	Not Developed

Lease Comparable Analysis

None of the leases for cabin sites on lakes in Western Nebraska represented arm's length transactions. There was not sufficient arm's length lease comparables located to prepare a credible Comparable Lease Analysis for Cabin Site No. 12 or Cabin Site No. 23

Ground Lease Rate of Return Analysis

The market values of the subject cabin sites as if vacant were determined. A market derived ground lease rate of return was applied to the market values of the subject cabin sites as if vacant to determine annual rental rates.

Cost Approach

The Cost Approach was not applicable to the determination of annual market rents for the subject cabin sites and was not developed in this section of this report.

Sales Comparison Approach

The Sales Comparison Approach was not applicable to the determination of annual market rent for the subject cabin sites and was not developed in this section of this report.

Income Approach

The Income Approach was not applicable to the determination of annual market rent for the subject cabin sites and was not developed in this section of this report.

Conclusion

All weight is accorded the Ground Lease Rate of Return Analysis since it is the only approach developed. This approach is considered to provide a good indication a market rental rates and is reflective of current market conditions. After carefully considering all the factors influencing the subject properties, it is my conclusion that the market annual lease rates for the subject cabin sites; based upon the **Hypothetical Conditions** included in the Scope of Work, (The specific verbiage is as follows; “The appraisal will hypothetically consider the sites/spaces “as vacant” excluding the improvements specified in the sample permits, coupled with the properties being available for rent on the open market.”), as of May 1, 2020, are

Cabin Site No. 12 **\$2,700**

Cabin Site No. 23 **\$2,460**

QUALIFICATIONS OF THE APPRAISER

ELLIOTT (ELLIE) M. CLARK, MAI

PROFESSIONAL DESIGNATIONS

MAI Designated Member of the Appraisal Institute (2004)

FORMAL EDUCATION

College of Charleston, Charleston, SC
Bachelor of Science – Geology (1985)

REAL ESTATE EDUCATION

Appraisal Institute

1990 - Basic Valuation Procedures
1990 - Real Estate Principles
1992 - Capitalization Theory and Technique
1994 - Advanced Income Capitalization
2001 - Highest and Best Use and Market Analysis
2001 - Advanced Sales Comparison and Cost Approaches
2002 - Standards of Professional Practice, Part A
2002 - Standards of Professional Practice, Part B
2002 - Report Writing and Valuation Analysis
2002 - Advanced Applications
2003 - Comprehensive Exam
2003 - Separating Real & Personal Property from Intangible Business Assets
2004 - Demonstration Appraisal
2006 - 7 Hour National USPAP Update Course
2006 - Business Practices and Ethics
2006 – Uniform Appraisal Standards for Federal Land Acquisitions
2008 - 7 Hour National USPAP Update Course
2010 - 7 Hour National USPAP Update Course
2012 – 7 Hour National USPAP Update Course
2012 – Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
2012 – Valuation of Conservation Easements
2014 – 7 Hour National USPAP Update Course
2015 – Real Estate Finance Statistics and Valuation Modeling
2016 – 7 Hour National USPAP Update Course
2016 – Eminent Domain & Condemnation
2017 – Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications
2018 – 7 Hour National USPAP Update Course

Institute of Financial Education

1985 - Real Estate Law I
1986 - Real Estate Law II

IAAO

1991 - Standards of Practice and Professional Ethics

Citadel Evening College

1993 - Residential Appraisal Reports Using URAR Form

William H. Sharp & Associates

1995 - The Home Inspection

Trident Technical College

1997 - Uniform Standards of Appraisal

Historic Preservation Consulting

1998 - Appraising Historic Property

The Beckman Company

2004 - The Technical Inspection of Real Estate

WORK EXPERIENCE

2003 - Present	Clark Real Estate Appraisal – Owner/Commercial Real Estate Appraiser
1995 - 2003	Sass, Herrin & Associates, Inc. – Commercial Real Estate Appraiser
1990 - 1995	Charleston County Assessor's Office – Sr. Staff Real Estate Appraiser
1986 - 1989	First Sun Capital Corporation - Mortgage Loan Officer
1985 - 1986	First National Bank of Atlanta - Mortgage Loan Processor
1984 - 1985	South Carolina Federal Savings Bank - Mortgage Loan Processor

STATE LICENSES/CERTIFICATIONS

Montana State Certified General Real Estate Appraiser - REA-RAG-LIC-683

APPRAISAL SEMINARS ATTENDED

2000 – JT&T Seminars: Financial Calculator HP-12C
2000 – Appraisal Institute: Highest and Best Use Applications
2004 – Appraisal Institute: Evaluating Commercial Construction
2005 – Appraisal Institute: Scope of Work: Expanding Your Range of Services
2006 – Appraisal Institute: Subdivision Valuation
2006 – Appraisal Institute: Appraising from Blueprints and Specifications
2007 – Appraisal Institute: Analyzing Commercial Lease Clauses
2007 – Appraisal Institute: Condominiums, Co-ops, and PUDs
2008 – Appraisal Institute: Spotlight on USPAP
2008 – Appraisal Institute: Quality Assurance in Residential Appraisals: Risky Appraisals = Risky Loans
2008 – Appraisal Institute: Office Building Valuation: A Contemporary Perspective
2009 – Appraisal Institute: Appraisal Curriculum Overview (2-Day General)
2010 – Appraisal Institute: Hotel Appraising – New Techniques for Today's Uncertain Times
2010 – Appraisal Institute: The Discounted Cash Flow Model: Concepts, Issues & Applications
2011 – Appraisal Institute: Understanding & Using Investor Surveys Effectively
2011 – Appraisal Institute: Advanced Spreadsheet Modeling for Valuation Applications
2012 – Appraisal Institute: Appraising the Appraisal: Appraisal Review-General
2013 – Appraisal Institute: Business Practices and Ethics
2018 – Appraisal Institute: Real Estate Finance, Value, and Investment Performance

PARTIAL LIST OF CLIENTS

United States Department of Interior
United States Government Services Administration
State of Montana Department of Natural Resources
Montana Department of Transportation
City of Whitefish
City of Kalispell
Flathead County
Glacier Bank
Rocky Mountain Bank
Freedom Bank
Whitefish Credit Union
Parkside Credit Union
First Interstate Bank
Three Rivers Bank

APPRAISER'S LICENSE

(Page 1 of 2)



Pete Ricketts, Governor
Tyler N. Kohtz, Director
Tyler.kohtz@nebraska.gov

Website: www.appraiser.ne.gov
Facebook: www.facebook.com/nrpab
Phone: 402-471-9015
Fax: 402-471-9017

Temporary Real Property Appraiser Credential

March 11, 2019

ELLIOTT M CLARK
CLARK REAL ESTATE APPRAISAL INC
704C E 13TH ST # 509
WHITEFISH MT 59937-2981

Credential # CG22055T

Board File # 1409

To Whom It May Concern:

This letter certifies that on this date ELLIOTT M CLARK is credentialed as a Temporary Certified General Real Property Appraiser and is issued under the Nebraska Real Property Appraiser Act (Neb. Rev. Stat. §§ 76-2201 to 76-2250). This temporary credential is not transferable.

This temporary credential shall be expressly limited to a grant of authority to engage in real property appraisal activity in the State of Nebraska required for this assignment pertaining to the following location (see attachment for multiple locations):

SEE ATTACHMENT

This temporary credential shall expire upon the completion of the assignment or upon the expiration of a period of six months from the date of this letter, whichever occurs first. Please note that this temporary credential expires on September 11, 2019.

This temporary credential may be renewed for one additional six-month period. If a renewal is necessary, a written request must be made to the Nebraska Real Property Appraiser Board on the form approved by the Board, including an explanation of why the renewal is necessary and evidence to support the explanation. The request shall be denied if the reason for the request of the additional six-month approval is not directly related to the initial approval granted by the Board.

Any person issued a temporary credential to engage in real property appraisal activity in this state shall comply with all of the provisions of the Real Property Appraiser Act relating to the appropriate classification of credentialing. The Nebraska Real Property Appraiser Board may, upon its own motion, and shall, upon the written complaint of any aggrieved person, cause an investigation to be made with respect to an alleged violation of the act by a person who is engaged in, or who has engaged in, real property appraisal activity as a temporary credential holder.

This letter serves as the receipt for the temporary credentialing fee of \$50.00 and receipt #20395, enclosed, is for the temporary credential application fee.

IN WITNESS WHEREOF, the Director of the Board has caused these presents to be signed.

If you have any questions, please contact the Board's office at 402-471-9015.

Sincerely,

Allison L. Nespor
Business and Licensing Specialist

Chairperson of the Board
Benjamin J. Hynek, Lincoln
Certified Residential Appraiser
1st District Representative
Term Expires: January 1, 2021

Vice-chairperson of the Board
Christopher M.A. Mustoe, Omaha
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2022

Board Member
Gary L. McCormick, North Platte
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2020

Board Member
David L. Hartman, Omaha
Financial Institutions Rep
Term Expires: January 1, 2019

Board Member
Thomas M. Luhrs, Imperial
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2023

**ATTACHMENT TO TEMPORARY
NEBRASKA REAL PROPERTY APPRAISER CREDENTIAL**

Credential # CG22055T

Board File # 1409

- 1) Enders Reservoir Cabin Site
 - a) Lt 12, Enders Reservoir Seasonal Cabins, in Sec 5, T5N, R37W, Chase County NE
 - b) Lt 23, Enders Reservoir Seasonal Cabins, in Sec 5, T5N, R37W, Chase County NE;
 - 2) Medicine Creek Reservoir
 - a) Lt 20, Medicine Creek Seasonal Cabins, in Secs 14 & 23, T5N, R26W, Frontier County NE
 - b) Lt 31, Medicine Creek Seasonal Cabins, in Secs 14 & 23, T5N, R26W, Frontier County NE;
 - 3) Red Willow Reservoir
 - a) Lt 31, Red Willow Reservoir Seasonal Cabins, in Sec 35, T5N, R30W, Frontier County NE
 - b) Space J-03, Red Willow Reservoir Mobile Home Spaces, in Sec 25, T5N, R30W, Frontier County NE
 - c) Space B-04, Red Willow Reservoir Mobile Home Spaces, in Sec 25, T5N, R30W, Frontier County NE;
 - 4) Swanson Reservoir
 - a) Lt 15, Swanson Reservoir Seasonal Cabins, in Secs 7 & 18, T2N, R33W, Hitchcock County NE
 - b) Space 114, Swanson Reservoir Mobile Home Spaces, in Secs 8 & 17, T2N, R33W, Hitchcock County NE
 - c) Space 28, Swanson Reservoir Mobile Home Spaces, in Secs 8 & 17, T2N, R33W, Hitchcock County NE;
- and
- 5) Lake Minatare Cabin Site
 - a) Lt 7, Lake Minatare Seasonal Cabins, in Sec 31, T23N, R53W, Scottsbluff County NE
 - b) Lt 21, Lake Minatare Seasonal Cabins, in Sec 31, T23N, R53W, Scottsbluff County NE.

ADDENDUM

ENGAGEMENT LETTER

(Page 1 of 2 of Standard Form 1449)

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT		1. CONTRACT ID CODE		PAGE OF PAGES 1 2									
2. AMENDMENT/MODIFICATION NO. P00001		3. EFFECTIVE DATE See Block 16C		4. REQUISITION/PURCHASE REQ. NO.									
5. PROJECT NO. (If applicable)		6. ISSUED BY DOI, Office of Valuation Services One Denver Federal Center Bldg 46 Denver CO 80225		7. ADMINISTERED BY (If other than Item 6)									
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code) CLARK REAL ESTATE APPRAISAL, INCORPORATED 1119 MEADOWLARK LANE WHITEFISH MT 59937-1670		(X)		9A. AMENDMENT OF SOLICITATION NO.									
				9B. DATED (SEE ITEM 11)									
		X		10A. MODIFICATION OF CONTRACT/ORDER NO. 140D0519P0004									
				10B. DATED (SEE ITEM 13) 11/26/2018									
CODE 0071301494		FACILITY CODE											
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS													
<input type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers <input type="checkbox"/> is extended. <input type="checkbox"/> is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGEMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.													
12. ACCOUNTING AND APPROPRIATION DATA (If required) 01													
13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">CHECK ONE</td> <td>A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.</td> </tr> <tr> <td></td> <td>B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).</td> </tr> <tr> <td>X</td> <td>C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF FAR 52.212-4 (c) Changes</td> </tr> <tr> <td></td> <td>D. OTHER (Specify type of modification and authority)</td> </tr> </table>						CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.		B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).	X	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF FAR 52.212-4 (c) Changes		D. OTHER (Specify type of modification and authority)
CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.												
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).												
X	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF FAR 52.212-4 (c) Changes												
	D. OTHER (Specify type of modification and authority)												
E. IMPORTANT: Contractor <input type="checkbox"/> is not. <input checked="" type="checkbox"/> is required to sign this document and return <u>1</u> copies to the issuing office.													
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.) Modification reason: The purpose of this modification is to extend the period of performance. a) The parties agree to extend the contract performance period from 20 Jun 2019 to: 20 Aug 2019. b) The parties agree to a partial payment of 20% will be made upon receipt of the Red Willow report which will be submitted 1 May 2019. c) The Parties agree that all other initial reports be submitted by 26 May, 2019. d) The Parties agree that all reviews be completed by 26 July, 2019. e) The Parties agree that all final reports be submitted by 6 Aug, 2019. f) The Parties agree that total price of the contract remains unchanged in the amount of Continued ...													
Except as provided herein, all terms and conditions of the document referenced in Item 9 A or 10A, as heretofore changed, remains unchanged and in full force and effect.													
15A. NAME AND TITLE OF SIGNER (Type or print) Elliott M. Clark, MAI - Appraiser		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Solmaz Salih											
15B. CONTRACTOR/OFFEROR Elliott M. Clark (Signature of person authorized to sign)		15C. DATE SIGNED 3/5/2019		16B. UNITED STATES OF AMERICA SOLMAZ SALIH (Signature of Contracting Officer)									
				16C. DATE SIGNED Digitally signed by SOLMAZ SALIH Date: 2019.03.07 08:33:28 -07'00'									
NSN 7540-01-152-8070 Previous edition unusable													
STANDARD FORM 30 (REV. 10-83) Prescribed by GSA FAR (48 CFR) 53.243													

(Page 2 of 2 of Standard Form 1449)

CONTINUATION SHEET		REFERENCE NO. OF DOCUMENT BEING CONTINUED 140D0519P0004/P00001		PAGE 2	OF 2
NAME OF OFFEROR OR CONTRACTOR CLARK REAL ESTATE APPRAISAL, INCORPORATED					
ITEM NO. (A)	SUPPLIES/SERVICES (B)	QUANTITY (C)	UNIT (D)	UNIT PRICE (E)	AMOUNT (F)
	\$29,000. g) No other terms and conditions are affected by this modification. Release of Claims: The contractor hereby remises, releases, and forever discharges the United States, its officers, agents, and employees, of and from all manner of debts, dues, liabilities, obligations, accounts, claims, and demands whatsoever, in law and in equity, under or by virtue of this contract. Legacy Doc #: DO Account Assignm: K G/L Account: 6100.252E0 Business Area: D000 Commitment Item: 252E00 Cost Center: DS68812000 Functional Area: DWVVS0000.000000 Fund: XXXD4523WV Fund Center: DS68812000 Project/WBS: DX.68801.IR18NCSM PR Acct Assign: 01 Period of Performance: 11/26/2018 to 08/20/2019 Change Item 00010 to read as follows (amount shown is the obligated amount):				
00010	Nebraska Cabin Site/MoBile Home Space				0.00

NSN 7540-01-152-8067

OPTIONAL FORM 336 (4-86)
Sponsored by GSA
FAR (48 CFR) 53.110

STATEMENT OF WORK

(Page 1 of 14)

USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

ATTACHMENT D.2 STATEMENT OF WORK (SOW)

Appraisal and Valuation Services Office

Project Name	IVIS No.	Agency Case No.
Enders Reservoir Cabin Site Permit/Rental Fee Valuations	R180013	00010333

SECTION 1 – Subject Identification & General Information

Identification

<i>Case Name:</i>	Enders Reservoir Cabin Site Permit/Rental Fee Valuations
<i>Location:</i>	Enders Reservoir State Recreation Area Enders, Nebraska 69027
<i>Cabin Sites:</i>	Representative Cabin Sites Lot No. 12 (aprox .30-acre view setting) and Lot No. 23 (aprox .65-acre interior setting) to be appraised. Each site can potentially accommodate a boat dock on the reservoir.
<i>Total Cabin Sites:</i>	27 cabin sites (interior and view settings)
<i>Property Type:</i>	Bare land
<i>Case Type:</i>	Annual market rent based upon the terms/conditions of the Cabin Lot Permit.

USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

Client

U.S. Department of Interior, Appraisal and Valuation Services Office (AVSO)

Intended Users

The appraisal report will be used by Great Plains Region USBR on behalf of the United States of America and the Nebraska Game and Parks Commission.

Intended Use

The intended use of the appraisal report will be to assist the Bureau of Reclamation and Nebraska Game and Parks Commission in determining an annual permit use fee for 27 cabin sites surrounding Enders Reservoir. The appraisal report is not intended for any other use.

Location Map



USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

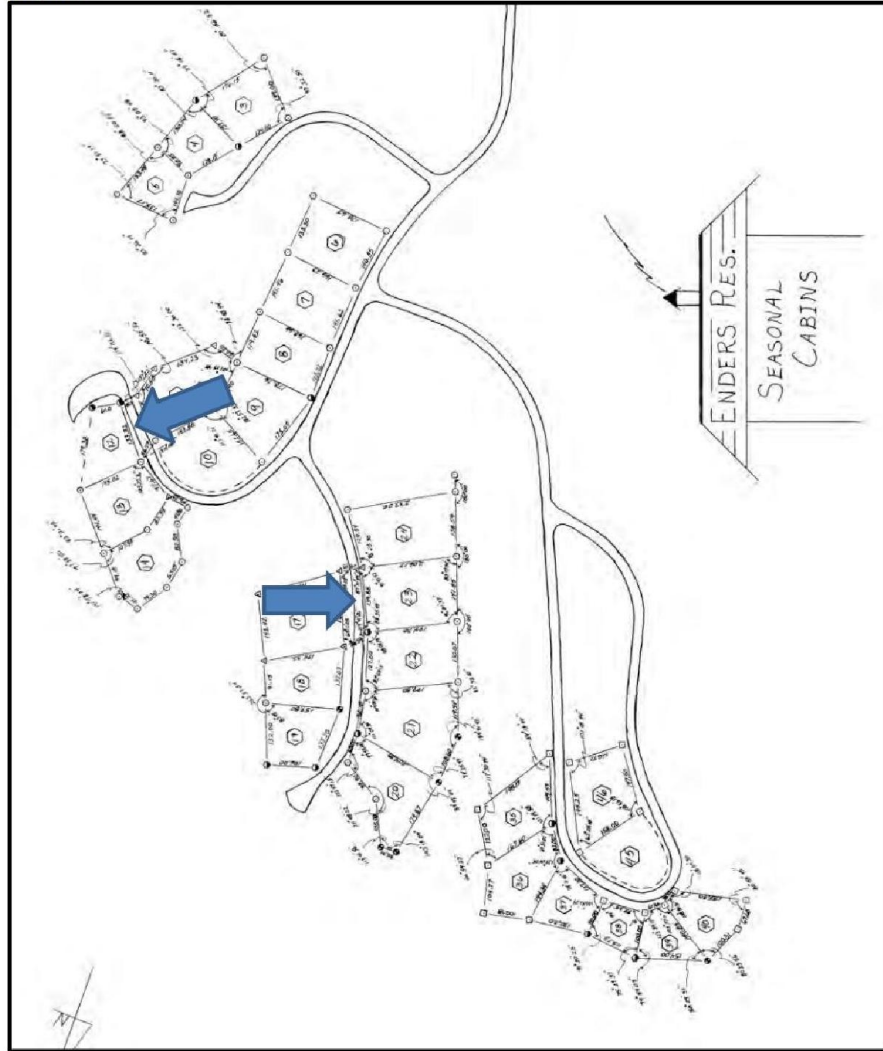


USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

Site Plan



USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

Property Description

The two representative cabin sites (selected by the USBR) are within the Enders Reservoir State Recreation Area that occupies about 3,933 acres and with roughly 26 miles of shoreline. The reservoir contains approximately 1,707 acres of water surface and is approximately nine miles southeast of the Town of Imperial. The reservoir's mission for irrigation, flood control, wildlife/fish habitat and recreation results in wide seasonal fluctuations in storage causing changes in the shoreline elevations. Historically, distance from cabin lot to the water surface varies both seasonally and annually depending on agricultural demand and rainfall amounts impacting dock use. Amenities associated with Enders include a swim beach, boat ramp, restrooms with showers, 242 campsites, and picnic areas. The cabin sites are situated in the vicinity of the of Enders Reservoir shoreline and enjoy varying views and water access.

Cabin Site No. 12

The triangular shaped site contains approximately .30 acres and is mild in topography. The lot is situated on the southwest shore and enjoys favorable reservoir views. Access is by dirt surfaced roads that are maintained by the cabin permittees. Available utilities are limited to electricity with an onsite well and septic system that are provided and the responsibility of the seasonal resident. The property is improved with a detached cabin/accompanying site improvements that are leasehold improvements to be excluded from the valuation. The site is under a long-term permit (5 years) with the Nebraska Game and Parks Commission that expires on April 30, 2020. The current annual permit fee is \$544 and yearlong permanent occupancy is prohibited. The permittee may have a boat dock and lift at the shoreline in close proximity to the site that can be obtained by securing a dock/mooring facility permit from the Nebraska Game and Parks Commission. Dock permits are available to all cabin site residents.



Cabin Site No. 12

USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018



Cabin Site No. 12

Cabin Site No. 23

The rectangular shaped site contains approximately .65 acres and is mild in topography. The interior lot is situated in the vicinity of the southwest shore and has limited reservoir views. Access is by dirt surfaced roads that are maintained by the cabin permittees. Utility availability is limited to electricity with an onsite well and septic system that are provided and the responsibility of the seasonal resident. The property is improved with a detached cabin/accompanying site improvements that are leasehold improvements to be excluded from the valuation. The site is under a long-term permit (5 years) with the Nebraska Game and Parks Commission that expires on April 30, 2020. The current annual permit fee is \$544 and yearlong permanent occupancy is prohibited. The permittee may have a boat dock and lift at the shoreline in close proximity to the site that can be obtained by securing a dock/mooring facility permit from the Nebraska Game and Parks Commission. The dock permits are available to all cabin site residents.

USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018



Cabin Site No. 23



Cabin Site No. 23

Special Property Conditions

None noted

AVSO Statement of Work

Page 7 of 14

USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

Legal Description

Cabin Site No. 12

Lot 12, Enders Reservoir Seasonal Cabins Situated in Section 5, Township 5 North,
Range 37 West, County of Chase, State of Nebraska

Cabin Site No. 23

Lot 23, Enders Reservoir Seasonal Cabins Situated in Section 5, Township 5 North,
Range 37 West, County of Chase, State of Nebraska

Property Interests

The annual market rent of the land only as defined in this Statement of Work, for a Cabin Site permit. A sample site permit for the two subject sites is included as an attachment and contains/addresses the terms and conditions to be considered in the market rent appraisals. The appraiser must immediately notify the AVSO Review Appraiser of any indications of rights contrary to those described. This may result in amended instructions.

Outstanding Rights

A preliminary title report will not be provided. The subject lots are under the ownership of the United States and there are no outstanding rights applicable to this assignment. The appraiser must investigate for and promptly report additional or inaccurate encumbrances on the property to the AVSO Review Appraiser.

Reservations

Refer to the representative Cabin Lot Permit that is an attachment of the SOW. It should be noted, the permit stipulates the United States reserves unrestricted access to and use of the subject lots, which by inference would extend to any boat docks.

Personal Property

No personal property is included. All structures are considered personal property and must be removed within 60 days of expiration or termination of the permit.

Property Access

Physical

Access to the sites is from dirt surfaced park roads that are maintained by the permittees.

Legal

The sites have legal access.

USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

Larger Parcel

No larger parcel analysis is required since the appraisals need not to conform to UASFLA.

Ownership Vesting Name / Occupancy

Ownership of the property resides with the United States of America, under the control of the Bureau of Reclamation. The sites are managed by the Nebraska Game and Parks Commission.

Tenancies

Each site is under a long-term permit (5 years) with the Nebraska Game and Parks Commission that expire on April 30, 2020.

Owner Contact Information

Upon award, Attachment D.7 (Contacts) in the contract will include owner contact information.

Provided Subject Property Exhibits

In addition to this Statement of Work, the following Subject Property Exhibits will be provided as attachments to the solicitation:

- D.2.a USBR Enders Cabin Site Plan
- D.2.b USBR Enders Cabin Site Aerial

The following Subject Property Exhibits are common to all five reservoirs. These attachments will be provided with the solicitation:

- D.2.c USBR NE Sample Cabin Lot Permit
- D.2.d USBR NE Sample Boat Dock Standards
- D.2.e USBR NE Sample Boat Dock Permit

The following Subject Property Exhibits will be provided upon award of the contract:

- D.7 USBR NE Contacts

SECTION 2 – Appraisal Requirements & Instructions

Appraisal Standards

The appraisal report must conform to the following appraisal standards:

1. Uniform Standards of Professional Appraisal Practice (USPAP) Current Edition 2018-2019

The appraisal report must be addressed to the appraiser's client, the U.S. DOI, Appraisal and Valuation Services Office, c/o the designated Review Appraiser. Additionally, **the appraisal**

USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

report (independent appraisal document for each reservoir) shall generally follow a report format that complies with the recommended format outlined in UASFLA, Sixth Edition.

Documentation of all comparable sales/rentals, listings and other comparable market data utilized in the appraisal must comply with reporting requirements of USPAP and be reported in detail. **All comparables and market data must be inspected and verbally verified by the appraiser with a party directly involved in the transaction.** A detailed summary of each sale/rent data must include comments about the verification, name of party verifying transaction details (telephone number), and details about comparable property, intended use of property acquired, and the transaction.

In addition to a comparative analysis of each competitive property sale, the appraiser must research, analyze, and consider any known listings of competitive properties available for sale/rent within the subject market area. An analysis of competitive sales/rentals, listings, and contracts can provide an excellent reflection of the supply and demand for the subject property appraised.

Market Rent

Market Rent applied in the appraisals must comply with 43 C.F.R. Part 2920.8(a), which requires that:

“The rental shall be based either upon the fair market value of the rights authorized in the land use authorization or as determined by competitive bidding. In no case shall the rental be less than fair market value.”

The statutory reference above to the “fair market value of the rights authorized” shall be considered synonymous with the following definition of market rent.

“The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant the improvements.” [The Dictionary of Real Estate, 6 Edition (Appraisal Institute, 2015), p.140]

This appraisal assignment the attached Cabin Site Permit(s) involving the land only should be treated similarly as a lease agreement for purposes of valuation.

Cabin Site Definition

Cabin site suggests any area within a public recreation or conservation area whose occupancy and use is granted to an individual or group for a period of time by permit (43 C.F.R. Part 21.3).

USBR – Great Plains Region
Agency Case No. 00010333

Enders Reservoir Cabin Site
Permit/Rental Fee Valuations

IVIS # R180013
July 10, 2018

Permit Definition

Permit is any lease, license, or other contract whereby a public recreation or conservation area is made available, in whole or part, to an individual or group for recreational purposes for a stipulated period of time, but does not include leases or transfers to other Federal or non-Federal public agencies (43 C.F.R. Part 21.3).

Date of Value

The prospective date of value is May 1, 2020 (Initiation date of next permit term).

Extraordinary Assumptions (EAs)

None. The Appraiser may not invoke any Extraordinary Assumptions without the written approval from the AVSO Review Appraiser.

Hypothetical Conditions (HCs)

The appraisal will hypothetically consider the sites “as vacant” excluding the improvements specified in the sample permit, coupled with the properties being available for rent in the open market.

Jurisdictional Exceptions (JEs)

No jurisdictional exceptions are anticipated. If the appraiser invokes USPAP’s Jurisdictional Exception to comply with the law/regulations, he/she must contact the AVSO Review Appraiser to obtain prior written approval.

Placement in Report

The appraiser must clearly identify all Extraordinary Assumptions, Hypothetical Conditions, and Jurisdictional Exceptions **wherever the final value conclusion is stated**, including the Letter of Transmittal and the Summary of Salient Facts. These must also be communicated with any General Assumptions and Limiting Conditions.

Property Inspection

The appraiser must inspect the subject property and all of the comparable properties used in direct comparison, unless the AVSO Review Appraiser has approved other conditions in writing.

Permission to enter upon and appraise the property has been granted. The permission document will be provided upon award of contract. The property inspection will need to be coordinated by either the USBR or Nebraska G&P with the current permit holder.

You must notify in advance both the Realty Specialist and AVSO Review Appraiser when the property inspection will occur.

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Pre-Work Meeting

The appraiser will be required to attend a telephonic pre-work meeting with the assigned AVSO Review Appraiser, the agency Realty Specialist, and/or other agency representatives as well as other interested parties. The AVSO Review Appraiser will coordinate the date, time, and place of the meeting.

Controversies/Issues

None. Should the appraiser identify other controversies or issues during the course of the assignment, he/she must immediately notify the AVSO Review Appraiser.

Legal Instructions

None.

Special Appraisal Instructions

Even though communication is encouraged with the property owner and the client agency, only the assigned AVSO Review Appraiser can modify the appraisal instructions (in writing).

The appraiser may not communicate assignment results to any party except AVSO until authorized to do so in writing by AVSO.

Any communication (verbal or written) with the Client Agency Realty Contact shall include the assigned AVSO Review Appraiser.

If the appraiser discovers material facts which differ from those provided by AVSO or encounters circumstances which prevent the appraiser from developing an unbiased appraisal, the AVSO Review Appraiser must be contacted immediately.

General Appraisal Requirements & Instructions

1. The appraiser must hold a valid license as a Certified General Appraiser for the jurisdiction in which the subject property is located, and insert a copy of the license within the appraisal. (Valid credentials include those obtained directly from the jurisdiction, those issued under a reciprocity agreement, and/or those characterized as "temporary" under the jurisdiction's licensing and certification statutes.)
2. The AVSO Statement of Work and other assignment instructions must be included in the Addendum to the appraisal report.
3. Appraisal is to follow sequence and content outlined in UASFLA, Appendix A.
4. The appraisal report is to be written and prepared in accordance with USPAP's Standards Rule 2-2(a) as an Appraisal Report.

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5. The appraisal report will be reviewed for compliance with the terms of this Statement of Work (including all cited standards). Any findings of inadequacy will require clarification and/or correction.
6. The appraiser must appraise the property **subject to the hypothetical conditions** unless authorized in writing by the AVSO Review Appraiser to do otherwise.
7. Color photographs and maps of comparable properties shall be included in the appraisal report. AVSO will accept aerial photographs for comparable properties, unless the aerial photographs do not accurately represent the property as of the date of inspection. The appraiser must photograph any unusual property features from the ground.
8. The appraisal report is required to include adjustment grids/tables demonstrating either quantitative or qualitative adjustments for Sales Comparison analyses. If both types of adjustments are used, the quantitative adjustment must be conducted before the qualitative adjustment is applied. The preferred method of adjusting comparable sales is through supported quantitative adjustments (percentage, \$/sf, etc.); qualitative adjustments (similar, inferior, or superior) should be used when the market variables cannot be quantified. Quantitative adjustments without support are unacceptable.

When the Appraiser must resort to qualitative analyses, support for that method requires a more extensive discussion of the Appraiser's reasoning why a comparable is similar, inferior, or superior to the subject property. *All adjustments must be supported by clear, appropriate, and credible analysis based on documented market research.*

Mere references to undisclosed "trends" or reliance on the Appraiser's "opinion" or "judgment" without market support is an unacceptable practice. Market support includes discussions with lessors/lessees, potential investors, brokers, etc. The Appraiser must also recognize that variances in values may be caused by multiple factors and the appraiser should avoid over-adjusting a comparable sale by double-counting adjustment factors that tend to overlap.
9. AVSO will not normally accept custody of confidential information. Should the appraiser find it necessary to rely on confidential information, he/she will contact the AVSO Review Appraiser for instructions. The Review Appraiser will view the information and provide further instruction to the appraiser regarding handling and storage of the confidential information.
10. While the public is not an intended user of the appraisal report, the Freedom of Information Act (FOIA) and Agency policy may result in the release of all or part of the appraisal report to others. The USBR intends to publish the report and make it available to the public.
11. If any proprietary information in the appraisal, the appraiser must gain concurrence from the AVSO Review Appraiser and deliver the proprietary information in a separate binder.

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12. If the appraiser has performed any previous services regarding the subject property or for the subject property owner, he/she must disclose this with details in the bid proposal and in the resulting appraisal report.

SECTION 3 - Performance & Submission Requirements

The appraiser must address any questions regarding the appraisal instructions and/or technical requirements of the appraisal to the AVSO Review Appraiser. Attachment D.7 of the contract award will identify the AVSO Review Appraiser and his/her contact information.

Deliverable/Task Schedule

REQUIRED DELIVERABLES	NOTES & DELIVERY DATES
Pre-Work Meeting	• To be determined, if necessary
Subject Property Inspection	• Coordinate with AVSO Review Appraiser
Initial Appraisal Report	• 120 days from contract award date. The appraiser will submit one (1) signed electronic copy of the appraisal report for review by AVSO. March 26, 2019
Review Period & Comments Provided to Appraiser	• 60 days after the Appraisal is received May 27, 2019
Final Appraisal Report	• 10 days after the Review is completed. Once the report is accepted by AVSO, the appraiser will submit three (3) signed hard copy originals of the report for final review and a PDF of the appraisal. June 6, 2019

Invoice Requirements – See Section B “Contract Administration Data”

CABIN PERMIT RESERVOIR

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Contract No. 14-06-700-3816-A

CABIN LOT PERMIT RESERVOIR

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EXHIBIT A – TRAILER/RV LOT LOCATION MAP

EXHIBIT B – CABIN LOT IMPROVEMENT APPLICATION

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Contract No. 14-06-700-3816-A

**CABIN PERMIT
RESERVOIR**

This Cabin Lot Permit (Permit), granted this ___ day of __, 2016, is made and entered into by and between the Nebraska Game and Parks Commission (Commission) and _____ (Permittee)

Whereas, Project, commonly known as Enders Reservoir (Reservoir), was constructed by the United States Department of Interior, Bureau of Reclamation (Reclamation) for irrigation, flood control, recreation, fish and wildlife, and other project purposes;

Whereas, by Lease Agreement, no. 14-06-700-3816-A, dated May 1, 1995, Reclamation, pursuant to P.L. 89-72, as amended, leased to the Commission certain project lands at the Reservoir for recreation and fish and wildlife purposes.

Whereas, by said Lease Agreement, the Commission, pursuant to Sections 37-301 through 37-314, 37-45 and 37-346, Revised Statutes of Nebraska, leased from Reclamation said project lands at the Reservoir for recreation and fish and wildlife purposes;

Whereas, the Commission has the authority to issue recreation use permits and is hereby issuing this Permit allowing the Permittee the right to occupy a Cabin Lot at the Reservoir for recreational purposes.

Now, Therefore, in consideration of the promises, covenants, and conditions contained herein, The Commission and Permittee agree as follows:

1. **GENERAL** – This Permit allows Permittee to use Cabin Lot No. __, Enders SRA __, as further described in Article 2, at the Reservoir on lands managed by the Commission and under the jurisdiction and administration of Reclamation. Permittee is allowed to use the Lot and to locate limited privately owned improvements within the permitted Lot only in accordance with the terms and conditions in this Permit.

The Permittee shall obey the provisions of this Permit. Consistent with their respective legislative authority, the Commission and Reclamation may take actions that may be inconvenient, costly, or adverse to the Permittee. The Permittee's rights under this Permit are limited, are not guaranteed in perpetuity, and may be canceled as herein described in Article 18. This Permit does not convey title to or interest in the land being used by the Permittee. By signing this Permit, the Permittee assumes all risks associated with the use of land at the Reservoir.

2. **DESCRIPTION AND AUTHORIZED USE OF LAND PERMITTED**

a. Subject to the conditions described in this Permit, the Commission agrees to allow the Permittee to locate one single-family Cabin and associated improvements on the following described Lot: **Lot __, Sec. 5, T. 5 N., R. 37 W.** This Permit does not convey any ownership interest in the land.

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b. Year-long permanent occupancy of the Lot, Cabin or associated improvements is prohibited; and, the Lot, Cabin or associated improvements shall not be referenced as a primary residence. The Lot, Cabin or associated improvements may only be occupied by the Permittee, their family and guests for recreational purposes. No commercial activity or venture may be conducted on or from the Lot, Cabin or associated improvements.

c. The Lot, Cabin or associated improvements shall not be used for any illegal activity.

3. **EXCEPTIONS AND RESERVATIONS** - The following are excepted and reserved from this Permit for the Lot described above:

a. All rights-of-way heretofore acquired or initiated or hereafter required by Reclamation for highways, railroads, irrigation works, or any other purpose;

b. Reclamation's right at all times to take from said lands material for construction, operation, and maintenance of Reclamation project works;

c. Reclamation's right at all times to continue construction, operation, and maintenance of any Reclamation project works now or hereafter required to be located on said lands;

d. The right of the officers, agents, employees, licensees, and permittees of the Commission or Reclamation at any and all times, and without notice to the Permittee, to have ingress into, passage over, and egress from all of said lands, for the purpose of exercising, enforcing, and protecting the rights reserved by this Article and for enforcing any and all provisions of this Permit;

e. A right-of-way along all section lines or other practical routes heretofore or hereafter established by authority of the Commission or Reclamation for public access to and use of the shoreline of the reservoir;

f. Reclamation's right to conduct studies of stream- or reservoir-related flooding and Safety of Dams investigations on the permitted premises, and to modify or terminate this Permit or implement any measures deemed necessary to comply with Federal, State, or local flood plain management regulations, or to otherwise correct flooding or Safety of Dams problems; and

g. Reclamation's right to issue oil, gas, and mineral permits, easements, leases, permits, licenses, and other use authorizations to outside parties, and to conduct tests and surveys of any kind, and to take any other measures on the land deemed necessary, at any and all times, and at the sole discretion of Reclamation, in order to protect the interests of the United States.

The Commission and Reclamation will give due consideration to the Permittee's development and use of the Lot and will notify the Permittee of its intent to undertake any of the above mentioned activities in a timely manner.

4. **TERM OF PERMIT**

a. The term of this Permit shall be for a period not to exceed 5 years, beginning on the date hereof and continuing until April 30, 2020, unless terminated earlier in accordance with this Permit or any applicable Federal, state, or local statute or regulation, policy, directives and standards, etc., whether in force now or as promulgated in the future.

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b. The Permittee has the option to request the extension of the term of this Permit for one additional period of five (5) years, but in no event beyond April 30, 2020, unless sooner terminated earlier in accordance with this Permit or any applicable Federal, state or local statute or regulation, policy, directives and standards, etc., whether in force now or as promulgated in the future.

c. Such option must be requested not later than thirty (30) days prior to the termination of this Permit; and, at the time of the request the Permittee shall have paid all previous Permit and or administrative fees due to the Commission and or Reclamation, as required by the terms of this Permit.

d. A request to renew this Permit may be denied by the Commission for any of the following reasons:

(1) If renewal is determined not to be in the public interest or national security, inclusive of Project purposes, Safety of Dams or Flood Plain Management requirements.

(2) If it is determined that the needs of the Project or the general public for the Lot and or the surrounding area are sufficient to be inconsistent or incompatible with continue use of the land for cabin lots.

(3) Failure of the Permittee to comply with the terms and conditions of this Permit.

e. The Commission may include in any subsequent permit any terms and conditions that are necessary and appropriate in the discretion of the Commission and to reflect or include any applicable Federal, state, or local statute or regulation, policy, directives and standards, etc., whether in force now or as promulgated in the future rules, laws, regulations, current policy, fair market value, etc.

5. PERMIT AND ADMINISTRATIVE FEES - The Permittee shall pay to the Commission an annual permit fee and administrative fee, as follows:

a. The Permittee shall pay to the Commission an initial permit fee of \$544.00, due on the date the Permittee signs this Permit. The sum of \$544.00 per year is the assessed Fair Market Value for the use of the Lot.

b. The Permittee shall pay to the Commission an annual permit fee of \$544.00, for each of the subsequent years during the term of this Permit. Subsequent annual permit fees will be due and payable on or before the anniversary date of this Permit for each subsequent year this Permit is in effect.

c. At the conclusion of the term of this Permit the Commission may adjust the annual fee for the next permit, should the Commission determine to extend this Permit, by adding together the total rise or fall of the Consumer Price Index for the preceding five year term and applying it against the preceding five year rent. This amount shall be calculated simply, not compounded within the five year term.

d. In the event of any delinquency, the Permittee agrees to pay the Commission 1%

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interest per month (12%/annum) of all outstanding balances due and payable to the Commission after 30 days as provided by Section 45-104, Revised Statutes of Nebraska. Failure to pay any rental by the date prescribed shall be considered just and sufficient cause for forfeit and termination of the Permit.

e. Additional costs incurred by the Commission and or Reclamation associated with administering this Permit, may be reimbursable and payable by the Permittee.

(1) Additional administrative-incurred costs may be associated with the Permittee's building, construction and Lot development activities, off-Lot shoreline development activities (specified in Article 13), etc. Payment by the Permittee for reimbursement of additional administrative-incurred costs shall be made to the Commission and or Reclamation as stipulated in any billing notice.

(2) Additional administrative-incurred costs may be associated with the Permittee's Lot activities requiring oversight activities, National Environmental Policy Act (NEPA) compliance and National Historic Preservation Act (NHPA) compliance. Payment by the Permittee for reimbursement of additional Commission- and or Reclamation-incurred costs shall be made to the Commission or Reclamation as stipulated in any billing notice. The Permittee must pay the amount requested before the Commission and or Reclamation will continue processing the application.

f. The Permittee shall notify the Commission of any address change occurring during the term of this Permit to ensure billing notices are mailed to the correct address.

g. All water obtained directly from the reservoir is considered project water and may be subject to payment to Reclamation. Reclamation may enter into a water service contract with the Permittee for their use of reservoir water for irrigation (i.e. watering lawn, trees, gardens, etc.) purposes.

By accepting this Permit, the Permittee waives all rights to protest or appeal increases in fees established by the Commission.

6. SALE, REMOVAL, ASSIGNMENT OR TRANSFER OF CABIN AND ASSOCIATED FACILITIES - All sales, removal, assignments, transfers, demolition, or other disposal of the Cabin and associated improvements are subject to the following:

a. This Permit and the rights and privileges granted hereunder are solely between the Commission and the Permittee and may not be sold, bartered, assigned, transferred or used as collateral by the Permittee.

b. With the Commission's prior written approval, the Permittee may transfer the Permit to the Permittee's spouse, child over the age of 18 years, or grandchild over the age of 18 years; or in the event of the death of the Permittee, the Permit may be transferred to the Permittee's surviving spouse, child over the age of 18 years, or grandchild over the age of 18 years. The Commission must be notified within 60 days of the death of the Permittee. The Commission reserves the right to amend the Permit to reflect or include all applicable Federal, state or local statute or regulation, policy, directives and standards, etc., whether in force now or as promulgated in the future.

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c. The Lot may not be subleased or in any manner conveyed or assigned to a person or entity not specified on the Permit.

d. The Commission must be notified by the Permittee at least 30 days prior to finalization of any action covered by this Article; and, the Commission's prior written approval to sell, barter, or transfer (except as described in (b) above) the Cabin or associated improvements must be obtained before the action is finalized.

e. In the event the Commission approves the sale, barter or transfer of the Cabin and associated improvements to an approved new owner, this Permit is terminated and the Commission will issue a new permit for the remaining term of this Permit.

f. In the event the Cabin and or associated improvements are sold, bartered, or transferred without the Commission's prior written approval, this Permit is terminated and the Commission is under no obligation to issue a new permit to the person(s) obtaining possession of the Cabin or associated improvements. Should the Commission not issue a new permit to the person(s) obtaining possession of the Cabin or associated improvement, said person(s) shall have 30 days to remove the Cabin or associated improvements from the Lot.

g. All permanent improvements to the land, including trees, shrubs, turf, septic systems, vault toilets, wells, retaining walls, permanent stairways leading to the waterfront, waterfront facilities excluding docks, and other similar improvements (the Cabin and directly associated improvements excepted), become fixed property and must remain with the Lot, unless their removal is otherwise approved or directed by the Commission. All permanent improvements remaining with the Lot become the property of the United States, with no reimbursement being given to the Permittee for such improvements, subject to the provisions of Article 15.

h. A \$10.00 processing fee will be paid by the new Permittee to the Commission for the issuance of a new Permit.

7. PUBLIC ACCESS

a. The shoreline and designated access to the shoreline will at all times be open to the public, and the Permittee shall not restrict or give the impression of restricting public shoreline access by fencing, gates, posting of no trespassing signs, or by any other means.

b. Permittee will recognize and honor the right of access of the public and neighboring permittees along established roadways, trails, and lot lines which may cross permitted lots.

c. Permittee is not required to allow public parking on the designated Lot.

8. BOUNDARIES - The Lot boundary survey and related markers are Federal property and are not to be disturbed. These markers are defined by permanent stakes or monuments which were placed under the authority of and with the approval of Reclamation. It shall be the responsibility of the Permittee to protect such monuments and notify the Commission if such monuments are removed, damaged, or appear to be endangered by human or natural processes. Any monuments damaged, defaced, disturbed, removed, or concealed by the Permittee, or by negligence on the part of the Permittee, shall be corrected by Reclamation's surveyor at the expense of the Permittee. The Permittee will not expand any of his/her improvements onto

another lot or surrounding land.

9. **REVIEWS AND INSPECTIONS** - The Permittee agrees that the Commission and or Reclamation and its representatives may have full access to the above-described Lot. The Commission and or Reclamation and its representatives may also, during reasonable daylight hours, have access to and inspect the exterior of the Cabin or other improvements, structures or facilities on the Lot. The Commission or Reclamation may not inspect the interior of the Cabin or associated improvement without the approval and presence of the Permittee or the Permittee's designated representative. The Commission will conduct an annual compliance review of all existing cabin lots and associated improvements, and at least once every 5 years, a review, pursuant to 43 CFR Part 429.32, will be made to determine, if there is a greater public need to convert the cabin lots to other short-term recreation uses and if the following criteria, at a minimum, are being met: (1) environmental requirements; and (2) public health and safety.

10. **SANITATION AND WASTE DISPOSAL** - Sanitation and waste disposal within and for the permitted Lot shall be in accordance with the following provisions:

a. The Permittee shall conform to local, state, and Federal standards for disposal of domestic sewage and other waste and litter resulting from the Permittee's occupancy and use of the Lot.

b. The Lot shall be kept free of garbage, trash, refuse, debris, and any other unsightly objects. Garbage, etc., shall be stored in watertight covered containers until disposed of. All disposals must conform to the rules and regulations of appropriate local, county or state agencies. Garbage, etc., shall not be burned on the Lot.

c. Permittees shall not place or dispose of their debris, garbage, trash, or other unsightly objects in or near containers provided by the Commission within public recreation areas.

d. All existing sewage/septic disposal systems and facilities shall be inspected within 1 year of the effective date of this Permit by a county or state approved inspector to ensure that applicable wastewater disposal standards are being met and to ensure that untreated effluent is not seeping into the reservoir. Within 14 days of receiving the inspection report, the Permittee shall provide the inspection reports or official copies thereof to the Commission. The inspector will inform the Permittee that the sewage/septic system is one of three conditions – passed, non-compliant, or failed.

(1) A passed sewage/septic system is totally functional and meets current health code.

(2) A non-compliant sewage/septic system (does not meet code but system is still functioning) must be brought up to code within 120 days of the inspection. Following corrective action, Permittee will request another inspection to ensure code compliance. Permittee shall submit inspection reports or official copies of the report to the Commission.

(3) A failed sewage/septic system (system not functioning and raw sewage is being discharged onto/into the ground or reservoir) must be repaired or replaced within 120 days of the date it was determined to be non-functional. The Permittee must immediately stop using the failed system and take corrective action to remove sewage from Reclamation lands and waters. If the Lot characteristics do not allow a failed system to be repaired or replaced to meet

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health codes, and no other viable options are identified, the Permit will be terminated upon the date of such determination. Permittee shall be responsible for all clean-up and remedial actions to deal with any sewage discharge and shall reimburse the Commission for any expense incurred by the Commission in administering or addressing any sewage discharge on the Permittee's Lot.

e. The Commission will not approve the transfer or renewal of any Cabin Permit without proof of a current sewage disposal system permit. All expenses for inspections and achieving compliance are the responsibility of the Permittee. Permittee shall obtain an inspection of the Lot's sewage disposal system every 5 years and shall comply with all reporting requirements and any necessary corrective action, as described above.

f. No raw or insufficiently treated sewage, solid waste, or other refuse shall be dumped into the Reservoir or stored or released at a location where such could be deposited in the reservoir or on associated public lands.

g. All outhouses shall be vaulted and inspected to meet state health standards or removed.

h. Any Permittee having a holding tank on its Lot located within the flood pool (elevation 2386.2 above mean sea level) must have it sealed waterproof tight to not leak sewage. Any holding tank located within the flood pool must have $\frac{1}{2}$ or more capacity of liquid or sewage in it as of October 15 of each year to keep it in place in case of a flood event. This Permit may be terminated if any holding tank leaks or pops out of the ground.

11. CONSTRUCTION, REPLACEMENT OR MODIFICATIONS - Construction, replacement, maintenance, and modifications to the Lot, Cabin or associated improvements shall be subject to the following:

a. All construction, improvements, or alterations to the Lot, Cabin or associated improvements (other than routine and emergency maintenance), including any garages, carports, sheds, patios, decks, walkways, and stairway, shall be approved in writing by the Commission prior to initiation of the action, and the Permittee shall comply faithfully with all plans, specifications and applications as approved. The decisions to issue any approval or permission to construct, improve, maintain or otherwise alter the Lot, Cabin or associated improvements shall be at the discretion of the Commission.

b. Requests for Lot, Cabin or associated improvement construction or development activities, along with detailed plans or sketches and a schedule for completion, must be submitted in writing to the Commission at least sixty (60) days before the Permittee proposes to commence activity. A sample Project Application form with information required on the application is attached as Exhibit B to this Permit. While these drawings need not be professional architectural sketches, they must be in scale and show the following: (1) floor plan, (2) front and side elevation, (3) location of all intended improvements on the Lot including toilets, walks, drives, well, etc., and (4) the type of materials that are intended to be used will be indicated on the drawings. All drawings will be submitted in duplicate.

c. The Permittee shall complete construction of any approved activity previously described within twelve (12) months of receiving such approval, otherwise the approval shall expire and the Permittee must reapply for new written Commission approval. Upon completion of any approved activity the Permittee shall submit to the Commission detailed "As Built" drawings.

d. Construction, replacement, maintenance, and modifications to the Lot, Cabin or associated improvements shall comply with applicable Federal, State, county, and local building codes, ordinances, regulations and policies (e.g., township building codes, county building codes, State Health Department regulations, Reclamation policy, etc.).

e. Obtaining prior written approval from the Commission for an undertaking described herein does not relieve the Permittee of obtaining or securing any or all appropriate building, electrical, plumbing permits, or utility and road crossing permits, etc., from the appropriate State or local regulatory agency. Lacking such appropriate permits, prior written approval from the Commission may not constitute the authority to begin construction, replacement, maintenance, or modification activities. It is the responsibility of the Permittee to identify and obtain all such appropriate permits before beginning any such activities.

f. NEPA and NHPA compliance may be required for all building construction and Lot development activities. NEPA and NHPA compliance shall cover activities on the permitted Lot and areas outside the permitted associated with providing electrical power, domestic water, sewage disposal, telephone, etc., to the Lot. Reclamation is the agency responsible for ensuring NEPA and NHPA compliance for activities at Enders lands; and, Reclamation may bill the Permittee for any and all of these associated costs in connection with the preparation and approval of such compliance activities. The Commission may also require an equivalent state approved compliance document.

g. The Permittee shall be particularly alert in land-disturbing operations and shall take all reasonable and necessary precautions to protect and preserve historic, prehistoric, archaeological, and paleontological resources on and adjacent to the permitted Lot. If such resources be discovered during land disturbing operations, the Permittee shall immediately suspend work within the vicinity of the resource in question and notify the Commission and Reclamation of the suspected resource. Reclamation will promptly have the area inspected to determine its significance and the appropriate actions to follow (salvage, test excavation, etc., and resumption of operations). All objects salvaged from project lands Enders Reservoir are the property of the United States and will be turned over to Reclamation for dispensation. The Permittee will be responsible for any damage to affected resources.

h. This Permit is not issued in perpetuity and is subject to cancellation, termination or non-renewal; in constructing, replacing, maintaining or modifying the Lot, Cabin or associated improvement, the Permittee assumes the risk that the Permittee may be required to vacate the Lot and remove the Cabin or associated improvements at any time. If such event should occur, the Permittee may be allowed a period of 90 days to remove their privately owned improvements, provided such removal is made without material damage to the Lot. In the event the improvements are not removed within the time allotted, they will be declared abandoned and become the property of the Commission free from any claim for damage. Should the commission determine that any of the privately owned but abandoned property must be removed; the Commission shall remove the property in any manner of its decision and bill the Permittee the cost of such removal and restoration of the premises to its original condition.

12. BUILDING AND LOT SPECIFICATIONS

a. No building will be constructed below elevation 3127.0, above mean sea level.

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b. Cabin shall not be constructed larger than 700 square feet, garage not included. One garage not to exceed 600 square feet of floor space may be approved, provided such building is not used for living space. One storage shed not to exceed 120 square feet may be approved, provided that it is not used for living space.

c. The location of the cabin, garage and shed on the Lot shall be at least ten feet from each side property line, forty feet from the center of the roadway or twenty feet from the front property line, whichever is greatest, and twenty feet from the rear property line.

d. A Cabin or associated improvements (including garage and shed) shall not be constructed so as to exceed a single story in height. Basements or partial basements shall not be approved by the Commission. The Cabin or associated improvement shall not be erected with foundation pillars or stilts exceeding 36 inches in height above ground level. If pillars or stilts less than 36 inches in height are approved by the Commission, such pillars or stilts shall be enclosed.

e. A Cabin and associated improvements shall be constructed of such material so as to blend with the natural landscape, i.e. logs, shakes, rough lumber, finished siding or native stone. Siding or roofing materials of a temporary nature, i.e. tarpaper or rolled roofing, will not be permitted. All structures shall employ only non-reflective roofing materials.

f. A Cabin and associated improvements shall be finished with paint or stains of earth-tone colors. Bright, disharmonious finishes will not be approved.

g. All heating equipment and electrical service will conform to the latest edition of the National Board of Fire Underwriters Building Construction Manual. The Permittee shall be fully responsible for making all arrangements for electrical service and all costs attached thereto.

h. Water and sanitary sewer facilities will be constructed and located in accordance with the directions of the Nebraska Department of Health. The Permittee shall be financially responsible for the entire cost of any water or sewer service.

i. House or camp trailers, or similar mobile units will not be approved for either temporary or permanent installation on the Lot.

j. The Permittee shall maintain the Lot and improvements thereon in a good state of repair.

k. The Permittee shall not cut or damage any trees or otherwise disturb the natural vegetation located within or outside the permitted Lot. The Permittee shall not plant trees or shrubs or undertake any landscaping outside the boundaries of the permitted Lot without the prior written approval of the Commission.

l. If any part or all of a Cabin is destroyed or so damaged by fire or the elements as to make repair and restoration impractical, this Permit and all of the rights of the Permittee hereunder shall terminate. The Permittee agrees to remove (at the Permittee's expense) within 60 days after destruction, all debris and other associated improvements from the Lot and restore the land to conditions satisfactory to the Commission, and this Permit shall terminate. Any debris removal and restoration work remaining will be performed by the Commission and the Permittee is liable for all costs therefore.

m. Fireplaces, stoves, or any other type of burners must be fireproofed by use of a spark proof screen or door. All fires must be extinguished prior to leaving the Lot and the Permittee shall take all reasonable precautions to prevent or suppress grass or woodland fires. The Commission may take additional measures necessary to reduce or prevent fire hazards.

13. PERMISSIBLE SHORELINE DEVELOPMENT - Permittees may be allowed on a case-by-case basis to construct, operate, and maintain shoreline improvements in front of their permitted Lot, provided that developments are approved and permitted by the Commission. Only the following three/four types of developments may be requested: (a) boats/watercraft docks and lifts, (b) bank stabilization and erosion control structures (retaining walls), and (c) access routes from the Lot to the reservoir shoreline. No work may commence without the Commission's prior written approval and subject to the provisions of a separate permit for each activity.

a. **Docks and Lifts** - Permittees may request installation of docks and/or lifts for safe docking of Permittee's boats/watercraft.

(1) Docks must be constructed of sturdy and environmentally safe materials in combination with buoyant materials maintained in a manner so they are readily visible above the surface of the water.

(2) In lieu of flotation or in combination with a flotation system, a wheeled dock is acceptable.

(3) All flotation shall be encapsulated; no steel barrels or un-encapsulated Styrofoam may be used for flotation.

(4) Docks may extend no more than 30 feet into the Reservoir water, or one-third of the distance across the cove, whichever is less; or, to another length as determined on an individual basis, in writing, by the Commission.

(5) Anchorage shall be of a type appropriate for the Lot-specific conditions and shall be designed to resist forces imposed by winds up to at least 70 mph.

(6) All docks and lifts must have the permitted Lot numbers placed on the structure in a manner making the number visible from the water and the shore, with lettering at least 4 inches high.

(7) All docks placed in the Reservoir by the Permittee shall be subject to additional or modified standards for construction, operation, maintenance, and removal that may be developed by the Commission.

(8) The Permittees are not required to make their docks available for public use.

b. **Reservoir Bank Stabilization and Erosion Control Structures** - Erosion control structures, including retaining walls, will only be considered when the Commission and Reclamation determines that such a structure is needed to protect resources first and then the Cabin and associated improvements, and the action will not have adverse environmental impacts on the resources. The decision to approve or disapprove a bank stabilization / erosion control

structure shall not be based solely upon a permittee's desire to protect their cabin or other improvements.

(1) The Permittee shall assume all risk resulting from erosion, seepage, and flooding of the Lot, and the only erosion protection the Commission or Reclamation will provide will be for those areas necessary to protect the Commission's or Reclamation's facilities, structures and improvements.

(2) All erosion control structures must adhere to design standards that the Commission or Reclamation may develop.

(3) The Permittee shall obtain a 404 Permit from the Corps of Engineers prior to conducting bank stabilization activities or constructing erosion control structures below elevation 2386.2, which is the Reservoir's top of conservation pool elevation.

(4) Any requested bank stabilization shall be accomplished with rock riprap to the extent possible or other approved material. Broken pieces of concrete, old car bodies and tires shall not be used for bank stabilization or erosion control.

c. **Shoreline Access Structures/Facilities** - Permittees may request approval to construct and maintain access structures/facilities to the Reservoir shoreline outside the boundaries of the Lot, provided such routes are determined by the Commission to be necessary for safe public and private access to the shoreline from the Lot.

(1) Access routes may include stairways to cross steep terrain. Stairways shall be safe and of sound construction. Stairs will be inspected every 5 years by the Commission. If stairs are found to be unsafe based on criteria from the international building code, the Permittee shall be required to correct the unsafe condition. If the Permittee has not corrected the unsafe condition by the time specified in a notice from the Commission, the permit for the access structure may be terminated and the stairs shall be removed at the Permittee's expense.

(2) Foot paths may only be constructed using native materials such as gravel or compacted sand. Bark, non-native stones or gravel, or concrete or asphalt shall not be approved. Pathways shall not be constructed wider than 36" unless specifically approved. Foot paths may not be used for motorized vehicle access unless specifically approved.

14. ROADWAYS – The Permittee shall be permitted use of existing roads within the cabin area; however, maintenance of such roads shall be the responsibility of the several permittees and at their sole cost and expense. The Commission will not plow or keep open such roads during or after snowstorms.

15. MISCELLANEOUS CONDITIONS - In the use of the Lot and surrounding areas, the Permittee shall comply with each of the following conditions:

a. No more than two persons may be signatory parties to this Permit. This Permit may not be held in the name of a corporation.

b. The Permittee may have use of only one Lot on reservoirs in the Great Plains Region of the Bureau of Reclamation or on other reservoirs managed by the Commission, inclusive of Lots located on tracts permitted to organized groups on such reservoirs.

c. This Permit may not include more than one staked Lot, and no more than one Cabin shall be located on the Lot.

d. No unlawful business shall be conducted on the Permitted Lot.

e. No part of the permitted Lot, Cabin or associated improvement herein described shall be used for commercial pursuits of any nature.

f. The Permittee assumes full responsibility for any and all liability arising out of or in any way connected with the Permittee's use and maintenance of the Lot, Cabin or associated improvements.

g. The Commission nor the United States assumes any responsibility for damage caused by or to the Cabin or associated improvements authorized by this Permit, or to the property used or stored in connection therewith, resulting from reservoir fluctuations or project purposes.

h. The Permittee shall not inflict or cause to be inflicted any damage, destruction, defacement, or waste of facilities or resources within the Lot or on other Reservoir land or water areas.

i. Nebraska and Federal laws and Department of the Interior regulations relating to fishing, hunting, shooting sports, protection of cultural (archeological) resources, and control of plant and animal pests shall be observed. The use of firearms is not permitted on permitted Lots or on the shoreline adjacent to the Lots.

j. The Permittee shall use the land in such a manner to promote acceptable conservation of the land and shall control noxious weeds on the permitted Lot. The Permittee shall further cooperate in weed control programs in compliance with laws or regulations which may authorize representatives of public agencies to enter the permitted Lot to control noxious weeds.

k. The use of pesticides, defined herein as including herbicides, fungicides, insecticides, pesticides, or other similar substances, shall be in accordance with all provisions of Federal and State pesticide laws and amendments thereto. No restricted-use chemicals shall be used.

l. Dogs, cats or other pets owned by Permittee or their guests shall be kept on the Lot and controlled in accordance with state or county animal control regulations and in a manner that causes no nuisance or danger to other permittees or the general public. Stock animals such as horses, pigs, goats, etc. or poultry shall not be kept on permitted Lots. Pets may not be left unattended overnight nor shall they be allowed to roam free. Permittees should make a mutual effort to resolve problems relating to uncontrolled pets or other animals before making a complaint. Complaints shall be directed to the Commission. Permittees shall not feed feral or wild animals, including dogs, cats, deer, etc.

16. PROTECTION OF IMPROVEMENTS - The Lot, Cabin and associated improvements shall be maintained so as to present a neat and orderly appearance at all times.

a. The Permittee shall be fully responsible for taking such measures as are usually deemed prudent for the protection of their property in their absence. All glass windows and doors should be boarded-up and secured when the recreation season is over.

b. The Cabin and associate improvements shall be maintained in a safe, serviceable and functional condition, or removed at the Permittee's expense. Safe, serviceable and functional means: exteriors are weather tight and free of obvious structural damage; broken or missing windows and screens or missing or loose roofing materials are repaired or replaced, etc. Exterior surfaces shall be painted in colors harmonious with the natural environment acceptable to the Commission and maintained in a condition free of blistering and peeling.

c. The Lot, Cabin and associated structures shall be maintained free of termites and vermin infestation. The Lot, including grounds and driveways, shall be maintained and kept free of hazards including un-mowed grasses and weeds, dead or dropped tree limbs and dead and dying trees which may present a potential fire hazard, and damaged or open sanitary sewer facilities.

d. The following provisions govern requests for reconstruction or relocation of the Cabin and associated improvements located on the Lot which have deteriorated or become damaged or destroyed by fire, flood, storms, insects, vermin, dry rot, erosion, acts of vandalism, or any other cause, and those that are threatened with imminent damage or pose a danger to the Permittee or the public as a result of active shoreline erosion or any other cause:

(1) Requests for repair or reconstruction of the Cabin which, in the determination of the Commission and Reclamation, have lost functionality shall not be approved. Concurrent with a determination of loss of functionality of the Cabin, this Permit shall terminate and all rights of the Permittee shall cease. Permittees shall be responsible for removing the damaged or destroyed Cabin and associated improvements from the Lot at their own expense within ninety (90) days of determination of such loss of functionality.

(2) Requests to relocate an existing cabin or to construct a new cabin to a new location on the existing lot or to a new lot shall not be approved.

(3) A request to repair or reconstruct the Permittee's associated improvements, at the existing location or elsewhere on the existing Lot, when a determination that the Cabin has not lost functionality has been made, may be considered by the Commission.

(4) See Article 6f for disposition of un-removed private property. Upon termination of the Permit, the Lot will be withdrawn from consideration for any further private use.

17. HAZARDOUS MATERIALS - The Permittee may not allow contamination or pollution of the Reservoir lands and waters for which the Permittee has the responsibility for care and maintenance shall take reasonable precautions to prevent such contamination or pollution..

a. The permitted Lot, Cabin and associated improvements must be kept free of fire and explosion hazards. All gas, diesel fuel, oil, and other hazardous material (such as herbicides and pesticides) storage containers must be removed from the permitted Lot by October 15 each year.

b. "Hazardous material" means any substance, pollutant, or contaminant listed as hazardous under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq., and regulations promulgated pursuant to that Act.

SOW Attachment D.2.c

c. Substances causing contamination or pollution shall include but are not limited to hazardous materials, refuse, garbage, sewage effluent, petroleum products, misused pesticides, pesticide containers, or any other pollutants.

d. The Permittee shall comply with all applicable local, state and Federal laws, regulations, ordinances, policies and directives and standards, existing or hereafter enacted or promulgated, concerning any hazardous material that will be used, transported, stored, or disposed of on or in the lands and waters of the Reservoir.

e. Storage in excess of 100 gallons of Class I (gasoline) and Class II (diesel fuel) liquids combined is prohibited. In addition, storage in excess of 60 gallons of Class IIIA (oil) liquid is prohibited. This is in accordance with the National Fire Protection Association's (NFPA) Flammable and Combustible Liquids Code- NFPA 30.

f. Upon discovery of any event which may or does result in contamination or pollution of the lands and waters of the Reservoir, the Permittee shall initiate any necessary emergency measures to protect the environment and public health and safety, and shall report such discovery and full details of the actions taken to the Commission at the earliest opportunity. The earliest opportunity means within twenty-four (24) hours of the time of discovery.

g. The Permittee shall be liable for all damages caused by the Permittee's failure to comply with this Article.

18. TERMINATION OF PERMIT - This Permit shall terminate and all rights of the Permittee hereunder shall cease, and the Permittee shall quietly and peaceably deliver to the Commission possession of the Lot under any of the following conditions:

a. Upon sale or transfer of ownership of the Cabin or associated improvements, except as described in Article 6b.

b. At the expiration of the term as provided in Article 4.

c. If the Lot is needed for public recreation purposes, with termination to be in accordance with provisions of 43 CFR Part 21 and 43 CFR Part 429.

d. If the Lot is needed for any project purpose as provided in Article 3(a) through 3(g), with termination to be effective on December 31 of any year with notice served 90 days in advance, unless earlier termination is determined to be necessary by the Commission or Reclamation due to an emergency situation.

e. On the failure of the Permittee to pay any fees owed to the Commission within 30 days of a late notice, as provided in Article 5.

f. At any time on the mutual agreement of all parties to this Permit.

g. If the Cabin is destroyed or severely damaged, and in the determination of the Commission and Reclamation that the structure has lost functionality as provided in Article 16d.

SOW Attachment D.2.c

h. If the Permittee fails to observe any of the terms of this Permit. The Permittee will be notified in writing by the Commission of any such failure and provided an opportunity to correct any deficiencies or violations before termination of the Permit, except when it has been determined that an emergency requires immediate termination. Failure to correct any deficiencies or violations within the proscribed time may result in the immediate termination of this Permit.

i. Within 60 days after expiration or termination of this Permit, the Permittee shall remove any privately owned improvements or other property thereon, subject to the provisions of Articles 6a-6g and restore the premises to a condition satisfactory to the Commission. Removal of such privately owned property and restoration of the premises are the responsibility of the Permittee. All privately owned property not removed within the 60-day-period will thereafter be considered abandoned and will be the property of the Commission and subject to disposal under Federal regulations. Any removal of such privately owned property and restoration work remaining will be performed by the Commission, and the Permittee is liable for all costs therefore.

j. In the event the permit is cancelled for project purposes as referenced in Article 17d above, a partial refund of the annual rental payment will be given to the Permittee based upon the number of remaining months in the year the Lot is vacated. If the refunded amount is \$100 or less, no refunds will be given.

k. At the expiration of the Lease Agreement between the Commission and Reclamation. In the event said Lease Agreement is terminated before its expiration date, Reclamation will not stand in the stead of the Commission for the remaining term of this Permit. In the event of such termination, Reclamation will notify the Permittee within 180 days whether it will issue the Permittee a permit issued by Reclamation or not. If a new permit is not to be issued by Reclamation, the Permit shall remove their Cabin and associated improvements as described in Article 17i. above.

l. In the event of non-use of the Cabin for a period of more than two consecutive calendar years, this Permit shall terminate without right of renewal; where the non-use is the result of death, illness or military service of the Permittee the Commission may waive this termination clause. In such case, sale or transfer of the improvements may be made for the unexpired portion of this Permit subject to the Article 6b. The Commission may make exceptions to this termination provision in any case where it determines the needs of the general public may so require.

m. Conviction of the Permittee of any fish or game violation on Medicine Creek Reservoir shall be cause for immediate Permit revocation.

n. The notices provided by this Article shall be served by certified mail addressed to the Permittee at the post office addresses provided to the Commission by the Permittee, and the mailing of any such notices shall be considered as sufficient notice for the purposes of this Article. The Permittee shall be responsible for maintaining a current, valid address on file with the Commission at all times.

19. ADVISORY COMMITTEE – If a Cabin Association is formed, the Executive Committee of the association is recognized as the Advisory Committee to the Commission on issues related to the cabin lot program.

SOW Attachment D.2.c

20. COVENANT AGAINST CONTINGENT FEES - The Permittee warrants that no person or selling agency has been employed or retained to solicit or secure this Permit upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial agencies maintained by the Permittee for the purpose of securing business. For breach or violation of this warranty, the Commission shall have the right to annul this Permit without liability or in its discretion to require the Permittee to pay, in addition to the Permit fee, the full amount of such commission, percentage, brokerage, or contingent fee.

21. OFFICIALS NOT TO BENEFIT - No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this Permit or to any benefit that may result herefrom.

22. SUCCESSORS IN INTEREST OBLIGATED – Reclamation will not stand in stead of the Commission.

23. NO PROPERTY RIGHT CREATED - This Permit grants only “mere permission” to use and to intermittently occupy the Federal lands included in the Permit. This Permit does not grant any real property rights or other interests in lands of the United States, and the privileges granted under this Permit are strictly limited by the terms and conditions contained herein. Any decision to terminate this Permit becomes the Commission’s or Reclamation’s final decision when made by an authorized agency official.

24. WAIVER OF RIGHT TO APPEAL - By signing this Permit the individual(s) whose name(s) appear(s) below agrees to accept all terms of this Permit, and further agrees to waive all rights to protest or appeal any of the terms, conditions, or provisions contained herein.

25. FAILURE TO ENFORCE DOES NOT CONSTITUTE WAIVER - The Commission’s waiver of an infraction of this Permit by the Permittee is not a waiver of future compliance, and any provision waived as well as other provisions of this Permit shall remain in full force and effect. The Commission is not precluded from future exercise of a right or remedy (including but not limited to termination) or the exercise of any other right or remedy by a single or partial exercise of a right or remedy.

26. SEVERABILITY - If any term of this Permit is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Permit did not contain the particular term or provision held to be invalid.

27. INDEMNIFICATION

a. The Permittee agrees to indemnify the Commission and the United States for, and hold the Commission and the United States and all of its representatives harmless from, all damages resulting from suits, actions, or claims of any character brought on account of any injury to any person or property arising out of any act, omission, neglect, or misconduct in the manner or method of performing any construction, care, operation, maintenance, supervision, examination, inspection, or other activities of the grantee.

b. By accepting this Permit, the Permittee agrees to comply with and be bound by all terms and conditions specified by herein.

SOW Attachment D.2.c

IN WITNESS WHEREOF, the parties hereunto subscribed their names as of the date first-above written.

NEBRASKA GAME AND PARKS
COMISSION

PERMITTEE

By: _____

Name

Street Address

City, State Zip

Telephone: _____

PERMITTEE

Name

Street Address

City, State Zip

Telephone: _____

COMPETITIVE CABIN LEASE RATE TABLES

Exhibit A	
Tier 1	
Year	Rent
2018	\$ 1,600.00
2019	\$ 1,600.00
2020	\$ 1,600.00
2021	\$ 1,600.00
2022	\$ 1,600.00
2023	\$ 1,600.00
2024	\$ 1,648.00
2025	\$ 1,697.44
2026	\$ 1,748.36
2027	\$ 1,800.81
2028	\$ 1,854.84
2029	\$ 1,910.48
2030	\$ 1,967.80
2031	\$ 2,026.83
2032	\$ 2,087.64
2033	\$ 2,150.27
2034	\$ 2,214.77
2035	\$ 2,281.22
2036	\$ 2,349.65
2037	\$ 2,420.14
2038	\$ 2,492.75
2039	\$ 2,567.53
2040	\$ 2,644.56
2041	\$ 2,723.89
2042	\$ 2,805.61
2043	\$ 2,889.78
2044	\$ 2,976.47
2045	\$ 3,065.77
2046	\$ 3,157.74
2047	\$ 3,252.47

Exhibit A	
Tier 2	
Year	Rent
2018	\$ 1,000.00
2019	\$ 1,000.00
2020	\$ 1,000.00
2021	\$ 1,000.00
2022	\$ 1,000.00
2023	\$ 1,000.00
2024	\$ 1,030.00
2025	\$ 1,060.90
2026	\$ 1,092.73
2027	\$ 1,125.51
2028	\$ 1,159.27
2029	\$ 1,194.05
2030	\$ 1,229.87
2031	\$ 1,266.77
2032	\$ 1,304.77
2033	\$ 1,343.92
2034	\$ 1,384.23
2035	\$ 1,425.76
2036	\$ 1,468.53
2037	\$ 1,512.59
2038	\$ 1,557.97
2039	\$ 1,604.71
2040	\$ 1,652.85
2041	\$ 1,702.43
2042	\$ 1,753.51
2043	\$ 1,806.11
2044	\$ 1,860.29
2045	\$ 1,916.10
2046	\$ 1,973.59
2047	\$ 2,032.79

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Year	Johnson Lake							Plum Creek
	Tier 1	Tier 1 (MC 2 & 3)	Tier 1 (MC 1, 4-8)	Tier 2	Tier 3	Tier 4	Tier 5	Tier 1
2018	\$ 2,250.00	\$ 2,025.00	\$ 1,800.00	\$ 900.00	\$ 450.00	\$ 450.00	\$ 112.50	\$ 3,000.00
2019	\$ 2,250.00	\$ 2,025.00	\$ 1,800.00	\$ 900.00	\$ 450.00	\$ 450.00	\$ 112.50	\$ 3,000.00
2020	\$ 2,250.00	\$ 2,025.00	\$ 1,800.00	\$ 900.00	\$ 450.00	\$ 450.00	\$ 112.50	\$ 3,000.00
2021	\$ 2,250.00	\$ 2,025.00	\$ 1,800.00	\$ 900.00	\$ 450.00	\$ 450.00	\$ 112.50	\$ 3,000.00
2022	\$ 2,250.00	\$ 2,025.00	\$ 1,800.00	\$ 900.00	\$ 450.00	\$ 450.00	\$ 112.50	\$ 3,000.00
2023	\$ 2,250.00	\$ 2,025.00	\$ 1,800.00	\$ 900.00	\$ 450.00	\$ 450.00	\$ 112.50	\$ 3,000.00
2024	\$ 2,317.50	\$ 2,085.75	\$ 1,854.00	\$ 927.00	\$ 463.50	\$ 463.50	\$ 115.88	\$ 3,090.00
2025	\$ 2,387.03	\$ 2,148.32	\$ 1,909.62	\$ 954.81	\$ 477.41	\$ 477.41	\$ 119.36	\$ 3,182.70
2026	\$ 2,458.64	\$ 2,212.77	\$ 1,966.91	\$ 983.45	\$ 491.73	\$ 491.73	\$ 122.94	\$ 3,278.18
2027	\$ 2,532.40	\$ 2,279.15	\$ 2,025.92	\$ 1,012.95	\$ 506.48	\$ 506.48	\$ 126.63	\$ 3,376.53
2028	\$ 2,608.37	\$ 2,347.52	\$ 2,086.70	\$ 1,043.34	\$ 521.67	\$ 521.67	\$ 130.43	\$ 3,477.83
2029	\$ 2,686.62	\$ 2,417.95	\$ 2,149.30	\$ 1,074.64	\$ 537.32	\$ 537.32	\$ 134.34	\$ 3,582.16
2030	\$ 2,767.22	\$ 2,490.49	\$ 2,213.78	\$ 1,106.88	\$ 553.44	\$ 553.44	\$ 138.37	\$ 3,689.62
2031	\$ 2,850.24	\$ 2,565.20	\$ 2,280.19	\$ 1,140.09	\$ 570.04	\$ 570.04	\$ 142.52	\$ 3,800.31
2032	\$ 2,935.75	\$ 2,642.16	\$ 2,348.60	\$ 1,174.29	\$ 587.14	\$ 587.14	\$ 146.80	\$ 3,914.32
2033	\$ 3,023.82	\$ 2,721.42	\$ 2,419.06	\$ 1,209.52	\$ 604.75	\$ 604.75	\$ 151.20	\$ 4,031.75
2034	\$ 3,114.53	\$ 2,803.06	\$ 2,491.63	\$ 1,245.81	\$ 622.89	\$ 622.89	\$ 155.74	\$ 4,152.70
2035	\$ 3,207.97	\$ 2,887.15	\$ 2,566.38	\$ 1,283.18	\$ 641.58	\$ 641.58	\$ 160.41	\$ 4,277.28
2036	\$ 3,304.21	\$ 2,973.76	\$ 2,643.37	\$ 1,321.68	\$ 660.83	\$ 660.83	\$ 165.22	\$ 4,405.60
2037	\$ 3,403.34	\$ 3,062.97	\$ 2,722.67	\$ 1,361.33	\$ 680.65	\$ 680.65	\$ 170.18	\$ 4,537.77
2038	\$ 3,505.44	\$ 3,154.86	\$ 2,804.35	\$ 1,402.17	\$ 701.07	\$ 701.07	\$ 175.29	\$ 4,673.90
2039	\$ 3,610.60	\$ 3,249.51	\$ 2,888.48	\$ 1,444.24	\$ 722.10	\$ 722.10	\$ 180.55	\$ 4,814.12
2040	\$ 3,718.92	\$ 3,347.00	\$ 2,975.13	\$ 1,487.57	\$ 743.76	\$ 743.76	\$ 185.97	\$ 4,958.54
2041	\$ 3,830.49	\$ 3,447.41	\$ 3,064.38	\$ 1,532.20	\$ 766.07	\$ 766.07	\$ 191.55	\$ 5,107.30
2042	\$ 3,945.40	\$ 3,550.83	\$ 3,156.31	\$ 1,578.17	\$ 789.05	\$ 789.05	\$ 197.30	\$ 5,260.52
2043	\$ 4,063.76	\$ 3,657.35	\$ 3,251.00	\$ 1,625.52	\$ 812.72	\$ 812.72	\$ 203.22	\$ 5,418.34
2044	\$ 4,185.67	\$ 3,767.07	\$ 3,348.53	\$ 1,674.29	\$ 837.10	\$ 837.10	\$ 209.32	\$ 5,580.89
2045	\$ 4,311.24	\$ 3,880.08	\$ 3,448.99	\$ 1,724.52	\$ 862.21	\$ 862.21	\$ 215.60	\$ 5,748.32
2046	\$ 4,440.58	\$ 3,996.48	\$ 3,552.46	\$ 1,776.26	\$ 888.08	\$ 888.08	\$ 222.07	\$ 5,920.77
2047	\$ 4,573.80	\$ 4,116.37	\$ 3,659.03	\$ 1,829.55	\$ 914.72	\$ 914.72	\$ 228.73	\$ 6,098.39
2048	\$ 4,711.01	\$ 4,239.86	\$ 3,768.80	\$ 1,884.44	\$ 942.16	\$ 942.16	\$ 235.59	\$ 6,281.34

LAKE MALONEY TIER RATES

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Tier 1A - \$183 annual increase	683.00	866.00	1049.00	1232.00	1415.00	1598.00	1781.00	1964.00	2147.00	2330.00	2513.00	2696.00	2879.00	3062.00	3245.00
Tier 1B - \$150 annual increase	650.00	800.00	950.00	1100.00	1250.00	1400.00	1550.00	1700.00	1850.00	2000.00	2150.00	2300.00	2450.00	2600.00	2750.00
Tier 1C - \$117 annual increase	617.00	734.00	851.00	968.00	1085.00	1202.00	1319.00	1436.00	1553.00	1670.00	1787.00	1904.00	2021.00	2138.00	2255.00
Tier 2A - \$117 annual increase	617.00	734.00	851.00	968.00	1085.00	1202.00	1319.00	1436.00	1553.00	1670.00	1787.00	1904.00	2021.00	2138.00	2255.00
Tier 2B - \$83 annual increase	583.00	666.00	749.00	832.00	915.00	998.00	1081.00	1164.00	1247.00	1330.00	1413.00	1496.00	1579.00	1662.00	1745.00
Tier 3A - \$63 annual increase	363.00	426.00	489.00	552.00	615.00	678.00	741.00	804.00	867.00	930.00	993.00	1056.00	1119.00	1182.00	1245.00
Tier 3B - \$47 annual increase	347.00	394.00	441.00	488.00	535.00	582.00	629.00	676.00	723.00	770.00	817.00	864.00	911.00	958.00	1005.00