

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKARESOLUTION FLOOD PLAIN DEVELOPMENTEugene Francois, 17315 Iris Circle (Lot 138 Hanson's Lakes) Bellevue, Sarpy County, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2012); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Eugene Francois applied for a Flood Plain Development Permit in order to construct a 420 square foot addition and new deck (replacement) to an existing residential structure located at 17315 Iris Circle and legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Eugene Francois' application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

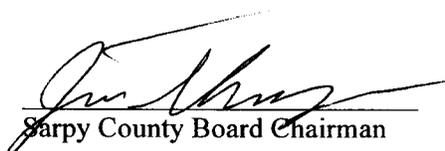
WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, the Natural Resources District comments, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately \$62,180. Adding the \$3,000 in improvements in 2013, it is less than 50% of the structure's value of \$156,333; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon approval of this flood plain development permit.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following conditions:

1. The cost of construction is limited to the dollar amount (approximately \$62,180) within the contractor estimate submitted with the application.
2. The applicant must submit an elevation certificate upon completion of the project to ensure that the project is built according to the proposed plans and permit requirements.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 9th day of September 2013.


Sarpy County Board Chairman

Attest
SEAL

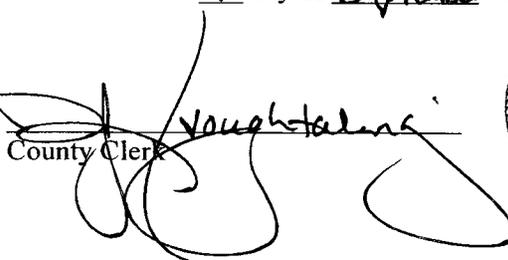

County Clerk



EXHIBIT A

Planning Department Report Francois Floodplain Development Permit Application (FDP 14-0015) County Board Date: September 9, 2014

Subject	Type	Prepared By
Floodplain Development Permit to construct an addition and new deck to an existing residential structure at 17315 Iris Circle, (Lot 138, Hanson's Lakes)	Resolution	Donna Lynam Assistant Director Planning & Building Dept.

➤ **Application Overview**

Eugene Francois has requested approval of a floodplain development permit for the construction of a 420 square foot addition and new deck (replacement) to an existing residential structure at 17315 Iris Circle, (Lot 138, Hanson's Lakes)

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) designates this area as Urban Residential.

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
- The property is located in an AE Flood Zone in the Hanson's Lakes area which is adjacent to the Platte River. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 976.5 (NAVD 1988).
- The elevation of the existing lowest floor is 969.9 (NAVD 1988) which is below the BFE.
- According to the Sarpy County Assessor's Records, the original structure was built on this site in 1970 and a 2nd story addition was constructed in 1984.
- The existing structure is a legal non-conforming structure because the lowest floor elevation is located below the BFE (base flood elevation). This makes the entire structure non-conforming.
- The existing 2nd story and the proposed 420 square foot addition will be at an elevation of 977.6 (NAVD 1988) which is at least one foot above the BFE as required by Sarpy County Flood Plain Regulations.
- Applicant submitted a Property Appraisal dated June 30, 2014, valuing the structure at \$156,333.
- The cost of construction for the addition, based on Sarpy County Fee Schedule, is \$43,680 and the estimated cost of construction of the deck is \$18,500 for a total of \$62,180. Adding the \$3,000 in improvements made in 2013, the proposal submitted is less than 50% of the appraised value of the structure; therefore the request is within the allowance of the regulations for a non-conforming structure.
- This request as proposed is in conformance with the Sarpy County Floodplain and Zoning Regulations.

➤ **Natural Resources District**

- This Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

➤ **Recommendation**

For the reasons stated above, staff recommends the Floodplain Development Permit be approved for the construction of an addition and new deck (replacement) to an existing residential structure at this location.



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of \$300 made payable to Sarpy County
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:

APPLICATION #: FPD 14-6015
 DATE RECEIVED: 7-14-2014
 APPLICATION FEE: \$ 300 RECEIPT NO. 2385
 RECEIVED BY: 12
 NOTES: _____

RECOMMENDATIONS:

PLANNING & BUILDING DEPT: APPROVAL DENIAL
 SARPY COUNTY BOARD: APPROVAL DENIAL
 RESOLUTION #: _____ DATE: _____

PROPERTY OWNER INFORMATION: (if multiple owners, please attach separate sheet)

NAME: Eugene A Francois E-MAIL: lakesidecoils@cox.net
 ADDRESS: 17315 Iris Cir. CITY/STATE/ZIP: Belleue Ne 68123
 MAILING ADDRESS: Belleue Ne 68123 CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: _____ FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Hill Farrell Ass Inc E-MAIL: _____
 ADDRESS: 1502 JF Kennedy Dr CITY/STATE/ZIP: Belleue Ne 68005
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: _____ FAX: _____

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: Mosher Construction E-MAIL: deehtmosher@hotmail.com
 ADDRESS: 507 Lincoln Rd CITY/STATE/ZIP: Belleue Ne 68123
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-263 0121 FAX: _____

PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.
PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

See att:

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 17315 Iris Cir

ASSESSOR'S PARCEL NUMBER: 011067179 ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: Annabelle & Iris Cir.
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 138 Hansons Lake

SIZE OF PROPERTY: 9445 acres/sq. ft. CURRENT ZONING: Rd 50 Two Family res district

NAME OF ADJACENT WATERWAY: Hanson Lake

PROPERTY LIES WITHIN: FLOODWAY: FLOOD FRINGE: FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE 968.9 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - Well Sewer - Community SID 101
Gas - Propane Electric - OPPD

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

A 30x14 addition of a bedroom & master bath built on piers above floodplain. Improvement is less than the existing 50% rule.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Eugene A. Francois
Applicant Signature

7-14-2014
Date

I, the undersigned, understand the Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Eugene A. Francois
Owner Signature (or authorized agent)

7-14-2014
Date

Owner Signature (or authorized agent)

Date

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name **EUGENE FRANCOIS**

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
17315 IRIS CIRCLE

Company NAIC Number:

City **BELLEVUE**

State **NE** ZIP Code **68123**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 138, HANSON'S LAKE, SARPY COUNTY, NEBRASKA

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **RESIDENTIAL**

A5. Latitude/Longitude: Lat. **41 03'45"N** Long. **95 56'45"W** Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **1A**

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) **N/A** sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **N/A**
- c) Total net area of flood openings in A8.b **N/A** sq in
- d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage **N/A** sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **N/A**
- c) Total net area of flood openings in A9.b **N/A** sq in
- d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
SARPY COUNTY, UNINCORPORATED; 310190

B2. County Name
SARPY

B3. State
NEBRASKA

B4. Map/Panel Number
31553C0205

B5. Suffix
G

B6. FIRM Index Date
12/02/2005

B7. FIRM Panel Effective/Revised Date
12/02/2005

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
976.5

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: **USGS**

Vertical Datum: **NAVD88**

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **969.9** feet meters
- b) Top of the next higher floor **977.6** feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters
- d) Attached garage (top of slab) _____ feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) **968.9** feet meters
- g) Highest adjacent (finished) grade next to building (HAG) **972.6** feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **968.9** feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
- Check here if attachments.

Certifier's Name **RONALD D HILL**

License Number **373**

Title **REGISTERED SURVEYOR**

Company Name **HILL-FARRELL ASSOCIATES, INC.**

Address **1502 JF KENNEDY DRIVE**

City **BELLEVUE**

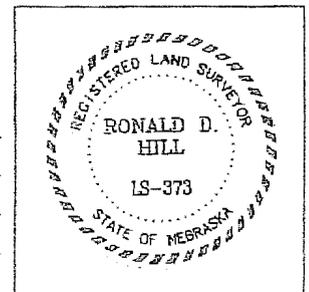
State **NE** ZIP Code **68005**

Signature



Date **3/07/2013**

Telephone **402 291-5100**



IMPORTANT: In these spaces, copy the corresponding information from Section A.			OR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

Signature _____ Date _____

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

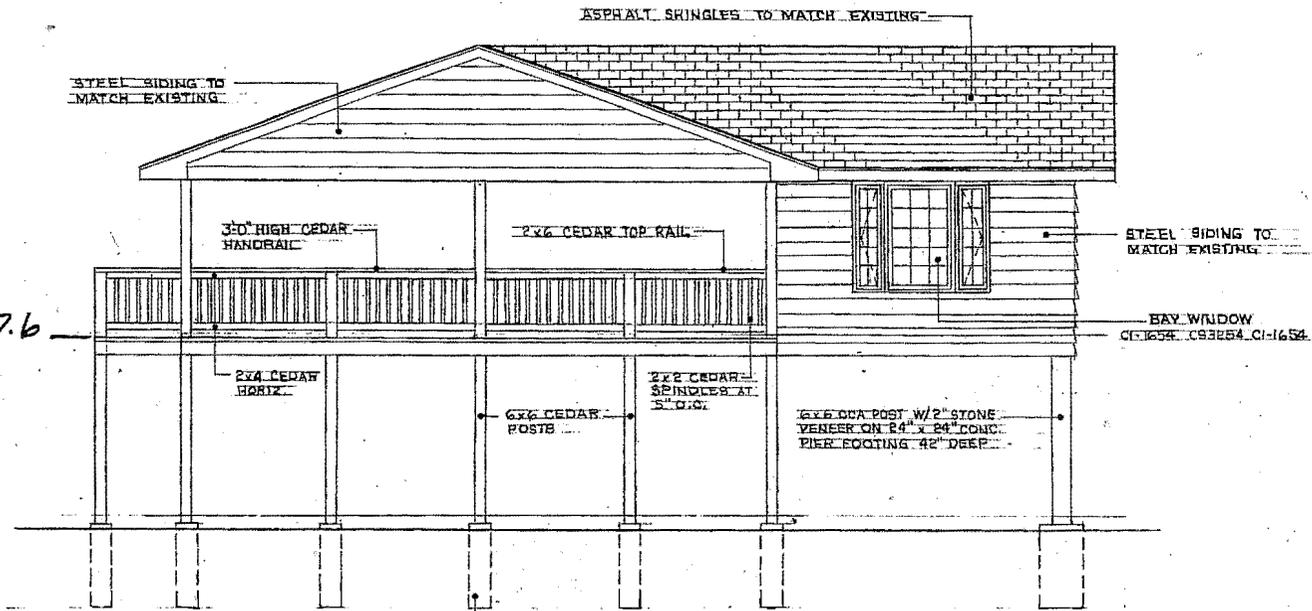
G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments _____

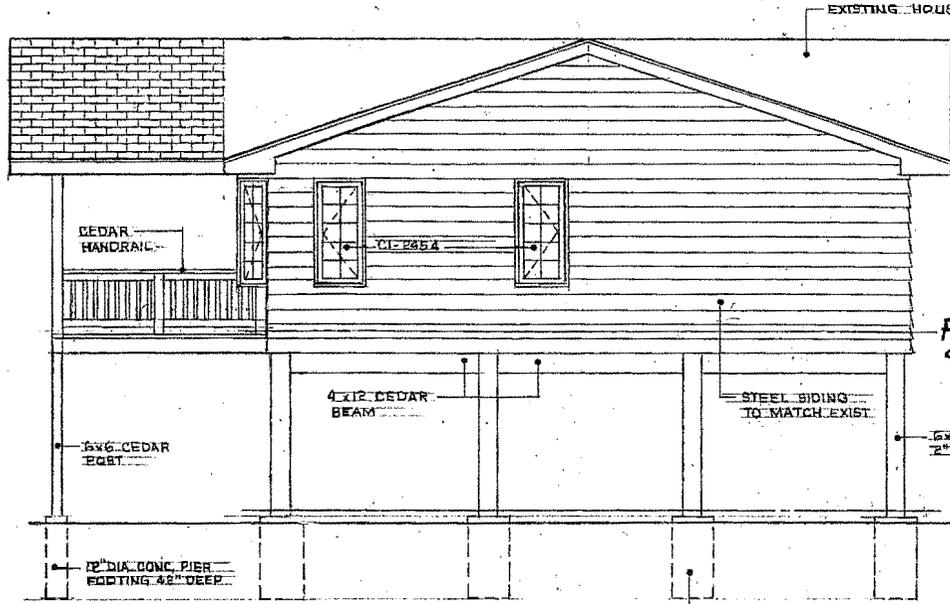
Check here if attachments.

FFE 977.6



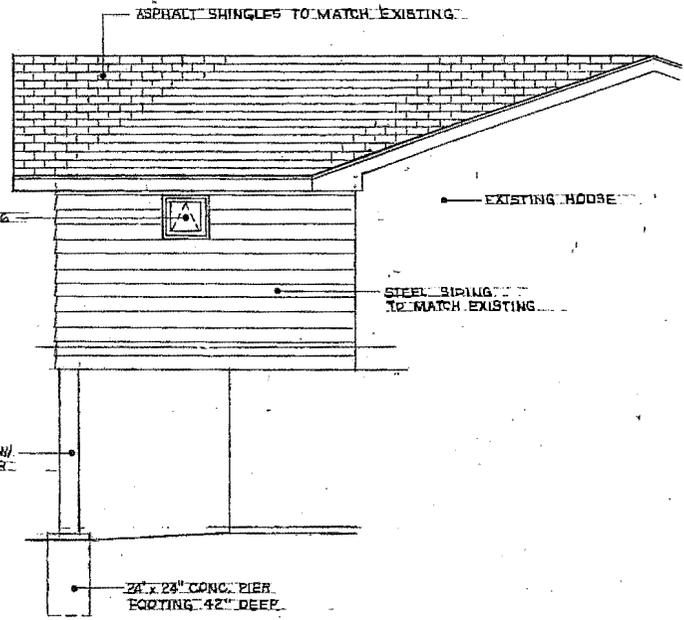
EAST ELEVATION
SCALE: 1/4" = 1'-0"

12" DIA. CONC. PIER
FOOTING 42" DEEP



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

24" x 24" CONC. PIER
FOOTING 42" DEEP



WEST ELEVATION
SCALE: 1/4" = 1'-0"

24" x 24" CONC. PIER
FOOTING 42" DEEP



- My Connection Home



INBOX

My Account

- Account Profile
- WebMail
- Inbox
- Drafts
- Sent Mail
- ~ 17315 Iris
- 2532 Mose
- 40 Reunion
- ~ 66class
- - Bill Receipts
- Chris Lake
- ~ Gene
- GOD
- -
- HAMBURGER
- ~ health
- ~ Health
- - Jokes
- MADDIE
- MUD
- NATE
- ~ Pam
- Paychex
- Real Estate
- - ROD
- Sarpy County Bas...
- Spam
- Stellas
- STEPHANIE
- Sysco
- Trash
- Manage Folders
- Internet Tools
- Phone Tools
- View / Pay Bill
- Order Services

Compose Check Mail Addresses Search Settings Help

lakesidecois@cox.net | Logout
Space used: 1% of 10 GB

Read Message

Reply Reply All Forward Delete Spam New Filter Detail Print
Move to: Drafts OK Help

From: DeEtt Mosher <deettmosher@hotmail.com>

Date: Monday, August 11, 2014 10:27 PM

To: lakesidecois@cox.net <lakesidecois@cox.net>

Subject: Proposal for Deck Mosher Construction

Size: 3 KB

<< Prev | Next >>

Remove existing cedar deck and walkway
 Build new 10' x 28' deck and 4' x 30' walkway
 Use treated 2x8 joists and 6x6 cedar support posts
 Use composite 2x6 top decking and matching rail system
 Build post and beam support for roof, 2x6 ceiling joists and 2x6 rafters over 10' x 28' deck
 Overhang, soffits, gutters and roofing to match existing

Total Estimate: \$18,500.00

Move to: Drafts OK Help
Reply Reply All Forward Delete Spam New Filter Detail Print

<< Prev | Next >>



Vicinity Map - Flood Zones
 17315 Iris Cir - Lot 138 Hanson's Lake
 Fancois Flood Plain Development Permit





Vicinity Map - Current Zoning

17315 Iris Cir - Lot 138, Hanson's Lake

Francois Flood Plain Development Permit



Sarpy Highway Corridor Overlay



APPRAISAL OF REAL PROPERTY

Client	SAC Federal Credit Union	File No.	Francois
Property Address	17315 Iris Cir		
City	Bellevue	County	Sarpy
		State	NE
Borrower	Eugene & Pamela Francois		
		Zip Code	68123



LOCATED AT

17315 Iris Cir
Bellevue, NE 68123

Lot 138, Hanson's Lakes and Outlot 3, Hanson's Lakes Replat I

FOR

SAC Federal Credit Union
11515 S 39th Street, Suite 107
Omaha, NE 68123

OPINION OF VALUE

\$240,000

AS OF

06/30/2014

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Appraisal Report

Uniform Residential Appraisal Report

File # Francois

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

Property Address 17315 Iris Cir City Bellevue State NE Zip Code 68123

Borrower Eugene & Pamela Francois Owner of Public Record Eugene A, Sr & Dorothy J Francois County Sarpy

Legal Description Lot 13B, Hanson's Lakes and Outlot 3, Hanson's Lakes Replat I

Assessor's Parcel # 011067179 and 011170573 Tax Year 2013 R.E. Taxes \$ 3,823

Neighborhood Name Chris Lake/Hanson's Lake Map Reference M.L.S Area 261 Census Tract 0102.08

Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 100 per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe)

Lender/Client SAC Federal Credit Union Address 11515 S 39th Street, Suite 107, Omaha, NE 68123

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offering price(s), and date(s). No listing activity found the past 12 months per Great Plains Realtors Multiple Listing Service (GPRMLS).

Subject is a private offering between family members.

I did I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Estate sale; Offer written and accepted by heirs to estate on 06/08/2014. House is purchased 'as is'.

Contract Price \$ 210,000 Date of Contract 06/08/2014 Is the property seller the owner of public record? Yes No Data Source(s) Sarpy Cnty deed record

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid. \$0;

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

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	100 %			
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input checked="" type="checkbox"/> Over 6 mths	80	Low	1	Multi-Family	0 %		
Neighborhood Boundaries NORTH by LaPlatte Road; WEST by Paradise Road; SOUTH by Platte River; and EAST by Platte River Drive. This encompasses the Chris Lake and Hanson's Lake area.		500	High	66	Commercial	0 %		
		250	Med.	44	Other	0 %		

Neighborhood Description Subject property is located in a river fed lakeside community approximately 5 miles south of Offutt AFB. Area was started in the 50's from an old sand & gravel pit and is built-up with a variety of styled houses, most year round properties. Normally expected amenities can be found in the Bellevue area. Offutt AFB offers area stability. Subject is on a power boat lake with good appeal. No adverse conditions observed that would affect Market Conditions (including support for the above conclusions) See attached 1004MC for information.

Dimensions see supplemental addendum for comments Area 19044 sf Shape Rectangular View B;Wtr;Res

Specific Zoning Classification RD-50 Zoning Description Two-Family Residential District

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private

Electricity Water private well Street Asphalt

Gas propane Sanitary Sewer Alley None

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone AE FEMA Map # 31153C0205G FEMA Map Date 12/02/2005

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

No apparent adverse easements, encroachments, etc. that affect the marketability of the site. Subject is in a flood prone area per attached FEMA Flood Hazard Map and is typical for the development. Marketability is not affected. Paved drive extends to water and serves as boat ramp. Sandy beach front. There is a sand point well. Outlot 3 is across street where detached garage is located.

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block/Avg	Floors	Wood/Carpet/Good		
# of Stories 1	Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Cement Fiber/Good	Walls	Drywall/Good		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Aft. <input type="checkbox"/> S-Det/End Unit	Basement Area 840 sq.ft.	Roof Surface	Composition/Avg	Trim/Finish	Wood/Good		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 67 %	Gutters & Downspouts	Yes/Yes	Bath Floor	Tile/Good		
Design (Style) Raised Ranch	Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Casement/Avg	Bath Wainscot	Tile/Good		
Year Built 1970	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Avg	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 6	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 6		
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) # 0	Driveway Surface	Concrete/Rock		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Propane	Fireplace(s) # 0	Fence none	<input checked="" type="checkbox"/> Garage	# of Cars 2		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck both	<input type="checkbox"/> Porch none	<input type="checkbox"/> Carport	# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in		

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 3 Rooms 1 Bedrooms 1.0 Bath(s) 840 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). 30x40 Metal Pole Shed/Garage with workshop; attached basement storage room; granite kitchen countertop.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3; Kitchen-remodeled-less than one year ago; Bathrooms-remodeled-less than one year ago; Q4 quality construction observed. Physical depreciation is limited to normal wear and tear. No functional or external obsolescence observed. Borrower is in process of remodeling house with all new interior finish. Kitchen and bath on main floor are new. Exterior is in process of being sided. Appraisal is subject to completion of all work.

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

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

Uniform Residential Appraisal Report

File # Francois

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 244,900 to \$ 469,900		There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 150,000 to \$ 375,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	17315 Iris Cir Bellevue, NE 68123	17133 Bojanski Dr Bellevue, NE 68123	17115 Paradise Rd Bellevue, NE 68123
Proximity to Subject		0.20 miles N	0.79 miles W
Sale Price	\$ 210,000	\$ 193,000	\$ 240,000
Sale Price/Gross Liv. Area	\$ 250.00 sq.ft.	\$ 344.64 sq.ft.	\$ 166.78 sq.ft.
Data Source(s)		2014-13905 Assessor Rec;DOM 0	GPRMLS#21318503;DOM 206
Verification Source(s)		FSBO Sale/Sarpy County Record	GPRMLS/Sarpy Cnty Assessor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Arml.th Cash;0	
Date of Sale/Time		s06/14;Unk	
Location	B;WtrFr;Res	B;WtrFr;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	19044 sf	12013 sf	+7,000
View	B;Wtr;Res	B;Wtr;Res	
Design (Style)	DT1;Ra Ranch	DT1;Ranch	0
Quality of Construction	Q4	Q4	
Actual Age	44	56	0
Condition	C3	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	3 1 1.0	3 1 1.0	5 2 2.0
Gross Living Area	840 sq.ft.	560 sq.ft.	+12,600
Basement & Finished Rooms Below Grade	840sf563sfwo 1rr0br0.1ba0o	0sf	+10,000
Functional Utility	Average	Average	
Heating/Cooling	FWA/Central	FWA/Central	
Energy Efficient Items	None	None	
Garage/Carport	2gd6dw	6dw	+10,000
Porch/Patio/Deck	LaDeck/Patio	Pat/SmScrmPorch	+2,000
Yard Amenities	None	None	
Fireplace/Extras	None	1-FP	-1,000
Extras	Workshop in Gar	None	+5,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	47,600
Adjusted Sale Price of Comparables		Net Adj. 24.7 % Gross Adj. 25.7 % \$	240,600
		<input checked="" type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-2,955
		Net Adj. 12.8 % Gross Adj. 21.1 % \$	252,800

SALES COMPARISON APPROACH

did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data Source(s) Sarpy County deed record
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data Source(s) Sarpy County deed record

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Sarpy County deed record			
Effective Date of Data Source(s)	06/30/2014	06/30/2014	06/30/2014	06/30/2014

Analysis of prior sale or transfer history of the subject property and comparable sales No sale found in the last three years for the subject property per Sarpy County deed record. No sales of the comparables found from deed record within 12 months of their sale date.

Summary of Sales Comparison Approach See comparable comments on Supplemental Addendum.

Indicated Value by Sales Comparison Approach \$ 240,000
 Indicated Value by: Sales Comparison Approach \$ 240,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The Market Data Approach provides the best indication of value in this specific appraisal. The Cost Replacement & Income Approaches were considered, however, are not a basis for value in neighborhood.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Appraisal is subject to completion of remodeling to include kitchen vent hood and cabinet fronts, and exterior siding and paint.
 Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 240,000, as of 06/30/2014, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # Francois

Highest and Best Use: A site's Highest and Best use is that use which at the time of the appraisal, is the most profitable and likely use to which a property can be put. Alternatively, that use from among reasonable and legal use alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value. It is my opinion that the subject site is at it's highest and best use as a residential lot improved with a single family dwelling. This is based on the fact that the site is physically able to support the improvements, the neighborhood supports the use of the site as a single family residence, financing is readily available to support the purchase of the property, and that land is at it's maximum productive use as improved with a single family residence.

Property Inspection: I walked around the house and did an interior walkthrough. The walkthrough is not considered a home inspection and that I was only observing readily visible conditions. Utilities are on and working. I did not observe any conditions that would affect the health, safety, and/or livability of the property. Remodeling is process and will need to be completed.

Additional Appraiser Certification: I appraised the subject property 01/07/2013 for the estate. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Intended Use / Intender User: The Intended User of this appraisal report is Lender / Client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form and Definition of Market Value. No additional Intended Users are identified by the appraiser.

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to Sac Federal Credit Union."

EXPOSURE TIME: Subject reasonable exposure time is estimated in a range from four to five months based on the median market time of the competing listings as of the effective date of the appraisal.

MLS Data: MLS Data is acquired from the Great Plains Realtors (GPR) Multiple Listing Service in Omaha, Nebraska.

Appraisal Order Compliance: This appraisal was ordered in compliance with Appraisal Independence "AIR" and Mortgage Letter 2009-28.

Personal Property: No value has been given to non-realty items in the house.

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Land value estimate based on the typical 20%-30% contribution of land to improvements. This analysis is utilized due to the lack of vacant land sales in a fully developed neighborhood.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	60,000
Source of cost data	DWELLING	840 Sq.Ft. @ \$	= \$
Quality rating from cost service	Basement	840 Sq.Ft. @ \$	= \$
Effective date of cost data			= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			= \$
-See Building Sketch for improvement size calculations.	Garage/Carport	1,200 Sq.Ft. @ \$	= \$
	Total Estimate of Cost-New		= \$
NOTE that cost replacement approach was considered, however, is not a measure of value for existing single family houses.	Less Physical	Functional	External
	Depreciation		= \$()
	Depreciated Cost of Improvements		= \$
NOTE: Effective age is reduced from actual age because of on going property maintenance and remodeled features.	"As-is" Value of Site Improvements		= \$
Estimated Remaining Economic Life (HUD and VA only)	54 Years	INDICATED VALUE BY COST APPROACH	= \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDS (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

File # Francois

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

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

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

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

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

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

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

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

Uniform Residential Appraisal Report

File # Francois

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

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

Uniform Residential Appraisal Report

File # Francois

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

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

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

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

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

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

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

APPRAISER

Signature 
 Name Daniel Wilder
 Company Name Wilder & Associates
 Company Address 6308 Kenlucky Rd
Papillion, NE 68133-2321
 Telephone Number (402) 331-8030
 Email Address Dan@WilderAssociates.com
 Date of Signature and Report 07/30/2014
 Effective Date of Appraisal 06/30/2014
 State Certification # CR940263
 or State License # _____
 or Other (describe) _____ State # _____
 State NE
 Expiration Date of Certification or License 12/31/2014

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED

17315 Iris Cir
Bellevue, NE 68123
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 240,000

LENDER/CLIENT

Name No AMC
 Company Name SAC Federal Credit Union
 Company Address 11515 S 39th Street, Suite 107, Omaha, NE 68123
 Email Address lmorgan@sacfcu.com

SUBJECT PROPERTY

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

COMPARABLE SALES

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

Uniform Residential Appraisal Report

File # Francois

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	17315 Iris Cir Bellevue, NE 68123	17313 Ivy Cir Bellevue, NE 68123			17311 Ivy Cir Bellevue, NE 68123			2520 Annabelle Dr Bellevue, NE 68123		
Proximity to Subject		0.21 miles E			0.21 miles E			0.15 miles NW		
Sale Price	\$ 210,000	\$ 196,000			\$ 268,000			\$ 239,000		
Sale Price/Gross Liv. Area	\$ 250.00 sq.ft.	\$ 272.22 sq.ft.			\$ 170.92 sq.ft.			\$ 191.51 sq.ft.		
Data Source(s)		GPRMLS#21301160;DOM 104			GPRMLS#21215720;DOM 165			GPRMLS#21407713;DOM 63		
Verification Source(s)		GPRMLS/Sarpy Cnty Assessor			GPRMLS/Sarpy Cnty Assessor			GPRMLS/Sarpy Cnty Assessor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions		AmLth Conv;0			AmLth Conv;0			Listing		-7,200
Date of Sale/Time		s06/13;c05/13			s03/13;c01/13			Active		
Location	B;WtrFr;Res	B;WtrFr;Res			B;WtrFr;Res			B;WtrFr;Res		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	19044 sf	11950 sf		+5,000	26665 sf		-6,000	7596 sf		+9,000
View	B;Wtr;Res	B;Wtr;Res			B;Wtr;Res			B;Wtr;Res		
Design (Style)	DT1;Ra Ranch	DT1;Ranch		0	DT1;1.5 Story		0	DT1;Ra Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	44	48		0	58		0	45		0
Condition	C3	C3			C3			C4		+20,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	3 1 1.0	4 1 1.0		0	5 3 2.0		-3,000	5 2 1.0		0
Gross Living Area	840 sq.ft.	720 sq.ft.		+5,400	1,568 sq.ft.		-32,760	1,248 sq.ft.		-18,360
Basement & Finished Rooms Below Grade	840sf563sfwo 1rr0br0.1ba0o	0sf		+10,000 +2,000	0sf		+10,000 +2,000	1248sf493sfwo 1rr0br1.0ba1o		-2,000 -1,000
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/Central	FWA/Central			FWA/Central			FWA/Central		
Energy Efficient Items	None	None			None			None		
Garage/Carport	2qd6dw	1qd6dw		+5,000	2qd2qbi6dw		-5,000	2qbi4dw		+5,000
Porch/Patio/Deck	LgDeck/Patio	Deck/CovPatio		0	LgDeck/Patio			Deck/Patio		+3,000
Yard Amenities	None	None			None			None		
Fireplace/Extras	None	1-FP		-1,000	None			1-FP		-1,000
Extras	Workshop in Gar	None		+5,000	None		+5,000	None		+5,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 31,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -29,760	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 12,440
Adjusted Sale Price of Comparables		Net Adj. 16.0 % Gross Adj. 17.0 %		\$ 227,400	Net Adj. 11.1 % Gross Adj. 23.8 %		\$ 238,240	Net Adj. 5.2 % Gross Adj. 29.9 %		\$ 251,440
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Sarpy County deed record	Sarpy County deed record	Sarpy County deed record	Sarpy County deed record						
Effective Date of Data Source(s)	06/30/2014	06/30/2014	06/30/2014	06/30/2014						
Analysis of prior sale or transfer history of the subject property and comparable sales Refer to page 2 of the URAR.										
Analysis/Comments										

Uniform Residential Appraisal Report

File # Francois

FEATURE	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9	
Address	17315 Iris Cir Bellevue, NE 68123	17208 Buttons Dr Bellevue, NE 68123			
Proximity to Subject		0.41 miles E			
Sale Price	\$ 210,000	\$ 299,950			
Sale Price/Gross Liv. Area	\$ 250.00 sq.ft.	\$ 196.82 sq.ft.	\$ sq.ft.	\$ sq.ft.	
Data Source(s)		GPRMLS#21407650;DOM 65			
Verification Source(s)		GPRMLS/Sarpy Cnty Assessor			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Listing	-9,000		
Date of Sale/Time		Active			
Location	B;WtrFr;Res	B;WtrFr;Res			
Leasehold/Fee Simple	Fee Simple	Fee Simple			
Site	19044 sf	30160 sf	-8,000		
View	B;Wtr;Res	B;Wtr;Res			
Design (Style)	DT1;Ra Ranch	DT1;Split-Level	0		
Quality of Construction	Q4	Q4			
Actual Age	44	64	0		
Condition	C3	C3			
Above Grade Room Count	Total Bdrms. Baths 3 1 1.0	Total Bdrms. Baths 5 3 3.0	-6,000		
Gross Living Area	840 sq.ft.	1,524 sq.ft.	-30,780	sq.ft.	sq.ft.
Basement & Finished Rooms Below Grade	840sf663sfwo 1rr0br0.1ba0c	0sf	+10,000 +2,000		
Functional Utility	Average	Average			
Heating/Cooling	FWA/Central	FWA/Central			
Energy Efficient Items	None	None			
Garage/Carport	2qd6dw	3qd6dw	-5,000		
Porch/Patio/Deck	LgDeck/Patio	Patio	+5,000		
Yard Amenities	None	None			
Fireplace/Extras	None	None			
Extras	Workshop in Gar	None	+5,000		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -36,780	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables		Net Adj. 12.3 % Gross Adj. 26.9 %	\$ 263,170	Net Adj. % Gross Adj. %	\$
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9	
Date of Prior Sale/Transfer					
Price of Prior Sale/Transfer					
Data Source(s)	Sarpy County deed record	Sarpy County deed record			
Effective Date of Data Source(s)	06/30/2014	06/30/2014			
Analysis of prior sale or transfer history of the subject property and comparable sales		Refer to page 2 of the URAR.			
Analysis/Comments					

Supplemental Addendum

File No. Francois

Client	SAC Federal Credit Union			
Property Address	17315 Iris Cir			
City	Bellevue	County	Sarpy	State NE Zip Code 68123
Borrower	Eugene & Pamela Francois			

Lot Size and Description:

Subject is comprised of two lots. Lot 138 is the house lot and fronts the water. Outlot 3 is located across the street. The garage improvement is on this lot. Lots are detailed as follows:

- 1) Lot 138: Parcel ID #011067179; 77.70x114.30x93.90x104.30; 2013 property tax is \$3342.40.
- 2) Outlot 3: Parcel ID#011170573; 72.80x101.30x84.50x144.50; 2013 property tax is \$480.56.

Many properties in the subdivision have two lots similar to subject and adds to the marketability of the property with vehicle and boat storage options.

Comparable Comments and Reconciliation of Value:

Appraiser comparable search included 1-bedroom Ranch style houses like subject the past 12 months but was expanded to include sales that would bracket subject for amenities because of the lack of like sales. These properties will compete with the subject property. I also placed emphasis on sold sales the last 90 days but was extended because of the lack of recent sales like subject. Sales #4 & #5 closed over 12 months ago and are included because they offer support for the value estimate. Five sales are selected from the market area that would attract the same level of buyer as the subject property and that are most like subject. Listed Sales #6 & #7 are included to support current market prices and are adjusted for list to sale ratio @ 97% as explained on the attached 1004MC Form.

Sales bracket for lot size, age, condition, room count, GLA, and amenities. The following are comments regarding sales grid:

- 1) Location: No adjustment was required as all sales are in the same market area.
- 2) Lot Size: Sales bracket for lot size. Lot size is adjusted @ \$0.75/sf and rounded based on vacant lot sale found in the subdivision that closed this year. This sale supports excess land adjustment.
- 3) View: Sales have comparable view appeal backing to lake.
- 4) Style: Sales are similar for style appeal.
- 5) Quality: Sales are comparable for quality appeal.
- 6) Age/Condition: No age adjustment is observed from market. Sale #6 that has older interior finish and requires an adjustment for condition. All other sales are considered in good, updated condition.
- 7) Room Count: Sales bracket subject for room count. I am unable to measure an adjustment for specific room count including bedrooms. GLA adjustment accounts for extra rooms. Sales #1 & #4 are the only 1-bedroom houses found the past 24 months. Bath fixtures is adjusted @ \$1000/fixture as contribution to value. No adjustment observed for basement room count from market.
- 8) Sales are adjusted @ \$45/sf for GLA that is approximately 25% to 33% of the average sale price/sf for Sales #2, #3 & #5 that fall in close range.
- 9) Basement finish is adjusted @ \$10/sf as contribution to value for finish (approx. 25% of GLA adjustment). Percentage range adjustments is common practice among appraiser peers in the market area for GLA and Basement finish. Basement size is adjusted @ \$5/sf.
- 10) No adjustment observed for driveway parking space. Garage stall is adjusted @ \$5000. Subject has large workshop space in detached garage that has caused an across the board adjustment. I am unable to locate a sale to bracket this amenity.
- 11) All other amenity adjustments is as observed from market.
- 12) Net Adjustments fall within 15% except for Sales #1 & #4.
- 13) Gross Adjustments fall within 25% except for Sales #1, #6 & #7.
- 14) Line Adjustments fall within 10% except for GLA adjustment to Sales #2, #3, #5 & #7; and condition to Sale #6.
- 15) The High to Low price range exceeds 20% because of the varied sales found in the market.
- 16) Gross living area brackets subject and is over 15% difference with subject for Sales #1, #2, #3, #5, #6 & #7. There are few sales like subject and these are the best comparables found.
- 17) Age is within 30% with the subject except for Sales #2 & #7.
- 18) Proximity is within 1 mile for all sales except Sale #4.
- 19) Adjusted value range falls within 20%.

All amenity adjustments is made as observed from market and is the contribution to value. Those guidelines exceeded is because of the lack of like sales in the market area. Market value is not affected because of the wide price range and GLA in neighborhood. I searched back 24 months for comparable sales and the sales utilized in the appraisal are the best found to assist in bracketing subject.

Value Reconciliation: Consideration given to all sales based on variables present with weight given First to Sale #1 and 2nd to Sale #4 that are 1-bedroom houses. Sales #2, #3 & #5 bracket the value estimate. Listed Sales #6 & #7 support the value estimate. Value estimate falls within the unadjusted and adjusted sale price range for Sales #1 through #3.

Subject is typical of surrounding houses and is in a lower than average price range (predominate) for the neighborhood because of GLA. House is not out-of-place for the neighborhood and will not suffer marketability.

Appraised value is higher than sale price because present sale is a family sale and not arms-length. Market sales support the value estimate.

Signature 
 Name Daniel Wilder
 Date Signed 07/30/2014
 State Certification # CR940263 State NE
 Or State License # State

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Market Conditions Addendum to the Appraisal Report

File No. Francois

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

Property Address 17315 Iris Cir City Bellevue State NE ZIP Code 68123

Borrower Eugene & Pamela Francois

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	5	1	2	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.83	0.33	0.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	3	6	6	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.6	18.2	9.0	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	290,000	165,000	315,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	31	168	197	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	306,950	314,900	299,950	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	98	120	103	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.00	89.19	90.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Declining
				<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller may pay 2%-4% of buyer loan costs in the market area. This is common practice and does not affect marketability. No change in this trend forecasted.

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

REO sales represent a 5%-10% of the market and do not affect property marketability.

Cite data sources for above information. GPRMLS and Sarpy County record.

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

There is limited data available to create a credible 1004MC analysis of market because of few sales and listings. This is a seasonal market and many properties pass among family members. This is common because of the seasonal use of the lake. For purpose of this appraisal market is considered stable although inventory level is high with a eight month supply. This is common in the neighborhood and sale prices is unaffected by the heavy supply. Average List to Sale Ratio is 97%.

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

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

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

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

Signature Appraiser Name Daniel Wilder	Signature Supervisory Appraiser Name
Company Name Wilder & Associates	Company Name
Company Address 6308 Kentucky Rd, Papillion, NE 68133-2321	Company Address
State License/Certification # CR940263 State NE	State License/Certification # State
Email Address Dan@WilderAssociates.com	Email Address

USPAP ADDENDUM

File No. Francois

Borrower	Eugene & Pamela Francois		
Property Address	17315 Iris Cir		
City	Bellevue	County	Sarpy
		State	NE
		Zip Code	68123
Lender	SAC Federal Credit Union		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).
 -The appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice.
 -The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 3331 et seq.) and any implementing regulations.

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 4 to 5 months.
 This is based on the median market time of the competing listings as of the effective date of the appraisal.

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

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- 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 personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments
Appraiser Certification: I appraised the subject property 01/07/2013 for the estate. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

APPRAISER:

Signature: 
 Name: Daniel Wilder
 Date Signed: 07/30/2014
 State Certification #: CR940263
 or State License #: _____
 State: NE
 Expiration Date of Certification or License: 12/31/2014
 Effective Date of Appraisal: 06/30/2014

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

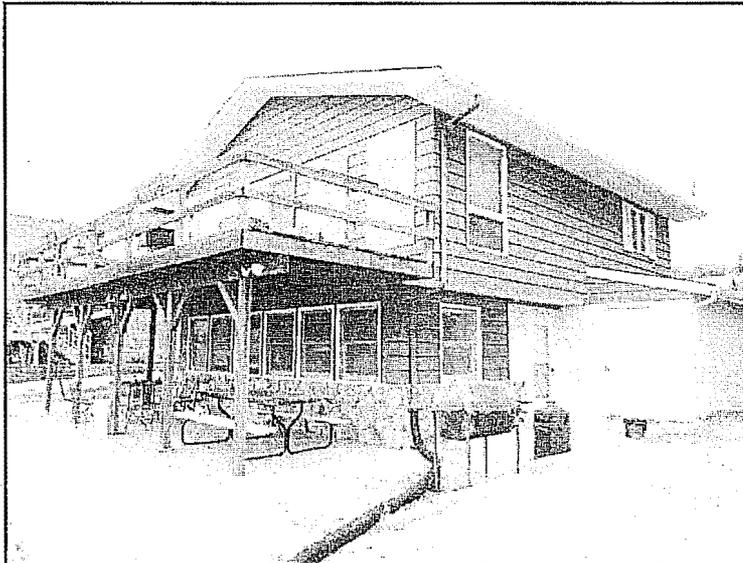
Subject Photo Page

Client	SAC Federal Credit Union		
Property Address	17315 Iris Cir		
City	Bellevue	County Sarpy	State NE Zip Code 68123
Borrower	Eugene & Pamela Francois		

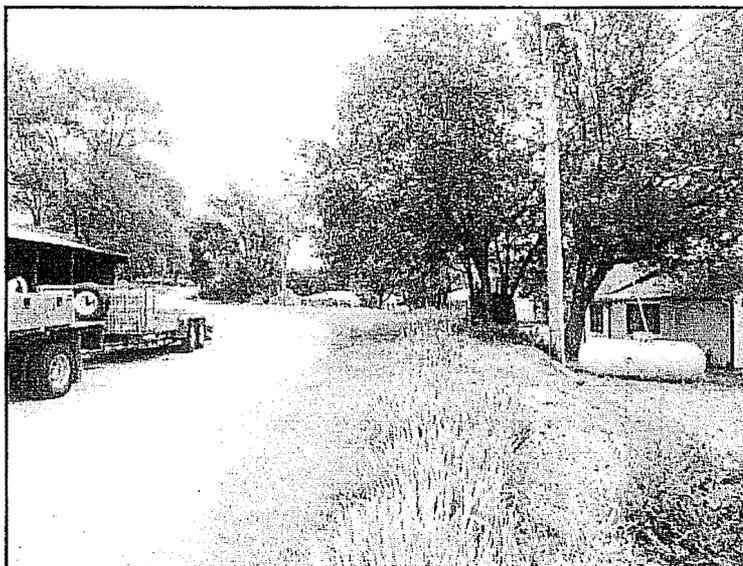


Subject Front

17315 Iris Cir
 Sales Price 210,000
 G.L.A. 840
 Tot. Rooms 3
 Tot. Bedrms. 1
 Tot. Bathrms. 1.0
 Location B;WtrFr;Res
 View B;Wtr;Res
 Site 19044 sf
 Quality Q4
 Age 44



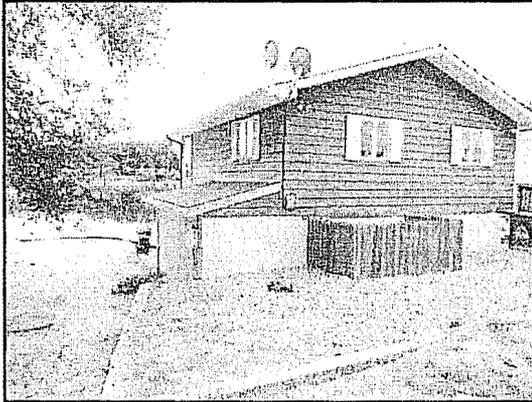
Subject Rear



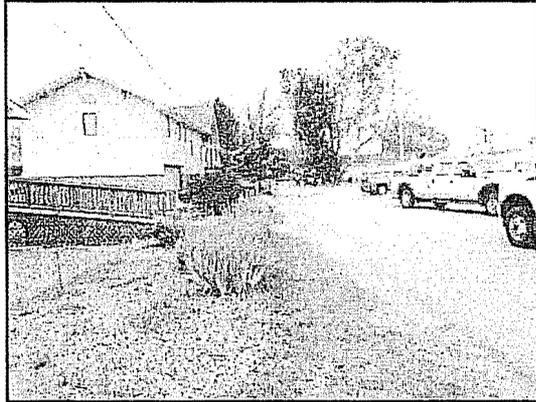
Subject Street North

Subject Property Photo Addendum

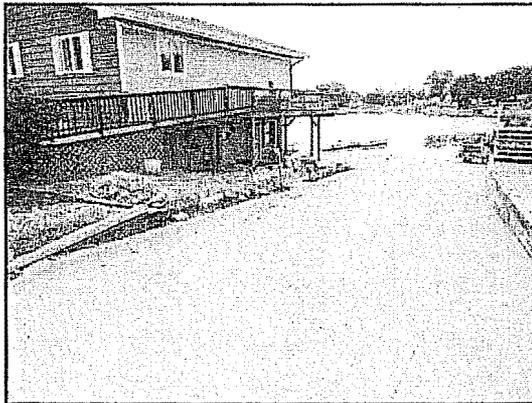
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Property Address	17315 Iris Cir						
City	Bellevue	County	Sarpy	State	NE	Zip Code	68123
Borrower	Eugene & Pamela Francois						



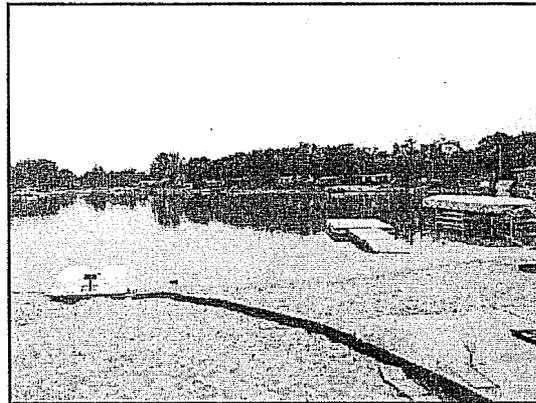
Subject Front



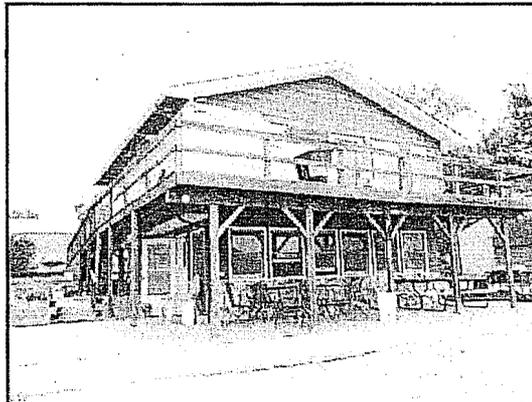
Street Scene South



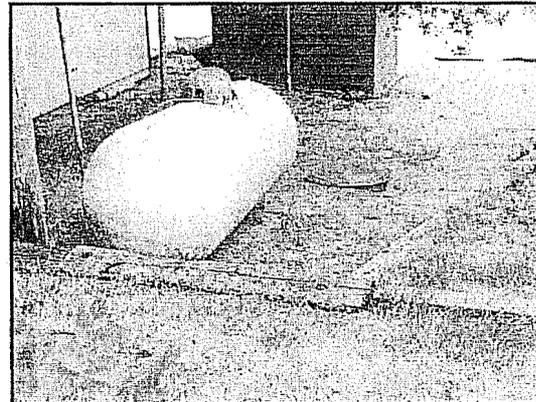
Driveway and Boat Ramp



Lake View



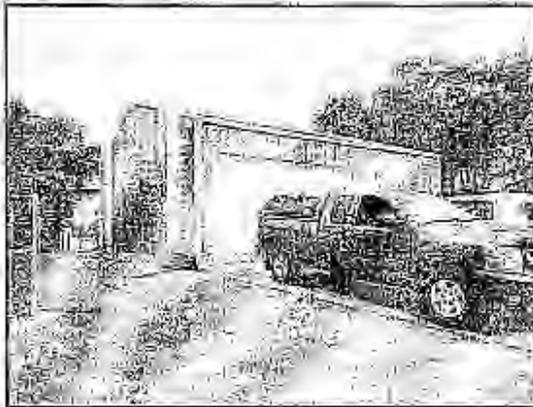
Rear View



Propane and Septic Tank location

Subject Property Photo Addendum

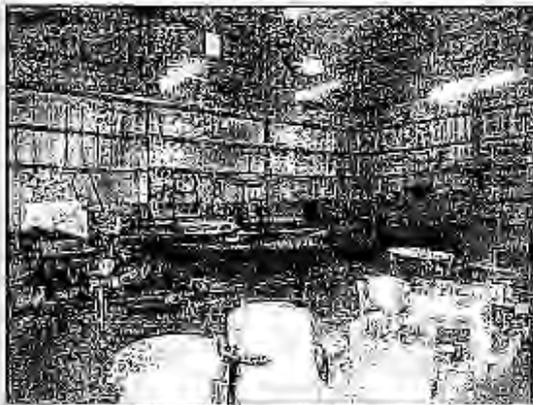
Name:	SAC Federal Credit Union			
Property Address:	14315 Hwy 438			
City:	Duncan	County:	Stephens	Job Code: 68133
Turnover:	Liquor & Cannabis - arbores			



Front View 30x40 Garage/Pole Shed



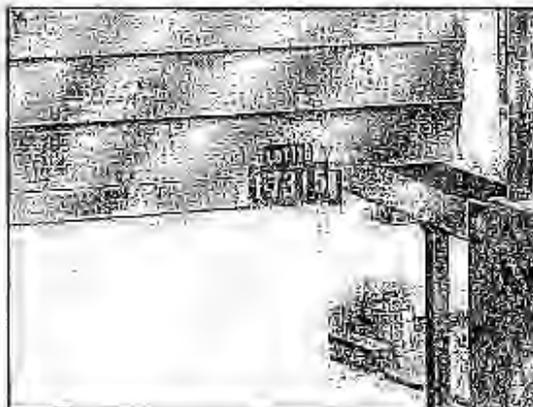
Rear View 30x40 Garage/Pole Shed



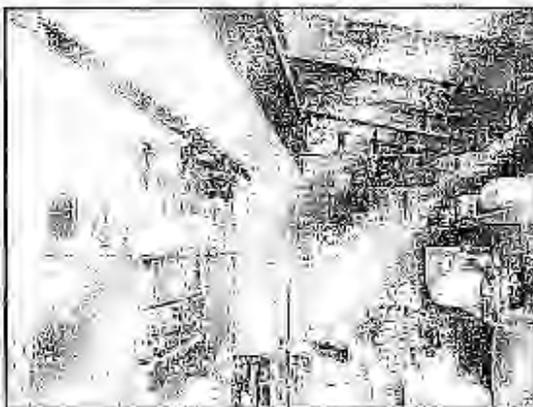
Interior of Garage



Workshop



Address Verification



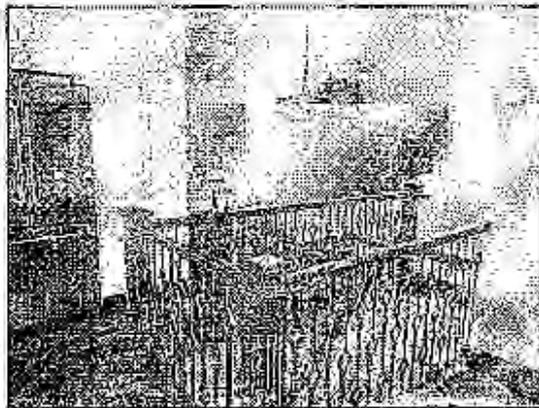
Interior of Storage Shed Attached to House

Interior

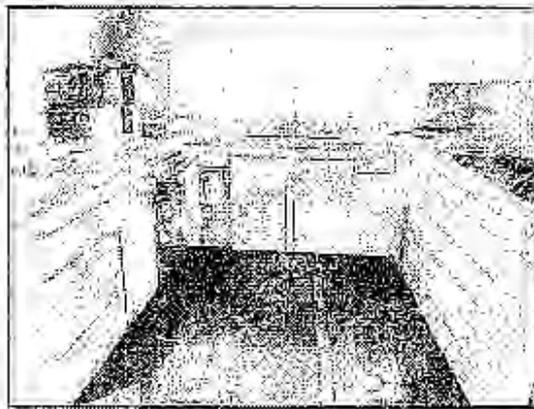
Level	SAC Federal Credit Union		
System Address	1721E Ave Ctr		
City	Bellevue	County	WA
Device	Digicam & Parolite	Case #	83123



living room



foyer



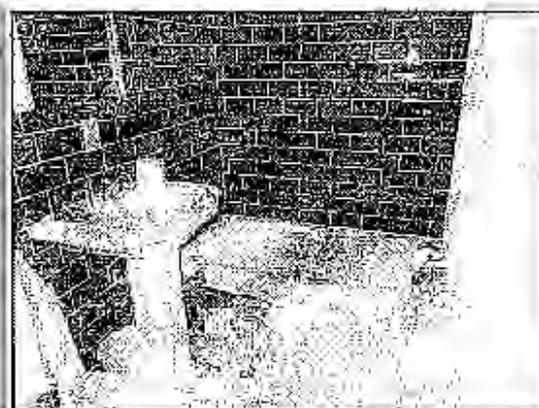
kitchen



kitchen



bedroom



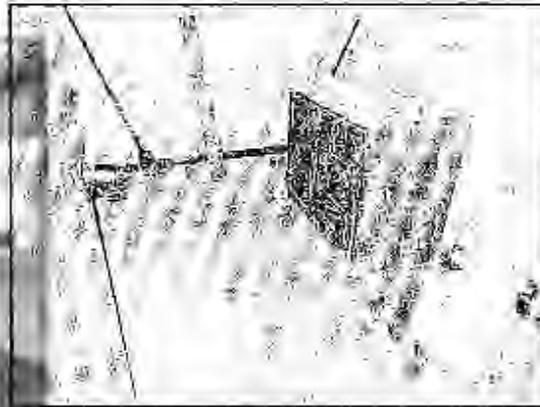
bath

Interior

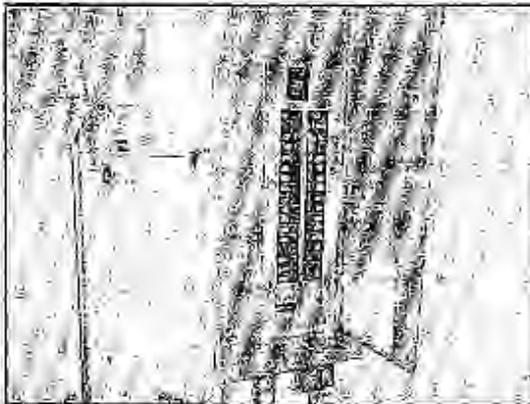
Client	S&P Federal Credit Union				
Property Address	17315 Via Cielo				
City	Del Mar	County	San Diego	Zip Code	92028
Remarks	Enjoys & Paucis Francis				



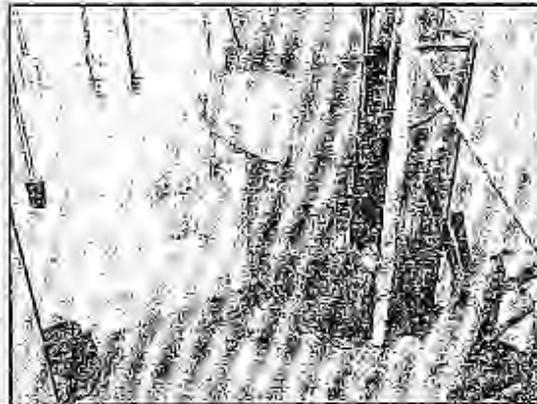
rec room



half bath



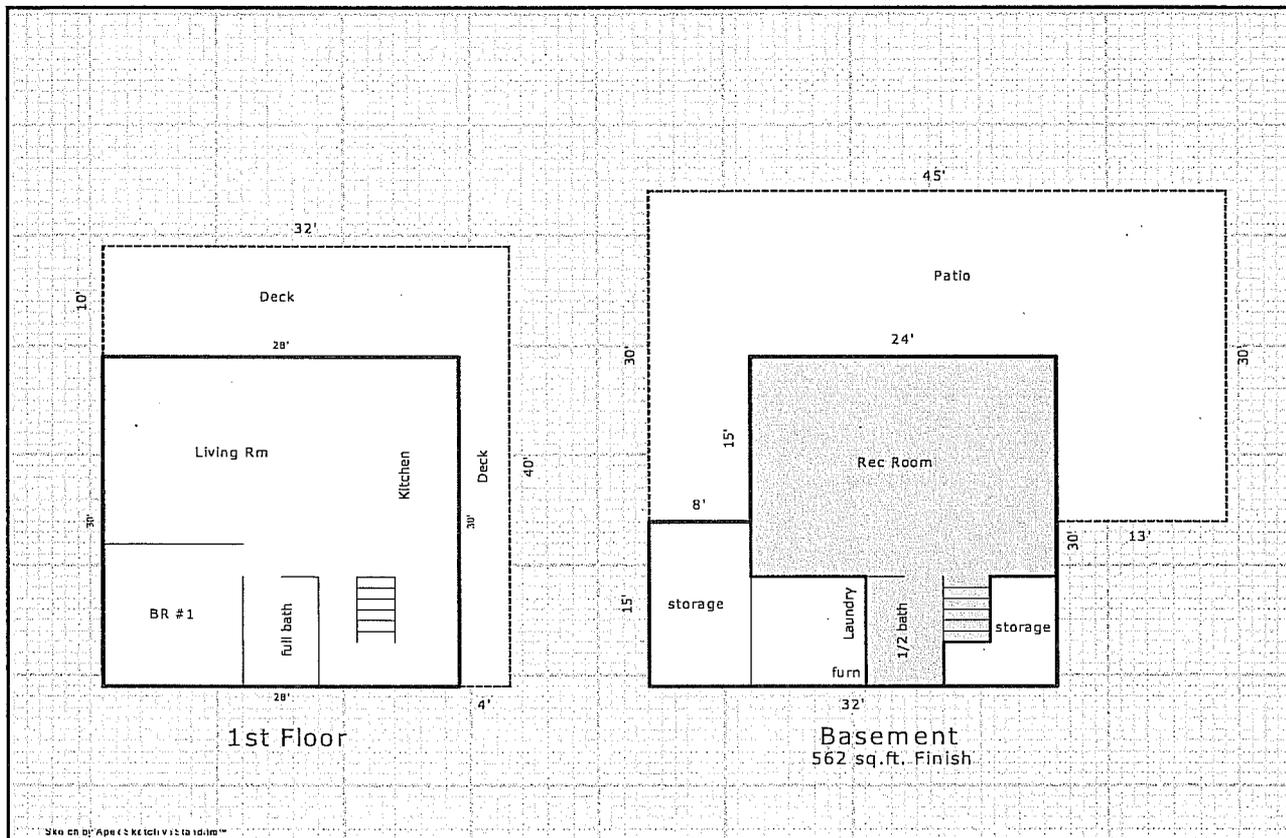
electric service



fireplace and laundry area

Building Sketch

Client	SAC Federal Credit Union		
Property Address	17315 Iris Cir		
City	Bellevue	County Sarpy	State NE Zip Code 68123
Borrower	Eugene & Pamela Francois		



Comments:

Code	Description	Net Size	Net Totals
GLA1	First Floor	840.00	840.00
BSMT	Basement	840.00	840.00
P/P	Deck	440.00	
	Patio	990.00	1430.00
OTH	Basement Finish	562.20	562.20

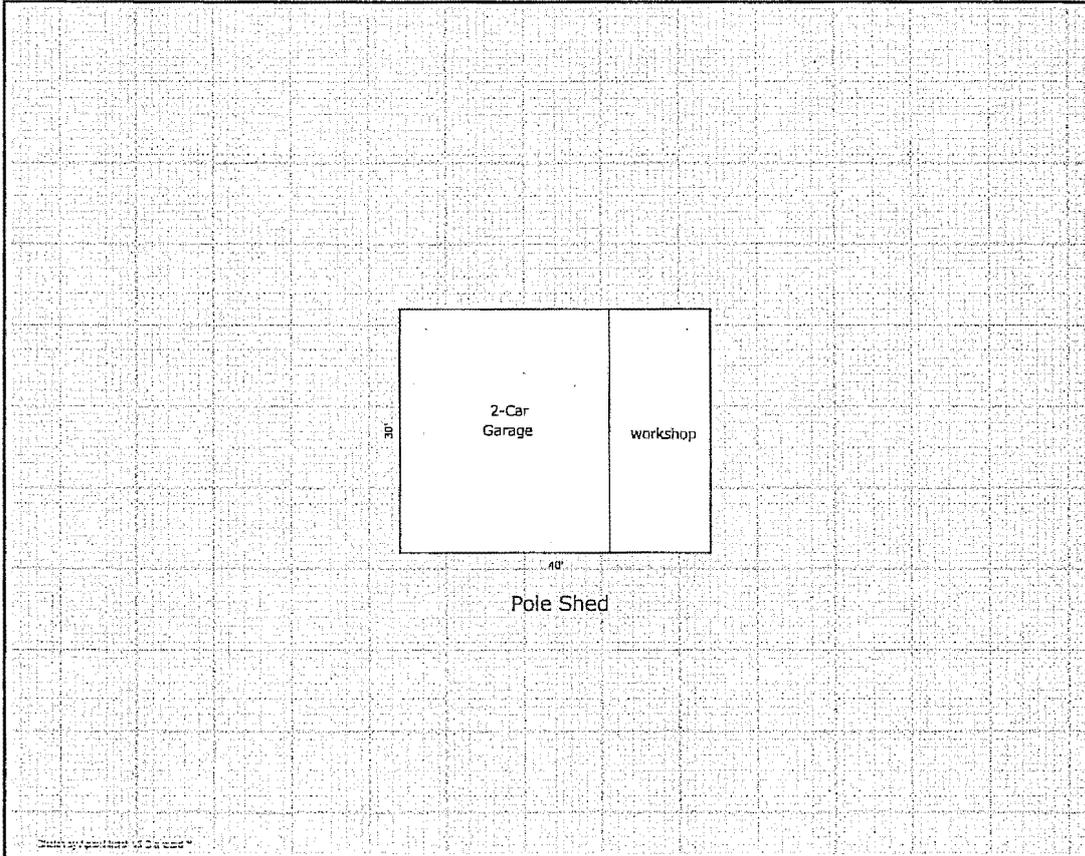
Breakdown	Subtotals
First Floor	840.00
28.0 x 30.0	

Net LIVABLE Area (rounded) 840

1 Item (rounded) 840

Building Sketch

Client	SAC Federal Credit Union			
Property Address	17315 Iris Cir			
City	Bellevue	County Sarpy	State NE	Zip Code 68123
Borrower	Eugene & Pamela Francois			



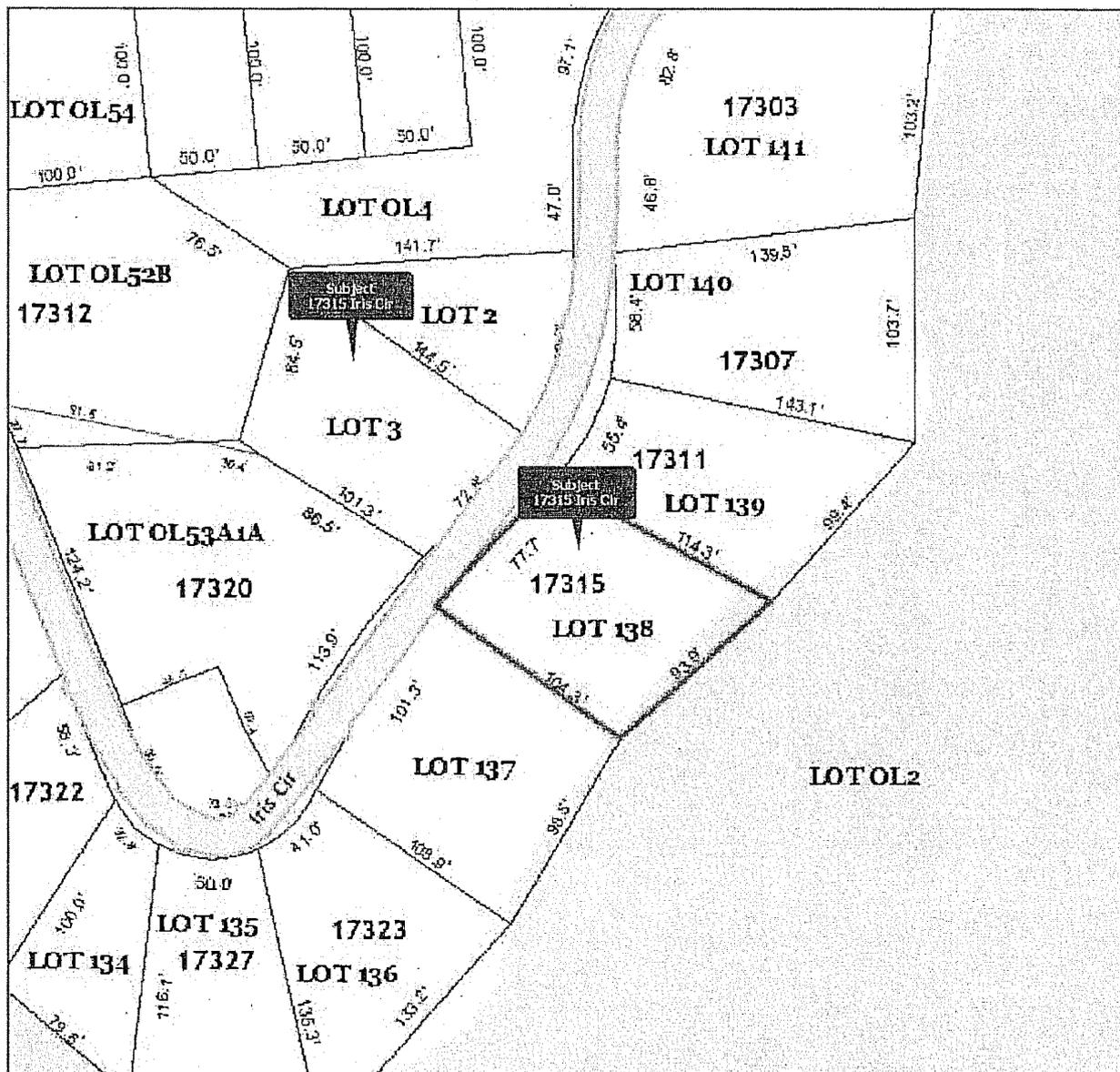
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
OTH	Pole Shed	1200.00	1200.00

AREA BREAKDOWN	
Breakdown	Subtotals

Plat Map

Sarpy County, Nebraska



Parcel ID Number	011067179	Property Type	RES
Owner Name	FRANCOIS SR, EUGENE A	Improvements Value	\$80,945
Mailing Address	17315 IRIS CIR	Land Value	\$75,000
City State	BELLEVUE NE	Total Value	\$155,945
Zip Code	68123-0000	Estimated Acres	0.21254853
Property Address	17315 IRIS CIR	Tax District	46023
Legal Description	LOT 138 HANSON'S LAKES	Snow Ordinance	County #3-1-01
Neighborhood Code	RHL1		

Disclaimer: This data is for informational purposes only, and should not be substituted for a true title search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 69 feet
1/27/2013

Flood Map

Client	SAC Federal Credit Union			
Property Address	17315 Iris Cir			
City	Bellevue	County	Sarpy	State NE Zip Code 68123
Borrower	Eugene & Pamela Francois			

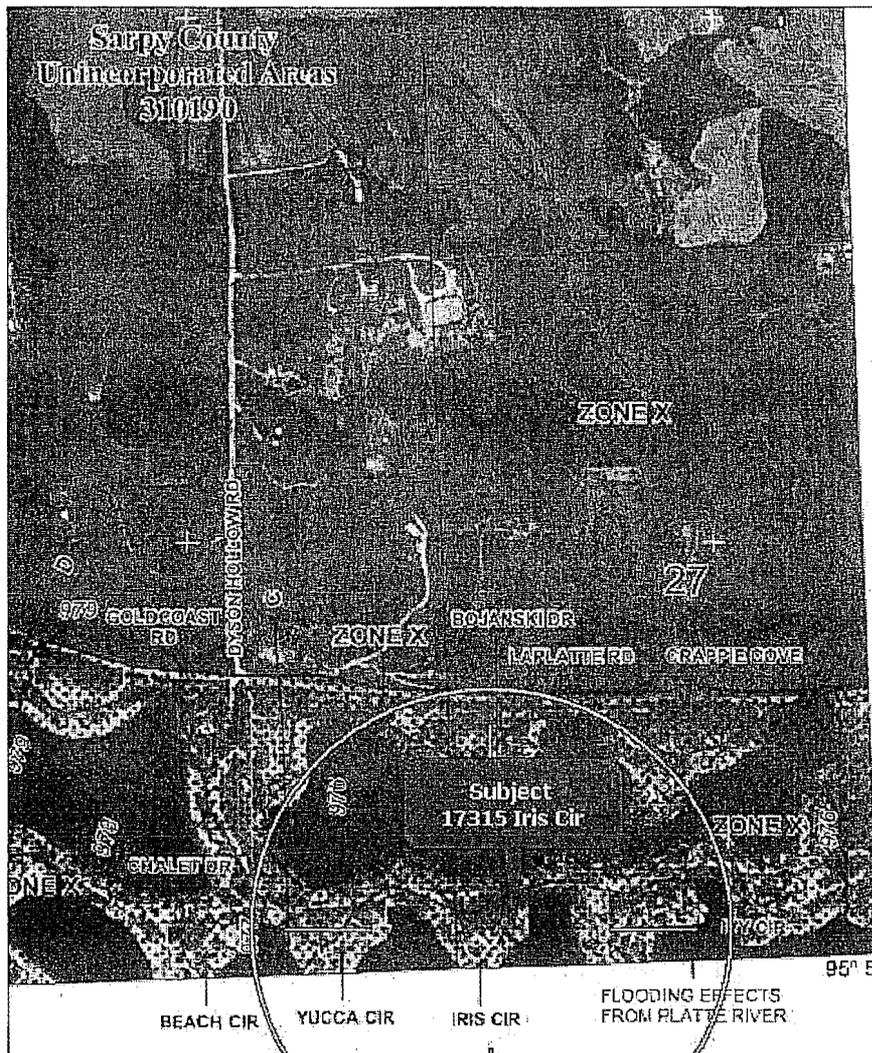
InterFlood



www.interflood.com • 1-800-252-6633

Prepared for:
Wilder & Associates

17315 Iris Cir
Bellevue, NE 68123-4215



FLOODSCAPE

Flood Hazards Map

Map Number:
31153C0205G

Effective Date:
December 2, 2005



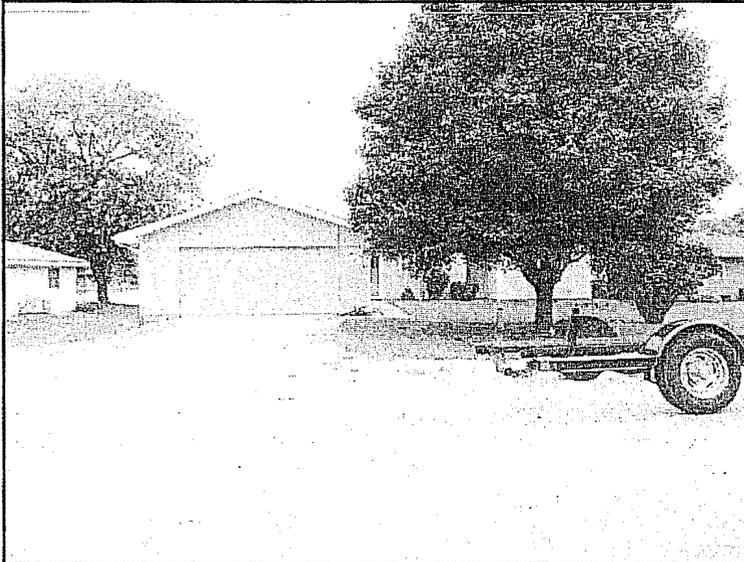
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Comparable Photo Page

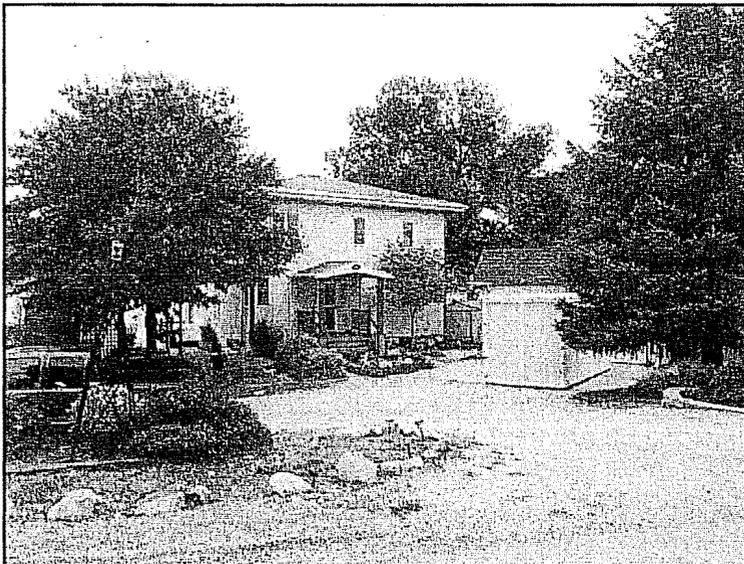
Client	SAC Federal Credit Union				
Property Address	17315 Iris Cir				
City	Bellevue	County	Sarpy	State	NE
Borrower	Eugene & Pamela Francois				
				Zip Code	68123

**Comparable 1**

17133 Bojanski Dr
 Prox. to Subj. 0.20 miles N
 Sales Price 193,000
 G.L.A. 560
 Tot. Rooms 3
 Tot. Bedrms. 1
 Tot. Bathrms. 1.0
 Location B;WtrFr;Res
 View B;Wtr;Res
 Site 12013 sf
 Quality Q4
 Age 56

**Comparable 2**

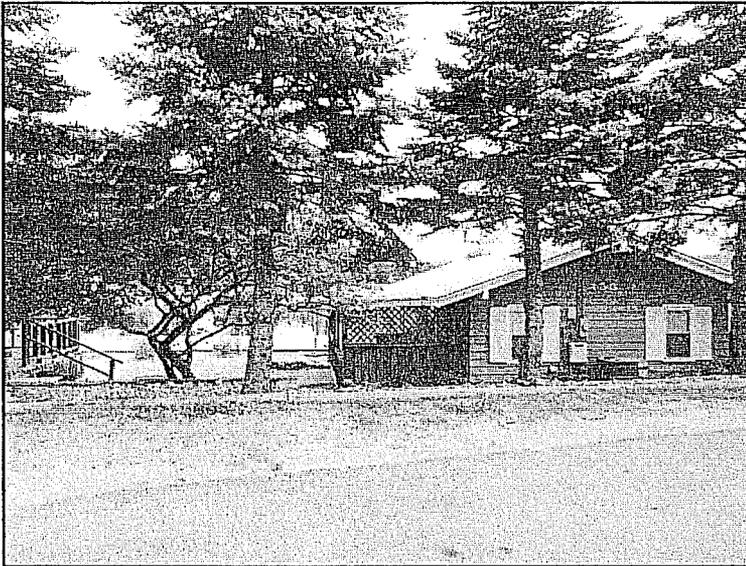
17115 Paradise Rd
 Prox. to Subj. 0.79 miles W
 Sales Price 240,000
 G.L.A. 1,439
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 2.0
 Location B;WtrFr;Res
 View B;Wtr;Res
 Site 10872 sf
 Quality Q4
 Age 21

**Comparable 3**

2516 Annabelle Dr
 Prox. to Subj. 0.14 miles NW
 Sales Price 290,000
 G.L.A. 1,800
 Tot. Rooms 7
 Tot. Bedrms. 4
 Tot. Bathrms. 2.1
 Location B;WtrFr;Res
 View B;Wtr;Res
 Site 9060 sf
 Quality Q4
 Age 44

Comparable Photo Page

Client	SAC Federal Credit Union						
Property Address	17315 Iris Cir						
City	Bellevue	County	Sarpy	State	NE	Zip Code	68123
Borrower	Eugene & Pamela Francois						

**Comparable 4**

17313 Ivy Cir
 Prox. to Subj. 0.21 miles E
 Sales Price 196,000
 G.L.A. 720
 Tot. Rooms 4
 Tot. Bedrms. 1
 Tot. Bathrms. 1.0
 Location B;WtrFr;Res
 View B;Wtr;Res
 Site 11950 sf
 Quality Q4
 Age 48

**Comparable 5**

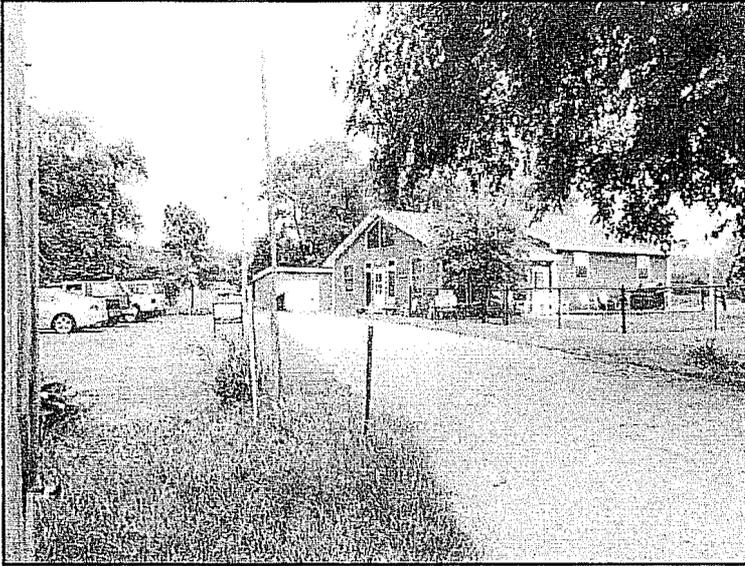
17311 Ivy Cir
 Prox. to Subj. 0.21 miles E
 Sales Price 268,000
 G.L.A. 1,568
 Tot. Rooms 5
 Tot. Bedrms. 3
 Tot. Bathrms. 2.0
 Location B;WtrFr;Res
 View B;Wtr;Res
 Site 26665 sf
 Quality Q4
 Age 58

**Comparable 6**

2520 Annabelle Dr
 Prox. to Subj. 0.15 miles NW
 Sales Price 239,000
 G.L.A. 1,248
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1.0
 Location B;WtrFr;Res
 View B;Wtr;Res
 Site 7596 sf
 Quality Q4
 Age 45

Comparable Photo Page

Client	SAC Federal Credit Union		
Property Address	17315 Iris Cir		
City	Bellevue	County Sarpy	State NE Zip Code 68123
Borrower	Eugene & Pamela Francois		



Comparable 7

17208 Buttons Dr
 Prox. to Subj. 0.41 miles E
 Sales Price 299,960
 G.L.A. 1,524
 Tot. Rooms 5
 Tot. Bedrms. 3
 Tot. Bathrms. 3.0
 Location B;WtrFr;Res
 View B;Wtr;Res
 Site 30160 sf
 Quality Q4
 Age 64

Comparable 8

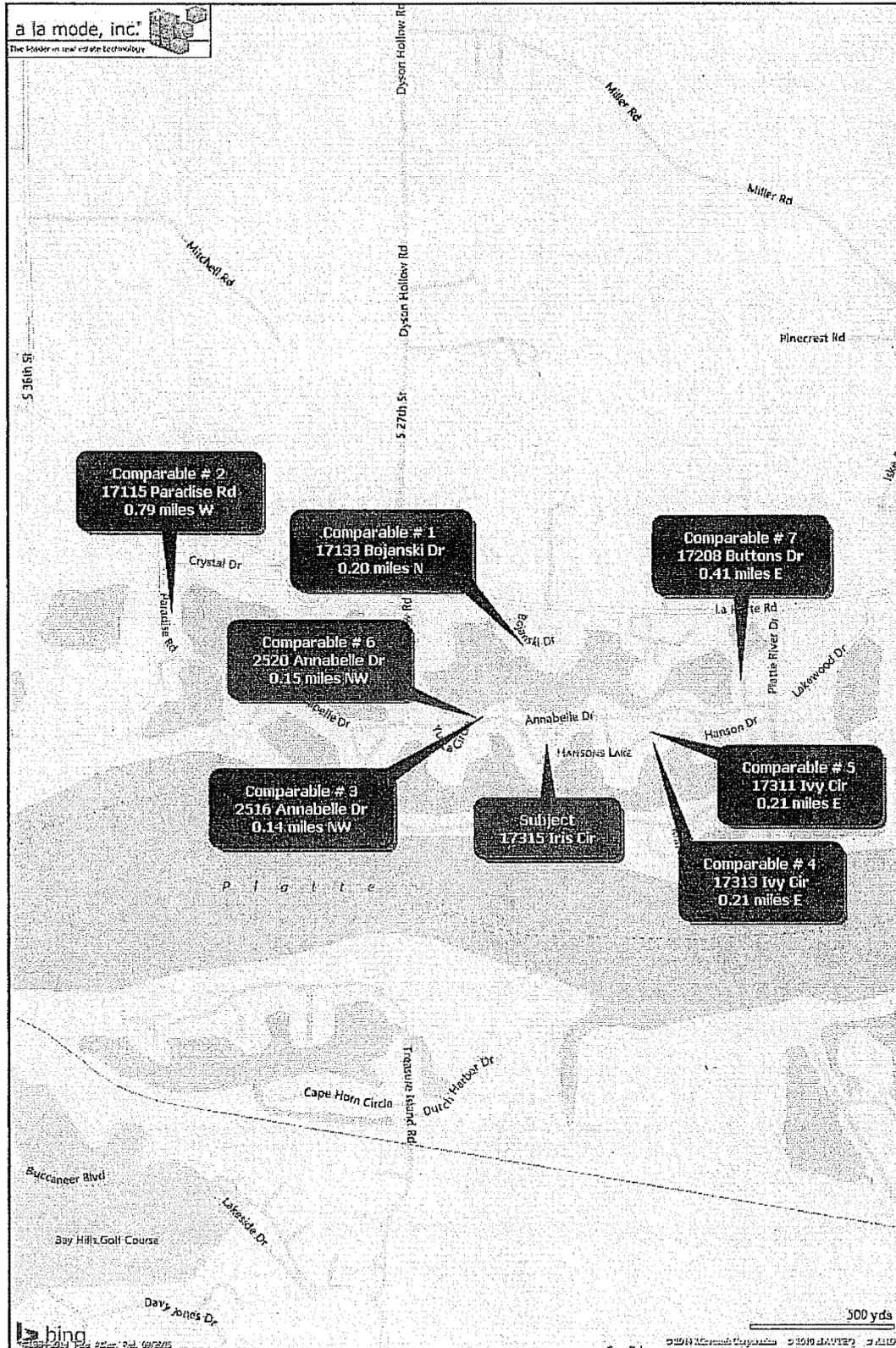
Prox. to Subj.
 Sales Price
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location
 View
 Site
 Quality
 Age

Comparable 9

Prox. to Subj.
 Sales Price
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location
 View
 Site
 Quality
 Age

Location Map

Client	SAC Federal Credit Union						
Property Address	17315 Iris Cir						
City	Bellevue	County	Sarpy	State	NE	Zip Code	68123
Borrower	Eugene & Pamela Francois						



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

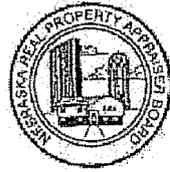
Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Appraiser License

State of Nebraska Real Property Appraiser Board



Herby certifies that: DANIEL L WILDER
WILDER & ASSOCIATES
6308 KENTUCKY RD
PAPILLION, NE 68133-2321

Is credentialed in the State of Nebraska as a:
Certified Residential Real Property Appraiser

Holding credential number: CR940263

Issued on: Jan 01, 2014

Set to expire on: Dec 31, 2014

Registration Fee Paid: \$300.00

Federal Registry Fee Paid: \$40.00

Administrative Identification Number: 4267-2014

Nebraska Real Property Appraiser Board Director:

All address changes, business or residence must be reported to the Real Property Appraiser Board immediately.
This Pocket Card is proof that such person is credentialed under the Real Property Appraiser Act unless credential has been canceled, surrendered, suspended, or revoked.

Nebraska Real Property Appraiser Board.
301 Centennial Mall South, LL, PO Box 94963
Lincoln, Nebraska 68509-4963
Phone: 402-471-9015 Fax: 402-471-9017 www.appraiser.ne.gov

September 2, 2014

Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: 17315 Iris Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed addition to an existing residence at 17315 Iris Circle in Hanson's Lake in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 976.5 feet (NAVD 1988).

The District has the following comments based on review of the construction plans and an elevation certificate prepared by Ronald D. Hill, RLS, dated March 7, 2013:

- The lowest floor elevation of the addition will be built at an elevation of 977.6 feet (NAVD 1988), which is at least one foot above the BFE.
- A cost estimate should be provided to Sarpy County to ensure that the proposed addition will not be a substantial improvement.
- The applicant should be made aware that Sarpy County regulations calculate substantial improvement cumulatively and that this may limit future repairs or remodeling of the structure.

The District has no objections to this application. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lori Ann Laster", is written over a circular stamp.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\My Documents\Floodplain Development Permits\Plat 865\131031-17315 Iris Circle.docx
Project: 534 Plat: 865