



Effective Date of Appraisal:

March 12, 2015

Property Rights Appraised:

Fee Simple Estate

Date of Property Inspection:

March 12, 2015

Date of the Report:

April 2, 2015

Highest and Best Use:

In this case, the Highest and Best Use of the subject is assemblage for medium density residential development with a maximum density of 14.5 units per acre subject to the dimensional standards for residential districts.