

## **APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

109 Diagnostic Dr  
DB 399, PG 1 - LOT 6  
Frankfort, KY 40601

**FOR:**

TRADITIONAL BANK, INC.  
49 WEST MAIN STREET  
MT. STERLING, KY 40353

**AS OF:**

05/07/2021

**BY:**

MARSHALL T FLYNN

MARSHALL T. FLYNN REAL ESTATE APPRAISALS, PSC.

**P.O. BOX 923**  
**FRANKFORT, KY 40602**  
**502-330-1599**

Marshall T. Flynn Real Estate Appraisals  
**LAND APPRAISAL REPORT**

File No. **MF105068A**

Borrower **C MICHAEL DAVENPORT, INC.** Census Tract **0704.02** Map Reference **050-00-00-001.06**  
 Property Address **109 Diagnostic Dr**  
 City **Frankfort** County **FRANKLIN** State **KY** Zip Code **40601**  
 Legal Description **DB 399, PG 1 - LOT 6**  
 Sale Price \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Term **UNK** yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ **302** (yr) Loan charges to be paid by seller \$ **N/A** Other sales concessions \_\_\_\_\_  
 Lender/Client **TRADITIONAL BANK, INC.** Address **49 WEST MAIN STREET, MT. STERLING, KY 40353**  
 Occupant **VACANT** Appraiser **MARSHALL T FLYNN** Instructions to Appraiser **APPRAISE LAND FOR LENDING PURPOSES**

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  Good  Avg.  Fair  Poor  
 Built Up  Over 75%  25% to 75%  Under 25%  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow  
 Property Values  Increasing  Stable  Declining  
 Demand/Supply  Shortage  In Balance  Oversupply  
 Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present  35 % One-Unit  % 2-4 Unit  5 % Apts.  % Condo  35 % Commercial  
 Land Use  % Industrial  25 % Vacant  %  
 Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)  
 Predominant Occupancy  Owner  Tenant  % Vacant  
 One-Unit Price Range \$ **125** to \$ **1,000** Predominant Value \$ **300**  
 One-Unit Age Range **0** yrs. to **40** yrs. Predominant Age **20** yrs.  
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) **SUBJECT IS LOCATED APPROXIMATELY 2 MILES SW OF THE DOWNTOWN/EMPLOYMENT CENTER OF FRANKFORT. THE AREA HAS READY ACCESS TO ALL SUPPORTING FACILITIES: SHOPPING ESTABLISHMENTS, A PUBLIC SCHOOL, AND A PUBLIC PARK ARE LOCATED WITHIN THE IMMEDIATE AREA. POLICE AND FIRE PROTECTION ARE ADEQUATE. \*OTHER LAND USE IS VACANT.**

**SITE**

Dimensions **SEE ADDENDUM** = **3.33 ACRES**  Corner Lot  
 Zoning Classification **PROFESSIONAL OFFICE: PO** Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (Specify) \_\_\_\_\_  
 Public  Other (Describe) \_\_\_\_\_  
 Elec.  Gas  Water  San. Sewer  Underground Elect. & Tel.   
 OFF SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface **ASPHALT**  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  Street Lights  
 Sidewalk  
 Topo **GENTLY ROLLING**  
 Size **LARGER THAN TYPICAL**  
 Shape **IRREGULAR**  
 View **PASTORAL**  
 Drainage **ADEQUATE**  
 Is the property located in a FEMA Special Flood Hazard Area?  Yes  No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) **THE SITE IS TYPICAL IN SIZE AND AMENITIES TO OTHER AREA LOTS. NO ADVERSE DEED CONDITIONS, COVENANTS, & RESTRICTIONS (CCR), EASEMENTS, OR ENCROACHMENTS WERE EVIDENT. SUBJECT FLOOD ZONE INFORMATION - ZONE X, DATE 06/18/2013; PANEL 21073C0116D**

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	109 Diagnostic Dr Frankfort, KY 40601	122 Leonardwood Dr Frankfort, KY 40601	111 Burch Ct Frankfort, KY 40601	930 Louisville Rd Frankfort, KY 40601	
Proximity to Subject		0.47 miles E	4.15 miles NE	1.88 miles NE	
Sales Price	\$	\$ 380,000	\$ 227,500	\$ 400,000	
Price per acre	\$	\$ 95,477	\$ 198,517	\$ 163,399	
Data Source(s)	EXT. INSPECT	DB 565, PG 97	DB 561, PG 125	DB 586, PG 692:DOM UNK	
ITEM	DESCRIPTION	DESCRIPTION	+/- \$ Adjust.	DESCRIPTION	+/- \$ Adjust.
Date of Sale/Time Adj.		10/2016		s05/16	
Location	GOOD	VERY GOOD	-75,000	GOOD	
Site/View	3.33 ACRES	3.98 ACRES	-20,000	1.146 AC	+80,000
TOPOGRAPHY	GENTLY ROLL/IRR	GENTLY ROLLING	-50,000	GENTLY ROLLING	-50,000
IMPROVEMENTS	NONE	NONE		NONE	
UTILITIES	ALL PUBLIC	ALL PUBLIC		ALL PUBLIC	
ZONING	PO	PC	0	PO	
Sales or Financing Concessions	N/A	ArmLth		ArmLth BUYER	-50,000
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -145,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -20,000	
Indicated Value of Subject		Net 38.2 % Gross 38.2 % \$ 235,000		Net 8.8 % Gross 79.1 % \$ 207,500	
				Net 28.8 % Gross 58.8 % \$ 285,000	

Comments on Market Data **SEE ADDENDUM**

Comments and Conditions of Appraisal **A DISPOSITION OR LIQUIDATION VALUE IS NOT DEVELOPED.**

Final Reconciliation **THE SALES COMPARISON IS THE ONLY VALUE APPROACH DEVELOPED AS IT IS THE BEST TECHNIQUE FOR THE VALUATION OF VACANT LAND. THE COST AND INCOME APPROACHES ARE NOT CONSIDERED TO BE APPLICABLE.**

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF **05/07/2021** TO BE \$ **225,000**

Appraiser **MARSHALL T FLYNN** Supervisory Appraiser (if applicable) \_\_\_\_\_  
 Date of Signature and Report **05/26/2021** Date of Signature \_\_\_\_\_  
 Title **CERTIFIED GENERAL** Title \_\_\_\_\_  
 State Certification # **3277** ST **KY** State Certification # \_\_\_\_\_ ST \_\_\_\_\_  
 Or State License # \_\_\_\_\_ ST \_\_\_\_\_  
 Expiration Date of State Certification or License **06/30/2021** Expiration Date of State Certification or License \_\_\_\_\_  
 Date of Inspection (if applicable) **05/07/2021**  Did  Did Not Inspect Property Date of Inspection \_\_\_\_\_

# Supplemental Addendum

File No. MF105068A

Borrower	C MICHAEL DAVENPORT, INC.						
Property Address	109 Diagnostic Dr						
City	Frankfort	County	FRANKLIN	State	KY	Zip Code	40601
Lender/Client	TRADITIONAL BANK, INC.						

## EXPOSURE TIME / MARKETING TIME:

EXPOSURE TIME IS ALWAYS PRESUMED TO PRECEDE THE EFFECTIVE DATE OF THE APPRAISAL AND IS AN INTEGRAL PART OF THE ANALYSES CONDUCTED DURING THE APPRAISAL ASSIGNMENT. IT CAN BE DEFINED AS THE ESTIMATED LENGTH OF TIME THE PROPERTY WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE EFFECTIVE DATE OF THE APPRAISAL. THE REASONABLE EXPOSURE PERIOD IS A FUNCTION OF PRICE, TIME, AND USE, NOT AN ISOLATED OPINION OF TIME ALONE (SMT-6, USPAP, 2020 ED.).

THE REASONABLE MARKETING TIME IS AN OPINION OF THE AMOUNT OF TIME IT MIGHT TAKE TO SELL A PROPERTY INTEREST IN REAL ESTATE AT THE CONCLUDED MARKET VALUE LEVEL DURING THE PERIOD IMMEDIATELY AFTER THE EFFECTIVE DATE OF AN APPRAISAL. MARKETING TIME IS A FUNCTION OF PRICE, TIME AND USE, AS WELL AS ANY ANTICIPATED CHANGES IN MARKET CONDITIONS SUCH AS COST AND AVAILABILITY OF FUNDS (NOT AN ISOLATED OPINION OF TIME ALONE), (AO-7, USPAP, 2020 ED).

AS STATED IN ITEM 7 OF THE APPRAISER'S CERTIFICATION, THE REASONABLE EXPOSURE TIME ESTIMATE IS CONSISTENT WITH THE MARKETING TIME NOTED IN THE NEIGHBORHOOD SECTION OF THIS REPORT.

EXPOSURE TIME IS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL (USPAP DEFINITION)

## EXTRAORDINARY ASSUMPTION(S):

ANY UNCERTAIN INFORMATION (CONCEALED DURING THE APPRAISER'S SITE VISIT OR PROVIDED BY THIRD PARTIES) ABOUT THE PHYSICAL, LEGAL, OR ECONOMIC CHARACTERISTICS OF THE SUBJECT PROPERTY OR ABOUT CONDITIONS EXTERNAL TO THE PROPERTY, SUCH AS MARKET CONDITIONS OR TRENDS, OR THE INTEGRITY OF DATA USED IN ANALYSIS, COULD, IF FOUND TO BE FALSE, ALTER THE APPRAISER'S OPINIONS OR CONCLUSIONS.

## SCOPE OF THE APPRAISAL:

THE SCOPE OF THIS APPRAISAL REQUIRES COMPLIANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP, 2020 ED.) PROMULGATED BY THE APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION.

IN COMPLETING THIS APPRAISAL REPORT, THE SUBJECT PROPERTY AND THE NEIGHBORHOOD WERE VERIFIED BY THE APPRAISER IN A MANNER CONSISTENT WITH USPAP. THE APPRAISER'S PROPERTY INSPECTION IN A NON-INVASIVE INSPECTION, INVOLVING NO TESTING OR DISASSEMBLY OF PHYSICAL COMPONENTS. ITS SOLE PURPOSE IS TO ASCERTAIN THE PROPERTY'S OVERALL PHYSICAL CONDITION AND QUALITY OF CONSTRUCTION AS IT RELATES TO THE SUBJECT'S MARKET AREA. WHEN PERFORMING THE INSPECTION OF THIS PROPERTY, THE APPRAISER VISUALLY OBSERVED AREAS THAT WERE READILY ACCESSIBLE. THE APPRAISER IS NOT REQUIRED TO DISTURB OR MOVE ANYTHING THAT OBSTRUCTS ACCESS OR VISIBILITY.

THIS APPRAISAL IS NOT A HOME INSPECTION AND THE APPRAISER IS NOT ACTING AS A HOME INSPECTOR WHEN PREPARING THE REPORT. THE BORROWER HAS THE RIGHT TO HAVE THE HOME INSPECTED BY A PROFESSIONAL HOME INSPECTOR.

THE APPRAISER CONSULTED A VARIETY OF DATA SOURCES THAT PROVIDED SOCIOECONOMIC DATA ON THE AREA WHERE THE SUBJECT IS LOCATED. DATA ON THE PROPERTIES COMPARABLE TO THE SUBJECT WERE COLLECTED, VERIFIED, AND ANALYZED. INFORMATION WAS OBTAINED FROM AREA REAL ESTATE BROKERS/AGENTS, PROPERTY OWNERS, COURTHOUSE RECORDS, LOCAL PLANNING OFFICIALS, AND THE PROPERTY VALUATION ADMINISTRATOR (PVA) OFFICE. THIS INFORMATION WAS USED TO CONSIDER THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY AND TO ARRIVE AT THE DEFINED ESTIMATE OF VALUE.

THE APPRAISER HAS EXERCISED DUE DILIGENCE IN OBTAINING RECENT TRANSFER DATA OF THE SUBJECT AND COMPARABLE SALES DURING THE 'NORMAL COURSE OF BUSINESS' IN ACCORDANCE WITH STANDARDS RULE 1-2(F) AND 1-5 AND ADVISORY OPINION 24 (AO24). THE DUE DILIGENCE RESULTS IN THE EXPECTATIONS OF THE PARTICIPANTS IN THE MARKET AND PEER'S ACTIONS WITH THE AVAILABLE RESOURCES IN CERTAIN GEOGRAPHIC AREAS AS OF THE EFFECTIVE DATE OF THE REPORT, THAT WOULD NOT CREATE AN UNDUE HARDSHIP ON THE APPRAISER.

## ADDITIONAL CERTIFICATION:

THIS REPORT IS WRITTEN IN COMPLIANCE WITH TITLE XI OF FIRREA AND ANY IMPLEMENTING REGULATIONS.

## AIR COMPLIANCE STATEMENT:

NO EMPLOYEE, DIRECTOR, OFFICER, OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER, SHALL INFLUENCE OR ATTEMPT TO INFLUENCE THE DEVELOPMENT, REPORTING, RESULT, OR REVIEW OF AN APPRAISAL 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 ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNAUTHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONICALLY TO TRADITIONAL BANK.

## HIGHEST AND BEST USE:

HIGHEST AND BEST USE AS VACANT IS COMMERCIAL DEVELOPMENT SINCE PHYSICAL AND LEGAL CHARACTERISTICS LIMIT THE RANGE OF PRODUCTIVE USES. THE PRESENT USE IS CONSIDERED TO BE THE MOST PRODUCTIVE USE RESULTING IN THE HIGHEST VALUE CONSISTENT WITH MARKET EXPECTATIONS.

## SUBJECT LISTING INFORMATION:

THE SUBJECT IS NOT CURRENTLY LISTED FOR SALE ON LBARMLS.

THE SUBJECT IS NOT CURRENTLY UNDER CONTRACT FOR SALE.

## Supplemental Addendum

File No. MF105068A

Borrower	C MICHAEL DAVENPORT, INC.						
Property Address	109 Diagnostic Dr						
City	Frankfort	County	FRANKLIN	State	KY	Zip Code	40601
Lender/Client	TRADITIONAL BANK, INC.						

THE SUBJECT HAS NOT SOLD WITHIN THE PAST 3 YEARS.

### PURPOSES/INTENDED USE AND INTENDED USER:

THE PURPOSE OF THIS APPRAISAL IS TO PROVIDE AN ESTIMATE OF THE CURRENT MARKET VALUE OF THE SUBJECT PROPERTY FOR USE IN A MORTGAGE LOAN DECISION. THE INFORMATION IN THIS REPORT IS INTENDED ONLY FOR THE INDIVIDUAL(S) OR ENTITY (REFERRED TO AS LENDER) NAMED IN THIS REPORT. IF YOU ARE NOT THE INTENDED USER, YOU ARE HEREBY NOTIFIED THAT DISCLOSURE, COPYING, DISTRIBUTION OR THE TAKING OF ANY ACTION IN RELIANCE OF THE CONTENTS OF THIS REPORT IS STRICTLY PROHIBITED.

THE PRIMARY CLIENT IS TRADITIONAL BANK AND ITS OFFICERS, DIRECTORS, AND EMPLOYEES. INTENDED USER(S) INCLUDE TRADITIONAL BANK AND BANKS PARTICIPATING IN LOANS ON THE SUBJECT PROPERTY AND OTHER PARTIES IDENTIFIED IN THE ORDER INSTRUCTIONS. THE APPRAISAL MUST BE REQUESTED AND ENGAGED BY AN OFFICER FROM BANKS APPRAISAL DEPARTMENT. PAYMENT SHALL BE MADE DIRECTLY FROM BANK TO APPRAISER.

### SALES COMPARISON:

THERE ARE LIMITED SALES IN THE SUBJECT MARKET WITH SIMILAR LOCATION, ZONING, UTILITIES, AND DEVELOPMENT POTENTIAL OF COMPARABLE SIZE. THEREFORE, SALES LOCATED GREATER THAN 1 MILE WAS UNAVOIDABLE.

NO DATE OF SALE / TIME ADJUSTMENT IS NECESSARY GIVEN THE MARKET CONDITIONS IN THIS MARKET SEGMENT.

SALES 1 & 3 ARE LOCATED IN SUPERIOR LOCATIONS AS SALE 1 IS NEAR WAL-MART AND MORE INTENSE COMMERCIAL DEVELOPMENT AND SALE 3 IS LOCATED AT A CONTROLLED STOPLIGHT WITH PRIMARY ROAD FRONTAGE.

ALL SALES RECEIVED ADJUSTMENTS FOR THE SHAPE OF THE SUBJECT AS IT IS IRREGULAR AND IS CONSIDERED TO BE LESS PREFERABLE TO THE COMPARABLES.

SALE 2 PREVIOUSLY SOLD FOR \$150,000 IN 2009 AND WAS THEN PURCHASED FROM A COMPETITOR TO PROTECT MARKET SHARE OF A DENTAL PRACTICE AND IS CONSIDERED TO HAVE PAID A PREMIUM AT THE TIME OF SALE AS THE NAME OF THE STREET ALSO MATCHED A BUSINESS PARTNER AND IS READJUSTED FOR THE BUYER'S MOTIVATION AS IT IS CONSIDERED TO BE ATYPICAL FOR THIS PARTICULAR PROPERTY BASED ON DISCUSSIONS WITH PARTIES INVOLVED.

SALE 1 RECEIVED THE MOST WEIGHT AS IT HAS THE LOWEST GROSS ADJUSTMENTS.

### COVID COMMENT:

**This reporting effective date of value is noted as May 7, 2021. This is within the COVID-19 (coronavirus) pandemic and there is insufficient market data available when the report is prepared May 26, 2021 to determine any adverse market changes given the unknown projected effects of the overall economy whether this is a short or long term impact. Nonetheless, this report is being prepared based on the effective date of value and under the market conditions at that time. The impact of the COVID-19 pandemic could affect future value conclusions after the effective date.**

USPAP Compliance Addendum

Loan #

File # MF105068A

Borrower	C MICHAEL DAVENPORT, INC.		
Property Address	109 Diagnostic Dr		
City	Frankfort	County	FRANKLIN
Lender/Client	TRADITIONAL BANK, INC.	State	KY
		Zip Code	40601

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

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

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

**ADDITIONAL CERTIFICATIONS**

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

**PRIOR SERVICES**

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.

**PROPERTY INSPECTION**

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

**APPRAISAL ASSISTANCE**

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

**ADDITIONAL COMMENTS**

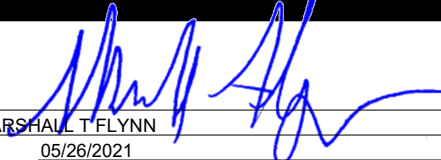
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

A reasonable marketing time for the subject property is 180-365 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 180-365 day(s).

**APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature 	Signature
Name <u>MARSHALL T FLYNN</u>	Name
Date of Signature <u>05/26/2021</u>	Date of Signature
State Certification # <u>3277</u>	State Certification #
or State License #	or State License #
State <u>KY</u>	State
Expiration Date of Certification or License <u>06/30/2021</u>	Expiration Date of Certification or License
Effective Date of Appraisal <u>05/07/2021</u>	Supervisory Appraiser Inspection of Subject Property
	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

\* 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 judgement.

## STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

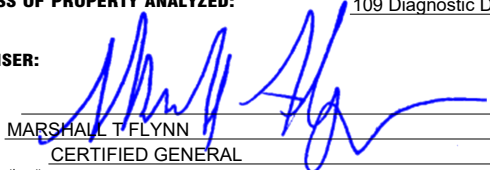
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

**CERTIFICATION:** The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. 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.
4. Unless otherwise indicated, I have performed no 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.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. 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).

**ADDRESS OF PROPERTY ANALYZED:** 109 Diagnostic Dr, Frankfort, KY 40601

**APPRAISER:**

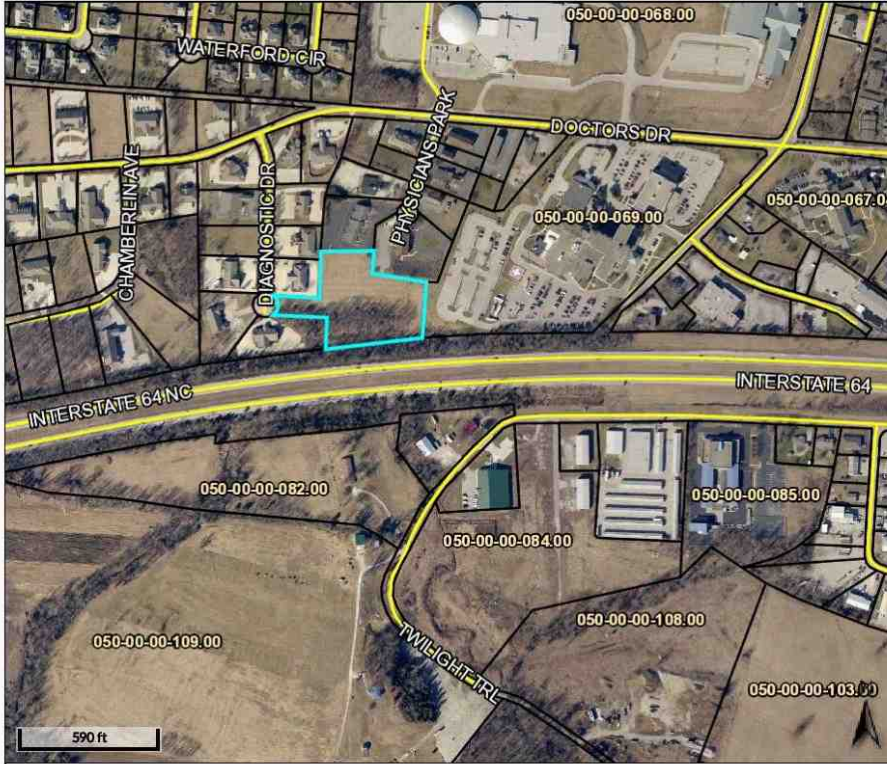
Signature:   
 Name: MARSHALL T FLYNN  
 Title: CERTIFIED GENERAL  
 State Certification #: 3277  
 or State License #:  
 State: KY Expiration Date of Certification or License: 06/30/2021  
 Date Signed: 05/26/2021

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 Did  Did Not Inspect Property

# PVA PLAT MAP

 **qPublic.net**™ Franklin County, KY PVA



### Overview



### Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	050-00-00-001.06	<b>Physical Address</b>	DIAGNOSTIC DR 109	<b>Land Value</b>	\$52,500	<b>Last 2 Sales</b>							
<b>Property Class</b>	Commercial	<b>Mailing Address</b>	C MICHAEL DAVENPORT	<b>Improvement Value</b>	\$0	<b>Date</b>	6/28/1994	<b>Price</b>	0	<b>Reason</b>	n/a	<b>Qual</b>	U
<b>Taxing District</b>	Annex	<b>Address</b>	INC PO BOX 4254 FRANKFORT, KY 40604-	<b>Total Value</b>	\$52,500	<b>n/a</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
<b>Acres</b>	n/a												

Date created: 5/26/2021  
Last Data Uploaded: 5/25/2021 8:59:27 PM

Developed by  **Schneider**  
GEO SPATIAL



### Subject Photo Page

Borrower	C MICHAEL DAVENPORT, INC.						
Property Address	109 Diagnostic Dr						
City	Frankfort	County	FRANKLIN	State	KY	Zip Code	40601
Lender/Client	TRADITIONAL BANK, INC.						



### View

109 Diagnostic Dr



### Subject Street

## Comparable Photo Page

Borrower	C MICHAEL DAVENPORT, INC.				
Property Address	109 Diagnostic Dr				
City	Frankfort	County	FRANKLIN	State	KY
Lender/Client	TRADITIONAL BANK, INC.	Zip Code	40601		



### Comparable 1

122 Leonardwood Dr  
 Prox. to Subject 0.47 miles E  
 Sale Price 380,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location VERY GOOD  
 View 3.98 ACRES  
 Site  
 Quality  
 Age



### Comparable 2

111 Burch Ct  
 Prox. to Subject 4.15 miles NE  
 Sale Price 227,500  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location GOOD  
 View 1.146 AC  
 Site  
 Quality  
 Age

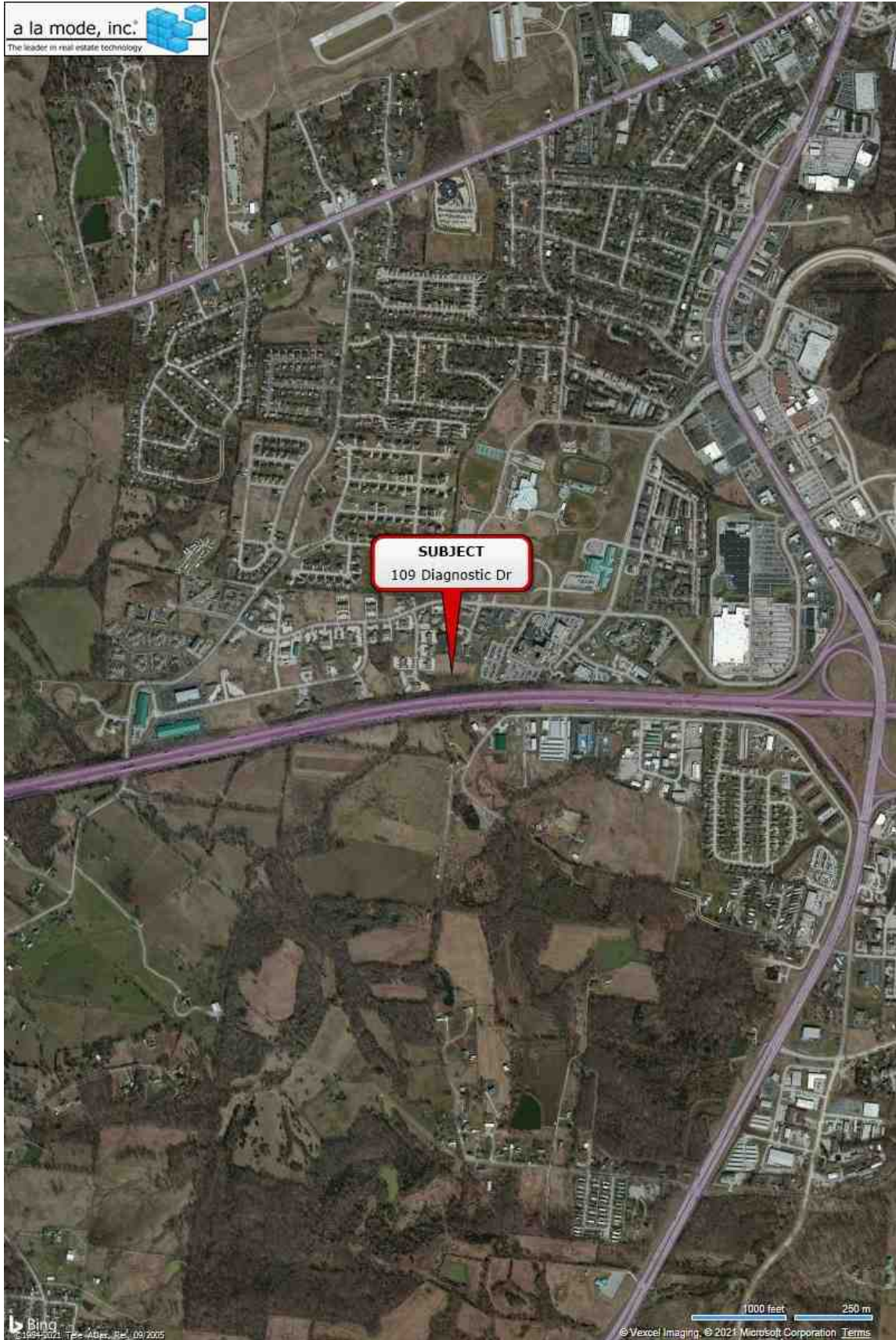


### Comparable 3

930 Louisville Rd  
 Prox. to Subject 1.88 miles NE  
 Sale Price 400,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location VERY GOOD  
 View 2.448 AC  
 Site  
 Quality  
 Age

# Aerial Map

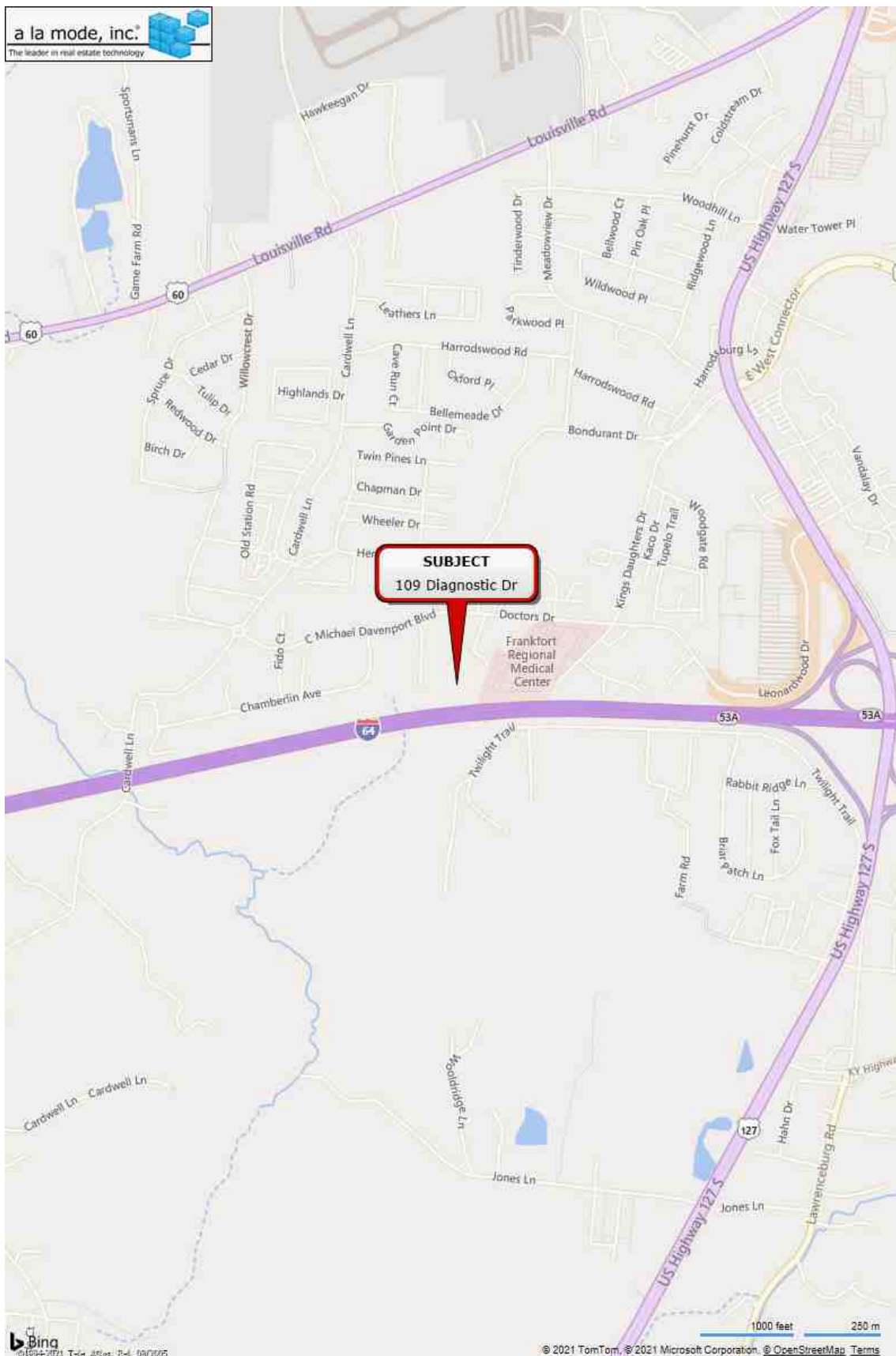
Borrower	C MICHAEL DAVENPORT, INC.						
Property Address	109 Diagnostic Dr						
City	Frankfort	County	FRANKLIN	State	KY	Zip Code	40601
Lender/Client	TRADITIONAL BANK, INC.						





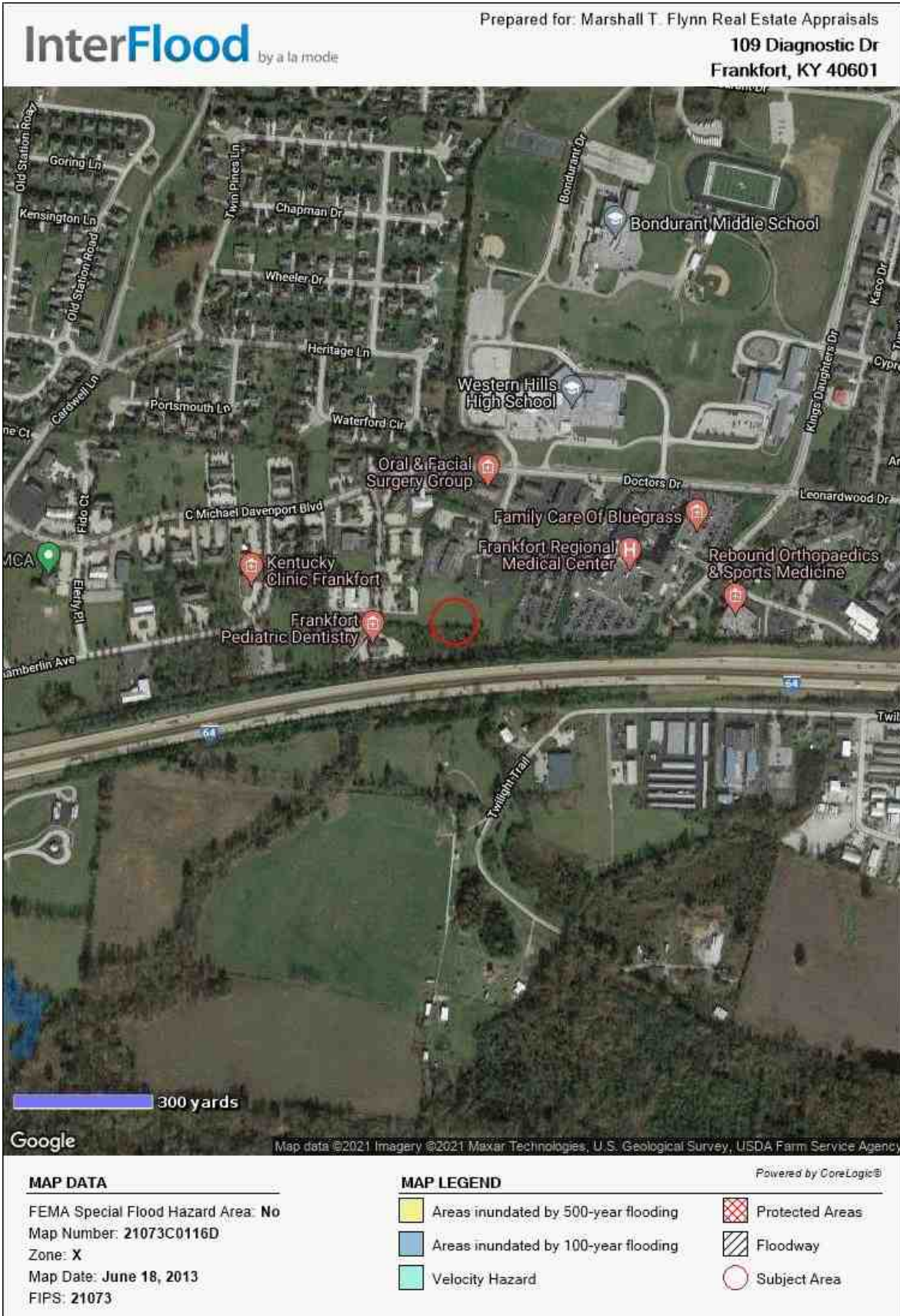
## Location Map

Borrower	C MICHAEL DAVENPORT, INC.				
Property Address	109 Diagnostic Dr				
City	Frankfort	County	FRANKLIN	State	KY
Lender/Client	TRADITIONAL BANK, INC.	Zip Code	40601		



# Flood Map

Borrower	C MICHAEL DAVENPORT, INC.				
Property Address	109 Diagnostic Dr				
City	Frankfort	County	FRANKLIN	State	KY
Lender/Client	TRADITIONAL BANK, INC.	Zip Code	40601		

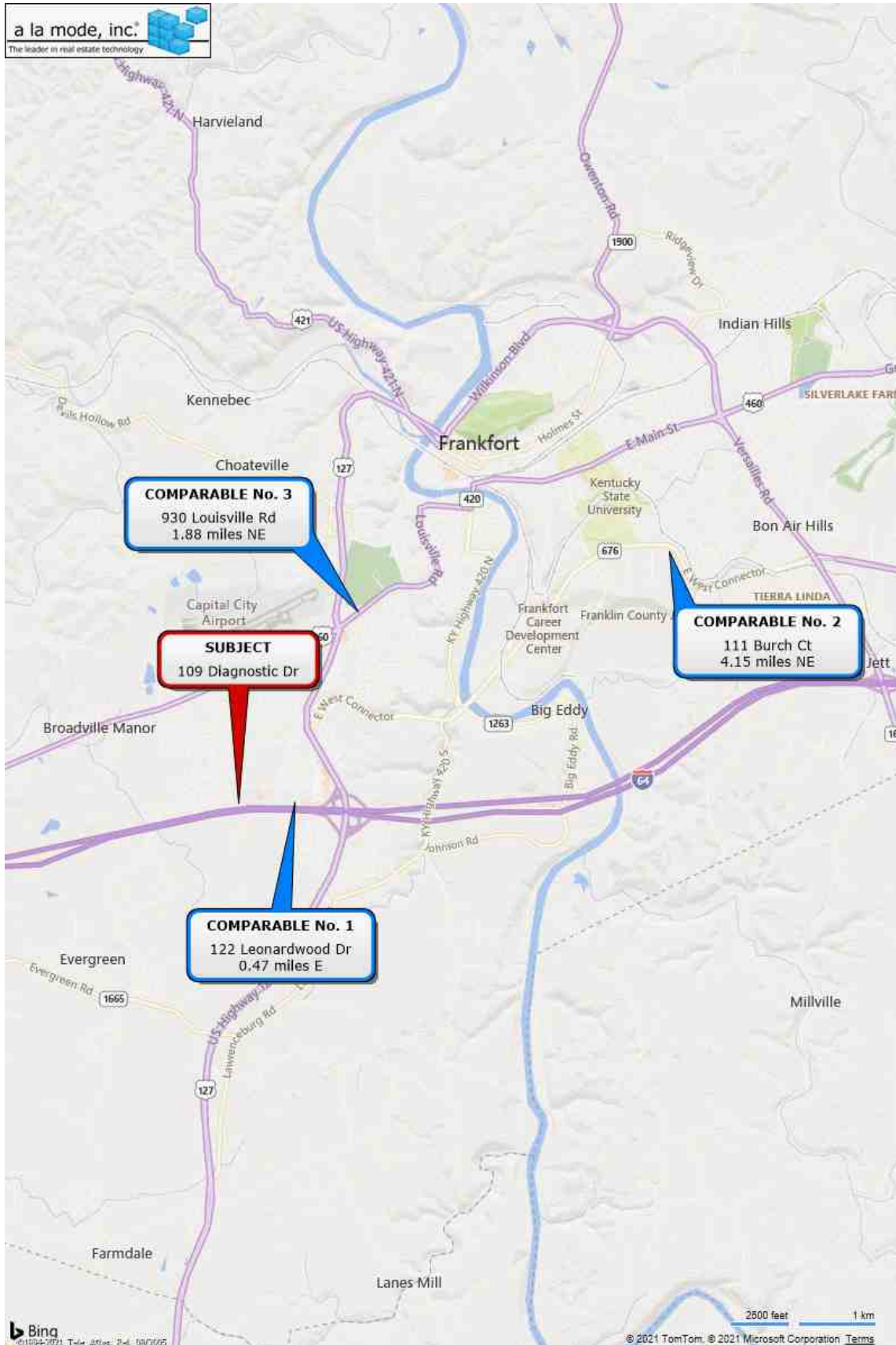


Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



# Comparable Sales Map

Borrower	C MICHAEL DAVENPORT, INC.				
Property Address	109 Diagnostic Dr				
City	Frankfort	County	FRANKLIN	State	KY
Lender/Client	TRADITIONAL BANK, INC.	Zip Code	40601		





Traditional Bank, Inc.  
49 West Main Street  
Mt. Sterling, Kentucky 40353  
859-263-2801

**COMMERCIAL ORDER FORM  
COMPANY: Corporate**

**File Information**

**File ID:** 210504010 **Due Date:** 5/25/2021  
**Loan Number:** 1750764

**Appraiser Information**

**Loan Type:** Troubled Debt Restructure - Primary **Appraiser:** Flynn, Marshall  
**Form:** Appraisal Report  
**Appraisal Fee:** \$850.00 **Interest Valued:**  
**Real Estate Valued:** **Effective Date of Valuation:**

**Client Information**

**Client:** Traditional Bank **Borrower:** C.Michael Davenport Inc  
**Address:** 49 West Main Street **Co-Borrower:**  
Mt. Sterling, KY 40353

**Subject Property**

**Address:** 644 Chamberlin Ave **Intended Use:** Establish Value (must explain in comment section)  
Frankfort, KY 40604  
**County:** Franklin **Map:** [Map Link](#)  
**Property Type:** Other (Please Specify): vacant commercial lots  
**Description:** 644 Chamberlin Ave, 036-00-00-011.32, 1.0 ac vacant lot  
640 Chamberlin Ave, 036-00-00-011.33, 1.14 ac vacant lot  
636 Chamberlin Ave, 036-00-00-011.34, 1.14 ac vacant lot per PVA  
109 Diagnostic Dr, 050-00-00-001.06, 3.33 ac vacant lot  
**Legal:**  
**Acreage:** 0.0

**Property Contact Information**

**Contact Person:** Billy Smith **Work Phone:** (859) 494-4460  
**Cell Phone:** **Home Phone:**  
**Contact Email:** bsmith@thegibsoncompany.com  
**Contact Notes:** Secondary contact is Jody Caldwell at 859-263-2801

**Effective Date of Valuation**

	Retrospective	As Is	Prospective at Completion	Prospective at Stabilized Occupancy
Effective Date(s) of Appraisal:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Interest Leased Fee (all or part):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Interest Fee Simple (not leased):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Interest Leasehold (borrower is tenant):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Condition (vacant land/improved):				
If Leased Fee approx % leased (excludes owner):				
If Leased Fee approx no of tenants (excludes owner):				
If Leased Fee approx remaining lease term(s) over 5 years:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Leased Fee approx remaining lease term(s) under 5 years:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Other information believed germane to the appraisal bid:**

**Note:** This appraisal order is not transferrable to another appraiser. If the appraiser named on this appraisal request is unable to complete this assignment please contact Traditional Bank at 859-263-2801. All appraisers are approved on an individual basis, if this assignment is completed by another appraiser Traditional Bank will not be liable for any appraisal related appraisal fee.





**INTENDED USE**

The purpose of the appraisal assignment includes one or more of the following: (a) basis for underwriting decision for a new loan or loan renewal, (b) risk management, and/or (c) for establishing or adjusting book value, (d) investment decision. Bank may disclose or distribute the appraisal report to third parties including the owner of the Subject Property.

**PRIMARY CLIENT/INTENDED USER(S)**

The primary Client is Traditional Bank and its officers, directors and employees. Intended User(s) include Traditional Bank and banks participating in loans on the subject property and other parties identified in the order instructions. The appraisal must be requested and engaged by an officer from Banks Appraisal Department. Payment shall be made directly from Bank to the Appraiser.

**APPRAISAL REPORT CONTENTS**

The appraisal reports prepared for Traditional Bank shall be prepared with the following minimum guidelines:

1. **Conformity with Regulatory and Other Standards:** Appraisal shall include a statement from the appraiser that it is compliant with the most recent edition and revisions of the Uniform Standards of Professional Appraisal Practices (USPAP) and the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) under the general auspices of the Federal Deposit Insurance Corporation Improvement Act (FDICIA).
2. **Disclosure of Competency:** Appraisal shall include an affirmative statement that the Appraiser is competent to complete this report in accordance with the competency provision in the USPAP. In the absence of an affirmative statement, the Appraiser must disclose any lack of knowledge and/or experience for this assignment and any necessary steps taken to comply with the competency provision in the USPAP.
3. **Other Consultants:** If Appraiser requires the use of third party consultants, those individuals shall be satisfactory to the Bank.
4. **Prior Services:** Appraiser shall certify performance or lack thereof of any valuation services for the subject with in the past three (3) years. The nature of such services and client shall be disclosed.
5. **Defined Value:** The value to be estimated is **Market Value**. Thus, Appraisal should use the definition of market value as it appears in CFR 232.2. Definitions of other types of values must be approved by an officer of this institution prior to acceptance of such within the body of the appraisal report. No alternative definitions are acceptable to this institution.
6. A " Subject to Completion" appraisal shall have an " As Is" Value, whether we ask for it or not.
7. **Exposure/Marketing Time and Most Likely Buyer:** Appraisal shall include an estimate of the exposure and marketing time and identify the most likely buyer.
8. **Ownership History:** Appraisal shall describe (parties and amount) any ownership transfers within the past three years and/or the most recent transfer if more than three years ago.
9. **Appraisal Independence:** The certification required by USPAP shall include additional statements that the Appraiser has acted in an independent capacity and the appraisal engagement or compensation is not based on a requested minimum valuation, a specific valuation, or loan approval.
10. **Appraiser Interest:** The certification shall state that Appraiser has no direct or indirect interest in the property or transaction and/or bias with respect to the parties involved.
11. **Inspection Certification:** The certification shall state that Appraiser has personally inspected the Subject as well as the land, improved sale and rental comparable properties.
12. **Signature Requirements:** All contributing appraisers shall sign the transmittal letter and certification. In addition to license information, signature blocks shall include phone numbers and e-mail addresses.
13. **Approaches to Value:** Unless specifically excluded in the RFP scope, Appraiser shall consider the Cost, Sales Comparison, and Income Approaches to value. An approach may be omitted if, in Appraisers judgment, it is not relevant and the reasons for such omission are clearly and reasonably set forth.
14. **Comparable Data Information:** Detailed data sheets, summary tables, and adjustment tables are to be included for land and improved sales comparable properties as well as for rental properties. All comparable properties, both Sales Comps and Rental Comps, shall be shown on map(s) that shows their location relative to the Subject. Preferably this is two separate maps, one for sales and one for rental. **REQUIRED ON ALL REPORTS**
15. **Adjustment Support:** Appraiser shall provide narrative and/or calculations to support (**as to applicability and magnitude**) for all adjustments made to comparable land sales, improved sales and properties used for market rent determination. **REQUIRED ON ALL REPORTS**
16. **Personal Property / Going Concern Value / Non-Realty Items:** If applicable, the value attributable to any personal property, trade fixtures, or non-realty items shall be separately estimated and segregated from the market value of the real property interest.
17. **Insufficiency of Market Data:** Appraiser may incorporate additional data and analysis within the report to the extent there are limited recent, comparable transactions available to Appraiser to establish a current value for the subject property or support necessary adjustments between the subject and comparable property. Such additional analysis or data shall be adequately described as to method, purpose, and conclusions.
18. **Remaining Economic Life :** Appraiser shall render an opinion of the remaining economic life for all improvements.
19. **Historical Economic Performance:** If applicable and to the extent available, the Appraisal shall include current rent rolls and a minimum of two years of actual income and expense history for the subject property. The appraisal shall also include comparable expense data from reliable industry sources as well as specific expense data from a minimum of three comparable properties.
20. **Engagement Letter:** Appraisal Report must include a copy of the engagement letter. The appraisal report shall be signed by the individual appraiser to whom this engagement letter is addressed as well as other contributing appraisers.
21. **Communication:** All communication between Appraiser and Bank shall be conducted through the Appraisal Department and those specifically designated in the engagement letter.

**SERVICE LEVEL REQUIREMENTS**

**Appraiser Service Requirements / Appraisal Delivery Dates**  
**Appraiser service requirements include:**

1. Appraiser shall accept the engagement within 1 business day of receiving the Traditional Bank assignment notice. Such acceptance is to be made by choosing the Accept option in the Traditional Bank appraisal management system. The Appraiser and Bank acknowledge the electronic engagement

has the same force and effect as a signature document.

2. Appraiser shall schedule the property inspection within 5 business days from the date the engagement letter is issued. This does not mean the actual inspection has to be within five days, just the client contacted and an appointment scheduled.
3. Appraiser shall notify Traditional Bank within five (5) business days from the Acceptance Date if any applicable or pertinent information required for the assignment is not available.
4. Bank may have the Appraisal reviewed by its staff or may send a copy of the Appraisal to a third party for review. Appraiser agrees to respond timely to any review questions or comments to Banks designated reviewers.

**Delivery / Performance Dates:**

Appraiser acknowledges the assignment was awarded on the basis of fee and due dates and performance standards listed below:

**Delivery Date/PDF Labeling** : On or before the **Appraisal Due Date** specified in the Order face page, Appraiser shall deliver an electronic Appraisal Report (PDF format) to Bank (**The PDF name shall contain street address and city. Example: 123 South Main St. Mt Sterling, Ky should be addressed S.MainSt.123.MtSterl.pdf. You may include your individual file # system after the address**).

**Review Conditions Response Dates:** Appraiser shall respond to Banks review questions and conditions within two (2) business days of receiving them. Any subsequent revisions of the appraisal issued after first submission shall have the Rev # updated in the file name. ( Example. S.MainSt.123.MtSterl.Rev1.pdf ). We are not looking for draft copies. We require a finished product as free from substantial errors as possible. Though the bank or its agents review your work product, the bank should not be relied upon as a proof reader.

**Work Quality:** The appraisal report should be concise. Your appraisal must convince the reviewer that we have sufficient information and analysis to have a credible report and concluded value. Low bid or speed of delivery should not equate to reduced quality in the appraisal.

***Appraiser is obligated to advise Bank immediately if they anticipate not meeting the delivery / performance times set forth above. Appraisers notice shall be made by adding a Note to the Traditional Bank file and shall specifically indicate the reason for and length of the delay.***

**Late Fee Penalties**

Traditional Bank, Inc. reserves the right to assess late fees at the rate of \$50 per day in the event appraiser fails to meet the Delivery / Performance Dates listed above. If the bank is kept informed and updated on appointment dates or lack of required information, the delivery date may be extended if warranted.

**Appraisal Payment Policy**

Traditional Bank, Inc. will only be financially responsible for appraisal assignments engaged directly by it. Payment will be made in accordance with the policies posted on their appraisal website.

**Privacy Compliance**

Appraiser is required to comply with the privacy regulations and information guidelines issued pursuant to Title V of the Gramm, Leach, Bliley Act. By accepting this appraisal order you agree that the confidential information contained in this order is for the expressed purpose of completing the requested appraisal assignment and subsequent disclosure or distribution of the confidential information in this order and in the appraisal is strictly prohibited.

The completed appraisal is property of the client and in no way are you authorized to complete a new assignment or update this assignment for another client without written authorization from the above mentioned client.

If you need assistance please contact the Appraisal Department by posting a note to the Traditional Bank appraisal management system file or calling Brad Pennington at 859-263-2801 ext 21487.

