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PROPERTY DESCRIPTION:

Property is located in the west area of Caliente in what is called the West End Addition. Property fronts Lincoln Street on the north and has a 15° alley that runs on the seeth end of the property.

The property is surrounded by a fence of corts. It is in need of repair and is not very effective as is. Currently, all it is good for is marking the boundary of the property.

Subject property consists of approximately 16,600 sq. ft. The property line on the east side is 215 ft. The property line on the west in 200 ft. Both the north and the south boundary line are approximately 80 ft.

There are currently two small buildings on the subject property. The smaller of the two is a shed made out of railroad ties. The larger one, which consists of 283 sq. ft. is made of frame type construction with a milroad tie foundation. Beither of these buildings are in very good repair and as such have no real monetary value.

Subject property has six alm trees located at various points within its boundaries. There is also an assortment of plan trees in the front yard. Some of them are dead and the others are not in good shape.

Highest and best use of subject property would be that of a single family residence. This is the typical buildup for the neighborhood. There is a mix of bouses and trailer bouss.

Righest and best use can be defined as follows:
"Righest and best use is that reasonable and probable use which will support the highest present value as defined, as of the effective date of the appraisal."
(Real Estate Appraisal Terminology, p.107).

Highest and best use is the most profitable likely use to which a property can be put.

Real estate activity is slow, consequently it is difficult to obtain comparable sales to match with the subject property. Using the data available as of October 13, 1982, the market value of the subject property is appraised at \$7,500.

EXHIBIT A