

LAND APPRAISAL REPORT

Borrower MORRIS, JUDITH File No. _____ Map Reference 8A-1-13-65
 Property Address 13002 FLINTLOCK DR. Census Tract -- _____ State VA Zip Code -- _____
 City -- _____ County SPOTSYLVANIA
 Legal Description LOT 65 SECTION 13 LAKE WILDERNESS SUBDIVISION
 Sale Price \$ --- Date of Sale -- ____/____/____ Loan Term -- ____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ --- (yr) Loan charges to be paid by seller \$ --- Other sales concessions --
 Lender/Client SANDS, ANDERSON, MARKS AND MILLER Address 907 PRINCESS ANNE ST. FREDERICKSBURG, VA
 Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE FAIR MARKET VALUE SUMMARY
REPORT FOR THE FUNCTION OF A TAX DELINQUENT SALE

Location Urban Suburban Rural Good Avg. Fair Poor
 Over 75% 25% to 75% Under 25%
 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 Land Use 100% 1 Family % 2-4 Family % Apts. % Condo % Commercial
 Industrial % Vacant
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant % Vacant
 Single Family Price Range \$ 125,000 to \$ 300,000 Predominant Value \$ 200,000
 Single Family Age 1 yrs. to 30 yrs. Predominant Age 10 yrs.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): LAKE WILDERNESS IS A PRIVATE SUBDIVISION WITH PRIVATE ROADS, CLUBHOUSE, AND POOL. IT IS MANAGED BY A PRIVATE HOME OWNERS ASSOCIATION.

Dimensions IRREGULAR = .61 Sq. Ft. or Acres Corner Lot
 Zoning classification RU, SINGLE FAMILY HOUSES PERMITTED Present improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Private
 Elec. BOTTLE Surface ASPHALT
 Gas PRIVATE Maintenance Public Private
 Water SEPTIC Storm Sewer Curb/Gutter
 San. Sewer Underground Elect. & Tel. Sidewalk Street Lights
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): Is the property located in a HUD identified Special Flood Hazard Area? No Yes
FLINTLOCK DR. IT IS THE OPINION OF THIS APPRAISER THAT THIS LOT WILL SUPPORT A SINGLE FAMILY HOUSE AND A CONVENTIONAL DRAINFIELD OR AN ALTERNATE DRAINFIELD.

The undersigned has recited three 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	13002 FLINTLOCK DR.	TM 8A-11-33	TM 8A-11-24	TM 8A-13-14
Proximity to Subject	1/2 MILE +/-	1/2 MILE +/-	1/2 MILE +/-	1/2 MILE +/-
Sales Price	\$ ---	\$ 60,000	\$ 60,000	\$ 50,000
Price	\$ ---	\$ ---	\$ ---	\$ ---
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	2/09	4/07	4/07	6/08
Location	SUBURBAN	SIM	SIM	SIM
Site/View	0.61 ACRES	SIM	SIM	LAKE FRONT
Sales or Financing Concessions	--			
Net Adj. (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 21,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 21,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 21,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 25,000
Indicated Value of Subject	\$ 38,400	\$ 38,400	\$ 38,400	\$ 25,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A TIGHT RANGE OF VALUES FOR THE SUBJECT PROPERTY, CONTINGENT ON THE SUBJECT PARCEL PERKING FOR A SEPTIC DRAINFIELD.

I ESTIMATE THE MARKET VALUE AS DEFINED OF SUBJECT PROPERTY AS OF _____ MAY 25 2010 to be \$ 38,400
 MICHAEL C. BOGGS (Appraiser) *Michael C. Boggs* Review Appraiser (if applicable) _____
 MICHAEL C. BOGGS (Appraiser) Michael C. Boggs Real Estate
 Form LND — "WinTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE

RECONCILIATION [2X]