

LAND APPRAISAL REPORT

File No.

OWNER K G DEVELOPMENT CO
Property Address LOT 11 HOOVER DRIVE
City KING GEORGE **County** KING GEORGE **State** VA **Zip Code** --
Census Tract -- **Map Reference** 23A-7-11

Legal Description LOT 11 SECTION 7 PRESIDENTIAL LAKES
Actual Real Estate Taxes \$ -- **Date of Sale** -- **Loan Term** -- **Property Rights Appraised** Fee Leasehold De Minimis PUD
Seller/Client SANDS, ANDERSON (yr) **Loan changes to be paid by seller \$** -- **Other sales commissions** --
Appraiser MICHAEL C. BOGGS **Address** 907 PRINCESS ANNE ST. FREDERICKSBURG VA.
Occupant VACANT **Instructions to Appraiser** FEE SIMPLE FAIR MARKET SUMMARY REPORT
FOR THE SOLE FUNCTION FOR A DELINQUENT REAL ESTATE TAX SALE

Location
 Urban Suburban Rural
 Built Up Over 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 Land Use 100% 1 Family % 2-4 Family % Apts. % Condo % Commercial
 % Industrial % Vacant Taking Place (*)
 Change in Present Land Use Not Likely Likely (*) To

Neighborhood
 Predominant Occupancy Owner Tenant % Vacant
 Single Family Price Range \$ 125,000 to \$ 300,000 **Predominant Value** \$ 225,000
 Single Family Age 1 yrs. to 40 yrs. **Predominant Age** 15 yrs.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): PRESIDENTIAL LAKES IS A PRIVATE SINGLE FAMILY SUBDIVISION WITH PRIVATE ROADS, SWIMMING POOLS, LAKES, CLUB HOUSES, GOVERNED BY A HOMES OWNERS ASSOCIATION. APPEARS TO BE WELL MANAGED.

Dimensions 100 X 200 FEET APPROXIMATE = 20,000 Sq. Ft. or Acres Corner Lot
Zoning classification RESIDENTIAL-1 **Present Improvements** do do not conform to zoning regulations
Highest and best use Present use Other (specify) _____
Elec. Public Other (describe) _____
Gas BOTTLE OFF SITE IMPROVEMENTS **Topo** ROLLING, TYPICAL
Water PRIVATE Surface ASPHALT **Size** TYPICAL
San. Sewer SEPTIC Maintenance Public Private **Shape** TRIANGULAR, TYPICAL
 San. Sewer Undergound Elect. & Tel. Storm Sewer Curb/Gutter **View** TYPICAL
 Sidewalk Street Lights **Drainage** ADEQUATE
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): THIS PARCEL DROPS OFF FROM HOOVER DRIVE HAS A SMALL STREAM RUNNING THROUGH IT. THUS IT IS THE OPINION OF THIS APPRAISER THAT THIS PARCEL WILL NOT SUPPORT A SEPTIC DRAINFIELD. THUS ITS HIGHEST AND BEST USE IS ESTIMATED TO COMPLEMENT AN ADJACENT PARCEL.

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	TM 23A-7-11	TM 23A-4-30	TM 32A-8-47	TM 14B-1-335
Proximity to Subject				
Sales Price	\$ --	\$ 10,000	\$ 28,000	\$ 45,000
Price	\$ --	\$ --	\$ --	\$ --
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	8/10	5/07	3/10	3/10
Location	SUBURBAN	SIM	SIM	SIM
Site/View	20,000 S.F +/- NON PERK	SIM	SIM	SIM
Sales or Financing Concessions	--			
Net Adj. (Total)		\$ 3,300	\$ 22,400	\$ 36,000
Indicated Value of Subject		\$ 6,700	\$ 5,600	\$ 9,000

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 DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A TIGHT RANGE OF VALUES FOR THE SUBJECT. IT IS THE OPINION OF THIS APPRAISER THAT ITS HIGHEST AND BEST USE IS TO COMPLEMENT AN ADJACENT PARCEL.

ESTIMATE THE MARKET VALUE AS DEFINED, OF SUBJECT PROPERTY AS OF AUGUST 15 2010 **to be \$** 7,500

APPRISER(S) MICHAEL C. BOGGS
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REAL ESTATE APPRAISER Michael C. Boggs Real Estate Appraiser (if applicable)
 Did Did Not Physically Inspect Property
Form LND --- "WINTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE