

KENADY DISTRICT

00000000005205

MULLINS DALLAS T
RT HC05 BOX 404 720
COEBURN VA

24230

DATE RECORDED 10-23-72
DEED OR WILL BOOK DB 0157
0442
CONSID-ERATION 4500.00

DATE RECORDED
DEED OR WILL BOOK
CONSID-ERATION

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CONSID-ERATION

CLASS 5
ZONING
DISTRICT 03

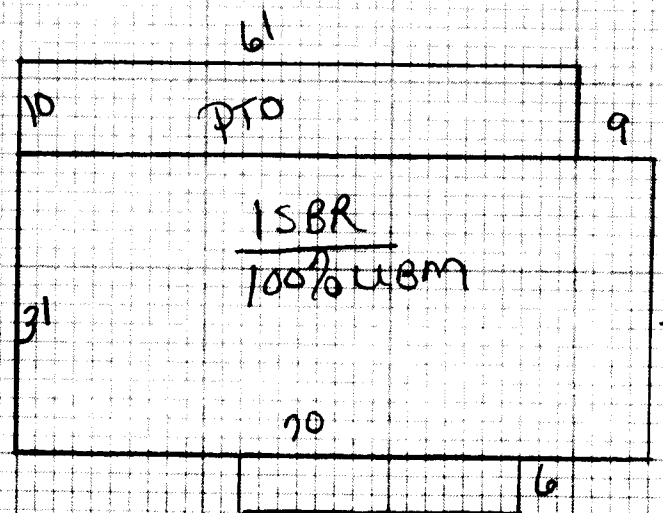
LEGAL DESCRIPTION
CANEE CREEK
48.85AC
43.78AC

1992			
1993			
1994	28,900	78,700	107,600
1995	26,800	78,700	105,600
1996			
1997			
1998			
1999			
2000	26,900	20,000	46,900
2001			
2002			
2003			

BUILDING PERMITS

	TYPE	DATE	% COMP.	DATE FINAL	APPROVAL	REMARKS

NOTES: 5.069AC to DARRIN MULLINS 307-120(7-8-94)
Home was appraised by Larry N. Davis, a
certified appraiser (Copy Attached) Reduced
value of home to 20,000 per R.R. 10-13-99.



[illegible]

LAND VALUE COMPUTATION										LAND VALUE COMPUTATION																	
PROPERTY FACTORS			CLASSIFICATION				ACRES			RATE			ADJ.			CLASSIFICATION			ACRES			RATE			ADJ.		
Public Water	Paved		Home Site																								
Public Sewer	Gravel		Open Good	7.85	1000																						
Well	Dirt			40.	400																						
Spring	No Road			34.93																							
Septic System	Curb & Gutter		Wasteland	43.78																							
U. G. Utilities	Sidewalk			40.85																							
General Remarks:																											
LEVEL ☐ SLOPES UP ☐ SLOPES DOWN ☐																											
LOW ☐ STEEP UP ☐ STEEP DOWN ☐																											

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No.

99090

ESTIMATED SITE VALUE		- \$ 16,000		Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and, for HUD, VA and FmHA, the estimated remaining economic life of the property):	
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:					
Dwelling	2,170 Sq. Ft. \$	50.00 - \$	108,500		
	2,170 Sq. Ft. \$	10.00 -	21,700		
shed 40 x 40			4,000	Values for replacement cost and site collected from area contractors, realtors, public records and local suppliers.	
Garage/Carport	Sq. Ft. \$				
Total Estimated Cost New		- \$	134,200		
Less	Physical	Functional	External		
Depreciation	5%	5%	5%		
Depreciated Value of Improvements		- \$ 20,130			
Depreciated Value of Site Improvements		- \$ 114,070			
As-is Value of Site Improvements		- \$ 7,000			
INDICATED VALUE BY COST APPROACH		- \$ 137,070			

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Rt. 652	Pound River	Caney Ridge	Caney Ridge	Caney Ridge
Address 1 ac.	1.5 ac.	8 ac.	1 ac.	1 ac.
Proximity to Subject	20 miles	12 miles	8 miles	8 miles
Sales Price	\$	\$ 145,000	\$ 125,000	\$ 120,000
Price/Gross Liv. Area	\$ 0	\$ 44.51	\$ 68.11	\$ 60.15
Data and/or				
Verification Sources	owner	owner	owner	owner
VALUE ADJUSTMENTS	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing				
Concessions				
Date of Sale/Time				
Location	1999	1999	1999	1999
Leasehold/Fee Simple	Equal	Equal	Equal	Equal
Site	Equal	Equal	Equal	Equal
View	Equal	Superior	-20000	Equal
Design and Appeal	Good	Equal	Equal	Equal
Quality of Construction	Good	Equal	Equal	Equal
Age	23	Equal	Equal	Equal
Condition	see attached	Equal	Equal	Equal
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	9 3 12	10 3 12	8 3 12	8 3 12
Gross Living Area	2170 Sq. Ft.	3258 Sq. Ft.	1836 Sq. Ft.	1995 Sq. Ft.
Basement & Finished	-54400		+16700	+8750
Rooms Below Grade	unfinished			
Functional Utility	100%			
Heating/Cooling	Equal	Inferior	+21700	Inferior
Energy Efficient Items	Equal	Equal	Equal	Equal
Garage/Carport	Equal	Equal	Equal	Equal
Porch, Patio, Deck,	Equal	Superior	-11500	Superior
Fireplace(s), etc.	Equal	Equal		
Fence, Pool, etc.	Inferior	Inferior	+5000	Inferior
Other	Inferior	Equal		Inferior
Estimated Adj. (total)	+ X - \$ 43,400	X + - \$ 11,900	X + - \$ 29,950	
Adjusted Sales Price	\$ 101,600	\$ 136,950	\$ 149,950	
Comparable				
Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): All the comparatives are in rural equal type neighborhoods.				

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Site, Price and Data	None	None	None	None
Source for prior sales				
Year of appraisal				
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:				
INDICATED VALUE BY SALES COMPARISON APPROACH				
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$		/Mo. x Gross Rent Multiplier		\$ 136,900
as is		subject to the repairs, alterations, inspections, or conditions listed below		\$ N/A
Dwelling is very badly damaged, but was appraised as if in good condition.				

Property Address **Rt 654** City **Coeburn** State **VA** Zip Code **24230**
Legal Description **Deed Book 157 Page 442** County **Dickenson**

Assessor's Parcel No. **5205**Tax Year **98** R.E. Taxes \$ **686.40** Special Assessments \$

Borrower
Property rights appraised ☒ Fee Simple ☐ Leasehold ☐ Current Owner **Dallas T. Mullins** Occupant: ☒ Owner ☐ Tenant ☐ Vacant
Neighborhood or Project Name Project Type ☐ PUD ☐ Condominium (HUD/VA only) HOA\$ /Mo.

Sale Price \$ Date of Sale Description and \$ amount of loan charges/concessions to be paid by seller
Map Reference **172-192B1317** Census Tract **Kenady**

Lender/Client **Dallas T. Mullins** Address **Rt HC05 Box 720 Coeburn Va 24230**
Appraiser **Larry N. Davis** Address **PO Box 709 Clintwood VA 24228**

Location	Urban	Suburban	Rural	Predominant occupancy	Single family housing PRICE \$ (000)	AGE (yrs)	Present land use %	Land use change
Built up	☐	☒	☐	☒ Owner	20	Low	100	☒ Not likely ☐ Likely
Growth Rate	☐ Over 75%	☒ 25-75%	☐ Under 25%	☐ Tenant	150	High	Multi-family	☐ In process
Property values	☐ Rapid	☒ Stable	☐ Slow	☐ Vacant (0-5%)	Predominant	40	Commercial	To:
Demand/supply	☐ Increasing	☒ Stable	☐ Declining	☐ Vacant (Over 5%)	70	20	()	
Marketing time	☐ Shortage	☒ In balance	☐ Over supply					
	☐ Under 3 mos.	☒ 3-6 mos.	☐ Over 6 mos.					

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: **Subject is located in Dickenson County approximately 9 miles from the town of Coeburn, Virginia.**

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
The town of Coeburn offers schools, churches, shopping, recreation and fire and police protection.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
Property in this area usually sells within 3 to 6 months when placed on the market.

Project information for PUDs (if applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ Yes ☒ No

Approximate total number of units in the subject project

Describe common elements and recreational facilities:

Dimensions **43.78 ac.**Site area **1 ac.**Specific zoning classification and description **none**Zoning Compliance ☐ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☒ No zoningHighest & best use as improved: ☒ Present use ☐ Other use (explain)

Off-site improvements Type

Public ☒ Private ☐Electricity ☒ Street ☐Gas ☐ Curb/gutter ☐Water ☒ Sidewalk ☐Sanitary sewer ☐ Street lights ☐Storm sewer ☐ Alley ☐Manufactured House **no**

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):

See attached deed.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	block	Slab	Area Sq. Ft.	2170	Roof	☒	
No. of Stories	1	Exterior Walls	brick	Crawl Space	% Finished	0	Ceiling	☒	
Type (Det./Att.)	detached	Roof Surface	shingles	Basement	Ceiling	open	Walls	☒	
Design (Style)	ranch	Gutters & Dwnspnts.	aluminum	Sump Pump	Walls	block	Floor	☒	
Existing/Proposed	existing	Window Type	thermal	Dampness	Floor	concrete	None	☐	
Age (Yrs.)	23	Storm/Screens	yes	Settlement	Outside Entry	yes	Unknown	☐	
Effective Age (Yrs.)	10	Manufactured House	no	Infestation	no/observed				
Rooms	Foyer	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	
Level 1	1	1	1	1	1	1	1	1	
Level 2									
Finished area above grade contains: 9		Rooms: 3		Bedroom(s): 2		Bath(s): 2170		Square Feet of Gross Living Area	
TERMINAL	Materials/Condition	HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES	
Boards	wood, carpet/gd	Type	HP	Refrigerator	☒	None	Stairs	Drop Stair	Fireplace(s) #
Walls	shtrock/good	Fuel		Range/Oven	☒	Stairs	Drop Stair	Deck	Patio
m/Finish	wood/good	Condition		Disposal	☐	Drop Stair	Deck	None	Garage
								Attached	# of cars

THIS DEED, made and entered into this the 23rd day of October, 1972, by and between DAVID EMERSON MULLINS and BARBARA SUE MULLINS, his wife, parties of the first part and DALLAS T. MULLINS, party of the second part.

WITNESSETH:

That for and in consideration of the sum of ONE (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the said parties of the first part doth hereby grant, bargain, sell and convey unto the party of the second part with covenants of general warranty all of his right, title and interest in that certain tract or parcel of land lying and being on the waters of Caney Creek, tributary of McClure River in Dickenson County, Virginia, and described as follows, to-wit:

BEGINNING at a locust on a spur; thence N 52 05 E 356 feet to a beech on hillside; thence N 37 15 E 135 feet to a stake on top of spur; thence S 86 45 E 577 feet to a dead chestnut by fence; thence S 56 45 E 271 feet to a stake on east side of public road; thence S 33 30 W 220 feet to a stake on east side of road; thence S 41 15 W 372 feet to a spotted oak; thence S 24 W 438 feet to a stake; thence S 86 50 W 436 feet to a stake on a flat spur by a fence; thence S 21 54 E 220 feet to a stake on public road; thence S 47 W 217 feet to a stake on side of northwest bank of road; thence N 80 30 W 221 feet to a chestnut on bank of road; thence S 50 30 W 309 feet to a point in line of Tract No. 1, also a corner of Emerson Mullins tract, and with Emerson's line N 43 50 W 172 feet to a concrete monument, small black gum witness; thence N 43 50 W 248 feet to a concrete monument, small maple witness; thence N 43 50 W 360 feet to a concrete monument, double poplar witness; thence N 43 50 W 438 feet to a concrete monument in lower side of Poplar Grove Hollow on wire fence line; thence leaving Emerson Mullins' line N 63 45 E 289 feet to a small black oak on a spur; thence S 85 35 E 304 feet to a stake; thence N 85 35 E 179 feet to a black gum; thence N 35 30 E 268 feet to a chestnut and dogwood; thence N 68 10 E 241 feet to a small chestnut; thence S 88 49 E 286 feet to the BEGINNING, containing 48.85 acres, more or less, as shown on map dated October 2, 1972, and being all of the interest of David Emerson Mullins in the same two tracts of land decided by Rettie Louise Stanley Mullins. Et al. by deed dated

PREPARED

by

10 18 72

clerk

1. BY 238

16

1972, and of record in the Clerk's Office of Dickenson County, Virginia, in Deed Book 156, page 613.

The said parties of the first part also conveys to the party of the second part a right-of-way over existing roads on the hereinabove described property as long as he owns said land, but if property is sold right-of-way does not go with the land.

There is excepted from this conveyance all such exceptions and reservations as have heretofore been made by proper deeds of record.

TO HAVE AND TO HOLD unto the party of the second part, his heirs and assigns forever.

WITNESS the following signatures and seals:

David E. Mullins (SEAL)
David Emerson Mullins

Barbara Sue Mullins (SEAL)
Barbara Sue Mullins

STATE OF VIRGINIA

COUNTY OF DICKENSON, To-wit:

The foregoing instrument was acknowledged before me, this the 23 day of October, 1972, by David Emerson Mullins and Barbara Sue Mullins, his wife.

My commission expires 3-4-75

Corn Stallord

NOTARY PUBLIC FOR DICKENSON COUNTY, VIRGINIA

VIRGINIA: In the Clerk's Office of the Circuit Court of Dickenson County, October 24, 1972. This deed was this day received in said office, and, upon the certificate of acknowledgment... thereto annexed, admitted to record, at 8:45 o'clock... A. M., after payment of \$4.50 tax imposed by Sec. 58-64 (b), in deed book 156 page 443

Tel: 970-2244 Barbara Clerk

MEMBERSHIP

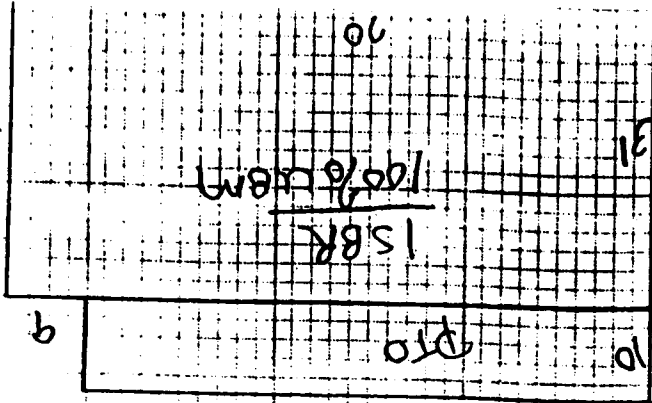
[illegible]

~~JOHN MULLINS 307-120(7-8-92)~~

[illegible]

CLASS	ZONING	DISTRICT	LEGAL DESCRIPTION			
			CANBY CREEK 48-85AC 43.78 AC			
5		03				
1992						
1993						
1994			28,900	78,700	107,600	
1995			20800	78700	105600	
1996						
1997						
1998						
1999						
2000						
2001						
2002						
2003						

000000000000000000



MULTI-PURPOSE APPRAISAL ADDENDUM**FOR FEDERALLY REGULATED TRANSACTIONS**

Borrower	
Property Address Rt 654	
City Coeburn	County Dickenson
State VA	Zip Code 24230
Lender/Client Dallas T. Mullins, Rt HC05 Box 720 Coeburn Va 24230	

This addendum is for use with all appraisal reports to comply with current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of the Currency (OCC), the Resolution Trust Corporation (RTC), the Office of Thrift Supervision (OTS), the National Credit Union Administration (NCUA), and the Federal Reserve.

Instructions: Check only those sections which apply to the subject property being appraised.

☒ APPRAISAL PURPOSE AND FUNCTION

The purpose of this appraisal is to estimate the market value of the subject property as defined within this report. The function of this appraisal is to assist the lender in collateral valuation and/or portfolio management.

☒ EXTENT OF APPRAISAL PROCEDURE

☒ The data contained in the attached appraisal report has been compiled by the appraiser from the following sources:

Inspection and research of the subject property to identify dimensions, nature of construction, physical condition, and any other physical, functional or external factors;

Research of municipal offices and registry of deeds to identify assessments, transfer activity, site parameters, and other pertinent factors;

Contact with appropriate real estate brokers, developers, managers, appraisers, and other knowledgeable sources to identify relevant market data such as comparable sales, comparable rents, vacancy rents, depreciation rates, operating costs, development costs, and any trends that may influence value such as economic or demographic trends.

☒ The estimated reproduction cost is based upon the appraiser's knowledge of the local market, surveys of local developers and contractors, and

☒ All forms of depreciation (physical, functional, and external) are specifically addressed in the attached report or other addenda. Physical depreciation is based on the estimated effective age of the subject property.

☒ The site value estimate is based on analysis of site sales, and abstraction of site values from sales of improved properties.

☐ For income producing properties, actual rents, expenses and vacancies have been reported and analyzed for subject and comparable income producing properties. Potential rents, expenses, and vacancies have been projected based on market data derived from prior and current market surveys.

☒ The subject is a single family residence located in a predominantly owner-occupied area. The lack of rental data and the lack of sales of rented dwellings make meaningful rental and gross rent multiplier conclusions impossible, therefore the income approach was not applied.

☒ All sources and data utilized are considered accurate and reliable. Unreliable data has been disregarded. All sources have been noted where appropriate, and all data has been confirmed whenever possible.

☒ SUBJECT PROPERTY SALES HISTORY

☒ The subject property has not transferred during the last twelve months.

☐ The subject property has transferred during the past twelve months.

☐ Any transfer activity which has occurred during the past twelve months is listed below and is addressed in the attached appraisal report:

Date	Sales Price	Document #/Book and Page	Seller	Buyer

Source:

MULTI-PURPOSE APPRAISAL ADDENDUM

FOR FEDERALLY REGULATED TRANSACTIONS

Borrower	
Property Address Rt 654	
City Coeburn	County Dickenson
State VA	Zip Code 24230
Lender/Client Dallas T. Mullins, Rt HC05 Box 720 Coeburn Va 24230	

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Date	Sales Price	Document #/Book and Page	Seller	Buyer

Source:

APPRAISER CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made adjustments where appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted value of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted value of the comparable. Unless included as an addendum to this appraisal report, the adjustment grid is retained in the workfile of the appraiser.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject of this appraisal report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or in any related party, the amount of the value estimate, the attainment of a specified result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place as of the effective date of this appraisal report. I acknowledge that an estimate of reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this appraisal report, unless I have otherwise stated in an addendum to the appraisal report.
8. The extent of the inspection process (exterior and/or interior) with respect to the subject of this appraisal report is noted on page 1 of the report and/or in a separate addendum. Unless otherwise noted in the appraisal report or an attached addendum, the appraiser has inspected the exterior of the properties listed as comparables in this appraisal report. I have noted any observable, apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual(s) in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in an attached addendum to this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the appraisal report; therefore, if any unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications above, and am taking full responsibility for this appraisal report.

Address of Property Appraised: Rt. 654 Caney Creek

Appraiser: Larry N. Davis

Supervisory Appraiser:
(if required)

Signature: _____

Date Signed: September 14, 1999

Signature: _____
Date Signed: _____
State Certification #: 4001 001849

State Certification #: _____

THE SCOPE OF THE LIMITED APPRAISAL

This Limited Appraisal and Summary Appraisal Report is based on an inspection of the neighborhood, subject property, and the analysis of information gathered from public or private records that may have an influence on the value of the property.

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 US 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.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S 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 appraised on the basis of it being under responsible ownership.
2. Any sketch that may be included in the appraisal report to show approximate dimensions of the improvements (and) the sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. The appraiser is not a surveyor, and he or she makes no guarantees, expressed or implied, regarding this determination.
4. The appraiser will give no 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.
5. If the cost approach is utilized, the value of the land is estimated at its highest or best use and the improvements at their contributory value. 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.
6. Unless otherwise noted in the appraisal report, an interior and complete exterior physical inspection of the subject property has not been completed. Only observable adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) noted during the inspection of the subject property, or that the appraiser became aware of during the normal research involved in performing the limited appraisal are contained herein. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, 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, expressed 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. 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.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusions 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.
10. 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).