



APPRAISAL OF REAL PROPERTY

LOCATED AT:

160 MIDWAY
UB LTS 4-5-6 PT LTS 7-8 FARMINGDALE ADN CONTRACT: TERRY M FOSTER D
DUNBAR, WV 25064

FOR:

160 MIDWAY DRIVE
DUNBAR, WV 25064

AS OF:

MAY 15, 2009

Subject Photos

Borrower				
Property Address 160 MIDWAY				
City	DUNBAR	County	KANAWHA	State WV Zip Code 25064
Lender/Client				



Subject Front

160 MIDWAY
Sales Price
G.L.A. 875
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1
Location SUBURBAN
View AVERAGE
Site 65X200
Quality FAIR
Age 69 ESTIMATED



Subject Rear



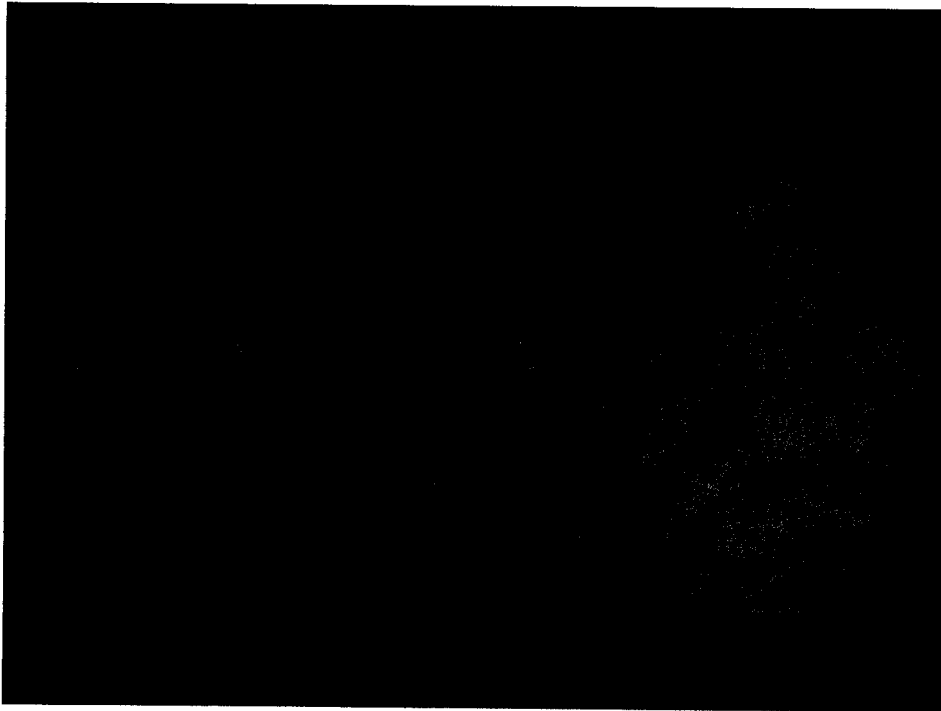
Subject Street

Photograph Addendum

Borrower _____			
Property Address 160 MIDWAY			
City DUNBAR	County KANAWHA	State WV	Zip Code 25064
Lender/Client _____			



EXTERIOR CRACKING



INTERIOR CRACKING



EXTERIOR

Summary Appraisal Report Uniform Residential Appraisal Report

UNASSIGNED
File # 29353 B

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **160 MIDWAY** City **DUNBAR** State **WV** Zip Code **25064**
 Borrower _____ Owner of Public Record _____ County **KANAWHA**
 Legal Description **PT LT E RESUB LTS 4-5-6 PT LTS 7-8 FARMINGDALE ADN CONTRACT: TERRY M FOSTER DB 2324/P 874**
 Assessor's Parcel # **07022438** Tax Year **2008** R.E. Taxes \$ **\$325.**
 Neighborhood Name **NONE** Map Reference **16620** Census Tract **0101.00**
 Occupant Owner Tenant Vacant Special Assessments \$ **NONE** PUD HOA \$ per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe) _____
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **FAIR MARKET VALUE**
 Lender/Client _____ Address **160 MIDWAY DRIVE, DUNBAR, WV 25064**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). _____

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **NOT APPLICABLE REFINANCE TRANSACTION.**

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. _____

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %				
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	30	Low	15	Multi-Family	%
Neighborhood Boundaries	THE AREA OF UPPER MIDWAY DRIVE IN DUNBAR DEFINE THE BOUNDARIES.						130	High	70	Commercial	5 %	
						70	Pred.	50	Other	30 %		

Neighborhood Description **THE SUBJECT IS LOCATED IN AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD IN THE CITY OF DUNBAR. THE NEIGHBORHOOD HAS A MIXTURE OF RESIDENCES OF VARIOUS AGES, STYLES AND VALUES WHICH IS CONSIDERED TYPICAL FOR THE AREA. ACCESS TO SUPPORT FACILITIES IS CONSIDERED AVERAGE.**
 Market Conditions (including support for the above conclusions) **CURRENT PROPERTY VALUES APPEARED TO BE STABLE AT THE TIME OF INSPECTION. DEMAND AND SUPPLY ARE NORMAL. MARKETING TIME IS ESTIMATED TO BE THREE TO SIX MONTHS BASED ON CURRENT TRENDS IN THE MARKETING AREA.**

Dimensions **65x205x115.69x200** Area **18,283.22 sq. ft M/L** Shape **IRREGULAR** View **AVERAGE**
 Specific Zoning Classification **DEED RESTRICTIONS IF ANY** Zoning Description **DEED RESTRICTIONS IF ANY**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) _____
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **x** FEMA Map # **54039C0238E** FEMA Map Date **2/6/2008**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____
INTERIOR SITE WITH AVERAGE LANDSCAPING. UTILITY VERIFICATION AND A SURVEY ARE ALWAYS RECOMMENDED TO DETERMINE PROPERTY BOUNDARIES AND ANY ENCROACHMENTS OR EASEMENTS.

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CMU	Floors	LAMINATE/HDWD		
# of Stories ONE	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	BLOCK	Walls	DRYWL/PAN		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 875 sq.ft.	Roof Surface	SHINGLE	Trim/Finish	STND WD		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	METAL	Bath Floor	VINYL		
Design (Style) ONE STORY	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	METAL	Bath Wainscot	PANEL/PLAST		
Year Built 1940	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	NO/NO	Car Storage	<input checked="" type="checkbox"/> None		
Effective Age (Yrs) 60	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	NO	Driveway	# of Cars 2		
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	GRAVEL		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel GAS	Fireplace(s) #	<input type="checkbox"/> Fence	Garage	# of Cars		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	Patio/Deck	<input checked="" type="checkbox"/> Porch	Carport	# of Cars		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other WIN	Pool	<input type="checkbox"/> Other	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) _____
 Finished area above grade contains: **4 Rooms 2 Bedrooms 1 Bath(s) 875 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.). **APPRAISED VALUE INCLUDES ONLY THOSE ITEMS CONSIDERED REAL ESTATE. P= PERSONAL PROPERTY.**
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) _____

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There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 10,000 to \$ 50,000																						
There are 0 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 10,000 to \$ 50,000																						
FEATURE	SUBJECT																					
Address	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">COMPARABLE SALE # 1</th> <th style="width: 25%;">COMPARABLE SALE # 2</th> <th style="width: 25%;">COMPARABLE SALE # 3</th> </tr> <tr> <td>514 SEVENTEENTH STREET DUNBAR</td> <td>329 22ND STREET DUNBAR</td> <td>508 18TH STREET DUNBAR</td> </tr> <tr> <td>1.64 miles SW</td> <td>2.11 miles SW</td> <td>1.65 miles SW</td> </tr> <tr> <td>\$ 25,000</td> <td>\$ 18,000</td> <td>\$ 35,000</td> </tr> <tr> <td>\$ 22.81 sq.ft.</td> <td>\$ 23.08 sq.ft.</td> <td>\$ 34.72 sq.ft.</td> </tr> <tr> <td>MLS 119117</td> <td>MLS 120399</td> <td>MLS 120402</td> </tr> <tr> <td>PUBLIC RECORD</td> <td>PUBLIC RECORD</td> <td>PUBLIC RECORD</td> </tr> </table>	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	514 SEVENTEENTH STREET DUNBAR	329 22ND STREET DUNBAR	508 18TH STREET DUNBAR	1.64 miles SW	2.11 miles SW	1.65 miles SW	\$ 25,000	\$ 18,000	\$ 35,000	\$ 22.81 sq.ft.	\$ 23.08 sq.ft.	\$ 34.72 sq.ft.	MLS 119117	MLS 120399	MLS 120402	PUBLIC RECORD	PUBLIC RECORD	PUBLIC RECORD
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Proximity to Subject																						
Sale Price																						
Sale Price/Gross Liv. Area																						
Data Source(s)																						
Verification Source(s)																						
VALUE ADJUSTMENTS	DESCRIPTION																					
Sales or Financing Concessions	DESCRIPTION																					
Date of Sale/Time	+(-) \$ Adjustment																					
Location	DESCRIPTION																					
Leasehold/Fee Simple	+(-) \$ Adjustment																					
Site	DESCRIPTION																					
View	+(-) \$ Adjustment																					
Design (Style)	DESCRIPTION																					
Quality of Construction	+(-) \$ Adjustment																					
Actual Age	DESCRIPTION																					
Condition	+(-) \$ Adjustment																					
Above Grade	DESCRIPTION																					
Room Count	+(-) \$ Adjustment																					
Gross Living Area	DESCRIPTION																					
Basement & Finished Rooms Below Grade	+(-) \$ Adjustment																					
Functional Utility	DESCRIPTION																					
Heating/Cooling	+(-) \$ Adjustment																					
Energy Efficient Items	DESCRIPTION																					
Garage/Carport	+(-) \$ Adjustment																					
Porch/Patio/Deck	DESCRIPTION																					
Net Adjustment (Total)	+(-) \$ Adjustment																					
Adjusted Sale Price of Comparables	DESCRIPTION																					

SALES COMPARISON APPROACH

did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **OFFICE DATA**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **OFFICE DATA**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	NO SALES	NO SALES	NO SALES	NO SALES
Price of Prior Sale/Transfer	PRIOR THREE YEARS	PREVIOUS YEAR	PREVIOUS YEAR	PREVIOUS YEAR
Data Source(s)	PUBLIC RECORDS	PUBLIC RECORDS	PUBLIC RECORDS	PUBLIC RECORDS
Effective Date of Data Source(s)	CURRENT	CURRENT	CURRENT	CURRENT

Analysis of prior sale or transfer history of the subject property and comparable sales **THERE WERE NO PREVIOUS SALES OF THE SUBJECT PROPERTY WITHIN THE PREVIOUS THREE YEARS AND NO PREVIOUS TRANSFERS OF THE COMPARABLES WITHIN A YEAR OF THEIR MOST RECENT SALE.**

Summary of Sales Comparison Approach **ALL COMPARABLES ARE LOCATED IN THE SUBJECT MARKETING AREA. THERE WERE NO SALES MORE RECENT OR CLOSER TO SUBJECT THAT WERE CONSIDERED TO A BETTER INDICATOR OF VALUE. ALL COMPARABLES INDICATE A SIMILAR RANGE OF VALUE AND WERE GIVEN CONSIDERATION IN THE ESTIMATION OF THE SUBJECT'S MARKET VALUE VIA THE DIRECT SALES COMPARISON ANALYSIS. THE SUBJECT WAS VACANT AT THE TIME OF INSPECTION MAIN ADJUSTMENTS COMPENSATE FOR DIFFERENCES IN SITE SIZE/UTILITY AND OR COST, QUALITY OF CONSTRUCTION, LIVING, BASEMENT AREAS, INTERIOR/EXTERIOR CONDITION.**

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SCOPE OF WORK, INTENDED USER AND PURPOSE OF THIS REPORT: THE CLIENT FOR THIS REPORT IS THE ONE NAMED ON PAGE 6 OF THIS REPORT. NO OTHER CLIENT OR USER HAS BEEN IDENTIFIED FOR USE OF THIS REPORT. THE PURPOSE OF THE APPRAISAL IS TO OFFER AN OPINION OF MARKET VALUE FOR THE SUBJECT PROPERTY AS DEFINED HEREIN. THE INTENDED USE OF THIS APPRAISAL IS TO ASSIST THE LENDER CLIENT(S) IDENTIFIED BY THE CLIENT(S) AT THE TIME OF THE ORIGINAL ASSIGNMENT AND NAMED IN THE REPORT IN EVALUATING THE SUBJECT PROPERTY AS COLLATERAL FOR A MORTGAGE LENDING DECISION ONLY. NO OTHER PURPOSE OR USE HAS BEEN DISCLOSED. THE CLIENT AS DEFINED IN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE, IS THE PARTY OR PARTIES THAT ENGAGED THE APPRAISER BY CONTRACT IN THIS SPECIFIC ASSIGNMENT AND IS IDENTIFIED IN THIS REPORT AS THE ONLY INTENDED USER(S); THERE ARE NO OTHER INTENDED USERS AND THERE ARE NO OTHER INTENDED USES COMMUNICATED BY THE CLIENT TO THE APPRAISER AT THE TIME FOR THE ASSIGNMENT. HOWEVER, IF THERE ARE INDIVIDUALS OR ENTITIES THAT USE OF RELY ON A PART OF, OR THE ENTIRE APPRAISAL REPORT, THAT WERE NOT IDENTIFIED AS INTENDED USERS BY THE CLIENT(S), THIS REPORT HAS NOT BEEN PREPARED TO ADDRESS ANY SPECIFIC NEEDS OF THOSE INDIVIDUALS OR ENTITIES. ANY INDIVIDUAL OR ENTITY THAT HAS A USE FOR A VALUATION OF THE SUBJECT PROPERTY OTHER THAN THAT STATED ABOVE, SHOULD OBTAIN THEIR OWN INDEPENDENT REAL ESTATE APPRAISAL. QUESTIONS OF CONCERNS BY A THIRD PARTY SHOULD BE DIRECTED TO THE CLIENT(S) IDENTIFIED IN THIS REPORT AND NOT THE APPRAISER. IT MUST BE NOTED THAT THIS APPRAISAL IS WRITTEN TO FNMA PUBLISHED GUIDELINES. THESE GUIDELINES ARE AVAILBLE ONLINE. ANYONE OTHER THAN THE CLIENT THAT READS OR USES ALL OR ANY PART OF THIS REPORT MUST BE CONVERSANT WITH THOSE GUIDELINES AND THEIR POTENTIAL EFFECT ON THE VALUATION RESULT. ADDITIONALLY, ANYONE OTHER THAN THE IDENTIFIED CLIENT MUST INSURE THAT THEY HAVE RECEIVED ALL THE PAGES OF THE REPORT.

ADDITIONAL COMMENTS

BECAUSE THERE IS INSUFFICIENT MARKET EVIDENCE TO CREDIBLY SUPPORT THE SITE VALUE/DERIVATION OF TOTAL DEPRECIATION, THE COST APPROACH IS NOT GIVEN ANY CONSIDERATION IN THE APPRAISER'S FINAL ANALYSIS. USE OF THIS DATA IN WHOLE OR IN PART, FOR OTHER PURPOSES IS NOT INTENDED BY THE APPRAISER. NOTHING SET FORTH IN THE APPRAISAL SHOULD BE RELIED UPON FOR THE PURPOSE OF DETERMINING THE AMOUNT OR TYPE OF INSURANCE COVERAGE TO BE PLACED ON THE SUBJECT PROPERTY. THE APPRAISER ASSUMES NO LIABILITY FOR AND DOES NOT GUARANTEE THAT ANY INSURABLE VALUE ESTIMATE INFERRED FROM THIS REPORT WILL RESULT IN THE SUBJECT PROPERTY BEING FULLY INSURED FOR ANY LOSS THAT MAY BE SUSTAINED. THE APPRAISER RECOMMENDED THAT AN INSURANCE PROFESSIONAL BE CONSULTED. FURTHER, THE COST APPROACH MAY NOT BE A RELIABLE INDICATION OF REPLACEMENT OR REPRODUCTION COSTS FOR ANY DATE OTHER THAN THE EFFECTIVE DATE OF THIS APPRAISAL DUE TO CHANGING COSTS OF LABOR AND MATERIALS AND DUE TO CHANGING BUILDING CODES AND GOVERNMENTAL REGULATIONS AND REQUIREMENTS.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE		= \$
Source of cost data		DWELLING	Sq.Ft. @ \$	= \$
Quality rating from cost service	Effective date of cost data		Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				= \$
		Garage/Carport	Sq.Ft. @ \$	= \$
		Total Estimate of Cost-New		= \$
		Less Physical	Functional	External
		Depreciation		= \$()
		Depreciated Cost of Improvements		= \$
		"As-is" Value of Site Improvements		= \$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH		= \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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 or she considers his or her 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.

*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 judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. 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 this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. 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.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that would make the property less valuable, and has assumed that there are no such

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of 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 at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this 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 opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies 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 at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER BRENT ESTEP

Signature *Brent Estep*
 Name BRENT ESTEP
 Company Name BOGGS & ASSOCIATES, INC.
 Company Address 197 1ST AVENUE, SOUTH, NITRO, WV 25143
 Telephone Number (304) 755-9559
 Email Address boggsc@suddenlinkmail.com
 Date of Signature and Report May 20, 2009
 Effective Date of Appraisal MAY 15, 2009
 State Certification # _____
 or State License # WV LR0876
 or Other (describe) _____ State # _____
 State WV
 Expiration Date of Certification or License 9/30/2009

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street

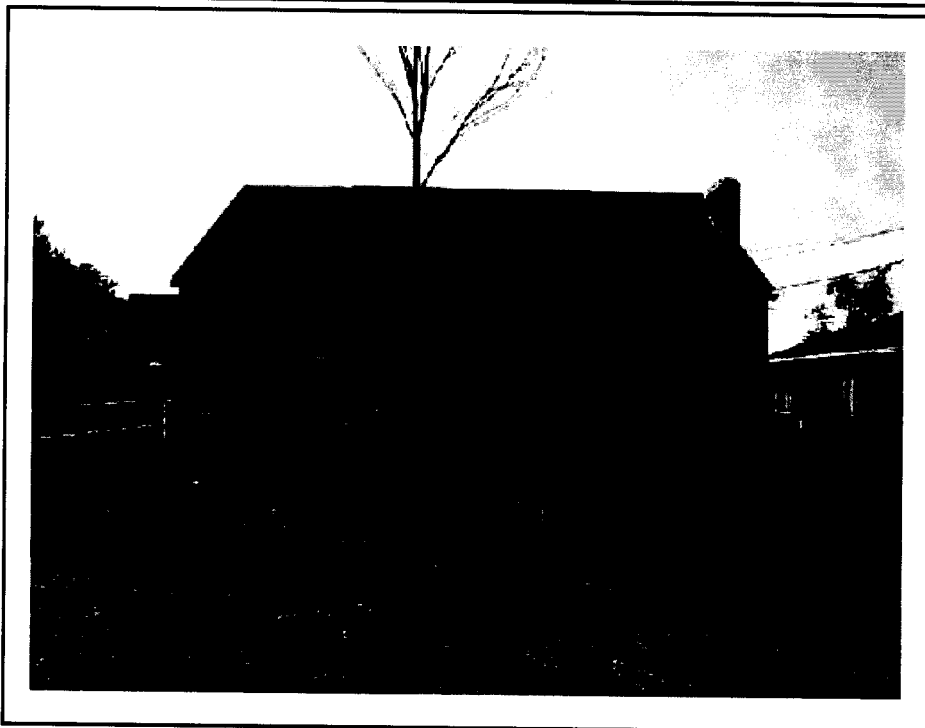
ADDRESS OF PROPERTY APPRAISED

Comparable Photos 1-3

Borrower _____			
Property Address 160 MIDWAY			
City DUNBAR	County KANAWHA	State WV	Zip Code 25064
Lender/Client _____			



Comparable 1
514 SEVENTEENTH STREET
 Prox. to Subj. 1.64 miles SW
 Sales Price 25,000
 G.L.A. 1,096
 Tot. Rooms 6
 Tot. Bedrms. 2
 Tot. Bathrms. 1
 Location URBAN
 View AVERAGE
 Site 50X160
 Quality AVERAGE
 Age 62 ESTIMATED



Comparable 2
329 22ND STREET
 Prox. to Subj. 2.11 miles SW
 Sales Price 18,000
 G.L.A. 780
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1
 Location URBAN
 View AVERAGE
 Site 37X135
 Quality AVERAGE
 Age 64 ESTIMATED



Comparable 3
508 18TH STREET
 Prox. to Subj. 1.65 miles SW
 Sales Price 35,000
 G.L.A. 1,008
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1
 Location URBAN
 View AVERAGE
 Site 32X120

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.

* 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 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. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report 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. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and 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. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. 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, 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. 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 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.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject 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 a dollar adjustment when 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 sales price 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 sales price of the comparable.
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 to this 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 any related party, the amount of the value estimate, the attainment of a specific 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, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a 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 report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any 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 or individuals 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 the reconciliation section of 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 report; therefore, if an 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 numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 160 MIDWAY, DUNBAR, WV 25064

APPRAISER:

Signature: Brent Estep
 Name: BRENT ESTEP
 Date Signed: May 20, 2009
 State Certification #: _____
 or State License #: _____

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____

Additional Appraiser's Certification

Borrower		File No. 29353 B
Property Address	160 MIDWAY	
City	DUNBAR	County KANAWHA State WV Zip Code 25064
Lender/Client		

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject 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 a dollar adjustment when appropriate to reflect the market reaction to those items or 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 sales price 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 sales price of the comparable.
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, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. 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 limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
4. 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. 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 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. 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.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any 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. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individuals 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 the reconciliation section of 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 report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

FIRREA / USPAP ADDENDUM

Borrower _____

Property Address 160 MIDWAY

City DUNBAR

County KANAWHA

State WV

Zip Code 25064

Lender/Client _____

Purpose

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY.

Scope

THE SCOPE OF THIS APPRAISAL IS GENERALLY DETERMINED BY: THE METHOD OF VALUATION ; HIGHEST & BEST USE; INCLUDES ONLY REAL PROPERTY (UNLESS OTHERWISE SPECIFIED). DATA FROM APPROPRIATE, RELIABLE SOURCES IS THEN COLLECTED, VERIFIED, ANALYZED & RECONCILED. PHYSICAL, FUNCTIONAL & EXTERNAL MARKET FACTORS ARE CONSIDERED TO DETERMINE MARKET VALUE AS DEFINED IN THE CERTIFICATION & LIMITING CONDITIONS ADDENDUM OF THE APPRAISAL. THIS ESTIMATE OF MARKET VALUE IS THEN SET FORTH CLEARLY & ACCURATELY IN A MANNER WHICH IS NOT MISLEADING. ADDITIONAL LIMITATIONS ON THE SCOPE OF THE APPRAISAL MAY BE FOUND IN THE CERTIFICATION & LIMITING CONDITIONS ADDENDUM OF THIS APPRAISAL.

Intended Use / Intended User:

THE INTENDED USER OF THIS APPRAISAL REPORT IS JOHN & JUDY BIRTHESEL. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

History of Property

Current listing information: NONE NOTED

Prior sale: NONE NOTED IN THE PRIOR THREE YEARS.

Exposure Time / Marketing Time

THREE TO SIX MONTHS BASED UPON CURRENT CONDITIONS AND TRENDS IN THE SUBJECT MARKETING AREA.

Personal (non-realty) Transfers

NONE NOTED

Additional Comments

THE VALUE ESTIMATE IN THIS REPORT IS BASED UPON THE ASSUMPTION THAT THE PROPERTY IS NOT NEGATIVELY AFFECTED BY THE EXISTENCE OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. SEE CONTINGENT & LIMITING CONDITIONS FOR FURTHER EXPLANATION OF THIS REPORT.

THE SUBJECT PROPERTY IS LOCATED 10 M/L MILES FROM MY OFFICE. THIS ASSIGNMENT REQUIRES GEOGRAPHIC COMPETENCY AS PART OF THE SCOPE OF WORK. I HAVE SPENT SUFFICIENT TIME IN THE SUBJECTS MARKET AND UNDERSTAND THE NUANCES OF THE LOCAL MARKET AND THE SUPPLY AND DEMAND FACTORS RELATING TO THE SPECIFIC PROPERTY TYPE AND THE LOCATION INVOLVED. SUCH UNDERSTANDING WILL NOT BE IMPARTED SOLELY FROM A CONSIDERATION OF SPECIFIC DATA SUCH AS DEMOGRAPHICS, COSTS, SALES, AND RENTALS. THE NECESSARY UNDERSTANDING OF LOCAL MARKET CONDITIONS PROVIDES THE BRIDGE BETWEEN A SALE AND A COMPARABLE SALE OR A RENTAL AND A COMPARABLE RENTAL.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event