## LAND APPRAISAL REPORT

SAME AND		REAL ESTAT	TE ASSETS LLC		Census Tra	ent - t	Jan Delarence	71-11A1
	OFF THE WEST SID	A CONTRACTOR OF THE PARTY OF TH	Charles and the All School Section		GENSUS IN	ICI	Map Reference	THIA
City			Count	v CULPEPER	State	VIRGINIA	Zip Code	
	LOT 2A PIE ISLAND	WEST AC	RES, MORE OR LESS		Ordito _		Zip Gode	
Sale Price \$	Di	ate of Sale	Loan 1	Teimyrs	Property Rights	s Appraised 7 H	ne D Lessahold	De Minimis PUD
Actual Real Estate	Taxes \$	(yr)		paid by seller \$			cc L Ecaselloid	CT DE MUMUIS POU
Irentan/Client		SANDS AND			s 725 JACKSON ST		BURG, VA.	
Occupant	VACANT	Appraise	MICHAEL C.	BOGGS Instru	ctions to Appraiser FE	EE SIMPLE MARKET V	ALUE SUMMARY REA	L ESTATE APPRAISA
Location	<u>_</u>	Urban	Suburba		106		Go	od Avg. Fair Poor
Built Up	D	Over 75%	<b>✓</b> 25% to 7	-	1	ployment Stability	_	
Growth Rate		Rapid	✓ Steady	Slov		venience to Employ	-	
Property Values Dernand/Supply	Name	Increasing	Stable	Access.		ivenience to Shoppin	_	
Marketing Time	-	Shortage Under 3 M	✓ In Balandos. ✓ 4-6 Mos	The same of the sa	***	venience to Schools	- L	
Present Land Use	25 % I Family	% 2-4 Fa		and the same of th		equacy of Public Trar creational Facilities	sponation	
	% Industrial	% Vacan		RM & FORESTLAND		equacy of Utilities	È	
Change in Present		Not Likely	The second secon			Property Compatibility		
	(*)	From	FARM & FOREST TO RESIDENTIAL			Protection from Detrimental Conditions		
Predominant Occu		Owner	Tenant % Vacant			Police and Fire Protection		
Single Family Price		5,000	to \$ 350,000 Predominant Value \$ 135,000			General Appearance of Properties		
Single Family Age	_	1 yrs. t	o 75 yrs. Pred	dominant Age40	yrs. App	ocal to Markel		
								***************************************
			ivorable, affecting mar					
BY LARGE TRACT	TOP PARTY AND FOR	COLLAND SI	OWLY BEING DIVIDE	DINIO-SNIADEERSHK	RETHWIST HOUSEST	TES. ALITAKIPSERV	ED BT MECE,/MD 25	LUC 2121EWS
Dimensions RECT.	ANGULAR				14.54 Sn. f	1. or Acres	TTO	mort of
	ON AGRICULTURE				Present improveme		do not conform to z	mer Lot
Highest and best u		use По	ther (specify)		1000tt unbioactie	4113 LJ W LJ	an nor comount to st	wiery regulations
Public	- Annual		OFF SITE IMPROVE	EMENTS Tono	TYPICAL			
Elec. ✓	COMMENTAL S	Stree	Access Publi	gening .				
Gas	TANK	Surfa	Ce DIRT	Shap	TYPICAL			
Water	WELL	Main	tenance Publi	c Private View	TYPICAL			
San. Sewer	SEPTIC	2000	Storm Sewer		age TYPICAL	7-11-11		
	Underground Elect.	8 Tol	Sidewalk	Street Lights Is the	property located to a l	MIND Ideastified County		✓ No Yes
CARROTTO CONTRACTOR OF THE CON		-	A CONTRACTOR OF THE PARTY OF TH				al Flood Hazard Area	
Comments (lavorable	e or unfavorable includi	-	nt adverse easements, er					NT TO STATE ROAD.
Comments (lavorable	e or unfavorable includi	-	A CONTRACTOR OF THE PARTY OF TH					
Comments (lavorable	e or unfavorable includi	-	A CONTRACTOR OF THE PARTY OF TH					
		ing any appare	nt adverse easements, er	neroachments, or other a	dverse conditions):	14.64 ACRES SER	VED BY AN EASEME	NT TO STATE ROAD.
The landersigned ha	as recited three recent	ing any appare	mi adverse easements, er	ncroachments, or other a	dverse conditions):	14.64 ACRES SER	VED BY AN EASEME	NT TO STATE ROAD.
The undersigned ha adjustment reflecting to or more favorable	as recited three recent g market reaction to t le than the subject pro	t sales of protections of the sales of protections of the sales of the	int adverse easements, or operfies most similar and of significant variation bus (-) advisament is ma	neroachments, or other a not proximate to subject between the subject and the thus reducing the in	dverse conditions):  and has considered the comparable properties disaled value of subjecti	14.64 ACRES SER	VED BY AN EASEME	NT TO STATE ROAD.
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