

Uniform Residential Appraisal Report

File No

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: 225 Given Street, City: Summerville, State: GA, Zip Code: 30747. Borrower: U.S. Marshals, Owner of Public Record: Michael Leon Smith, County: Chattooga. Legal Description: Land Lot 17, 16th District, 4th Section, Lot 124 Oakwood S/D. Assessor's Parcel #: S16-105, Tax Year: 2008, R.E. Taxes: \$ 298.19. Neighborhood Name: N/A, Map Reference: N/A, Census Tract: 9805.00. Occupant: Vacant, Special Assessments: N/A. Property Rights Appraised: Fee Simple. Assignment Type: Other (describe). Lender/Client: Address: Is the subject property currently marketed for sale or has it been offered for sale in the previous 6 months prior to the effective date of this appraisal? Yes No. Report data source(s) used, offering price(s), and date(s): MLS.

Contract: Contract Price: N/A, Date of Contract: N/A, 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: N/A.

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

Table with 4 columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %. Includes data for Location (Suburban), Property Values (Increasing), PRICE, AGE, and One-Unit (80%).

Neighborhood Boundaries: This area is located 2 miles southwest of downtown Summerville. It is south of Hwy 48, east of Hwy 27, north of Norton Road and west of Berrington Road. Neighborhood Description: The general area is convenient to retail and supporting facilities. Appeal to the market is considered average. No unfavorable factors are known to detract from the area.

Market Conditions (including support for the above conclusions): Market conditions in the subject area are considered stable. Interest rates are at a desirable level and this trend is expected to continue. Seller paid closing cost and discount points are not uncommon.

Dimensions: .19 Acres, Area: .19 Acres, Shape: Rectangular, View: Average. Specific Zoning Classification: None, Zoning Description: None. Zoning Compliance: Legal Nonconforming (Grandfathered Use). No Zoning. Illegal (describe). Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No. If No, describe.

Utilities: Public: Georgia Power, Water: Municipal, Street: Asphalt, Gas: Natural, Sanitary Sewer: Municipal, Alley: None. Off-site Improvements—Type: Public: Private. FEMA Special Flood Hazard Area: No, FEMA Flood Zone: X, FEMA Map #: 1300360025A, FEMA Map Date: 2/17/93. Are the utilities and off-site improvements typical for the market area? Yes No. Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No. If Yes, describe: The subject site appears typical for the area. No adverse easements or encroachments are known to affect the site.

Table with 4 columns: GENERAL DESCRIPTION, FOUNDATION, EXTERIOR DESCRIPTION materials/condition, INTERIOR materials/condition. Includes data for Units (One), Foundation (Crawl Space), Exterior Walls (Concblk/Stone), Floors (Carpet/Vinyl), and Design (Style) (Bungalow).

Appliances: Refrigerator, Range/Oven, Dishwasher, Disposal, Microwave, Washer/Dryer, Other (describe). Finished area above grade contains: 4 Rooms, 2 Bedrooms, 1 Bath(s), 891 Square Feet of Gross Living Area Above Grade. Additional features (special energy efficient items, etc.): There is a 197 square foot shed attached to the home and a 139 square foot outbuilding located on the subject site that are not considered in this report due to their condition. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): See comments.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No. If Yes, describe: Appraiser recommends the mold-like substance be inspected by qualified professional.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No. If No, describe.

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There are _____ comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ _____
There are _____ comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ _____ to \$ _____

FEATURE	SUBJECT
225 Given Street	
Address	Summerville, GA 30747
Proximity to Subject	
Sale Price	\$ N/A
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.
Data Source(s)	
Verification Source(s)	
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	
Date of Sale/Time	N/A
Location	Average
Leasehold/Fee Simple	Fee Simple
Site	.19 Acres
View	Average
Design (Style)	Bungalow
Quality of Construction	Low Average
Actual Age	79 yrs
Condition	Fair/Poor
Above Grade	Total Rooms: Baths:
Room Count	4 2 1
Gross Living Area	891 sq. ft.
Basement & Finished Rooms Below Grade	No Basement
Functional Utility	Average
Heating/Cooling	None
Energy Efficient Items	None
Garage/Carport	None
Porch/Patio/Deck	Porch, EnclPch
Not Adjustment (Total)	
Adjusted Sale Price	
of Comparable	

SALES COMPARISON APPROACH

I 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) Legal Records

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) Legal Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales.

ITEM	SUBJECT
Date of Prior Sale/Transfer	None
Price of Prior Sale/Transfer	None
Data Source(s)	Legal Records
Effective Date of Data Source(s)	09/01/2009

Analysis of prior sale or transfer history of the _____ comparable sales

Summary of Sales Comparison Approach

Indicated Value by Sales Comparison Approach \$ _____

Indicated Value by _____ Approach (if developed) \$ _____

Income Approach (if developed) \$ _____

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required _____ or deficiency does not require alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumption _____
and _____ certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is _____
as of _____ which is the date of inspection and the effective date of this appraisal.