

# LAND APPRAISAL REPORT

Borrower N/A Census Tract 132098 Map Reference 11700  
 Property Address 142 ALLYSON RD #3  
 City CANTON County HAYWOOD State NC Zip Code 28716  
 Legal Description TOWNSHIP BEAVERDAM PROP. DIST: DEED BOOK 665 PAGE 11.  
 Sale Price \$ N/A Date of Sale N/A Loan Term UNKN yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ 520.00 (yr) Loan charges to be paid by seller \$ 0.00 Other sales concessions N/A  
 Lender/Client U.S. MARSHALLS Address \_\_\_\_\_  
 Occupant VACANT LAND Appraiser \_\_\_\_\_ Instructions to Appraiser APPRAISE VACANT LAND FOR CURRENT MARKET VALUE.

<p>             Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural  <input type="checkbox"/> Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%              Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input checked="" type="checkbox"/> Slow              Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining              Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Oversupply              Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.              Present Land Use <u>50% 1 Family</u> <u>0% 2-4 Family</u> <u>0% Apts.</u> <u>0% Condo</u> <u>0% Commercial</u>  <u>0% Industrial</u> <u>50% Vacant</u> <u>0%</u>              Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (**)              (*) From _____ To _____              Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant _____              Single Family Price Range \$ <u>100,000's</u> to \$ <u>700,000</u> Predominant Value \$ <u>200,000's</u>              Single Family Age <u>NEW</u> yrs. to <u>80'S</u> yrs. Predominant Age <u>30-40</u> yrs.         </p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%; text-align: center;">                 Good Avg. 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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): SUBJECT IS LOCATED OFF A TWO LANE ROAD IN A NEIGHBORHOOD OF MIXED HOMES CONSISTING OF STICK BUILT AND MANUFACTURED WITH APPROX 50% VACANT LAND STILL AVAILABLE IN THIS EASTERN HAYWOOD COUNTY MARKET. LINKAGE TO AMMENTIES ARE WITHIN 3-4 MILES INCLUDING SCHOOLS, HOUSES OF WORSHIP, EMPLOYMENT CENTERS AND SHOPPING.

Dimensions IRREGULAR = \_\_\_\_\_ 8.47 Sq. Ft. or Acres  Corner Lot  
 Zoning classification NO ZONING Present Improvements  do  do not conform to zoning regulations  
 Highest and best use  Present use  Other (specify) FUTURE RESIDENTIAL DEVELOPMENT  
 Public  Other (Describe) \_\_\_\_\_ OFF SITE IMPROVEMENTS Topo GENTLY ROLLING  
 Elec.  ABV GROUND Street Access  Public  Private Size AVERAGE+  
 Gas  NONE Surface ASPHALT Shape IRREGULAR  
 Water  UNKN Maintenance  Public  Private View MOUNTAIN AND MATURE WOODED(10% CLEARED)  
 San. Sewer  UNKN  Storm Sewer  Curb/Gutter Drainage APPEARS TO BE ADEQUATE  
 Underground Elect. & Tel.  Sidewalk  Street Lights Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): EASEMENTS OF PUBLIC RECORDS RECORDED WITH THE REGISTER OF DEEDS IN BUNCOMBE COUNTY. NO APPARENT EASEMENTS OF ENCROACHMENTS OTHER THAN NORMAL ELECTRICAL UTILITY. THE SUBJECT POSSESSES MATURE WOODED VIEW TO THE REAR AND MOUNTAIN VIEWS TO THE FRONT OF THE SITE.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY
Address	<u>142 ALLYSON RD #3</u> <u>CANTON, NC 28716</u>
Proximity to Subject	
Sales Price	\$ <u>N/A</u>
Price	\$ <u>N/A</u>
Data Source	<u>CRS/MLS/TAX</u>
Date of Sale and Time Adjustment	<u>DESCRIPTION</u> <u>N/A</u>
Location	<u>AVERAGE</u>
Site/View	<u>8.47 ACRES</u>
VIEW	<u>MOUNTAIN/WOODS</u>
TOPOGRAPHY	<u>GENTLY ROLLING</u>
REMOVAL:	<u>SNGL. WIDE MOBIL</u>
Sales or Financing Concessions	<u>N/A</u>
Net Adj. (Total)	<u>N/A</u>
Indicated Value of Subject	

Comments on Market Data:

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Comments:

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Final Reconciliation:

I ESTIMATE THE MARKET VALUE, AS I EFFECTIVE 12/1/10 OF JUNE 11, 2010 to be \$ \_\_\_\_\_  
 Did  Did Not Physically Inspect Property  
 Review Appraiser (if applicable) \_\_\_\_\_