

LAND APPRAISAL REPORT

File No. _____

Breezewood (B & T, TRUSTEE) _____
 Property Address _____ Census Tract _____ Map Reference 22-A-63
 City _____ County SPOTSYLVANIA State VIRGINIA Zip Code _____
 Legal Description 3.00 ACRES, MORE OR LESS
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ _____ (yr) _____ Loan charges to be paid by seller \$ _____ Other sales concessions _____
 Client SANDS ANDERSON Address 725 JACKSON ST. FREDERICKSBURG, VA.
 Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	Good	Avg	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	100% 1 Family	% 2-4 Family	% Apts	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	% Industrial	% Vacant	% Condo	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From _____ To _____			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ 175,000 to \$ 350,000	Predominant Value \$ 225,000		Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	1 yrs. to 40 yrs.	Predominant Age 30 yrs.						

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL SUBURBAN SPOTSYLVANIA COUNTY CHARACTERIZED BY LARGE TRACTS OF SINGLE FAMILY SUBDIVISIONS. MOST ARE SERVED BY PUBLIC WATER AND SEWER.

SITE

Dimensions RECTANGULAR = 3.00 Sq. Ft. or Acres Corner Lot
 Zoning classification RESIDENTIAL-1 Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Elec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS Topo LOW
 Gas TANK Street Access Public Private Size INFERIOR
 Water Surface UNKNOWN Maintenance Public Private Shape TYPICAL
 San. Sewer Storm Sewer Curby/Gutter View TYPICAL
 Underground Elect. & Tel Sidewalk Street Lights Drainage WET NATURED
 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): THIS PARCEL APPEARS TO BE IN THE FLOOD PLAIN OF AN ADJACENT STREAM AND IN THE OPINION OF THIS APPRAISER IS NOT BUILDABLE. THIS IS WAS VALUED ACCORDINGLY.

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	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 22-A-63	TAX MAP 8A-14-36	TAX MAP 22L-1-18R	TAX MAP 22L-1-164R
Proximity to Subject				
Sales Price	\$ ---	\$ 7,500	\$ 5,000	\$ 5,000
Price	\$ ---	\$ ---	\$ ---	\$ ---
Data Source	AERIAL	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 3/18	DESCRIPTION 10/16	DESCRIPTION 3/16	DESCRIPTION 3/16
Location	SUBURBAN	SIM	SUPERIOR ROAD FRONT -2500	SUPERIOR ROAD FRONT -2500
Site/View	3.00 ACRE	LOT	LOT	LOT
	WET NATURED	SUPERIOR 3,750	SIM	SIM
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 2,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 2,500
Indicated Value of Subject		\$ 3,750	\$ 2,500	\$ 2,500

Comments on Market Data: ALL DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT OF THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF MARCH 21, 2018 to be \$ 3,000

Appraiser(s) Michael C Boggs Did Review Appraiser (if applicable)

Michael C. Boggs Real Estate

EXHIBIT

D

LAND APPRAISAL REPORT

File No.

Reviewer: DOTSON, WANDA LUANN **Census Tract:** _____ **Map Reference:** 58-A-40B
Property Address: 6510 CARNEAL LANE
City: _____ **County:** SPOTSYLVANIA **State:** VIRGINIA **Zip Code:** _____
Legal Description: 2.003 ACRES, MORE OR LESS
Sale Price: \$ _____ **Date of Sale:** _____ **Loan Term:** _____ yrs. **Property Rights Appraised:** Fee Leasehold De Minimis PUD
Actual Real Estate Taxes: \$ _____ (yr) **Loan charges to be paid by seller:** \$ _____ **Other sales concessions:** _____
Client: SANDS ANDERSON **Address:** 725 JACKSON ST. FREDERICKSBURG, VA.
Occupant: VACANT **Appraiser:** MICHAEL C. BOGGS **Instructions to Appraiser:** FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

<p> Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate: <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input checked="" type="checkbox"/> Slow Property Values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input 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: 25% 1 Family _____ % 2-4 Family _____ % Apts. _____ % Condo _____ % Commercial _____ % Industrial _____ % Vacant _____ % 75% FARM & FORESTLAND Change in Present Land Use: <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From FARM & FOREST To RESIDENTIAL Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant Single Family Price Range: \$ 75,000 to \$ 350,000 Predominant Value: \$ 135,000 Single Family Age: 1 yrs. to 75 yrs. Predominant Age: 50 yrs. </p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Employment Stability</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> </table>	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL SPOTSYLVANIA COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING SUBDIVIDED INTO SMALL SINGLE FAMILY ROADSIDE PARCELS. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

Dimensions: RECTANGULAR **2,003** Sq. Ft. or Acres Corner Lot
Zoning classification: AGRICULTURE **Present Improvements:** do do not conform to zoning regulations
Highest and best use: Present, use Other (specify) _____
Elec.: Public Other (Describe) _____
Gas: TANK Well Septic
Water: Well Septic
San. Sewer: Septic Undergound Elec. & Tel.
OFF SITE IMPROVEMENTS: Street Access Public Private
Maintenance: Public Private
Storm Sewer: Sidewalk Street Lights
Topo: ROLLING, TYPICAL
Size: TYPICAL
Shape: TYPICAL
View: TYPICAL
Drainage: TYPICAL
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): PARCEL APPEARS TO BE A VACANT OVERGROWN HOUSE. SITE SERVED BY A PRIVATE ROAD.

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	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	6510 CARNEAL LANE	TAX MAP 42-A-43	TAX MAP 72-6-5	TAX MAP 60A-3-15
Proximity to Subject				
Sales Price	\$ -	\$ 22,000	\$ 35,000	\$ 30,250
Price	\$ -	\$	\$	\$
Data Source	INSPECTED	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 9/17	DESCRIPTION 1/17	DESCRIPTION 2/17	DESCRIPTION 2/17
Location	RURAL	SIM	SIM	SIM
Site/View	2.003 ACRE PRIVATE ROAD	2 ACRES STATE ROAD	3.06 ACRES STATE ROAD	2.6 ACRES STATE ROAD
		-11,000	-17,000	-19,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 11,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 27,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 29,000
Indicated Value of Subject		\$ 11,000	\$ 8,000	\$ 10,250

Comments on Market Data: ALL DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT OF THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. THIS APPRAISER ASSUMES THAT IT WILL SUPPORT A MODERN SEPTIC DRAIN FIELD SYSTEM.

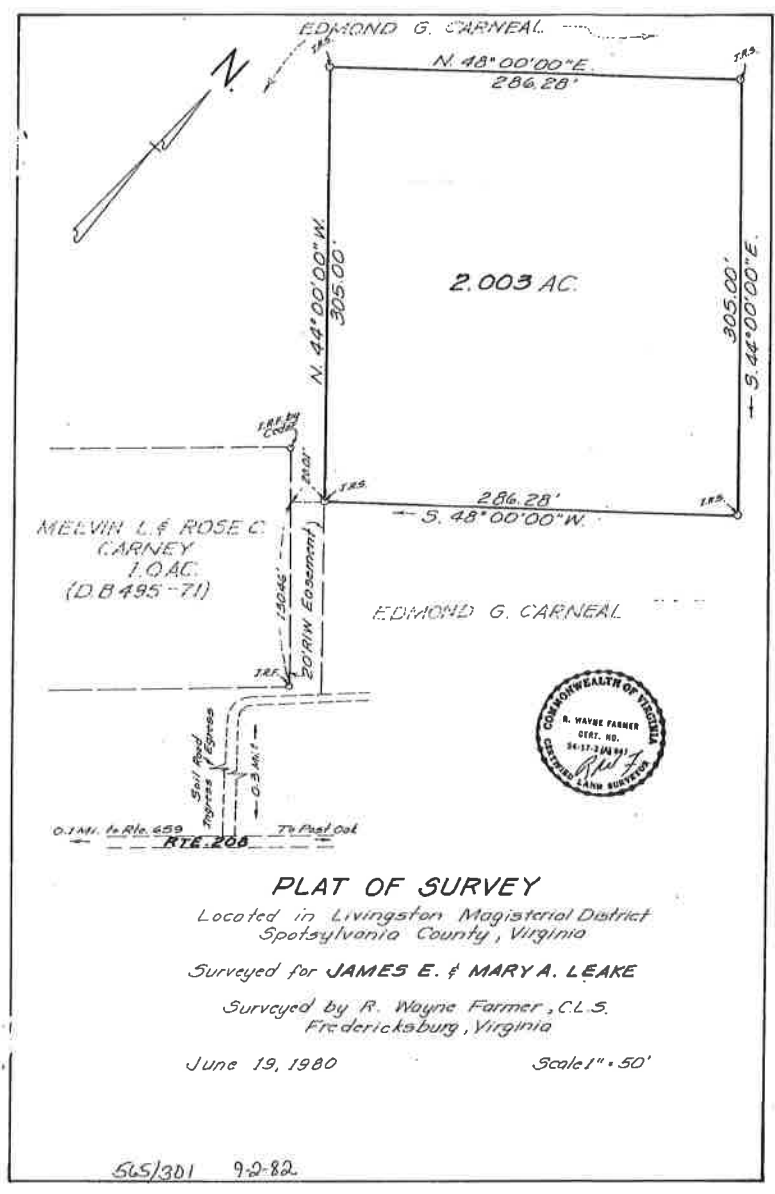
Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF SEPTEMBER 1, 2017 to be \$ 10,000


 Appraiser(s) _____ Review Appraiser (if applicable) _____ Did Did Not Physically Inspect Property

56-A

PLAT Book- 9



565/301 9-2-82

LAND APPRAISAL REPORT

File No.

Appraiser: EDWARDS, BERNICE
 Property Address: BLACK MEADOW ROAD
 City: _____ County: SPOTSYLVANIA State: VIRGINIA Zip Code: _____
 Legal Description: 21.5 ACRES, MORE OR LESS
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs
 Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ _____
 Other sales concessions _____
 Client: SANDS ANDERSON
 Occupant: VACANT Appraiser: MICHAEL C. BOGGS Address: 725 JACKSON STREET, FREDERICKSBURG, VA
 Instructions to Appraiser: FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

NEIGHBORHOOD
 Location: Urban Suburban Rural
 Built Up: Over 75% 25% to 75% Under 25%
 Growth Rate: Fully Dev. Rapid Steady Slow
 Property Values: Increasing Stable Declining
 Demand/Supply: Shortage In Balance Oversupply
 Marketing Time: Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use: 25% 1 Family % 2-4 Family % Apts. % Condo % Commercial
 % Industrial % Vacant 75% FARM AND FORESTLAND
 Change in Present Land Use: Not Likely Likely (*) Taking Place (*)
 (*) From FARM AND FOREST To RESIDENTIAL
 Predominant Occupancy: Owner Tenant % Vacant
 Single Family Price Range: \$ 125,000 to \$ 450,000 Predominant Value \$ 225,000
 Single Family Age: 1 yrs. to 75 yrs. Predominant Age 30 yrs.
 Employment Stability: Good Avg. Fair Poor
 Convenience to Employment:
 Convenience to Shopping:
 Convenience to Schools:
 Adequacy of Public Transportation:
 Recreational Facilities:
 Adequacy of Utilities:
 Property Compatibility:
 Protection from Delirimental Conditions:
 Police and Fire Protection:
 General Appearance of Properties:
 Appeal to Market:

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): THE NEIGHBORHOOD IS NORTH WESTERN REGION OF SPOTSYLVANIA COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND DOTTED BY SMALLER SINGLE FAMILY ROADSIDE PARCELS. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

SITE
 Dimensions: RECTANGULAR = 21.5 Sq. Ft. or Acres
 Zoning classification: RU
 Highest and best use: Present use Other (specify) _____
 Public: _____ Other (Describe) _____
 Elec.
 Gas TANK
 Water WELL
 San. Sewer SEPTIC
 Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS: Street Access Public Private
 Surface ASPHALT
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo: TYPICAL
 Size: SUPERIOR
 Shape: RECTANGULAR
 View: TYPICAL
 Drainage: TYPICAL
 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): THIS PARCEL APPEARS TO FRONT BLACK MEADOW ROAD.

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	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 9-A-1	TAX MAP 8A2-26	TAX MAP 72-18-8	TAX MAP 45-15-8
Proximity to Subject	--			
Sales Price	\$ --	\$ 125,000	\$ 120,000	\$ 128,000
Price	\$ --	\$	\$	\$
Data Source	INSPECTION	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 8/16	DESCRIPTION 4/15 +(-) \$ Adjust.	DESCRIPTION 3/14 +(-) \$ Adjust.	DESCRIPTION 8/16 +(-) \$ Adjust.
Location	SUBURBAN	SIM	SIM	SIM
Site/View	21.5 AC	SIM	SIM	SIM
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		\$ 125,000	\$ 120,000	\$ 128,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF THE STRUCTURES THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF MARKET VALUES FOR THE SUBJECT. ESTIMATED LIQUIDATION VALUE IS: \$75,000.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF AUGUST 15, 2016 to be \$ 125,000

Appraiser(s): *Michael C. Boggs* Review Appraiser (if applicable) _____ Did Did Not Physically Inspect Property



LAND APPRAISAL REPORT

File No. _____

IDENTIFICATION

EDWARDS, BERNICE
 Property Address OFF PLANK ROAD Census Tract _____ Map Reference 9-A-32
 City _____ County SPOTSYLVANIA State VIRGINIA Zip Code _____
 Legal Description 20.25 ACRES, MORE OR LESS LOT 4
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____
 Client SANDS ANDERSON Address 725 JACKSON STREET, FREDERICKSBURG, VA.
 Occupant VACANT Appraiser MICHAEL C. BOGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Delinquent Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow	
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	
Present Land Use	25 % 1 Family	% 2-4 Family	% Apts. % Condo % Commercial	
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	
Predominant Occupancy	(*) From FARM AND FOREST To RESIDENTIAL			
Single Family Price Range	\$ 125,000 to \$ 450,000	Predominant Value \$ 225,000		

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): THE NEIGHBORHOOD IS NORTH WESTERN REGION OF SPOTSYLVANIA COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND DOTTED BY SMALLER SINGLE FAMILY ROADSIDE PARCELS. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

SITE

Dimensions RECTANGULAR 20.25 Sq. Ft. or Acres Corner Lot
 Zoning classification RU Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Flec. Public OFF SITE IMPROVEMENTS Topo TYPICAL
 Gas TANK Street Access Public Private Size SUPERIOR
 Water WELL Surface DIRT Shape RECTANGULAR
 San. Sewer SEPTIC Maintenance Public Private View TYPICAL
 Underground Elect. & Tel. Storm Sewer Curb/Gutter Drainage TYPICAL
 Sidewalk Street Lights
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 THIS APPRAISE ASSUMES THAT IT HAS AN ACCESS EASEMENT. THIS PARCEL APPEARS TO NOT HAVE ANY ROAD FRONTAGE.

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	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 9-A-32	TAX MAP 59-A-46	TAX MAP 57-8-1	TAX MAP 8A2-26
Proximity to Subject	---	---	---	---
Sales Price	\$ ---	\$ 69,000	\$ 79,000	\$ 125,000
Price	\$ ---	\$	\$	\$
Data Source	AERIAL PHOTOGRAPH	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 8/16	DESCRIPTION 5/16 +(-) \$ Adjust.	DESCRIPTION 7/15 +(-) \$ Adjust.	DESCRIPTION 4/15 +(-) \$ Adjust.
Location	SUBURBAN	SIM	SIM	SUPERIOR
Site/View	20.25 AC	21.0 AC	22.3 AC. -2500	23 AC -2500
	NO STATE ROAD FRONT	SIM	SUPERIOR -7900	SIM
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 10,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 33,750
Indicated Value of Subject		\$ 69,000	\$ 68,600	\$ 91,250

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF THE STRUCTURES THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF MARKET VALUES FOR THE SUBJECT. ESTIMATED LIQUIDATION VALUE IS: \$50,000.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF AUGUST 15, 2016 to be \$ 75,000

Appraiser(s) *Michael C. Boggs* Review Appraiser (if applicable) Did Did Not Physically Inspect Property

May 1914 has acknowledged the same before me in my last
probation aforesaid. Given under my hand, this 6th day of May
1914.

Clara J. Johnson, Notary Public.

My commission expires Dec. 30. 7. 1917.

Virginia,
Spotsylvania County Court.

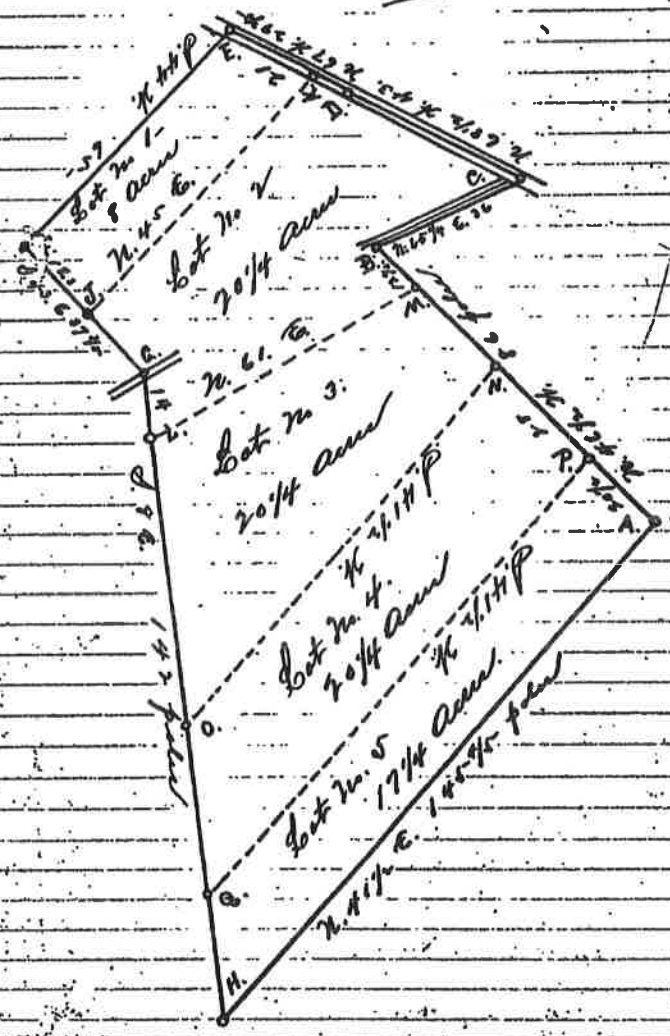
In the office of the clerk of the
Circuit Court for the County of Spotsylvania the 30th day
of May 1914, this deed was presented and, with certificate
annexed, admitted to record at 4:00 o'clock P. M.

Test: A. H. Simon, Clerk

At Copy, Test: A. H. Simon, Clerk.

Median River
by
To } Plat.
The Land.

Deed to J. S. Hunt
Filed
Jan 4. 1914



LAND APPRAISAL REPORT

File No.

Appraiser LEE HARRY **Census Tract** **Map Reference** 87-A-62X
Property Address 2797 MT. OLIVE RD.
City **County** SPOTSYLVANIA **State** VIRGINIA **Zip Code**
Legal Description 4.38 ACRES, MORE OR LESS
Sale Price \$ **Date of Sale** **Loan Term** **Property Rights Appraised** Fee Leasehold De Minimis (HUD)
Actual Real Estate Taxes \$ **(yr)** **Loan charges to be paid by seller \$** **Other sales concessions**
Client SANDS ANDERSON **Address** 725 JACKSON ST. FREDERICKSBURG, VA.
Occupant VACANT **Appraiser** MICHAEL C. BOGGS **Instructions to Appraiser** FOR SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

Location: Urban Suburban Rural
 Dull Up Over 75% 25% to 75% Under 25%
Growth Rate: Rapid Steady Slow
 Finly Dev Increasing Stable Declining
Property Values: Shortage In Balance Oversupply
Demand/Supply: Under 3 Mos 4-6 Mos Over 6 Mos
Marketing Time: 2-4 Family 2-4 Family Apts. Condo Commercial
Present Land Use: % Industrial % Vacant % FARM & FORESTLAND
Change in Present Land Use: Not Likely Likely (*) Taking Place (*)
Predominant Occupancy: Owner Tenant Vacant
Single Family Price Range: \$ 75,000 to \$ 350,000 **Predominant Value \$** 135,000
Single Family Age: 1 yrs. to 75 yrs. **Predominant Age** 50 yrs.

	Good	Avg	Fair	Poor
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Deirimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL SPOTSYLVANIA COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING SUBDIVIDED INTO SMALL SINGLE FAMILY ROADSIDE PARCELS. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

Dimensions RECTANGULAR **4.38** Sq. Ft. or Acres. Corner Lot
Zoning classification: AGRICULTURE **Present Improvements:** do do not conform to zoning regulations
Highest and best use: Present use Other (specify)
Public: Present use Other (Describe)
Flec.: Public Other (Describe)
Gas: TANK Surface GRAVEL
Water: WELL Maintenance Public Private
San. Sewer: SEPTIC Storm Sewer Cnty/Gutter Private
 Undergound Elect. & Tel. Sidewalk Street Lights
Topo: ROLLING-TYPICAL
Size: TYPICAL
Shape: TYPICAL
View: TYPICAL
Drainage: TYPICAL
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): MOBILE HOME SITE THAT APPEARS TO HAVE AN OLD WELL AND SEPTIC OF UNKNOWN COMBITION. SITE SERVED BY A PRIVATE ROAD

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	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2797 MT. OLIVE ROAD	7211 LANES CORNER RD	4407 WILD ACRES LANE	6840 HOOK CT
Proximity to Subject				
Sales Price	\$ ---	\$ 40,000	\$ 32,500	\$ 38,500
Price	\$ ---	\$ ---	\$ ---	\$ ---
Data Source	AERIAL PHOTO	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION 3/18	DESCRIPTION 9/17	DESCRIPTION 7/17	DESCRIPTION 12/17
Location	RURAL	SIM	SIM	SIM
Site/View	4.38 ACRE PRIVATE ROAD	4.71 ACRES STATE ROAD 4000	5.0 ACRES SIM	5.0 ACRES SIM -5,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000
Indicated Value of Subject		\$ 35,000	\$ 27,500	\$ 33,500

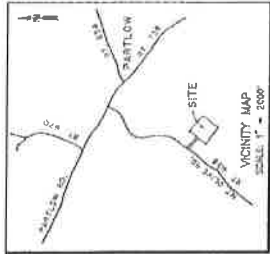
Comments on Market Data: ALL DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT OF THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A DELINQUENT REAL ESTATE TAX SALE AND NOTHING HERE WITHIN HOWEVER THIS APPRAISER ASSUMES THAT IT WILL SUPPORT A MODERN SEPTIC DRAIN FIELD SYSTEM.

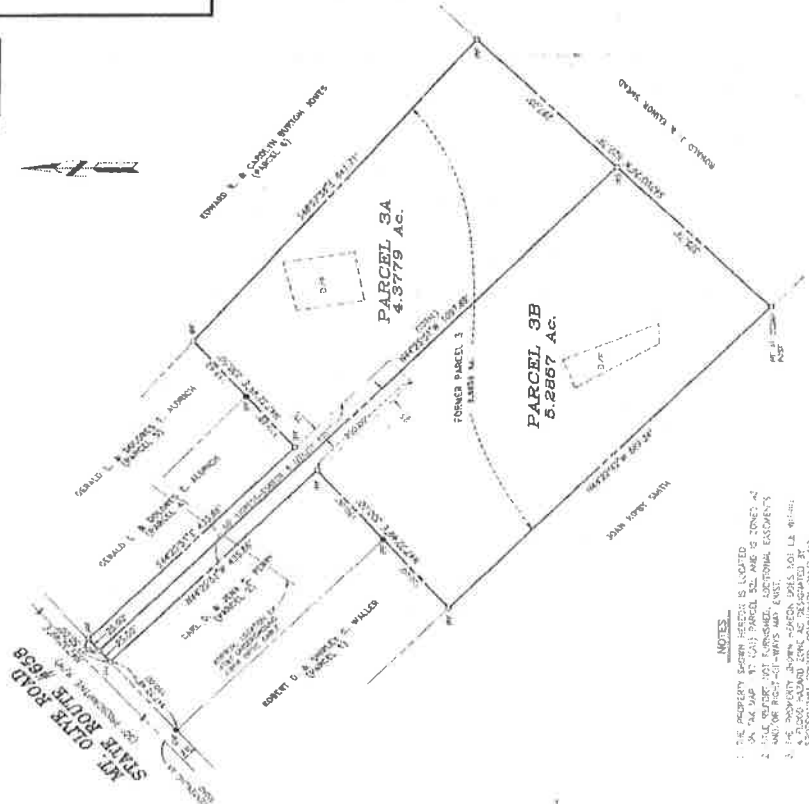
Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF MARCH 21 2018 to be \$ 32,500

Appraiser(s) *Michael C Boggs* Review Appraiser (if applicable) Did Did Not Physically Inspect Property



RECORDED PLAT NO. 2597

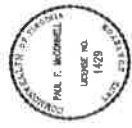


PLAT SHOWING THE DIVISION OF PARCEL 3

BEING PART OF PARCEL 3
SPOTSYLVANIA COUNTY, VIRGINIA
FILED & RECORDED
LAND SURVEYOR
100 HILLET ROAD
FALLOUTCH, VIRGINIA 22-105
DATE: JULY 1997
BOOK: 100
PAGE: 2597

SURVEYOR'S CERTIFICATE

I, PAUL F. MCNEEL, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEYING INSTRUMENTS USED WERE CALIBRATED AND FOUND TO BE ACCURATE WITHIN THE LIMITS PERMITTED BY LAW.



- NOTES:
1. THE DIVISION OF PARCEL 3 IS LOCATED ON THE MAP AS SHOWN BY THE DOTTED LINE.
 2. THE RIGHT-OF-WAY FOR STATE ROUTE 808B IS SHOWN BY THE DASHED LINE.
 3. A 100' WIDE EASEMENT FOR STATE ROUTE 808B IS SHOWN BY THE SOLID LINE.
 4. THE SURVEY WAS COMPLETED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.

OWNER'S CONSENT AND DEDICATION

WE, THE OWNERS OF THE PARCELS OF LAND SHOWN ON THIS PLAT, HEREBY CONSENT TO THE DIVISION OF PARCEL 3 INTO PARCELS 3A AND 3B AS SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY FOR STATE ROUTE 808B AS SHOWN ON THIS PLAT. WE AGREE TO HOLD THE PUBLIC HARMLESS FROM ALL CLAIMS AND DAMAGES OF ANY KIND THAT MAY BE ASSERTED AGAINST US OR OUR SUCCESSORS BY ANY PERSON OR ENTITY WHOSE CLAIM OR DAMAGE IS CAUSED BY THE USE OF STATE ROUTE 808B. WE AGREE TO WAIVE OUR RIGHT TO SUE OR BE SUED BY ANY PERSON OR ENTITY WHOSE CLAIM OR DAMAGE IS CAUSED BY THE USE OF STATE ROUTE 808B. WE AGREE TO WAIVE OUR RIGHT TO SUE OR BE SUED BY ANY PERSON OR ENTITY WHOSE CLAIM OR DAMAGE IS CAUSED BY THE USE OF STATE ROUTE 808B. WE AGREE TO WAIVE OUR RIGHT TO SUE OR BE SUED BY ANY PERSON OR ENTITY WHOSE CLAIM OR DAMAGE IS CAUSED BY THE USE OF STATE ROUTE 808B.

DONE AND SIGNED BY ME: *[Signature]*
DATE: JULY 1997

STATE OF VIRGINIA
COUNTY OF SPOTSYLVANIA TO WIT:

PAUL F. MCNEEL, SURVEYOR, A PERSON QUALIFIED BY THE STATE OF VIRGINIA TO TAKE AND RECORD SURVEYS, HAS FOR THE COUNTY AND THAT JURISDICTION.

WHEN UNDER MY HAND AND SEAL OF OFFICE ON JULY 1997.

[Signature]
Paul F. McNeel, Surveyor

LEGENDS

- = SURVEYED BOUNDARY
- - - = RIGHT-OF-WAY
- = EASEMENT
- = PROPERTY LINE
- = STATE ROUTE 808B

NOTES: THE REPRESENTATION CONTAINED ON THIS PLAT IS SUBJECT TO THE SURVEYOR'S FIELD NOTES AND FIELD BOOKS. THE SURVEYOR'S FIELD BOOKS ARE KEPT IN HIS OFFICE AT 100 HILLET ROAD, FALLOUTCH, VIRGINIA 22-105.

[Signature]
DATE: JULY 1997

LAND APPRAISAL REPORT

File No.

Client: NATHAN PROPERTIES LLC **Census Tract:** _____ **Map Reference:** 13-A-35B

Property Address: NORTH OF WOODSIDE DRIVE

City: _____ **County:** SPOTSYLVANIA **State:** VIRGINIA **Zip Code:** _____

Legal Description: 0.12 ACRES, MORE OR LESS

Sale Price \$: _____ **Date of Sale:** _____ **Loan Term:** _____ yrs **Property Rights Appraised:** Fee Leasehold De Minimis PUD

Actual Real Estate Taxes \$: _____ (yr) **Loan charges to be paid by seller \$:** _____ **Other sales concessions:** _____

Client: SANDS ANDERSON **Address:** 725 JACKSON ST. FREDERICKSBURG, VA.

Occupant: VACANT **Appraiser:** MICHAEL C. BOGGS **Instructions to Appraiser:** FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

<p>Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</p> <p>Built Up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%</p> <p>Growth Rate: <input checked="" type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input checked="" type="checkbox"/> Slow</p> <p>Property Values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</p> <p>Demand/Supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply</p> <p>Marketing Time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.</p> <p>Present Land Use: 100% 1 Family % 2-4 Family % Apts. % Condo % Commercial</p> <p>Change in Present Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)</p> <p>Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant % Vacant</p> <p>Single Family Price Range: \$ 200,000 to \$ 350,000 Predominant Value \$: 250,000</p> <p>Single Family Age: 1 yrs. to 50 yrs. Predominant Age: 30 yrs.</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Employment Stability</td> <td><input type="checkbox"/> Good</td> <td><input checked="" type="checkbox"/> Avg</td> <td><input type="checkbox"/> Fair</td> <td><input type="checkbox"/> Poor</td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																									
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																									

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL SUBURBAN SPOTSYLVANIA COUNTY CHARACTERIZED SMALL RESIDENTIAL LOTS IMPROVED WITH OLDER SINGLE FAMILY HOUSES

Dimensions: IRREGULAR = 0.12 Sq. Ft. or Acres Corner Lot

Zoning classification: RESIDENTIAL-1 **Present Improvements:** do do not conform to zoning regulations

Highest and best use: Present use Other (specify) _____

<p>Pubic: <input checked="" type="checkbox"/> ELEC. <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SAN. SEWER <input checked="" type="checkbox"/> UNDERGROUND ELEC. & TEL.</p>	<p>OFF-SITE IMPROVEMENTS:</p> <p>Street Access: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Surface: ASPHALT</p> <p>Maintenance: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Storm Sewer: <input type="checkbox"/> Curb/Gutter: <input type="checkbox"/> Street Lights: <input type="checkbox"/></p> <p>Sidewalk: <input type="checkbox"/></p>
--	--

Topo: STEEP **Size:** INFERIOR **Shape:** TYPICAL **View:** TYPICAL **Drainage:** RAVINE

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): INFERIOR SIZE AND STEEP TERRAIN, THIS APPRAISAL ESTIMATES ITS HIGHEST AND BEST USE IS TO COMPLIMENT AN ADJACENT PARCEL, THIS IT WAS VALUED ACCORDINGLY.

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	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 13-A-35B	TAX MAP 8A-1-16-128	TAX MAP 8A-1-14-44	TAX MAP
Proximity to Subject				
Sales Price	\$ --	\$ 1,896	\$ 1,600	\$
Price	\$ --	\$ 0.08/SQ. FT.	\$ 0.09/SQ. FT.	\$
Data Source	AERIAL PHOTO	MRS	MRS	MRS
Date of Sale and Time Adjustment	DESCRIPTION 9/17	DESCRIPTION 4/16 SIM	DESCRIPTION 7/15 SIM	DESCRIPTION SIM
Location	SUBURBAN			
Site/View	5,227 SQ. FT.	22,215 SQ. FT. -1,389	20,037 SQ. FT. -1,333	
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,359	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,333	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		\$ 526	\$ 476	\$

Comments on Market Data: ALL DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL IS CONTINGENT OF THE CERTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A CLOSE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF _____ **SEPTEMBER 1,** _____ **2017 to be \$** 500

Michael C. Boggs
Appraiser(s) Review Appraiser (if applicable) Did Did Not Physically Inspect Property

[Y2K]

NOTES:

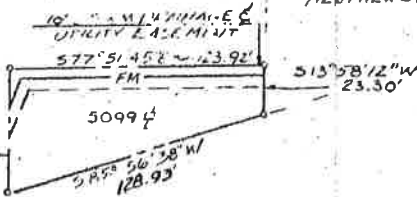
- 1. NO TITLE REPORT FURNISHED.
- 2. PLAT PREPARED FROM PREVIOUS SURVEYS BY THE UNDERSIGNED



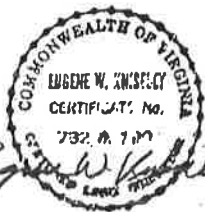
NIF GRAVES

LOT 18 HEATHERSTONE

WOODSIDE SECTION FOUR



NIF WILLOW



Eugene W. Knisley
 SURVEYOR

PLAT SHOWING A
 5099 S.F. PARCEL
 CHANGELING AR. DISTRICT
 SPOTSYLVANIA, VIRGINIA
 SCALE: 1"=50' DECEMBER 1979

E.W. KNISLEY SURVEYS
 FREDERICKSBURG, VIRGINIA