



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

956 FROG HOLLOW ROAD  
DISTRICT 11, LL 89, 2.08 AC+/-  
DAHLONEGA, GA 30533

**FOR:**

KENNY SIMMONS

**AS OF:**

April 28, 2005

**BY:**

MARK MEYER  
L244849 2/28/05

THE APPRAISAL NETWORK  
72 PUBLIC SQUARE NORTH  
SUITE D  
DAHLONEGA, GA 30533

April 28, 2005

KENNY SIMMONS

Re: Property: 956 FROG HOLLOW ROAD  
DAHLONEGA, GA 30533  
Borrower: KENNY SIMMONS  
File No.:

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

*Mark Meyer*  
MARK MEYER  
L244849 2/28/05

**SUMMARY OF SALIENT FEATURES**

<b>SUBJECT INFORMATION</b>	Subject Address	956 FROG HOLLOW ROAD
	Legal Description	DISTRICT 11, LL 89, 2.08 AC+/-
	City	DAHLONEGA
	County	LUMPKIN
	State	GA
	Zip Code	30533
	Census Tract	9601.00
	Map Reference	291-E2
<b>SALES PRICE</b>	Sale Price	\$ REFINANCE
	Date of Sale	
<b>CLIENT</b>	Borrower / Client	KENNY SIMMONS
	Lender	KENNY SIMMONS
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	1,250
	Price per Square Foot	\$
	Location	AVERAGE
	Age	20 YRS
	Condition	AVERAGE
	Total Rooms	4
	Bedrooms	1
	Baths	1
<b>APPRAISER</b>	Appraiser	MARK MEYER
	Date of Appraised Value	April 28, 2005
<b>VALUE</b>	Final Estimate of Value	\$ 92,000

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

File No. 353-0428

**Property Description**

Property Address **956 FROG HOLLOW ROAD** City **DAHLONEGA** State **GA** Zip Code **30533**  
 Legal Description **DISTRICT 11, LL 89, 2.08 AC+/-** County **LUMPKIN**  
 Assessor's Parcel No. **107-169** Tax Year **2004** R.E. Taxes \$ \_\_\_\_\_ Special Assessments \$ \_\_\_\_\_  
 Borrower **KENNY SIMMONS** Current Owner **SAME** Occupant:  Owner  Tenant  Vacant  
 Property rights appraised  Fee Simple  Leasehold Project Type  PUD  Condominium (HUD/VA only) HOA \$ \_\_\_\_\_ /Mo.  
 Neighborhood or Project Name \_\_\_\_\_ Map Reference **291-E2** Census Tract **9601.00**  
 Sale Price \$ **REFINANCE** Date of Sale \_\_\_\_\_ Description and \$ amount of loan charges/concessions to be paid by seller \_\_\_\_\_  
 Lender/Client **KENNY SIMMONS** Address \_\_\_\_\_  
 Appraiser **MARK MEYER** Address **72 PUBLIC SQUARE NORTH SUITE D, DAHLONEGA, GA 30533**

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Predominant occupancy	Single family housing		Present land use %		Land use change	
Built up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner	PRICE \$ (000)	AGE (yrs)	One family	<input checked="" type="checkbox"/> 55	<input checked="" type="checkbox"/> Not likely
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	95	Low	0	2-4 family	<input type="checkbox"/> In process	
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	350	High	45	Multi-family	To: _____	
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input type="checkbox"/> Vac.(over 5%)	Predominant			Commercial		
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.		150		5	VACANT	45	

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

Neighborhood boundaries and characteristics: **THE SUBJECT IS BOUNDED ON THE NORTH BY TOWN CREEK CHURCH RD., ON THE EAST BY GRINDLE BRIDGE ROAD, ON THE SOUTH BY CAVENDER CREEK RD., AND ON THE WEST BY TOWN CREEK CHURCH RD.**  
 Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):  
**THE SUBJECT IS LOCATED IN A DEVELOPING RESIDENTIAL AREA IN LUMPKIN COUNTY, APPROXIMATELY 5.5 RADIAL MILES NORTH EAST OF THE CENTRAL BUSINESS DISTRICT OF DAHLONEGA. EMPLOYMENT OPPORTUNITIES, SCHOOLS, CHURCHES, RECREATION AND MOST PUBLIC SERVICES ARE CONVENIENTLY LOCATED.**

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):  
**MARKET CONDITIONS APPEAR STABLE WITH AN AVERAGE NUMBER OF PROPERTIES LISTED FOR SALE IN THE AREA. FINANCING IS AVAILABLE FOR BOTH CONVENTIONAL AND GOVERNMENT LOANS AT ATTRACTIVE RATES.**  
**"THIS IS A SUMMARY APPRAISAL REPORT".**

**Project Information for PUDs** (if applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)?  Yes  No  
 Approximate total number of units in the subject project \_\_\_\_\_ Approximate total number of units for sale in the subject project \_\_\_\_\_  
 Describe common elements and recreational facilities: \_\_\_\_\_

Dimensions <b>PLAT UNAVAILABLE</b>	Topography <b>ROLLING HILLS</b>
Site area <b>1.10 AC+/-</b> Corner Lot <input type="checkbox"/> Yes <input type="checkbox"/> No	Size <b>TYPICAL OF AREA</b>
Specific zoning classification and description <b>R1/A1 SINGLE FAMILY RESIDENTIAL</b>	Shape <b>RECTANGULAR</b>
Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Drainage <b>ADEQUATE</b>
Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____	View <b>AVERAGE</b>
Utilities Public Other	Landscaping <b>AVERAGE</b>
Electricity <input checked="" type="checkbox"/>	Driveway Surface <b>GRAVEL</b>
Gas <input type="checkbox"/> <b>BOTTLED/TYPICAL</b>	Apparent easements <b>NONE NOTED</b>
Water <input type="checkbox"/> <b>WELL/TYPICAL</b>	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sanitary sewer <input type="checkbox"/> <b>SEPTIC/TYPICAL</b>	FEMA Zone <b>X</b> Map Date <b>4/2/91</b>
Storm sewer <input type="checkbox"/> <b>NONE/TYPICAL</b>	FEMA Map No. <b>1303540135A</b>

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): **NO APPARENT ENCROACHMENTS, EASEMENTS OR ANY OTHER ADVERSE CONDITIONS NOTED DURING THE INSPECTION. SITE MAINTENANCE AND DRAINAGE APPEAR ADEQUATE.**

GENERAL DESCRIPTION	EXTERIOR DESCRIPTION	FOUNDATION	BASEMENT	INSULATION
No. of Units <b>1</b>	Foundation <b>SLAB</b>	Slab <b>YES</b>	Area Sq. Ft. _____	Roof <input type="checkbox"/>
No. of Stories <b>1.0</b>	Exterior Walls <b>FRAME</b>	Crawl Space <b>NO</b>	% Finished _____	Ceiling <input type="checkbox"/>
Type (Det./Att.) <b>DET</b>	Roof Surface <b>COMPOSITE</b>	Basement <b>NO</b>	Ceiling _____	Walls <input type="checkbox"/>
Design (Style) <b>RANCH</b>	Gutters & Dwnspts. <b>NONE</b>	Sump Pump <b>NO EVIDENCE</b>	Walls _____	Floor <input type="checkbox"/>
Existing/Proposed <b>EXISTING</b>	Window Type <b>WOOD/DH</b>	Dampness <b>NONE NOTED</b>	Floor _____	None <input type="checkbox"/>
Age (Yrs.) <b>20 YRS</b>	Storm/Screens <b>NO/YES</b>	Settlement <b>NONE NOTED</b>	Outside Entry _____	Unknown <input checked="" type="checkbox"/>
Effective Age (Yrs.) <b>12 EFF</b>	Manufactured House <b>NO</b>	Infestation <b>NOT INSP. FOR</b>		NOT INSP. FOR

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												
Level 1	X			1		1		1		X	1	1,250
Level 2												

Finished area above grade contains: **4 Rooms; 1 Bedroom(s); 1 Bath(s); 1,250 Square Feet of Gross Living Area**

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE: 2 CAR D
Materials/Condition	HT-PMP	Refrigerator <input checked="" type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # <b>1FP</b> <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Floors <b>HDWD/CPT/TILE/GD</b>	Type <b>FA</b>	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <input type="checkbox"/>	Garage # of cars _____
Walls <b>DRYWALL/GOOD</b>	Fuel <b>ELEC</b>	Disposal <input type="checkbox"/>	Drop Stair <input checked="" type="checkbox"/>	Deck <input type="checkbox"/>	Attached _____
Trim/Finish <b>WOOD/GOOD</b>	Condition <b>AVG</b>	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Porch <b>W/A/COV</b> <input checked="" type="checkbox"/>	Detached _____
Bath Floor <b>C. TILE/ GOOD</b>	COOLING <b>HT-PMP</b>	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence <input type="checkbox"/>	Built-In _____
Bath Wainscot <b>FBGLS/TILE/GOOD</b>	Central <b>YES</b>	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input type="checkbox"/>	Carport _____
Doors <b>WOOD/GOOD</b>	Other _____	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Driveway <b>2 CAR-DR</b>
	Condition <b>AVG</b>				

Additional features (special energy efficient items, etc.): **See attached addenda.**

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: **SUBJECT PROPERTY HAS BEEN ADEQUATELY MAINTAINED AND IS IN AVERAGE CONDITION. NO DEFERRED MAINTENANCE NOTED. NO EXTERNAL OR FUNCTIONAL OBSOLESCENCE NOTED DURING INSPECTION.**

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: **NO ADVERSE ENVIRONMENTAL CONDITIONS NOTED AT THE SITE OR IN THE IMMEDIATE AREA.**

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

Valuation Section

COST APPROACH	ESTIMATED SITE VALUE	= \$	20,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): SEE ATTACHED FLOOR PLAN. ALL COST FIGURES TAKEN FROM MARSHALL & SWIFT COST SERVICE, MODIFIED FOR LOCAL CONDITIONS AND ROUNDED APPROPRIATELY. THE ESTIMATED REMAINING ECONOMIC LIFE IS 55-60 YEARS.
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:			
	Dwelling 1,250 Sq. Ft. @\$ 68.00	= \$	85,000	
	Sq. Ft. @\$	=		
	APPLIANCES	=	1,000	
	Garage/Carport Sq. Ft. @\$	=		
	Total Estimated Cost New	= \$	86,000	
	Less Physical Functional External			
	Depreciation 17,200	= \$	17,200	
	Depreciated Value of Improvements	= \$	68,800	
"As-is" Value of Site Improvements LANDSCAPING	= \$	1,000		
<b>INDICATED VALUE BY COST APPROACH</b>	<b>= \$</b>	<b>89,800</b>		

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		Address	DAHLONEGA	Address	DAHLONEGA	Address	DAHLONEGA
Proximity to Subject		9.87 miles		6.49 miles		8.50 miles	
Sales Price	\$ REFINANCE	\$	115,300	\$	105,000	\$	85,000
Price/Gross Living Area	\$	\$	103.22	\$	84.54	\$	72.77
Data and/or Verification Source	PUB REC INSPECTION	PUB REC, FMLS INSPECTION		PUB REC, FMLS, RAD INSPECTION		PUB REC, RAD INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		CONV UNK		CONV UNK		CONV \$0	
Date of Sale/Time		10/22/04		10/18/04		7/20/04	
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	1.10 AC+/-	1.10 AC+/-		1.15 AC+/-		1.0 AC+/-	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design and Appeal	RANCH	RANCH		RANCH		CAPE-COD	
Quality of Construction	FRAME	FRAME		FRAME		FRAME	
Age	20 YRS	16 YRS/ 6 EFF		25 YRS/ 10 EFF		7 YRS	
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Above Grade Room Count	Total Bdrms: Baths	Total Bdrms: Baths		Total Bdrms: Baths		Total Bdrms: Baths	
	4 1 1	6 3 2		6 3 2		5 2 2	
Gross Living Area	1,250 Sq. Ft.	1,117 Sq. Ft.		1,242 Sq. Ft.		1,168 Sq. Ft.	
Basement & Finished Rooms Below Grade	SLAB	CRAWL		SLAB		SLAB	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	HVAC	HVAC		HVAC		HVAC	
Energy Efficient Items	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Garage/Carport	2 CAR- DRIVE	2 CAR-DRIVE		2 CAR-DRIVE		2 CAR-DRIVE	
Porch, Patio, Deck, Fireplace(s), etc.	PORCH 1 WB-STOVE	PORCH/DECK 1 FP		PORCH/DECK 1 FP		PORCH, DECK 1 FP	
Fence, Pool, etc.							
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 5,660	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 360
Adjusted Sales Price of Comparable		Net 4.9 %	\$ 109,640	Net 4.8 %	\$ 100,000	Net 0.4 %	\$ 84,640
		Gross 9.5 %		Gross 4.8 %		Gross 4.3 %	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): THE COMPARABLES UTILIZED ARE CONSIDERED THE BEST AVAILABLE AT THE TIME OF THE INSPECTION. COMPARABLES OVER SIX MONTHS OLD WERE USED BECAUSE THESE WERE THE BEST AVAILABLE. AFTER ADJUSTMENTS FOR DISSIMILAR FEATURES, THE SALES OFFER A REASONABLE ESTIMATE OF MARKET VALUE. EQUAL WEIGHT WAS GIVEN TO ALL COMPARABLES.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	NOT SOLD WITHIN PAST 36 MONTHS	NO PRIOR SALES WITHIN THE PAST 12 MONTHS	NO PRIOR SALES WITHIN THE PAST 12 MONTHS	NO PRIOR SALES WITHIN THE PAST 12 MONTHS
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:	THE SUBJECT IS NOT CURRENTLY LISTED OR UNDER CONTRACT. THE SUBJECT HAS NOT SOLD OR BEEN LISTED WITHIN THE PAST 36 MONTHS.			
<b>INDICATED VALUE BY SALES COMPARISON APPROACH</b>				\$ 92,000
<b>INDICATED VALUE BY INCOME APPROACH</b> (if Applicable)	Estimated Market Rent	\$	/Mo. x Gross Rent Multiplier	= \$

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans & specifications.  
 Conditions of Appraisal: THIS APPRAISAL IS "AS IS". THE SUBJECT IS IN AVERAGE CONDITION WITH NO DEFERRED MAINTENANCE.

Final Reconciliation: WE FIND THE VALUE TO BE SUPPORTED BY THE COST AND MARKET APPROACH WITH MOST EMPHASIS ON THE MARKET APPROACH AS IT BEST REFLECTS THE ACTIONS OF TYPICAL BUYERS AND SELLERS. INSUFFICIENT DATA FOR THE INCOME APPROACH AS MOST HOMES IN THIS MARKET ARE OWNER OCCUPIED.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF April 28, 2005 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 92,000

APPRaiser: MARK MEYER  
 Signature: *Mark Meyer*  
 Name: MARK MEYER  
 Date Report Signed: May 5, 2005  
 State Certification #: \_\_\_\_\_ State \_\_\_\_\_  
 Or State License #: L244849 State GA

SUPERVISORY APPRAISER (ONLY IF REQUIRED):  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_ State \_\_\_\_\_  
 Or State License #: \_\_\_\_\_ State \_\_\_\_\_

Did  Did Not Inspect Property

**Supplemental Addendum**

File No. 353-0428

Borrower/Client KENNY SIMMONS			
Property Address 956 FROG HOLLOW ROAD			
City DAHLONEGA	County LUMPKIN	State GA	Zip Code 30533
Lender KENNY SIMMONS			

**Digital Signature:**

ALL ELECTRONIC SIGNATURES ON THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY INDIVIDUAL PASSWORDS FOR EACH INDIVIDUAL APPRAISER. NO PERSON CAN ALTER THE APPRAISAL OR SIGN THE APPRAISAL, EXCEPT FOR THE ORIGINAL APPRAISER USING HIS OR HER PERSONAL SECURITY CODE.

- **URAR: Additional Features**

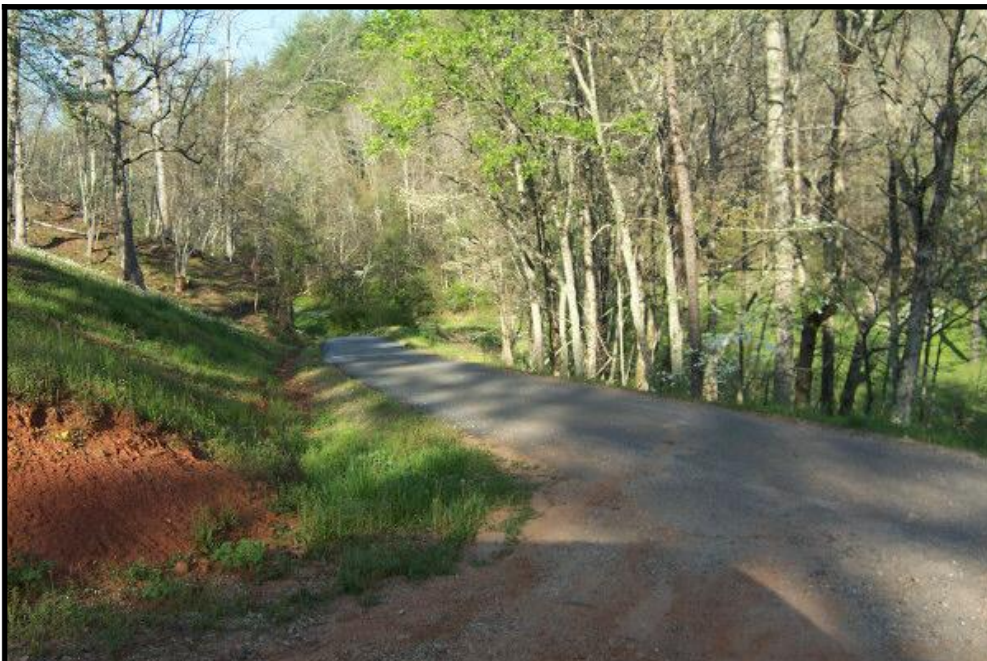
THE SUBJECT HAS CEILING FANS THROUGHOUT, HARDWOOD FLOORS THROUGHOUT DOWNSTAIRS, GARDEN JACUZZI TUB IN MASTER BATH WITH SEPERATE SHOWER, FLAT RIVER STONE FIREPLACE, FIXTURES SIMILAR TO OTHER HOMES OF EQUAL QUALITY IN THE AREA.

**Subject Photo Page**

Borrower/Client KENNY SIMMONS			
Property Address 956 FROG HOLLOW ROAD			
City DAHLONEGA	County LUMPKIN	State GA	Zip Code 30533
Lender KENNY SIMMONS			

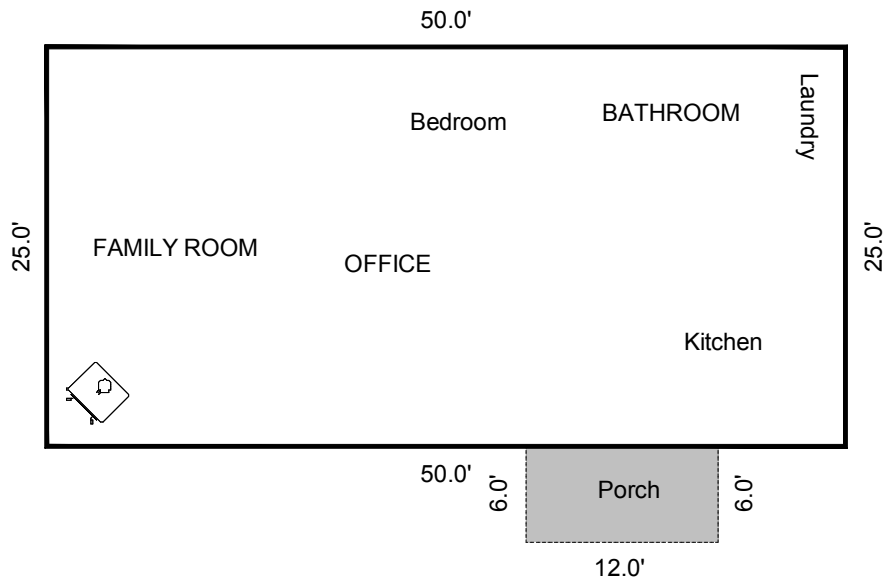
**Subject Front**

956 FROG HOLLOW ROAD  
 Sales Price REFINANCE  
 GLA 1,250  
 Total Rooms 4  
 Total Bedrms 1  
 Total Bathrms 1  
 Location AVERAGE  
 View AVERAGE  
 Site 1.10 AC+/-  
 Quality FRAME  
 Age 20 YRS

**Subject Rear****Subject Street**

### Building Sketch (Page - 1)

Borrower/Client KENNY SIMMONS			
Property Address 956 FROG HOLLOW ROAD			
City DAHLONEGA	County LUMPKIN	State GA	Zip Code 30533
Lender KENNY SIMMONS			



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1250.00	1250.00
P/P	Porch	72.00	72.00
<b>TOTAL LIVABLE</b> (rounded)			<b>1250</b>

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor	1250.00	
25.0 x 50.0		
1 Calculation Total (rounded)	1250	



**Comparable Photo Page**

Borrower/Client KENNY SIMMONS			
Property Address 956 FROG HOLLOW ROAD			
City DAHLONEGA	County LUMPKIN	State GA	Zip Code 30533
Lender KENNY SIMMONS			

**Comparable 1**

17 BLUEBIRD TRAIL  
Proximity 9.87 miles  
Sale Price 115,300  
GLA 1,117  
Total Rooms 6  
Total Bedrms 3  
Total Bathrms 2  
Location AVERAGE  
View AVERAGE  
Site 1.10 AC+/-  
Quality FRAME  
Age 16 YRS/ 6 EFF

**Comparable 2**

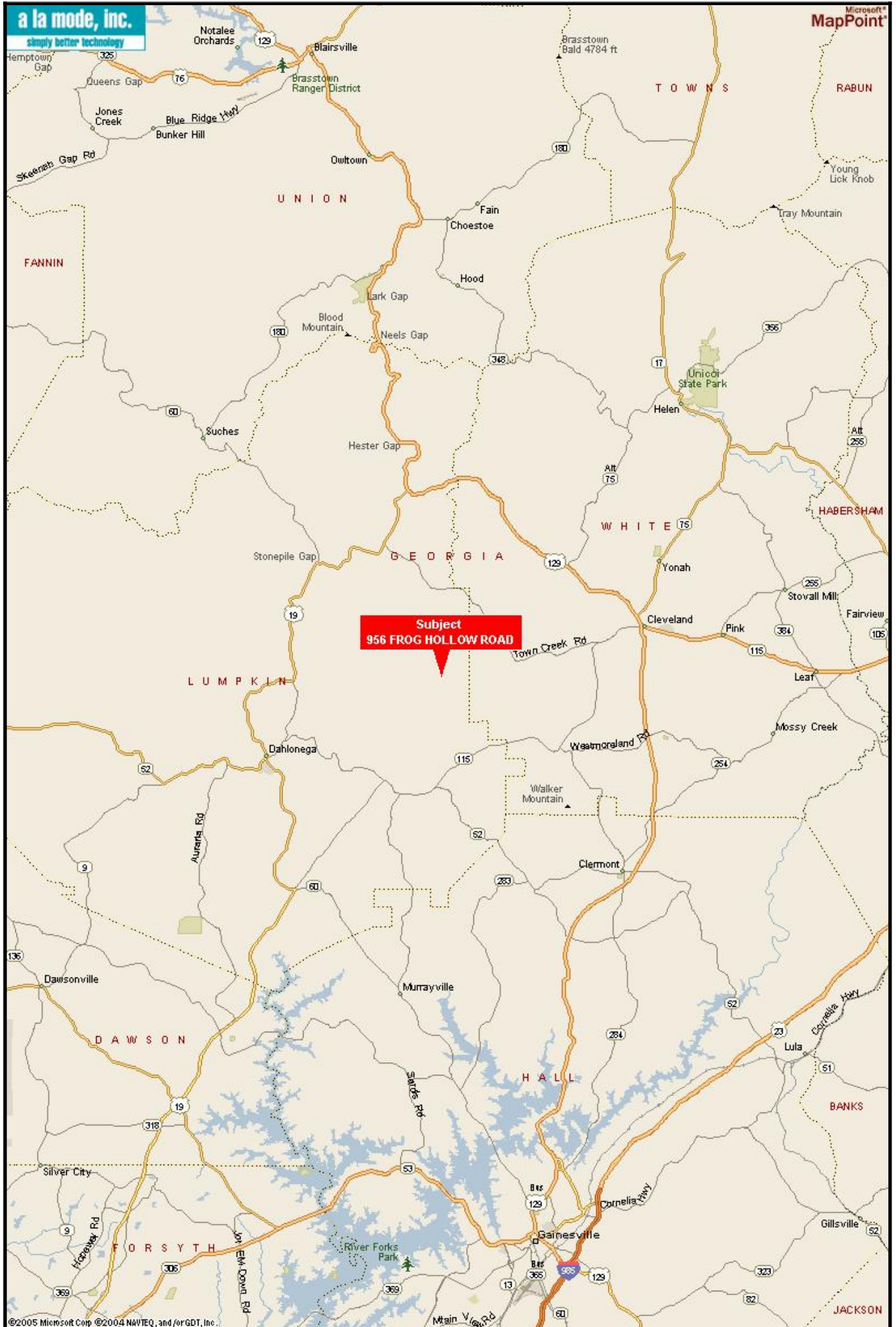
237 ANDERSON DRIVE  
Proximity 6.49 miles  
Sale Price 105,000  
GLA 1,242  
Total Rooms 6  
Total Bedrms 3  
Total Bathrms 2  
Location AVERAGE  
View AVERAGE  
Site 1.15 AC+/-  
Quality FRAME  
Age 25 YRS/ 10 EFF

**Comparable 3**

125 EDMONDSON  
Proximity 8.50 miles  
Sale Price 85,000  
GLA 1,168  
Total Rooms 5  
Total Bedrms 2  
Total Bathrms 2  
Location AVERAGE  
View AVERAGE  
Site 1.0 AC+/-  
Quality FRAME  
Age 7 YRS

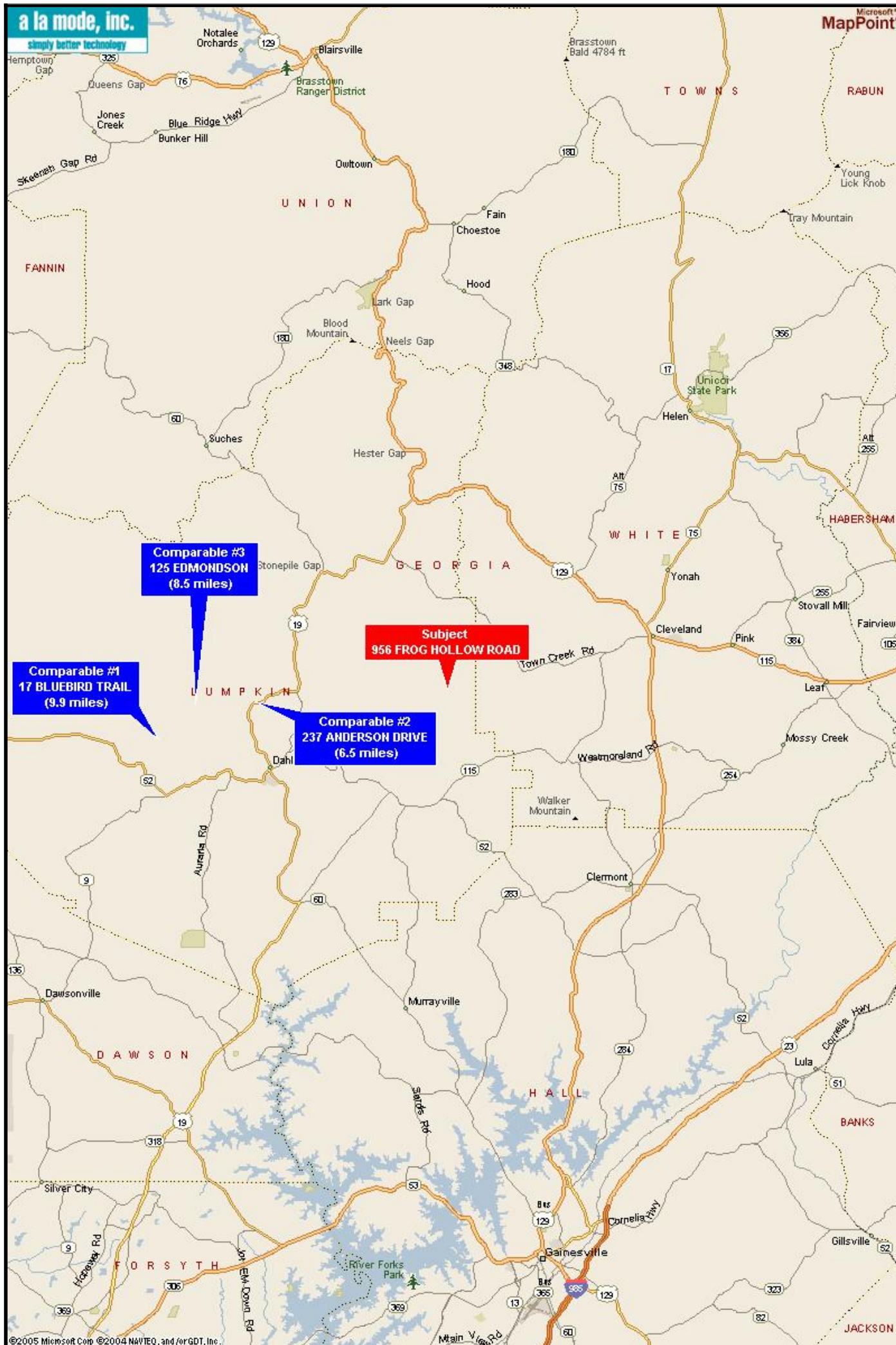
### Location Map

Borrower/Client KENNY SIMMONS			
Property Address 956 FROG HOLLOW ROAD			
City DAHLONEGA	County LUMPKIN	State GA	Zip Code 30533
Lender KENNY SIMMONS			



### Comparable Sales Map

Borrower/Client KENNY SIMMONS			
Property Address 956 FROG HOLLOW ROAD			
City DAHLONEGA	County LUMPKIN	State GA	Zip Code 30533
Lender KENNY SIMMONS			

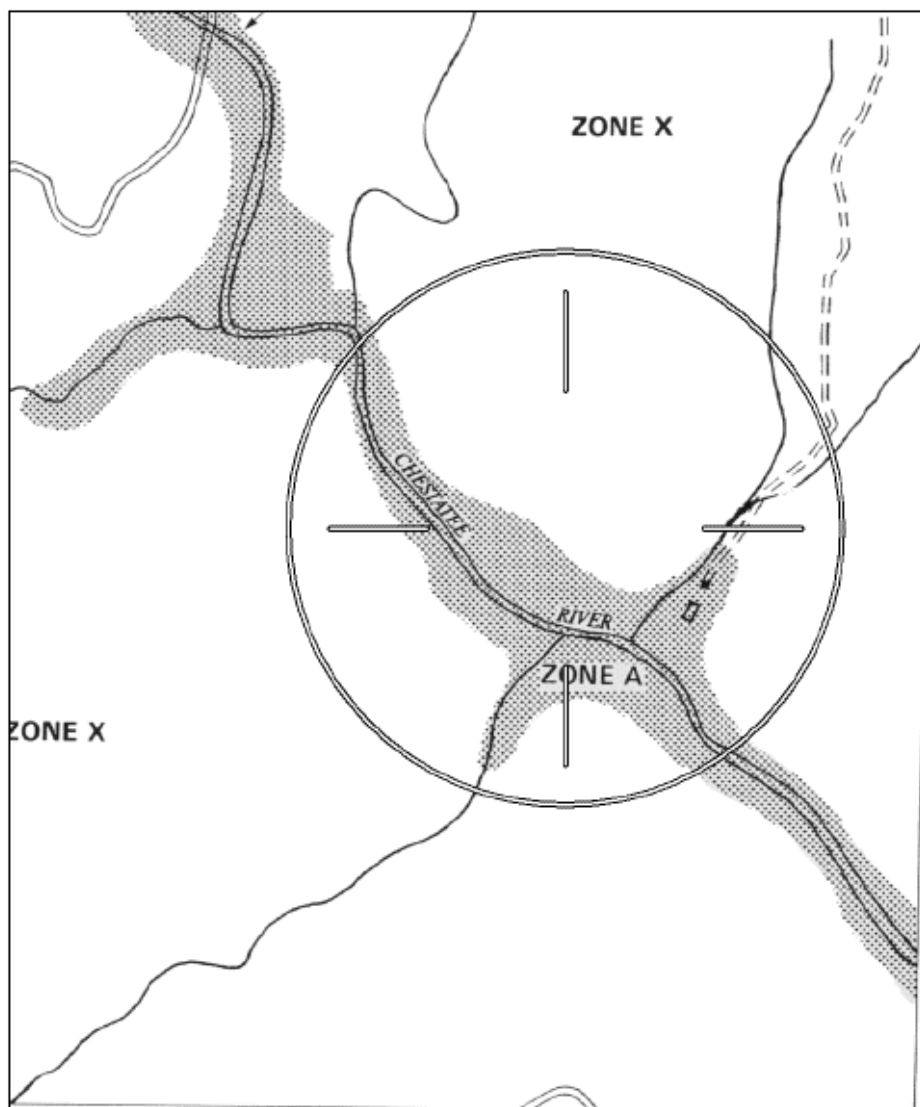


# Flood Map

Borrower/Client KENNY SIMMONS			
Property Address 956 FROG HOLLOW ROAD			
City DAHLONEGA	County LUMPKIN	State GA	Zip Code 30533
Lender KENNY SIMMONS			



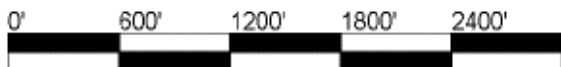
**Prepared for:**  
 The Appraisal Network (706)864-1010  
 956 FROG HOLLOW ROAD  
 DAHLONEGA, GA 30533



**FLOODSCAPE**  
 Flood Hazards Map  
**Map Number**  
 1303540135A  
**Effective Date**  
 April 2, 1991

For more information about flood zones and flood insurance, contact:

Powered by FloodSource  
 877.77.FLOOD  
 www.floodsource.com



## MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

The Appraisal Network (706)864-1010

Borrower/Client KENNY SIMMONS			
Property Address 956 FROG HOLLOW ROAD			
City DAHLONEGA	County LUMPKIN	State GA	Zip Code 30533
Lender KENNY SIMMONS			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

**This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.**

**PURPOSE & FUNCTION OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

**EXTENT OF APPRAISAL PROCESS**

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on MARSHALL & SWIFT COST SERVICE supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

**SUBJECT PROPERTY OFFERING INFORMATION**

- According to PUBLIC RECORDS the subject property:
- has not been offered for sale in the past:  30 days  1 year  3 years.
  - is currently offered for sale for \$ \_\_\_\_\_.
  - was offered for sale within the past:  30 days  1 year  3 years for \$ \_\_\_\_\_.
  - Offering information was considered in the final reconciliation of value.
  - Offering information was not considered in the final reconciliation of value.
  - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

**SALES HISTORY OF SUBJECT PROPERTY**

- According to PUBLIC RECORDS the subject property:
- has not transferred in the past twelve months.
  - has not transferred in the past thirty-six months.
  - has transferred in the past twelve months.
  - has transferred in the past thirty-six months.
  - All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

**FEMA FLOOD HAZARD DATA**

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	1303540135A	4/2/91	

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

**CURRENT SALES CONTRACT**

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller
SAME			

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of \_\_\_\_\_ Estimated contributory value is \$ \_\_\_\_\_.
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: \_\_\_\_\_
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

**MARKET OVERVIEW** Include an explanation of current market conditions and trends.

3-6 months is considered a reasonable marketing period for the subject property based on CURRENT MARKET CONDITIONS

**ADDITIONAL CERTIFICATION**

The Appraiser certifies and agrees that:

- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of 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.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

**ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS**

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

**ADDITIONAL COMMENTS**

THE STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD CONDUCTS A PROGRAM OF CONTINUING EDUCATION FOR REGISTERED, LICENSED, CERTIFIED RESIDENTIAL AND CERTIFIED GENERAL APPRAISER. AS OF THE DATE OF THE APPRAISAL, THE SIGNATORIES ARE IN COMPLIANCE.

**APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature Mark Meyer Effective Date April 28, 2005 Date Prepared \_\_\_\_\_  
 Appraiser's Name (print) MARK MEYER Phone # 706 ) 864-1010  
 State GA  License  Certification # L244849 Tax ID # \_\_\_\_\_

**CO-SIGNING APPRAISER'S CERTIFICATION**

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
  - has not inspected the exterior of the subject property and all comparable sales listed in the report.
  - has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

**CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Co-Signing Appraiser's Signature \_\_\_\_\_ Effective Date \_\_\_\_\_ Date Prepared \_\_\_\_\_  
 Co-Signing Appraiser's Name (print) \_\_\_\_\_ Phone # ( ) \_\_\_\_\_  
 State \_\_\_\_\_  License  Certification # \_\_\_\_\_ Tax ID # \_\_\_\_\_

**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.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**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:** 956 FROG HOLLOW ROAD, DAHLONEGA, GA 30533

**APPRAISER:**

Signature: Mark Meyer  
 Name: MARK MEYER  
 Date Signed: May 5, 2005  
 State Certification #: \_\_\_\_\_  
 or State License #: L244849  
 State: GA  
 Expiration Date of Certification or License: 2/28/05

**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property



## Mark Meyer

### EDUCATION

Georgia Southern University  
 Bachelor of Business Administration  
 Major - Marketing  
 Minor - Finance

### WORK HISTORY

6/97-2/00  
 Credit Department Manager, Wells Fargo Bank  
*Underwriter*

2/00-10/01  
 Credit Manager SunTrust Bank  
*Financial Analyst*

10/01-10/02  
 Bynum Appraisal Group  
*Staff Appraiser*

10/02 - Present  
 The Appraisal Network  
*Owner*

### REAL ESTATE APPRAISAL EDUCATION

2001-USPAP  
 2001-APPRAISAL LAW & THEORY  
 2001-APPRAISAL METHODS  
 2001-FANNIE MAE GUIDELINES  
 2002-APPRAISAL APPLICATIONS  
 2003-GUIDELINES FOR RESIDENTIALREAL ESTATE APPRAISING  
 2004-USPAP UPDATE  
 2004-CONSTRUCTION DETAILS AND TRENDS

The Appraisal Network  
 72 Public Square North  
 Suite D

Office: 706-874-1010  
 Cell: 770-527-4040  
 Fax: 706-864-2210  
 Email: markmeyer99@yahoo.com

**MARK A MEYER**

**# 244849**

**Status ACTIVE**

**STATE LICENSED REAL PROPERTY APPRAISER**

**ORIGINALLY LICENSED**

**08/14/2001**

**END OF RENEWAL**

**02/28/2006**

THIS APPRAISER CLASSIFICATION EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER. SEE REVERSE SIDE.

State of Georgia  
Real Estate Appraisers Board  
Suite 1000 – International Tower  
229 Peachtree Street, N.E.  
Atlanta, GA 30303-1605



**Real Estate Commissioner  
CHARLES CLARK**

**STATE OF GEORGIA  
REAL ESTATE APPRAISERS BOARD  
MARK A MEYER**

244849

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A  
**STATE LICENSED REAL PROPERTY APPRAISER**

THE PRIVILEGES AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR PAYMENT OF ALL FEES ON A TIMELY BASIS.

CHARLES B. BRAMLETT  
Chairperson  
SANDRA MCALISTER WINTER  
Vice Chairperson

WILLIAM R. COLEMAN, JR.  
PATRICIA K. LOVE  
D. SCOTT MURPHY



E &amp; O Insurance Specialist for the Real Estate Industry

**Binder Letter**

CURRENT DATE	
January 26, 2005	
CUST ID	EFFECTIVE
15049	1/26/05
MANAGER	REP ID
TP	MC

**Mark Meyer**72 Public Square North #D  
Dahlonega, GA 30533**Dear Mark Meyer:**

Thank you for choosing RESSI™. We appreciate the opportunity to assist you with your errors & omissions insurance needs.

This letter will verify that we have requested coverage to be bound with:

<b>Insurance Carrier:</b>	General Star National Insurance Co.	<b>Payment Due On:</b>	
<b>Policy Number:</b>	PENDING	1/26/2005	\$571.65
<b>Reference Number:</b>	15049-GEN-APP5242MCN		
<b>Option Number:</b>	OP7485		
<b>Effective Date:</b>	1/26/2005		
<b>Prior Acts Date:</b>	Inception		
<b>Liability Limits:</b>	Claims / Aggregate		
	\$500,000 / \$1,000,000		
<b>Deductible:</b>	500 / 1000		
<b>Annual Cost:</b>	<b>\$571.65</b>	Includes all taxes and fees	
<b>Endorsements:</b>	<u>Factored in Policy</u>	<u>Type</u>	
	Not Included	Terrorism	
	Not Included	Mold	

**Payment Schedule:** Full pay**Amount Received:** **\$571.65** Payment schedule includes a credit card surcharge

This letter serves as your original invoice; please make checks payable to Real Estate Support Systems, Inc. or RESSI™ and forward to our office along with this letter. All Service and Administration fees are included. Payment must be received within 10 days, or prior to the effective date, or binding will be null and void. Annual premiums being financed will include a \$10.00 billing fee per installment. If installment payments are not received within 15 days of due date, a \$25.00 late fee will be assessed; 30 days of due date, your policy will be canceled and a \$50.00 reinstatement fee will be assessed if reinstatement is possible. A 3% surcharge is added to all credit card transactions.

A claims made insurance policy requires that coverage be bound before the expiration date of the policy in order for your retroactive coverage to carry forward. This insurance carrier has the right to change the effective date and/or not honor the previous policy's retroactive date if bound late.

Please disregard if payment has been made or given to your local representative.

Thank you for choosing Real Estate Support Systems, Inc. Your policy will follow in 6 to 8 weeks.

Sincerely,

*Malissa Ehmcke*Malissa Ehmcke  
Underwriting

RMF: 35