

LAND APPRAISAL REPORT

Star 70000  
LN 467193

Borrower N/A Census Tract 606 Map Reference 55I-A-1.06  
Property Address 2004 South Roan Street  
City Johnson City County Washington State TN Zip Code 37604  
Legal Description Lot 1A, containing 2.803 acres, as shown on Replat of Lot 1, Wood Property Replat  
Sale Price \$ Per sf Date of Sale N/A Loan Term yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
Actual Real Estate Taxes \$ 2,204.20 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A  
Lender/Client Green Bank Address 100 North Main Street, Greenville TN  
Occupant Vacant land Appraiser F.J.Brownell III Instructions to Appraiser Estimate Market Value of subject site as if vacant.  
THIS IS A SUMMARY APPRAISAL REPORT.

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 5% 1 Family 2-4 Family 5% Apts. % Condo 70% Commercial  
% Industrial 20% Vacant %  
Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)  
(\*) From To  
Predominant Occupancy  Owner  Tenant 5 % Vacant  
Single Family Price Range \$ 20,000 to \$ 200,000 Predominant Value \$ 90,000  
Single Family Age 15 yrs. to 65 yrs. Predominant Age 25 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input checked="" type="checkbox"/>	<input 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): Neighborhood boundaries Interstate 26 East, Highway 67 North, Highridge Road South, and Sinking Creek Road West. Area commercial properties are mostly on Roan Street and University Parkway. Commercial growth rate is presently stable with little new construction. Area growth is multi-family and single family residential.

Dimensions See attached tax map = 2.8 Sq. Ft. or Acres  Corner Lot  
Zoning classification B-4; Planned Arterial Business Present Improvements  do  do not conform to zoning regulations  
Highest and best use  Present use  Other (specify) Improved  
Public Other (Describe) OFF SITE IMPROVEMENTS  
Elec.  Street Access  Public  Private Topo Sloping-low  
Gas  Surface Asphalt Size Typical for area  
Water  Maintenance  Public  Private Shape Irregular  
San. Sewer  Storm Sewer  Curb/Gutter View Typical for area  
 Underground Elect. & Tel.  Sidewalk  Street Lights Drainage Below average  
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): Subject site has a triangular shape with approximately 400 feet of frontage on Roan Street. Site appears to have a portion or the entire site in a flood hazard area per map 47179c 0187D dated 9-29-06. Site is 2.8 acres or 122,988 square feet. Lender has provided a plat of site showing approximately 20% of subject in flood hazard area. Appraisal assumes this is correct and value may require correction if amount in flood hazard is a different amount.

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	2004 South Roan Street Johnson City	3102 Market Street Johnson City	1413 Princeton Road Johnson City	6100 Highway 11E Piney Flats
Proximity to Subject		3.8 Miles W	3.9 Miles NW	8.3 Miles N
Sales Price	\$ Per sf	\$ 3.16	\$ 4.04	\$ 2.71
Price		\$ 290,000	\$ 500,000	\$ 354,346
Data Source	Tax rec,lender	MLS;Tax Records	MLS;Tax Records	MLS;Tax Records
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
	N/A	9-10-03 +.3	1-5-06 +.2	8-18-06 +.1
Location	Urban/A	Urban/A	Urban/A	Suburban/A
Site/View	2.8 acres	2.11 acres	2.84 acres	3 acres
Utility	Below average	Average -6	Average -8	Average -5
Map #	55I-A-1.06	53C-B-16.02,16.03	38G-C-15.02,15.03	135-3.10
Zoning	B-4	B-4	MS-Medical Servic	B-4
Sales or Financing Concessions	N/A	N/A	N/A	N/A
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 0.3	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 0.6	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 0.4
Indicated Value of Subject		Net 9.5 % \$ 2.86	Net 14.9 % \$ 3.44	Net 14.8 % \$ 2.31

Comments on Market Data: Few recent, similar sales are available in the subject and/or surrounding areas, thus all are several miles from the subject. Sale 4 is the smallest lot resulting in a higher unit value per square foot. All have superior utility due to subject having a portion of site in a flood hazard area.

Comments and Conditions of Appraisal: No geological investigation was undertaken or provided and that stable soil conditions are assumed. Above indicated values are per square foot and will be applied to subject area below. Subject site was purchased by present owners on September 7,2007 for \$363,750 or \$129,910 per acre (\$2.98 per square foot).

Final Reconciliation: After considering the above information, it is the appraiser's opinion the estimated value of the subject property, as if vacant, is \$2.7 per square foot, or (\$2.7/sf x 122,099 sf), say \$330,000.00.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 3-23-09 to be \$ 330,000  
The liquidation value of the subject is estimated to be 70% of the above fee simple value or \$231,000.  
F.J.Brownell III  Did  Did Not Physically Inspect Property  
Appraiser(s) Review Appraiser (if applicable)



**SCOPE OF APPRAISAL:**

As of the date of the report, F. J. Brownell, III has completed the requirements of the continuing education program of the Appraisal Institute.

The Market Value definition is Fannie Mae's definition shown below:

The most probable price a property will 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 property is not affected by undue stimulus. Implicit in this definition is the consummation of the 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 these costs which are normally paid by seller as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these cost in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms affected by a third party institutional lender that is not already involved in the property or transaction. Any adjustments 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.

Data on the subject property is obtained from various sources including, but not limited to, inspection, the buyer, the public records of Sullivan County, surveys and plans. When appropriate, more than one source may be used to confirm data and the source may be stated in the report.

If applicable, comparable sales are inspected. When possible, market data is confirmed with buyer, seller, real estate broker, appraisers or attorneys and the tax records are reviewed to confirm their information.

All three approaches to value have not been utilized. The Cost Approach and Income Approach are not applicable and the client has requested only the Sales Comparison Approach. Then appropriate, the scope of the appraisal is treated in more details elsewhere in the report. Further, the reader's attention is directed to the assumptions and limiting conditions of this appraisal.

The intended use of the report is to aid the client in making a decision regarding possible foreclosure proceedings.

The intended user of this appraisal is the lender/client.

The report analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.

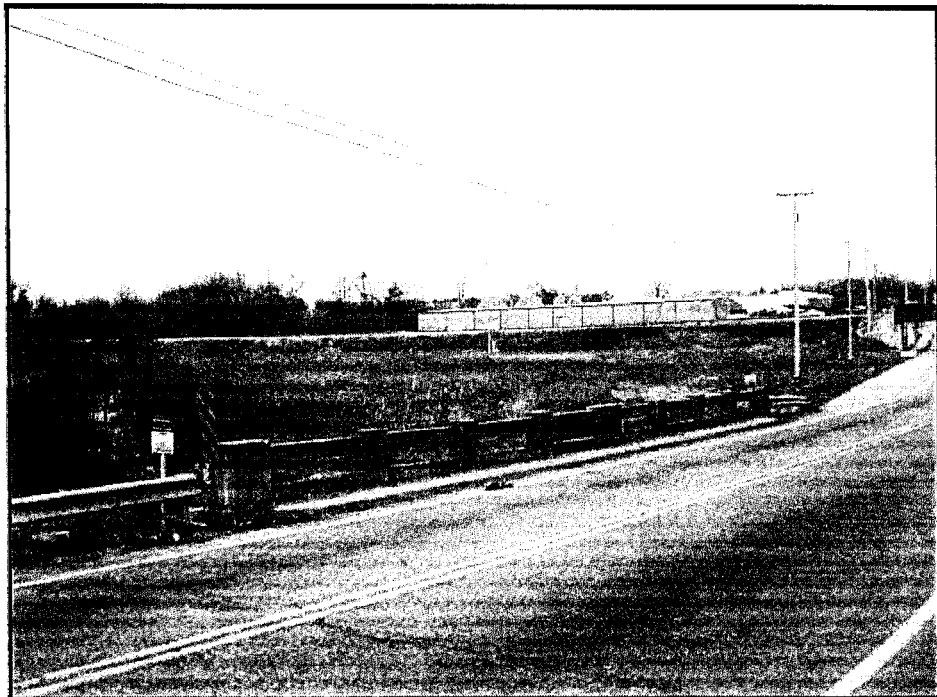
The use of this report is subject to requirements of the Appraisal Institute relating to review by its duly authorized representatives.

### Subject Photo Page

Borrower/Client N/A			
Property Address 2004 South Roan Street			
City Johnson City	County Washington	State TN	Zip Code 37604
Lender Green Bank			

#### Subject Front

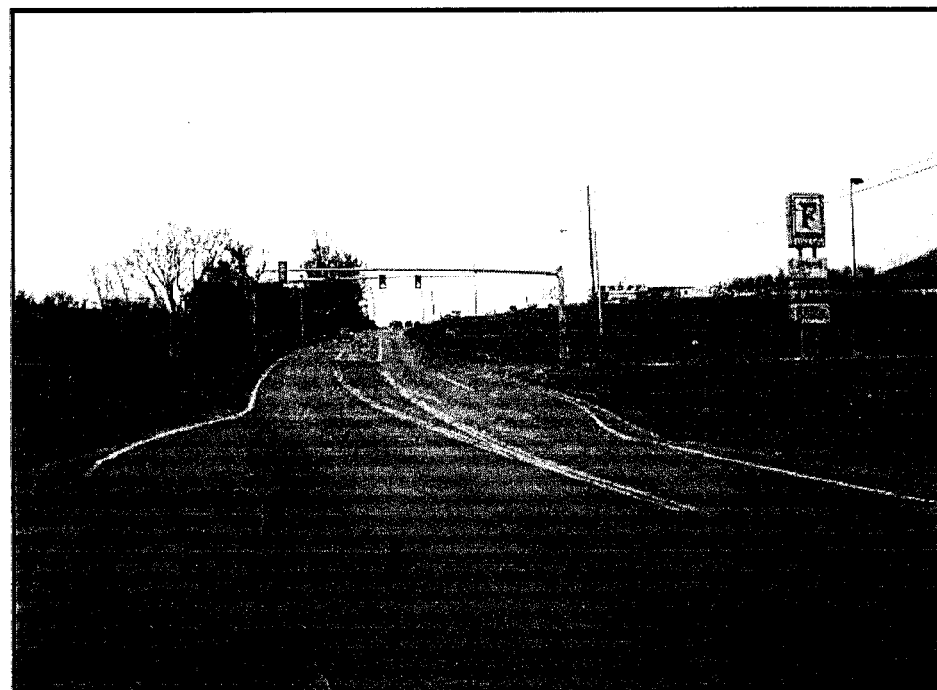
2004 South Roan Street  
 Sales Price Per sf  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Urban/A  
 View 2.8 acres  
 Site  
 Quality  
 Age



#### Subject Site North



#### Subject Street South



**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.

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## 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.

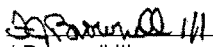
**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

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:** 2004 South Roan Street, Johnson City, TN 37604

**APPRAISER:**

Signature:   
Name: F.J. Brownell III  
Date Signed: 03/25/2009  
State Certification #: \_\_\_\_\_  
or State License #: CG 0000094  
State: TN  
Expiration Date of Certification or License: 12-20-09

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

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

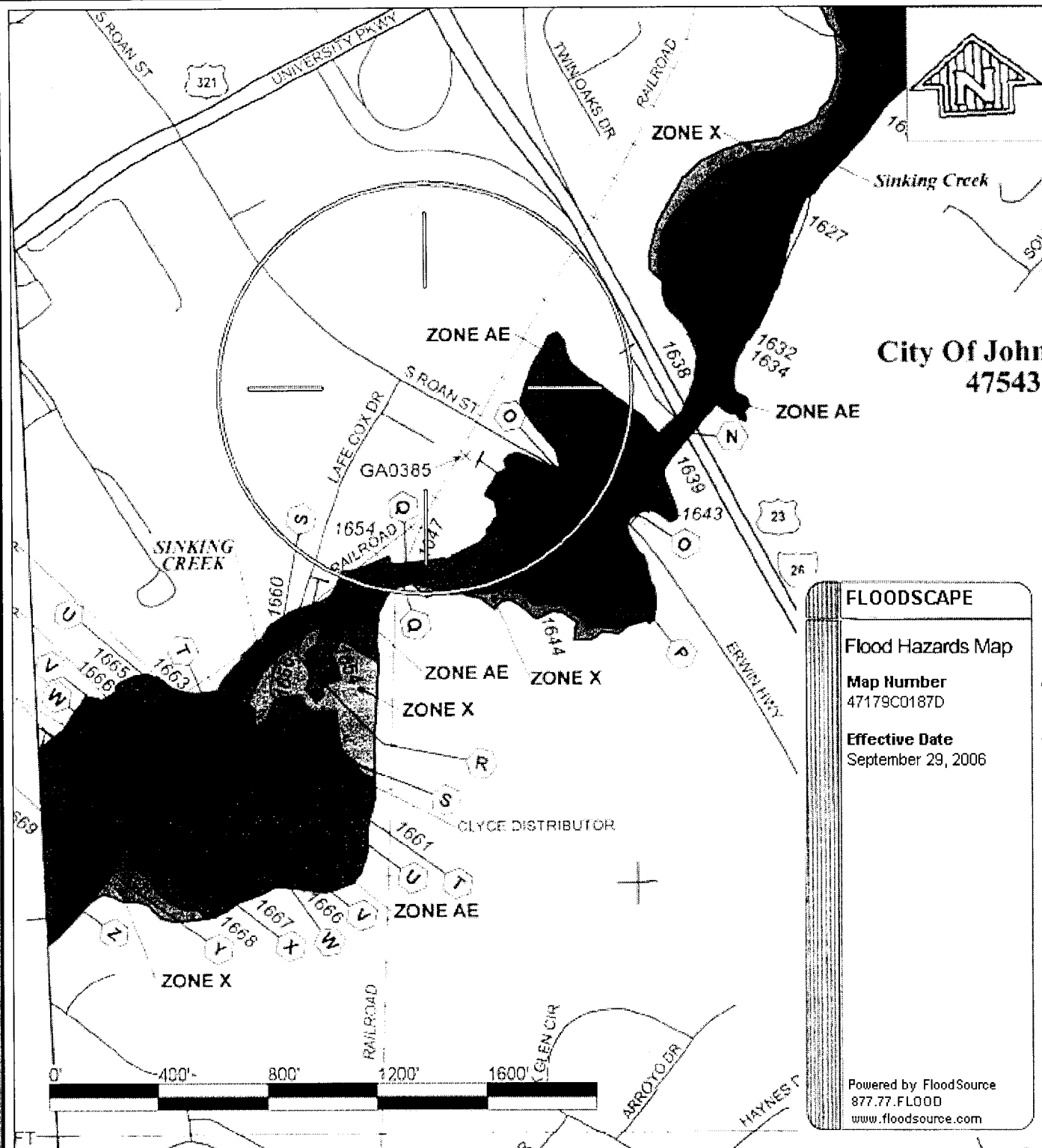
Did  Did Not Inspect Property

# Flood Map

Borrower/Client N/A			
Property Address 2004 South Roan Street			
City Johnson City	County Washington	State TN	Zip Code 37604
Lender Green Bank			

**InterFlood**  by a la mode  
 www.interflood.com • 1-800-252-6633

**Prepared for:**  
 F.J. Brownell & Son  
 2004 S Roan St  
 Johnson City, TN 37601-7528



© 1999-2009 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,831,326 and 6,878,815. Other patents pending. For Info: info@floodsource.com.



### Location Map

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Lender Green Bank			

