

Invoice



www.theappraiser.net

DATE	INVOICE #
2/16/2006	4407

P.O. Box 908585
 Gainesville, GA 30501
 (770) 983-7755

BILL TO
David Dent 950 Cranberry Crk Roswell, GA 30076

DESCRIPTION	AMOUNT
Appraisal Service: Limited 1.79 Acres-Old 41, Kennesaw, GA - Commercial Lot,	500.00
<p>Due upon Receipt. Add \$32.00 for payments made over 30 days. Additional collections fees will apply if payment is not received within 60 days. See Fee Schedule for all fees that will apply.</p>	
Total	500.00

SUMMARY APPRAISAL
IN A
LIMITED REPORT

1.79 Acres - Old 41,
Kennesaw, GA 30152
Cobb County, Georgia
FILE # 4407





(770) 983-7755 Office
(770) 983-2503 FAX

www.theappraiser.net

February 16, 2006

File # 4407

David Dent
950 Cranberry Crk
Roswell, GA 30076

Re: 1.79 Acres-Old 41, Kennesaw, GA - Commercial Lot,

Dear Mr David Dent,

As requested, I have inspected the subject property and prepared an appraisal analysis for the purpose of estimating the current market value in Fee Simple Interest.

Market value, as used herein, is defined as:

The most probable price in terms of cash , terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue stimulus. [The Appraisal of Real Estate; 8th ed. (Chicago: The American Institute of Real Estate Appraisers, 1983,33)]

It is our opinion that the present market value (assuming sale on a cash basis) as of February 14, 2006, (date of inspection) is as follows:

FIVE HUNDRED SIXTY-FOUR THOUSAND DOLLARS
(\$564,000)

Your attention is directed to the data in the following report, Limiting Conditions and the supporting addenda, which, in part, form the basis of these conclusions. This value is subject to proper site plan and permits which support the highest and best use.

We sincerely appreciate the opportunity to serve you. Please call if you have any questions regarding the report or if we can be of any further assistance.

Yours truly,

A handwritten signature in black ink that reads 'Terry M. Turner'.

Terry M. Turner, CRA
Certified Appraiser
Georgia # CG001327

STATEMENT OF LIMITING CONDITIONS

This report is subject to the following limiting conditions:

1. Unless otherwise noted, all existing liens and/or encumbrances, if any, have been disregarded and the property has appraised as though free and clear and under responsible ownership and competent management. Typical financing as may be customarily secured for the type of property under analysis has been considered, as has a favorable mortgage position, if any.
2. The appraiser did not search validity of title nor does he assume responsibility for corrections which a survey of the property may reveal
3. The information contained herein is not guaranteed but it was gathered from reliable sources which are believed to be accurate.
4. Sketches are accurate only for purposes of approximation.
5. No responsibility is assumed for matters legal in character.
6. This report is not to be reproduced in part or as a whole without written consent of the appraiser.
7. The conclusions expressed herein assume competent and aggressive management and/or marketing of the subject property.
8. The contents of this Appraisal are limited private use only. If this report becomes the property of any party, other than the addressee or the person who has paid the fee connected herewith, permission must be obtained from the original addressee for reproduction or additional copies and additional fees will be charged for any further consultation, re-appraisal or review of the property.
9. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.
10. Opinions of value contained herein are estimates and there are no guarantees, either written or implied that the property would sell for the expressed estimates of value.
11. The Appraiser is not obligated to give testimony of any kind nor appear in any court as a result of having completed this market study, unless arrangements to that effect were made prior to the initiation of the appraisal assignment.
12. The property history has been provided by conversations with various individuals involved with the chain of title and if available, various documents such as contracts, deeds, leases and closing statements. We have not performed a title search, nor do we warrant that the history, as presented herein, is completely accurate. Anyone contemplating an interest in the subject property should rely solely upon a title search and opinion prepared by a qualified attorney-at-law.
13. The subject site is not in a flood hazard area.

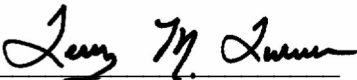
14. Acceptance and or use of this appraisal report by the client or any third party constitutes acceptance of these limiting conditions. Appraisal liability extends only to the stated client, not subsequent parties or users and is limited to the amount of the fee received by The Appraiser.
15. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales, or other media with prior written consent and approval of the appraisers.
16. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil or structures, which would render it more or less valuable. No responsibility is assumed for such conditions for engineering which may be required to discover such conditions. Unless otherwise stated in the report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraisers have no knowledge of the existence of such materials on or in the property and we are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde, asbestos insulation, radon gas or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any condition or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.
17. The appraisal is a tool used in the determination of the possibility of a loan or financial transaction. While the appraisal is used to determine value it is not used to make such determinations as to the credit worthiness or the ability of the buyer/borrower to make payments. The appraisal is only for the value of the subject and does not imply a warranty of any kind as to the actions of the client or the actions of the buyer/borrower in the repayment of any transaction based on the total information used by the client in any transaction.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

CERTIFICATION OF APPRAISAL

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and we have no interest or bias with respect to the parties involved.
4. The compensation is not contingent upon the reporting of a 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.
5. The analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
6. A personal inspection has been made of the property that is the subject of this report.
7. No one provided significant professional assistance to the person signing this report.
8. I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
9. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

I, Terry M. Turner, have met the current stands for educational certification as required by the State of Georgia and the National Board of Realtors Appraisal Board.



Terry M Turner, CRA
Certified General Appraiser
GA No. 1327

Subject Property Location Map



DEFINITION OF MARKET VALUE

As requested, we have inspected the subject property and prepared an appraisal analysis for the purpose of estimating the current market value.

Market value, as used herein, is defined as:

The most probable price in terms of cash , terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue stimulus. [The Appraisal of Real Estate; 8th ed. (Chicago: The American Institute of Real Estate Appraisers, 1983,33)]

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller and 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.

The express value estimate presumes, in part, that the subject property is either "free and clear" of any financing encumbrance or, alternately, encumbered by financing at a current market interest rate of a typical term.

Further, the valuation analyses consider market data on a cash equivalency basis, with the value estimate expressed relative to the subject reflective of cash equivalency.

Highest and Best Use

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Source: The Dictionary of Real Estate Appraisal, copyright 1993 by the Appraisal Institute Institute

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which Market Value is based. The value of a certain property depends on many factors including a balance between supply and demand. Also, the property must have utility in order to satisfy a demand or desire for possession. In creating or having this demand, the single most important factor is location. Location factors must be considered in the highest and best use study and include the accessibility of the neighborhood, its reputation, appearance and balance of uses. Specific site location factors include restrictions such as zoning or site characteristics. Other considerations are the available utilities and the taxes for the property. In estimating highest and best use, the appraiser considers four major stages of analysis;

1. **Physically possible:** To what uses is it physically possible to put the site in question?
2. **Legally permissible:** What uses are permitted by zoning, and/or what, if any, deed restrictions are on the site in question?
3. **Financially feasible:** Which possible and permissible uses will produce the greatest return?
4. **Maximal productivity:** Among the possible uses, which use will produce the highest return and/or the highest present worth?

The highest and best use projection is based on the four fold test within the presented definition, the physical factors of the subject property including its overall accessibility and exposure, topography, location, and the uses of the immediately surrounding properties.

In consideration of the definition of Highest and Best Use and the area trends, it is the appraiser's opinion that the current highest and best use of the subject is projected for Commercial use in keeping with the proposed plans.

DESCRIPTION OF IMPROVEMENTS

The subject property is currently un-improved.

DATA OF RECORD

Ownership: Tax Records indicate that the fee simple ownership to this property is in:

Lawson Lee C

Subject Sales Data

The sales history of the subject property is from the tax data card. This data service reports no sale activity in the past 5 years.

Subject Marketing Time

This property is located on Old 41 which is Just off of Cobb Parkway. See plat attached.

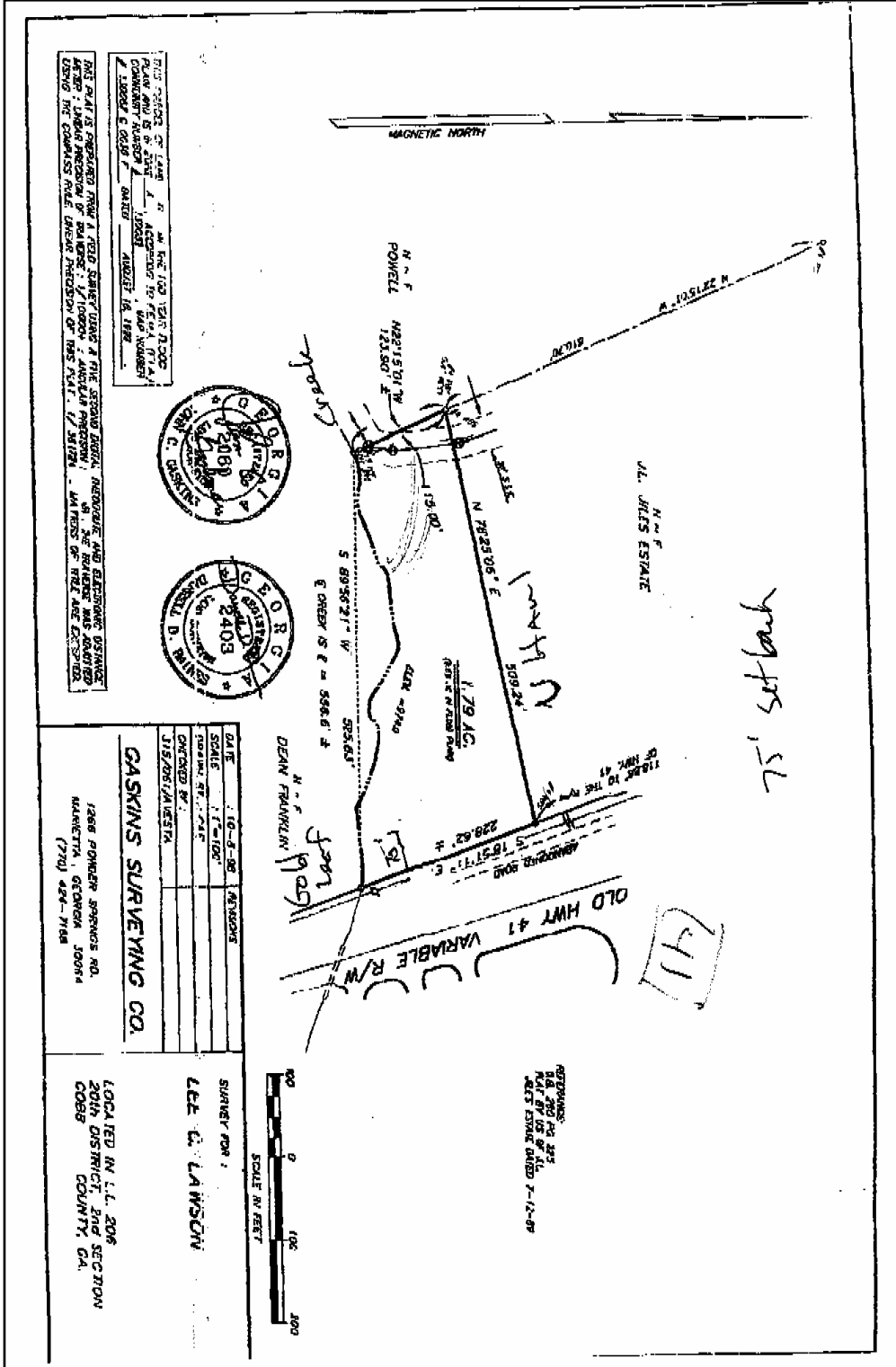
Zoning: General Commercial .

Utilities: Electricity, Water, Gas and Sewer.

Taxes: The property is subject to taxation by Cobb County. The 2005 are \$4,996
The tax ID Number is 20-0206-0-008-0-000-0

Subject to: This value estimate is subject to the subject property having a successful site plan and being permitted to build an improvement that will support the highest and best use of the property.

Site Data: The subject site contains 1.79 Acres as per Plat. The property is un-improved.



THIS SURVEY WAS MADE BY THE SURVEYOR USING A THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT (EDM) EQUIPMENT. THE SURVEYOR HAS TAKEN ALL NECESSARY PRECAUTIONS TO INSURE THE ACCURACY OF THIS SURVEY. THE SURVEYOR'S OFFICE IS LOCATED AT 1115 DOWNSIDE AVENUE, SUITE 100, ATLANTA, GEORGIA 30304. (770) 424-7148



DATE	SCALE	REVISIONS
10-8-98	1"=100'	
11-1-98		
11-1-98		
11-1-98		
11-1-98		

CASKINS SURVEYING CO.
1115 DOWNSIDE AVENUE, SUITE 100
ATLANTA, GEORGIA 30304
(770) 424-7148

LOCALIZED IN I.L. 206
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GA.

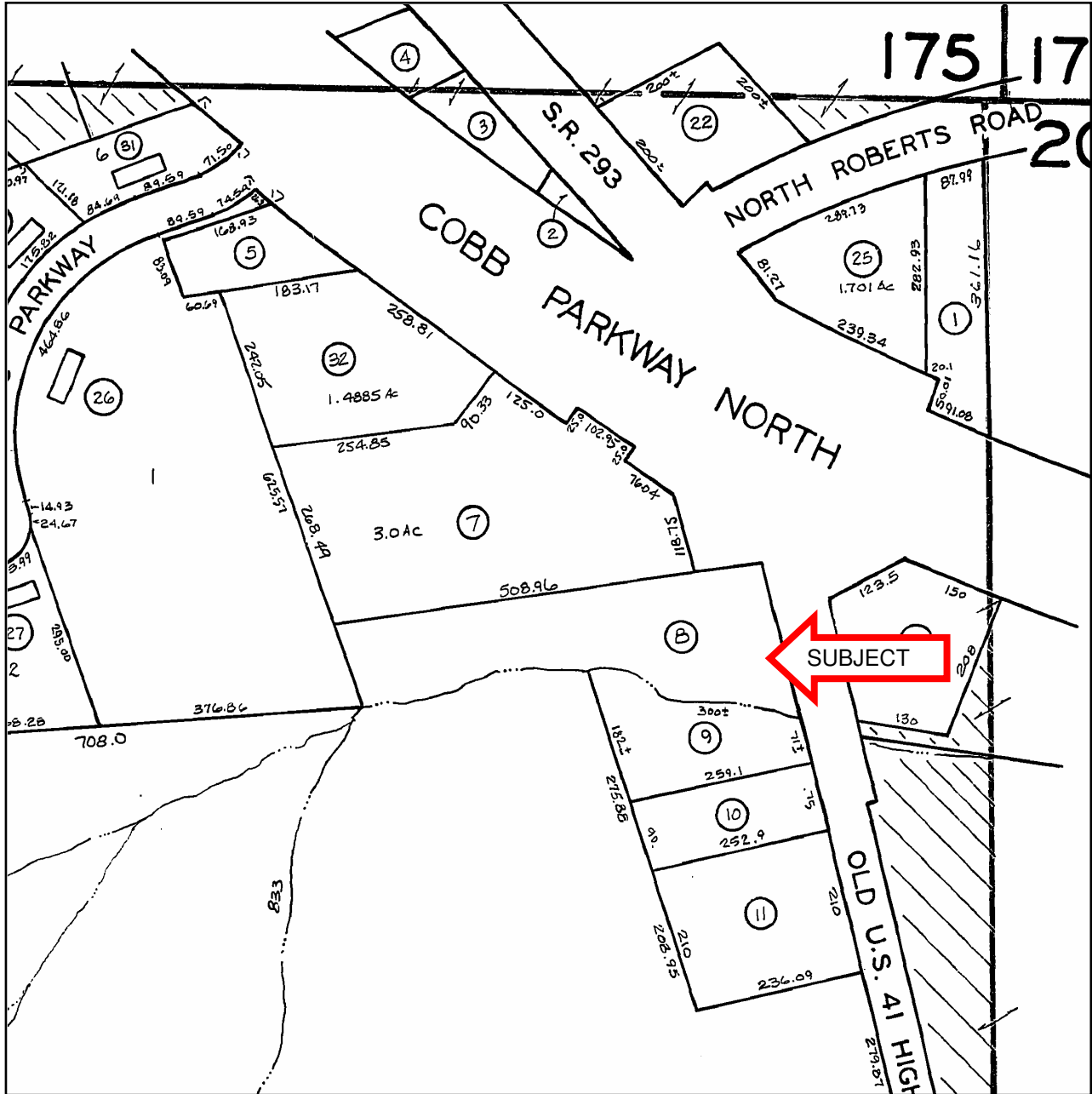
SCALE IN FEET

0 50 100 200

SURVEY FOR:
LEE C. LAWSON

RECORDED BY 225
PLAT OF 1.79 ACRES OF THE
JILES ESTATE DATED 7-12-98

Cobb County Tax Map



THE APPRAISAL PROCESS

The appraisal process is the orderly program wherein the data is utilized, classified, analyzed, and presented. The first step in this process involves defining the appraisal problem as to the identification of the property rights being appraised, and the type of value being sought.

Once this has been accomplished, the appraiser embarks upon a data collection and analysis program of factors which affect the market value of the subject property, including area and neighborhood analysis, site and improvement analysis, highest and best use analysis, and the application of the available approaches utilized in estimating the property's value.

Appraisers generally utilize three approaches to value; the Direct Sales Comparison Approach (also known as the Market Approach), the Cost Approach and the Income Approach.

Sales Comparison Approach

The Direct Sales (Market) Approach is utilized to estimate either or both the land as if vacant and the whole property as improved. This approach involves gathering data regarding sales of comparable-type properties and analyzing the nature and condition of each sale, then making logical adjustments in comparison to the subject property for dissimilar characteristics. Typically, a common denominator is found and in land value, this usually involves either a price per square foot, price per acre or price per front foot. In improved properties it involves such units as price/square foot, price per unit or the use of a gross rent multiplier.

The direct sales comparison approach is based upon the principle of substitution and is a good indicator of value when there are sufficient number of similar properties available.

Cost Approach

The second approach available to the appraiser is the cost approach to value. In this approach, accrued depreciation is deducted from the cost new of the improvements and added to the land value. The resultant figure indicates the value of the whole property via the cost approach, and generally, the land value is obtained via the direct sales comparison approach previously discussed.

Reproduction cost new is estimated on the basis of current prices for the component parts of the building and depreciation analyzes the disadvantages of deficiencies of the existing building as compared to a new building.

Income Approach

The income approach is predicated on the assumption that there is a definite relationship between the amount of income a property will earn and its value. A number of appraisal principles form the basis of this approach with the principle of anticipation being particularly applicable. This principle affirms that value is created by the expectation of benefits to be derived in the future. The income approach is an appraisal technique in which the anticipated annual net income of the subject property is processed in order to arrive at an indication of value.

Net income in the appraisal process is that income generated before payment of any debt service and the process of converting it to value is called capitalization, which involves dividing the net income by a rate which weighs such considerations as risk, time, interest on the capital investment, and recapture of the depreciating asset. The appropriateness of this rate is critical and there are a number of techniques by which it may be developed.

A final step in the appraisal process is the reconciliation or correlation of the value indications. In the correlation the appraiser considers the relative applicability of each of the three approaches utilized, examines the range between his value indications, and places major emphasis on the one, or those, which appear to produce the most reliable and applicable solution to the specific appraisal problem.

The purpose of the appraisal, the type of property, and the adequacy and reliability of the data is analyzed and these considerations influence the weight to be given to each of the approaches to value. Regardless of the appraisal process, the main goal of the appraiser is to logically gather data which has a bearing on the fair market value of the subject property. In analyzing the three approaches to value, it can be readily observed that most of the information must be derived from the marketplace as it is the appraiser's function to estimate the actions of buyers and sellers in the marketplace.

For this appraisal is considering the land value the Income and the cost approaches do not apply. The land value is only shown in the Sales Comparison Approach to value.

Sales Comparison Approach – Acres Un-improved

If the subject property is Un-improved a value can be estimated for the whole property by a comparison to comparable type properties. From these sales, a comparison can be made on the basis of sale price per Acre.

Listed below are the comparable sales that are utilized in this report.

Comparable Sale #1

Location:	1251 Cobb Pkwy Marietta, 30060
Buyer:	Kurji, Investments Inc
Seller:	Clipper Petroleum Inc
Sales Price:	\$455,000
Deed Book:	13407 / 565
Date:	8/20/2001
Acres:	0.44
Price/Acre:	\$1,034,091
Zoning:	Commercial
Tax ID#	16-932-005

Comments: This property is on the same road as the subject.

Comparable Sale #2

Location:	Town Lake Dr Kennesaw, GA 30144
Buyer:	G&H Enterprises, Inc
Seller:	Argonaut Associates LTD
Sales Price:	\$475,000
Deed Book:	14099 / 3547
Date:	1/10/2005
Acres:	1.51
Price/Acre:	\$314,570
Zoning:	Commercial
Tax ID#	16-361-005 Part Of

Comments: This property is similar commercial site.

Comparable Sale #3

Location: Old US Hwy 41
Kennesaw, GA 30144
Buyer: Killeen Investments, III LLC
Seller: McCar Homes
Sales Price: \$650,000
Deed Book: 14244 / 19
Date: 10/21/2005
Acres: 1.85
Price/Acre: \$351,351
Zoning: Commercial
Tax ID# 20-0207-002-0

Comments: This property is on the same road as the subject.

Comparable Sale #4

Location: Chastain Meadows Pkwy
Marietta GA 30066
Buyer: Chastain Meadows Branch LLC
Seller: George Bright
Sales Price: \$844,797
Deed Book: 1411 / 1324
Date: 2/11/2005
Acres: 1.02
Price/Acre: \$828,232
Zoning: Commercial
Tax ID# 16-571-00

Comments: This property is part of an industrial park.
Similar in size.

Comparable Acreage Sales Summary Table

No	Location	Sales Date	Price	Acres	Price/Acre
1	1251 Cobb Pkwy	3/9/2004	\$455,000	0.44	\$1,034,091
2	Town Lake Dr	1/10/2005	\$475,000	1.51	\$314,570
3	Old US Hwy 41	10/21/2005	\$650,000	1.85	\$351,351
4	Chastain Meadows Pkwy	2/11/2005	\$844,797	1.02	\$828,232
			Total	4.82	\$2,528,244
			Averages	1.21	\$632,061

Acres X \$/Acre = Value

Acres	\$/Acre	Value
1.79	\$315,000	\$563,850

Final Reconciliation

Based upon the data and by taking into account the necessary adjustment factors, the following adjusted, per acre values and the corresponding value range is considered to represent the current market for land in and around the area of the subject property.

The Sales Comparison Analysis is given the most weight since it best reflects the actions of buyers and sellers in the market. The Cost Approach was considered but not used was given less weight overall. The Income Approach was not considered appropriate for this type of vacant property. The Income Approach was not used in the valuation of the subject property because of a lack of sufficient recent sales with rental information to develop and adequately support a gross rent multiplier.

The conclusions of the Sales Comparison Analysis give the best indication of the most probable price the subject property would bring on the open market. **This value estimate is subject to a site plan using the entire site and building permits.** The data indicates marketing time for the subject sites to be approximately 12-18 months.

After considering all data, the fee simple market value of the subject is estimated at \$350,000 per acre. \$315,000 is used due to indicating the least value as per these sales.

Value per Acre

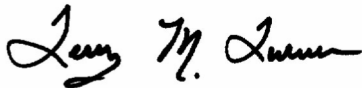
\$315,000 per Acre

\$563,850

Called:

\$564,000

Sincerely,



Terry M. Turner, CRA
Certified General Appraiser
GA#1327

Attachments:

Subject Photos

Appraiser Qualifications

Subject Photos

Front of Subject



Street Scene



The Appraiser
Terry M. Turner, CRA
P.O. Box 908585

EXPERIENCE

Appraiser, Investor, Consultant, Landlord, Property Manager, Agent Sales,
Author, Instructor, Home Builder, Home Remodeling.

EMPLOYMENT

- 1990-Present* Independent Appraiser / Reviewer / Consultant
*I have completed Appraisal Reports on Commercial & Residential Real Estate.
Consultation For Investment, Buying, Selling and Rental of Real Estate.*
- 1985 - 1990* Wachovia Bank
*Staff Appraiser / Construction Draw Inspector. Performing Independent Appraisals on
Varying Types of proposed and existing residential and commercial properties.*
- 1984-1986* Home Seller Consultants - For Sale By Owner - Flat Fee Real Estate Sales Company.
I performed duties as an agent and an Independent Appraiser.

EDUCATION

- Year 2006* *Continuing Education is complete to the end of the year2006.*
- 03-1990* *Residential Report Writing/Case Study, American Institute of Appraisers*
- 10-1989* *Professional Practice, Society of Real Estate Appraisers.*
- 11-1989* *Capitalization Theory & Techniques Part A & B, American Institute of Appraisers.*
- 12-1988* *Expert Witness Seminar, Society of Appraisers.*
- 11-1988* *Advanced Demo Seminar, Society of Appraisers.*
- 08-1987* *Society of Real Estate Appraisers, Course 102.*
- 11-1986* *Standards of Professional Practice. American Institute of Appraisers.*
- 02-1986* *Georgia Real Estate License, Second Year Course.*
- 11-1985* *Society of Real Estate Appraisers, Course 101.*
- 02-1985* *National College of Real Estate Appraisers.*
- 07-1985* *Georgia Real Estate License, First Year Course.*
- 07-1983* *Georgia Real Estate License, Post License Course.*

LICENSE & CERTIFICATIONS

- Earned the CRA Designation of the National Association of Review Appraisers and Mortgage Underwriters.
- Certified General Appraiser Georgia # CG 001327.
- Certified Buyers Agent 1994
- Licensed Real Estate Agent 1984.
- 1985 HBAMA Judging Committee.
- Expert Witness in Hall, White, Gwinnett, Cobb and Clayton Counties

**The Appraiser
Terry M. Turner, CRA
P.O. Box 908585**

TERRY MASON TURNER

1327

Status ACTIVE

CERTIFIED GENERAL REAL PROPERTY APPRAISER

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

ORIGINALLY LICENSED

07/09/1991

END OF RENEWAL

12/31/2006



CHARLES CLARK

Real Estate Commissioner

Gainesville, GA 30505

770-533-9604 - www.terry@theappraiser.net