

INVOICE

FROM:

Chris Green
 Blue Ridge Appraisals, LLC
 PO Box 544
 Blue Ridge, GA 30513

Telephone Number:

Fax Number:

INVOICE NUMBER

CSG10042722

DATE

4/27/2010

REFERENCE

Internal Order #: CSG10042722

Lender Case #:

Client File #:

Main File # on form: Newman

Other File # on form: 0004376

Federal Tax ID:

Employer ID:

TO:

Cory Callihan
 United Community Bank
 PO Box 1749
 Blue Ridge, GA 30513

Telephone Number: (706) 632-6000

Fax Number:

Alternate Number:

E-Mail:

DESCRIPTION

Lender: United Community Bank

Client: United Community Bank

Purchaser/Borrower: Wiliam & Dorothy Newman

Property Address: Off Pleasant Hill Trail

City: Ellijay

County: Gilmer

State: GA

Zip: 30540

Legal Description: 26th District, 2nd Sections, Land Lot 103, Gilmer County, GA

FEES

AMOUNT

Summary

300.00

SUBTOTAL

300.00

PAYMENTS

AMOUNT

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL

TOTAL DUE

\$

300.00

APPRAISAL OF REAL PROPERTY

LOCATED AT:

Off Pleasant Hill Trail
26th District, 2nd Sections, Land Lot 103, Gilmer County, GA
Ellijay, GA 30540

FOR:

United Community Bank
PO Box 1749
Blue Ridge, GA 30513

AS OF:

April 27, 2010

BY:

Chris Green

Borrower/Client	William & Dorothy Newman	File No.	Newman
Property Address	Off Pleasant Hill Trail		
City	Ellijay	County	Gilmer
		State	GA
		Zip Code	30540
Lender	United Community Bank		

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Borrower/Client	William & Dorothy Newman			File No.	Newman
Property Address	Off Pleasant Hill Trail				
City	Ellijay	County	Gilmer	State	GA Zip Code 30540
Lender	United Community Bank				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Self Contained (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have (or have not) made a personal inspection of the property that is the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
- no one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any state mandated requirements:

The intended user of this report is United Community Bank.

The intended use of this report is to assess market value.

This report is a summary report, as it may not be properly understood without additional information contained in the appraisers workfile and is not intended for distribution or use by any other parties.

No extraordinary assumptions have been made in this report.

The scope of work for this assignment includes, but is not limited to, a physical inspection of the subject property and neighborhood, analysis of the subject market including researching all available listings and sales within the market area, researching the subject's sales and listings history, development of an opinion of market value based on the Sales Approach, which is the only approach required to produce a credible estimate of value.

APPRAISER:

Signature: 

Name: Chris Green

Date Signed: April 29, 2010

State Certification #: CR#253046

or State License #: _____

State: GA

Expiration Date of Certification or License: 5/31/2010

Effective Date of Appraisal: April 27, 2010

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

Did Not Exterior-only from street Interior and Exterior

0004376

GP Land Addendum

File No.: Newman

Property Address: Off Pleasant Hill Trail

City: Ellijay

State: GA

Zip Code: 30540

Client: United Community Bank

Address: PO Box 1749, Blue Ridge, GA 30513

Appraiser: Chris Green

Address: P.O. Box 544, Blue Ridge, GA 30513

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, 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.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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, but not limited to, 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.
- 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.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

0004376

File No.: Newman

Certifications & Definitions

Property Address: Off Pleasant Hill Trail	City: Ellijay	State: GA	Zip Code: 30540
Client: United Community Bank	Address: PO Box 1749, Blue Ridge, GA 30513		
Appraiser: Chris Green	Address: P.O. Box 544, Blue Ridge, GA 30513		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:**DEFINITION OF MARKET VALUE *:**

Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Cory Callihan	Client Name: United Community Bank
E-Mail: cory.callihan@ucbi.com	Address: PO Box 1749, Blue Ridge, GA 30513

APPRAISER


Appraiser Name: Chris Green
 Company: Blue Ridge Appraisals, LLC
 Phone: (706) 632-4677 Fax: _____
 E-Mail: chrisgreen@tds.net
 Date Report Signed: April 29, 2010
 License or Certification #: CR#253046 State: GA
 Designation: _____
 Expiration Date of License or Certification: 5/31/2010
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: April 27, 2010

**SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)**

Supervisory or
Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Did Inspect Did Not Inspect
 Date of Inspection: _____

SIGNATURES

Market Area Description

File No. Newman

Borrower/Client	William & Dorothy Newman			
Property Address	Off Pleasant Hill Trail			
City	Ellijay	County	Gilmer	State GA Zip Code 30540
Lender	United Community Bank			

Tri-State Area Analysis**General**

The Tri-State Area is comprised of the Counties of extreme North Central Georgia, including Fannin, Gilmer, and Union Counties, the Southeastern portion of Polk County Tennessee, and Cherokee County North Carolina. This area is service by the Northeast Georgia Board of Realtors MLS and is defined as the common market area.

Population

Population figures show a solid growth trend in recent years for the entire Tri State Area. The following table indicates the past population growth for the area:

Local Populations

	2006 Est*	% of Change	2000
Fannin County, GA	22,319	12.7%	19,798
Gilmer County, GA	28,175	20.1%	23,456
Union County, GA	20,652	19.5%	17,289
Polk County, TN	15,939	16,050	13,643
Cherokee County, NC	26,309	8.3 %	24,289

All data obtained from the US Census Bureau.

The majority of the population is more heavily concentrated near the defined towns and communities, but the population per square mile is estimated to be around 50 as of the 2000 Census.

Economic Factors

The economic growth of the Tri-State Area can be partially attributable to a combination of desirable factors, which include location, natural beauty, very low crime rates, and quality of educational facilities. The area's economy was once based largely on the local copper mines and agriculture, but has shifted to tourism in the past 10-15 years.

The agricultural industry is rather small for area and consists primarily of a limited number of poultry houses and apple orchards. A logging industry is also present, as well as several bottled spring water facilities which would also fall under an agricultural listing.

Major sources of employment within the area include manufacturing facilities, chain stores such as Wal-Mart and Home Depot, numerous fast food chains, and plethora of real estate agencies, and the construction industry (an estimated 25% of the male population in some counties).

Median household incomes for the area range from \$27,000 to \$36,000 depending upon the county. The 2005 estimated average median household income was \$33,000 compared to a national average of \$46,326 for 2005.

Transportation

The traffic network in the Tri-State Area includes several primary highways as well as numerous secondary roadways. The primary thoroughfares include APD Hwy 515, US Hwy 64, Spur 60, US Hwy 76, and US Hwy 19/129. The APD Hwy 515 corridor extends from I-575 in Marietta northward through such cities as Woodstock, Canton, Jasper, Ellijay, and through Blue Ridge and Blairsville.

Market Area Description

File No. Newman

Borrower/Client	William & Dorothy Newman				
Property Address	Off Pleasant Hill Trail				
City	Ellijay	County	Gilmer	State	GA Zip Code 30540
Lender	United Community Bank				

Current Real Estate Economy and Summary

The present outlook for the Tri-State Area is considered to be good. However, the residential market is currently heavily saturated. Sales of newer homes in the \$300,000-600,000 range have stalled and price decreases are likely. The demand for high-end housing is limited as well, but properties priced less than \$200,000 appear have the best appeal at this time. Low interest rates for the past few years have helped fuel the housing and mortgage loan industries, but current trends indicate rates are likely to rise.

Retail markets remain strong as evidenced by mid-90% occupancy rates and noticeable re-development in the CBD of the local towns. Several new sites are being developed along the areas major thoroughfares.

It is anticipated that development and economic growth throughout the area will remain steady, but likely at a more moderate pace than the market experienced from 2002 through 2005. While real estate values have generally stabilized, long term prospects for all sectors of the area's real estate economy are expected to continue along a solid path of growth in quantity and value.

Long-term prospects for the area remain good. The diversity of the economic base, the physical appeal of the area, tourism, and a reputation as a desirable living environment bolster the long-term future of the area. The area remains a favored vacation and second home destination and should maintain a pattern of steady growth through the decade.

LAND APPRAISAL SUMMARY REPORT

0004376

File No.: Newman

SUBJECT	Property Address: <u>Off Pleasant Hill Trail</u>	City: <u>Ellijay</u>	State: <u>GA</u>	Zip Code: <u>30540</u>	
	County: <u>Gilmer</u>	Legal Description: <u>26th District, 2nd Sections, Land Lot 103, Gilmer County, GA</u>			
	Assessor's Parcel #: <u>3017 045F</u>	Tax Year: <u>2009</u>	R.E. Taxes: <u>\$ 783.46</u>	Special Assessments: <u>\$ 0</u>	
	Market Area Name: <u>Mountaintown Area</u>	Map Reference: <u>3017</u>	Census Tract: <u>0802.00</u>		
	Current Owner of Record: <u>William & Dorothy Newman</u>	Borrower (if applicable): <u>William & Dorothy Newman</u>			
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input checked="" type="checkbox"/> Other (describe) <u>Not Defined</u>	HOA: <u>\$ N/A</u>		<input type="checkbox"/> per year <input type="checkbox"/> per month	
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable					
If Yes, give a brief description: _____					

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
	Intended Use: <u>The intended use is to assess current market value to aid in the loan process.</u>
	Intended User(s) (by name or type): <u>The intended user is United Community Bank</u>
Client: <u>United Community Bank</u>	Address: <u>PO Box 1749, Blue Ridge, GA 30513</u>
Appraiser: <u>Chris Green</u>	Address: <u>P.O. Box 544, Blue Ridge, GA 30513</u>

Characteristics			Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Location:	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural			PRICE \$(000)	AGE (yrs)	One-Unit 35 %	<input checked="" type="checkbox"/> Not Likely		
Built up:	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner	45 Low 0	2-4 Unit 2 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *		
Growth rate:	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input type="checkbox"/> Tenant	2,000 High 100	Multi-Unit 1 %	* To: _____			
Property values:	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (0-5%)	325 Pred 0-1	Comm'l 6 %				
Demand/supply:	<input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		Other 56 %				
Marketing time:	<input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.				%				

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The market overall is currently sluggish with an average market time of over 12 months for competitively priced properties with no sales or finance concessions. The demand for a larger tracts such as the subject, typically used in development, has decreased with the economic and housing slowdown, combined with the saturation of lots currently available on the market. The market has shown some signs of improvement as of late, but has still not shown normal consistency. We would estimate a market time of 12-24 months for the subject at the concluded value.

Dimensions: <u>See Deed/Plat</u>	Site Area: <u>10.00 Acres</u>
Zoning Classification: <u>R-1 Residential</u>	Description: <u>Residential</u>
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: <u>Residential</u>	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ground Rent (if applicable) \$ _____ / _____	
Comments: _____	
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) <u>Hold for speculation until market recovery.</u>	
Actual Use as of Effective Date: <u>Residential</u> Use as appraised in this report: <u>Residential</u>	
Summary of Highest & Best Use: <u>Highest and best use is current agricultural use or hold for speculation due to the lack of demand for these types of properties, and the current oversupply of vacant lots.</u>	

Utilities		Off-site Improvements		Public Private		Frontage Road	
Electricity	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <u>Georgia Power EMC</u>	Street	<u>Gravel Road</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	<u>Rolling to Moderate Slope</u>
Gas	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Other <u>L-P, Private</u>	Width	<u>10'</u>			Size	<u>10.00 Acres</u>
Water	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Other <u>None</u>	Surface	<u>Gravel</u>			Shape	<u>Irregular</u>
Sanitary Sewer	<input type="checkbox"/> Public <input type="checkbox"/> Other <u>None/Septic</u>	Curb/Gutter	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	<u>Natural</u>
Storm Sewer	<input type="checkbox"/> Public <input type="checkbox"/> Other <u>None</u>	Sidewalk	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>	View	<u>Mountains, Woods</u>
Telephone	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Other <u>ETC</u>	Street Lights	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/> Public <input type="checkbox"/> Other <u>None, Type</u>	Alley	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>		
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)							
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X</u>				FEMA Map # <u>13123C0125B</u>		FEMA Map Date <u>8/15/1990</u>	
Site Comments: <u>The subject is predominately wooded and offers mountain views. The subject topography is rolling hillside to moderately slope and has more than a few possible building sites. The subject currently has no improvements other than a road. Acreage amount is based on deed, and verified by tax records. Please see attached photograph addenda.</u>							



LAND APPRAISAL SUMMARY REPORT

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Gilmer County Tax Assessors, GSCCCA, Crumpton Report, NE GA MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>Three year sales history reveals the subject has not sold in the past 3 years. Subject is currently listed with a status of active for \$110,000 MLS# 195923. 4/29/2010.</u>
Date: <u>No Sales Found</u>	
Price: <u>Within Past 36 Months</u>	
Source(s): Public Records	
2nd Prior Subject Sale/Transfer	
Date: <u>N/A</u>	
Price: <u>N/A</u>	
Source(s): <u>N/A</u>	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Off Pleasant Hill Trail Ellijay, GA 30540	Mulberry Trail Ellijay, GA 30540	Pleasant Grove Rd Ellijay, GA 30540	Off Bell Rd Ellijay, GA 30536
Proximity to Subject		2.57 miles NE	6.41 miles SE	14.90 miles SE
Sale Price	\$ <u>N/A</u>	\$ <u>83,500</u>	\$ <u>48,000</u>	\$ <u>182,800</u>
Price/ Acre	\$	\$ <u>8,350.00</u>	\$ <u>7,704.65</u>	\$ <u>10,000.00</u>
Data Source(s)	Public Records	Tax Assessor/Inspection	Tax Assessor/Inspection	Tax Assessor/Inspection
Verification Source(s)	Inspection	Crumpton Report	Crumpton Report	Crumpton Report
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) % Adjust	DESCRIPTION
Sales or Financing	N/A	Closed Sale		Closed Sale
Concessions	N/A	None Known		None Known
Date of Sale/Time	N/A	12/14/2009		9/4/2009
Rights Appraised	Fee Simple	Fee		Fee
Location	Rural-Average	Rural-Equal		Rural-Equal
Site Area (in Acres)	10.00	10.00		18.28
View	Mtns, Woods, Creek	Mtns, Crk-Equal		Seasonal-Inf +10 Mountains-Equal
Topography	Average	Average		Average
Access	Average	Average		Average
Frontage	Road	Road		Road
Amenities	None	None		None
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>770.47</u>	<input type="checkbox"/> + <input type="checkbox"/> - \$
Net Adjustment (Total, in % of \$ / Acre)			(10 % of \$/Acre)	
Adjusted Sale Price (in \$ / Acre)		\$ <u>8,350.00</u>	\$ <u>8,475.12</u>	\$ <u>10,000.00</u>

Summary of Sales Comparison Approach A thorough search was made for sales of similar large tracts of land in the subject's market area. The sales presented are the most recent and similar sales available at this time, as these larger tracts have been scarce due to decline in demand for lots and development. All of the comparables presented are closed sales which were open market arms length transactions. All adjustments were made in percentage of price per acre as this is the best indication of value with medium to large tracts of land. All of the comparables were factored in the final reconciliation of value with weight being distributed according to gross adjustment.

PROJECT INFORMATION FOR PUDS (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 92,000 or \$ 9,200 per Acre

Final Reconciliation The indicated value of the subject has been derived solely from the sales comparison approach to arrive at a final value of \$92,000 or \$9,200 per acre.

This appraisal is made "as is", or subject to the following conditions: _____

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:
 \$ 92,000, as of: April 27, 2010, which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 13 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

<input checked="" type="checkbox"/> Limiting cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Location Map(s)	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Additional Sales
<input checked="" type="checkbox"/> Photo Addenda	<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/> Cost Addendum

Client Contact: <u>Cory Callihan</u>	Client Name: <u>United Community Bank</u>
E-Mail: <u>cory.callihan@ucbi.com</u>	Address: <u>PO Box 1749, Blue Ridge, GA 30513</u>
APPRAISER 	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: <u>Chris Green</u>	Supervisory or Co-Appraiser Name: _____
Company: <u>Blue Ridge Appraisals, LLC</u>	Company: _____
Phone: <u>(706) 632-4677</u> Fax: _____	Phone: _____ Fax: _____
E-Mail: <u>chrisgreen@tds.net</u>	E-Mail: _____
Date of Report (Signature): <u>April 29, 2010</u>	Date of Report (Signature): _____
License or Certification #: <u>CR#253046</u> State: <u>GA</u>	License or Certification #: _____ State: _____
Designation: _____	Designation: _____
Expiration Date of License or Certification: <u>5/31/2010</u>	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection: <u>April 27, 2010</u>	Date of Inspection: _____

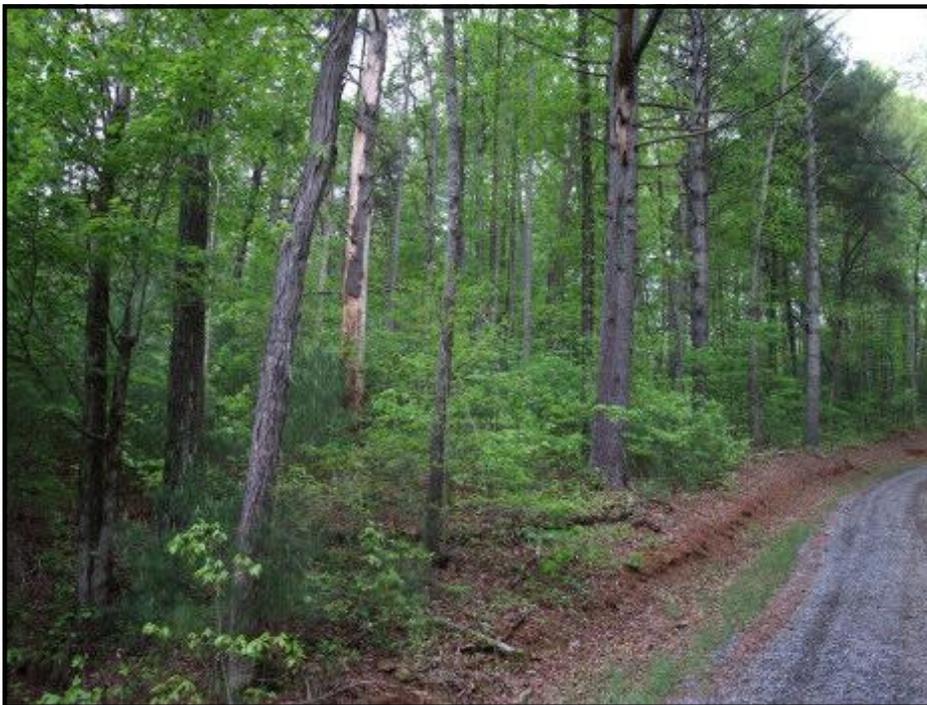
Photograph Addendum

Borrower/Client	William & Dorothy Newman				
Property Address	Off Pleasant Hill Trail				
City	Ellijay	County	Gilmer	State	GA Zip Code 30540
Lender	United Community Bank				



Photograph Addendum

Borrower/Client	William & Dorothy Newman				
Property Address	Off Pleasant Hill Trail				
City	Elijay	County	Gilmer	State	GA Zip Code 30540
Lender	United Community Bank				



Location Map

Borrower/Client	William & Dorothy Newman			
Property Address	Off Pleasant Hill Trail			
City	Ellijay	County	Gilmer	State GA Zip Code 30540
Lender	United Community Bank			

