

# Uniform Residential Appraisal Report

LANE  
File No. 08040024

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

<b>SUBJECT</b>	Property Address <b>118 WOOD DUCK DRIVE</b>	City <b>DUCK</b>	State <b>NC</b>	Zip Code <b>27949</b>	
	Borrower <b>WILLIAM &amp; KIMBERLY LANE</b>	Owner of Public Record <b>ANDREW DILORITO</b>	County <b>DARE</b>		
	Legal Description <b>LOT: 138, SECTION: B, CAROLINA DUNES</b>				
	Assessor's Parcel # <b>21-009591000</b>	Tax Year <b>2007</b>	R.E. Taxes \$ <b>.35/\$100</b>		
	Neighborhood Name <b>CAROLINA DUNES</b>	Map Reference <b>9950(11)5009</b>	Census Tract <b>9701.00-1</b>		
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ <b>NONE</b>	<input checked="" type="checkbox"/> PUD	HOA \$ <b>75</b>	<input checked="" type="checkbox"/> per year <input type="checkbox"/> per month
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				
	Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)				
	Lender/Client <b>COOPERATIVE BANK</b>	Address <b>2007 S. CROATAN HWY., PO BOX 2616, KILL DEVIL HILLS, NC 27948</b>			
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

<b>CONTRACT</b>	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. <b>CONTRACT WAS WRITTEN 02/05/2008, PENDING APPROVAL OF A NEW IMPROVEMENT TO BE CONSTRUCTED. A RADIFIED CONTRACT WAS NOT AVAILABLE FOR REVIEW.</b>				
	Contract Price \$ <b>695,000</b>	Date of Contract <b>02/05/2008</b>	Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s) <b>CO. RECORDS</b>	
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	If Yes, report the total dollar amount and describe the items to be paid. \$ <b>NONE</b> N/A				

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	100 %				
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%				
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	450 Low	NEW	Multi-Family	%				
Neighborhood Boundaries <b>NORTH AND SOUTH OTHER RESIDENTIAL NEIGHBORHOODS. TO THE EAST IS THE ATLANTIC OCEAN AND TO THE WEST IS THE CURRITUCK SOUND.</b>						4,000 High	30	Commercial	%
Neighborhood Description <b>THE SUBJECT PROPERTY IS IN AN ESTABLISHED NEIGHBORHOOD WITH ALL AMENITIES AND UTILITIES TYPICAL FOR THE AREA. THE NEIGHBORHOOD IS A VERY DESIRABLE LOCATION AND COMPETES FAVORABLY WITH THE SURROUNDING PROPERTIES.</b>						1,500 Pred.	10	Other	%
Market Conditions (including support for the above conclusions) <b>See Attached Addendum</b>									

<b>SITE</b>	Dimensions <b>100 X 150</b>	Area <b>15000 Sq.Ft.</b>	Shape <b>RECTANGULAR</b>	View <b>GOOD: OCEAN</b>	
	Specific Zoning Classification <b>RS-1</b>	Zoning Description <b>SINGLE FAMILY RESIDENTIAL</b>			
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)				
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				
	Utilities <b>Public</b> <input checked="" type="checkbox"/> <b>Other (describe)</b> <input type="checkbox"/>	Water <b>Public</b> <input checked="" type="checkbox"/> <b>Other (describe)</b> <input type="checkbox"/>	Off-site Improvements—Type <b>Public</b> <input checked="" type="checkbox"/> <b>Private</b> <input type="checkbox"/>		
	Electricity <input checked="" type="checkbox"/>	Sanitary Sewer <input type="checkbox"/>	Street <b>ASPHALT</b>		
	Gas <input type="checkbox"/>	<input checked="" type="checkbox"/> BTLD PROPANE	Alley <b>NONE</b>		
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone <b>X500</b>	FEMA Map # <b>372099 5000 J</b>	FEMA Map Date <b>09/20/2006</b>		
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.					
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. <b>SITE CURRENTLY IS OCCUPIED BY A DEPRECIATED IMPROVEMENT THAT WILL BE REMOVED PRIOR TO CONSTRUCTION.</b>					

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	<b>PILINGS,SLB/NW</b>	Floors	<b>CPT,CT,HW/NW</b>		
# of Stories <b>3</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>HARDI LAP/NEW</b>	Walls	<b>DRYWALL/NEW</b>		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>NONE</b> sq. ft.	Roof Surface	<b>ASPHTSHG/NEW</b>	Trim/Finish	<b>WD/WD/NEW</b>		
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>N/A</b> %	Gutters & Downspouts	<b>NONE</b>	Bath Floor	<b>CER TIL/NEW</b>		
Design (Style) <b>CONTEMPORARY</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>DHG INS/NEW</b>	Bath Wainscot	<b>FG,CT/NEW</b>		
Year Built <b>2008</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	<b>INSULATED</b>	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) <b>NEW</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	<b>YES</b>	<input checked="" type="checkbox"/> Driveway # of Cars			
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	<b>STONE</b>		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other H/P Fuel <b>ELEC.</b>	<input checked="" type="checkbox"/> Fireplace(s) # <b>2</b>	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Garage # of Cars	<b>N/A</b>		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport # of Cars	<b>N/A</b>		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other H. <b>TUB</b>	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
Finished area above grade contains: <b>13 Rooms 6 Bedrooms 6F2H Bath(s) 4,620 Square Feet of Gross Living Area Above Grade</b>							
Additional features (special energy efficient items, etc.) <b>SEE ATTACHED ADDENDUM</b>							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) <b>THE SUBJECT IS NEW AND HAS NO DEPRECIATION. NO FUNCTIONAL OR EXTERNAL DEPRECIATION WAS NOTED.</b>							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							

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There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,590,000 to \$ 5,495,000

There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,850,000 to \$ 3,675,000

FEATURE	SUBJECT			COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3					
118 WOOD DUCK DRIVE Address DUCK	166 FOUR SEASONS LANE DUCK			152 DUCK LANDING LANE DUCK			124 CARROL DRIVE DUCK								
Proximity to Subject	APPROX. 2.5 MILES SOUTH			APPROX. 2 MILES SOUTH			APPROX. 0.7 MILES NORTH								
Sale Price	\$ 695,000			\$ 3,675,000			\$ 2,349,000			\$ 2,475,000					
Sale Price/Gross Liv. Area	\$ 150.43 sq. ft.			\$ 558.51 sq. ft.			\$ 491.22 sq. ft.			\$ 609.91 sq. ft.					
Data Source(s)	MLS#: 53049			MLS#: 48840			MLS#: 46736								
Verification Source(s)															
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
Sale or Financing	NONE			CASH						CLOSED CONV.					
Concessions				NONE KNOWN						NONE KNOWN					
Date of Sale/Time	02/05/2008			02/19/2008						12/07/2007			NO ADJ.		
Location	GD: 1 OFF OCN			OF:FOUR SEAS			-800,000			OF: DUCK LDG			-500,000		
Leasehold/Fee Simple	FEE SIMPLE			FEE SIMPLE						FEE SIMPLE					
Site	15000 SF			17000 SF						15000 SF					
View	GOOD: OCEAN			GOOD:OCEAN						GOOD:OCEAN					
Design (Style)	CONTEMP.			CONTEMP						CONTEMP					
Quality of Construction	SUPERIOR			SUPERIOR						SUPERIOR			GD:UPGRADES 120,000		
Actual Age	NEW			5 YRS			NO ADJ.			6 YRS			NO ADJ.		
Condition	GOOD			GOOD						GOOD					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths				Total	Bdrms.	Baths			
Room Count	13	6	6F2H	13	9	10.5	-17,500			12	8	6F2H	2,500		
Gross Living Area 100.00	4,620 sq. ft.			6,580 sq. ft.			-196,000			4,782 sq. ft.			NO ADJ.		
Basement & Finished Rooms Below Grade	NONE			NONE						NONE					
Functional Utility	6BR,R,SB,TH,G			9BR,RR,TH			-8,000			8BR,DN,RR,TH			NO ADJ.		
Heating/Cooling	H/P C/AIR			H/P C/AIR						H/P C/AIR			FWA C/Air		
Energy Efficient Items	AVERAGE			AVERAGE						AVERAGE			AVERAGE		
Garage/Carport	NONE			2 CAR GARAGE			-10,000			CARPORT			-2,000		
Porch/Patio/Deck	PCH,CV.DCKS			PCH,SPC,CV.D			-4,000			PCH,CV.DCKS					
	FP3,DECKS			FP1,DECKS			4,000			FP1,DECKS			4,000		
	PL,HT,FNC,SNA			POOL,HT,FNC			5,000			POOL,HT,FNC			5,000		
	ELV.,PL.HOUSE			ELEV.,CAB,BW			NO ADJ.			BW TO BCH,TK			75,000		
Net Adjustment (Total)				+ -			\$ 1,026,500			+ -			\$ 418,000		
Adjusted Sale Price of Comparables				Net Adj. -27.9%						Net Adj. -17.8%					
				Gross Adj. 28.4%			\$ 2,648,500			Gross Adj. 24.9%			\$ 1,931,000		
										Gross Adj. 29.4%			\$ 2,399,700		

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain \_\_\_\_\_

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) COUNTY RECORDS/MLS

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) COUNTY RECORDS/MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	N/A	08/01/2003	N/A	N/A
Price of Prior Sale/Transfer	N/A	\$2,900,000	N/A	N/A
Data Source(s)	MLS, CO. RECORDS	MLS, CO. RECORDS	MLS, CO. RECORDS	MLS, CO. RECORDS
Effective Date of Data Source(s)	04/28/2008	04/28/2008	04/28/2008	04/28/2008

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT HAS NOT BEEN LISTED, SOLD, OR TRANSFERRED IN THE LAST THREE YEARS OTHER THAN ITS CURRENT ACTIVITY. TO THE BEST OF MY KNOWLEDGE THE COMPARABLES HAVE NOT HAD ANY OTHER TRANSFERS OTHER THAN THEIR CURRENT TRANSACTIONS EXCEPT WHERE NOTED.

Summary of Sales Comparison Approach. SEE ATTACHED ADDENDUM

Indicated Value by Sales Comparison Approach \$ 2,300,000

Indicated Value by: Sales Comparison Approach \$ 2,300,000 Cost Approach (if developed) \$ 2,276,400 Income Approach (if developed) \$ 2,340,000

THE COST AND INCOME APPROACHES SUPPORT THE FINAL VALUE ESTIMATE.

NO PERSONAL PROPERTY WAS INCLUDED IN THIS VALUE.

RECONCILIATION

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: See Attached Addendum

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 2,300,000 as of 04/25/2008, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) SITE VALUE WAS DERIVED BY A COMPARABLE MARKET ANALYSIS OF RECENT SALES AND CURRENT LISTINGS OF SIMILAR LOTS LOCATED IN THE SUBJECT'S MARKET AREA. ALL ARE CONSIDERED TO BE GOOD INDICATORS OF THE VALUE OF THE SUBJECT'S SITE VALUE.

COST APPROACH

Table with 2 main columns: Description and Value. Rows include: ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW, Source of cost data AREA BUILDERS AND CONTRACTORS, Quality rating from cost service EXCEL, Effective date of cost data 2007, Comments on Cost Approach, THE ESTIMATED UNIT COST FOR THE SUBJECT'S IMPROVEMENTS ARE BASED ON CURRENT CONSTRUCTION DATA PROVIDED BY CONTRACTORS IN THE LOCAL MARKET... DEPRECIATION IS BASED ON OBSERVATIONS MADE AT THE INSPECTION. THE VALUES ARE NOT TO BE USED FOR INSURANCE PURPOSES., Estimated Remaining Economic Life (HUD and VA only) 75 Years, and INDICATED VALUE BY COST APPROACH = \$ 2,276,400.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 13,000.00 X Gross Rent Multiplier 180.00 = \$ 2,340,000 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) SINGLE FAMILY PROPERTIES ARE NOT TYPICALLY VALUE BASED ON THEIR INCOME POTENTIAL.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**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 or she considers his or her 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 judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader 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 this appraisal report whether any portion of 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, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
6. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.



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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of 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 at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of 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 opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in 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 this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent.

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies 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 at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature [Handwritten Signature]
Name MICHAEL E. DALY
Company Name MURPHY APPRAISAL SERVICE
Company Address 12 JUNIPER TRAIL, SUITE 204, KILL DEVIL HILLS, NORTH CAROLINA 27949
Telephone Number (252)255-0091
Email Address MDALY111@EMBARQMAIL.COM
Date of Signature and Report 04/28/2008
Effective Date of Appraisal 04/25/2008
State Certification # A4943
or State License #
or Other (describe) State #
State NC
Expiration Date of Certification or License 06/30/2008



Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED
118 WOOD DUCK DRIVE
DUCK, NC 27949

APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,300,000

LENDER/CLIENT
Name MIKE JOHNSON
Company Name COOPERATIVE BANK
Company Address 2007 S. CROATAN HWY., PO BOX 2616
KILL DEVIL HILLS, NC 27948
Email Address

SUBJECT PROPERTY
[ ] Did not inspect subject property
[ ] Did inspect exterior of subject property from street
Date of Inspection
[ ] Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES
[ ] Did not inspect exterior of comparable sales from street
[ ] Did inspect exterior of comparable sales from street
Date of Inspection



## ADDENDUM

Borrower: WILLIAM & KIMBERLY LANE	File No.: 08040024	
Property Address: 118 WOOD DUCK DRIVE	Case No.: LANE	
City: DUCK	State: NC	Zip: 27949
Lender: COOPERATIVE BANK		

### Neighborhood Market Conditions

LOAN DISCOUNTS, BUYDOWNS OR SELLERS CONCESSIONS ARE NOT TYPICAL FOR THE AREA. MORTGAGE MONEY IS AVAILABLE AT COMPETITIVE RATES. VALUES HAVE EXPERIENCED A SLIGHT DECLINE IN THE LAST TWELVE MONTHS AS A RESULT OF OVER SUPPLY. THE CORRECTION PERIOD APPEARS TO BE OVER AND VALUES HAVE STABILIZED.

### Additional Features

NEW CUSTOM BUILT SEMI-OCEANFRONT CONTEMPORARY ON ELEVATED SITE W/ COVERED DECKS, SUN DECKS, PATIO, CEIL. FANS, CATHEDRAL CEILINGS, 10' CEILINGS, PORCH, GLASS ELEVATOR, INTERCOM SYSTEM, SECURITY SYSTEM WITH TV MONITORING FROM ALL ROOMS, TURFSTONE DRIVEWAY, LANDSCAPED W/ IRRIGATION SYSTEM, CONSTRUCTED WITH TOP OF THE LINE MATERIALS, NEARLY UNINTERRUPTED OCEAN VIEWS AND POSSIBLE SOUND VIEW.

FIRST LEVEL FEATURES: ONE BEDROOM, ONE AND HALF BATHS, CUSTOM TILEWORK THROUGHOUT; THEATER ROOM W/ RECLINING THEATER SEATS & CUP HOLDERS, AUTOMATIC ELECTRIC SHADES, ROPE LIGHTING, & STATE OF THE ART SOUND SYSTEM W/ SURROUND SOUND; GAME ROOM W/ COMPLETE WETBAR; SPORTS BAR, EXERCISE ROOM, OUTDOOR HEATED POOL W/ STONE WATERFALL & FIBER OPTIC LIGHTING, SUNKEN HOT TUB W/ STONE SURROUND; CABANA WITH SOUND SYSTEM, FP, SAUNA, FULL BATH & COMPLETE WETBAR W/ ICE MAKER; SPEAKERS HAVE AREA VOLUME CONTROL; FENCE.

SECOND LEVEL FEATURES: MARBLE FLOORED FOYER W/ HANDPAINTED MURAL, STAIRCASE W/ OAK & ROD IRON RAILS, & MARBLE KICKERS; TOUCH SCREEN PROGRAM SELECTOR FOR TV, CABLE, SATELLITE, MACHINE, OR MUSIC; LIBRARY W/ BAMBOO FLOORING, FP, SURROUND SOUND SYSTEM, & COMPUTER STATIONS, FOUR MASTER SUITES W/ JET TUBS AND CUSTOM TILE WORK; PORCH; DECKS.

THIRD LEVEL FEATURES: GREAT ROOM W/ FP, BAMBOO FLOORS & MARBLE TILE FLOORS, AND HAND PAINTED PILLARS; GOURMET KITCHEN W/ DOUBLE APPLIANCES; BREAKFAST AREA; DINING AREA; MASTER SUITE W/ GLASS BLOCK SHOWER MOUNTED TV, TWO SIDED FP, JET TUB, & CUSTOM TILE WORK; DECKS; LOFT SIT AREA, POWDER ROOM, & CUSTOM LIGHTING.

### Comments on Sales Comparison

THE SUBJECT PROPERTY IS LOCATED IN A VERY DESIRABLE LOCATION WITH ALL AMENITIES IN CLOSE PROXIMITY. ALL THE COMPARABLES REFLECT SIMILAR ATTRIBUTES AND DESIRES THAT ARE COMMANDED FOR THIS TYPE OF PROPERTY AND VALUE RANGE. THE BEST AND MOST RECENT COMPARABLES WERE USED AND ADJUSTED TO THE SUBJECT FOR THEIR DISSIMILAR FEATURES. DUE TO THE LACK OF COMPARABLE SALES WITHIN THE NEIGHBORHOOD NORMAL DESIRED PARAMETERS WERE NEEDED TO BE EXTENDED IN TERMS OF PROXIMITY. LOCATION ADJUSTMENTS REFLECT SITE APPEAL BASED ON AMENITIES OFFERED AND PROXIMITY TO THE OCEAN. 5% QUALITY ADJUSTMENTS WERE MADE FOR MATERIALS AND WORKMANSHIP. THE QUALITY OF CONSTRUCTION ADJUSTMENT IS MADE FOR THE WORKMANSHIP AND MATERIALS THAT ARE PRESENT IN THE SUBJECT THAT THE COMPARABLES DO NOT POSSES. THE SUBJECT POSSES CUSTOM FRAMING WITH MULTIPLE DORMERS, TOP OF THE LINE ROOFING MATERIALS, MARBLE TILE THROUGHOUT, CUSTOM CABINETRY, HAND PAINTED MORALES, ARCHES AND BEAM DECOR, CUSTOM BATHS, VAULTED CEILINGS, MARBLE COUNTERTOPS THROUGHOUT, AND MUCH MORE. THE ADJUSTMENT MADE FOR THE TIKI BAR IN THE POOL IS IS TAKEN FROM THE ACTUAL BUILDING COST AND APPLIED TO THE COMPARABLES. THE MAJORITY OF THESE HOMES ARE USED FOR SEASONAL RENTALS IN WHICH HIGHER ROOM COUNT, MEDIA ROOMS, & SPORTS BARS, RESULT IN INCREASED INCOME. FOR THIS REASON FUNTIONAL ADJUSTMENTS WERE MADE ACCORDINGLY. DISTANCE BETWEEN COMPARABLES IS TYPICAL FOR A NORTH SOUTH ORIENTED BARRIER ISLAND MARKET. IT IS NOTED RANGE AND ADJUSTMENTS EXCEED RECOMMENDED ALLOWANCES BUT THIS CAN NOT BE AVOIDED AT THIS TIME DUE TO THE LARGE DIFFRENCES IN SITE VALUES. THE SUBJECT HAS APPRAISED FOR OVER THE PREDOMINANT OF THE NEIGHBORHOOD BUT IS STILL WITHIN THE RANGE OF THE MARKET AREA. ALL THE COMPARABLES WERE CONSIDERED IN THE FINAL RECONCILIATION TO VALUE. SINCE THIS IS NEW CONSTRUCTION THE COST APPROACH WAS ALSO GIVEN CONSIDERABLE WEIGHT AND SUPPORTS TRHE VALUE.

### Conditions of Appraisal

THIS APPRAISAL IS SUBJECT TO SATISFACTORY COMPLETION OF PLANS AND SPECS IN A TIMELY AND WORKMANLIKE MANNER. NO PERSONAL PROPERTY WAS INCLUDED IN VALUE.

### Cost Approach Comments

THE SITE VALUE FOR THE SUBJECT PROPERTY IS SUPPORTED BY A COMPARABLE MARKET ANALYSIS OF RECENT CLOSED SALES OF SIMILAR LOTS LOCATED IN THE SUBJECT PLAT AND IN THE MARKET AREA. ALL ARE CONSIDERED GOOD INDICATORS OF VALUE FOR THE SUBJECT PROPERTY. THE ESTIMATED UNIT COSTS FOR THE SUBJECT PROPERTY ARE BASED ON CURRENT CONSTRUCTION COST DATA PROVIDED BY BUILDERS, CONTRACTORS AND SUB CONTRACTORS IN THE LOCAL MARKET AREA. THE SUBJECT'S LAND TO IMPROVEMENT VALUE RATIO IS TYPICAL FOR THE NEIGHBORHOOD.

### ADDITIONAL COMMENTS:

ALL COMPARABLES ARE SETTLED TO THE BEST OF THE APPRAISER'S KNOWLEDGE. VERIFICATION IS WITH THE ONETO REAL ESTATE NOTES, REALTORS, OUTER BANKS ASSOCIATION OF REALTORS MLS SERVICE, BUYERS AND SELLERS.

IT IS NOTED THAT THE PRICE/SF OF GROSS LIVING AREA FOR SOME OR ALL COMPARABLE SALES VARIES BY MORE THAN \$10/SF. THIS IS DUE PRIMARILY TO DIFFERING SITE VALUES AND/OR ECONOMIES OF SCALE.

EVERY EFFORT HAS BEEN MADE TO USE COMPARABLES THAT HAVE SOLD WITHIN THE LAST SIX MONTHS OF THE DATE OF THE APPRAISAL. OUR EXTENSIVE DATA BANK INCLUDES MLS SERVICES, COUNTY TRANSFERS, AND



## ADDENDUM

Borrower: WILLIAM & KIMBERLY LANE	File No.: 08040024
Property Address: 118 WOOD DUCK DRIVE	Case No.: LANE
City: DUCK	State: NC                      Zip: 27949
Lender: COOPERATIVE BANK	

OFFICE FILES. PARAMOUNT TO TIME IS MATCHING THE MOST SIMILAR SALES TO THE SUBJECT. THIS, AT TIMES, NECESSITATES USING SALES OVER SIX MONTHS.

GROSS LIVING AREAS SHOWN FOR THE COMPARABLE SALES ARE ESTIMATES BASED ON THE INFORMATION FROM OBAR/MLS SYSTEM, COUNTY TAX RECORDS, REALTORS, BUYERS, SELLERS, IN-OFFICE DATA BANK OR ACTUAL MEASUREMENTS. SLIGHT VARIATIONS IN SIZE WILL HAVE NO EFFECT ON THE ESTIMATE OF VALUE.

THE LACK OF STORM SEWERS, CURBS, GUTTERS, SIDEWALKS AND/ OR STREET LIGHTS IS TYPICAL OF THE AREA AND DOES NOT ADVERSELY IMPACT MARKETABILITY.

#### APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

THIS IS A SUMMARY APPRAISAL REPORT WHICH IS INTENDED TO COMPLY WITH THE REPORTING REQUIREMENTS SET FORTH UNDER STANDARD RULE 2-2 (B) OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE FOR A SUMMARY APPRAISAL REPORT. AS SUCH, IT PRESENTS ONLY SUMMARY DISCUSSIONS OF THE DATA, REASONING, AND ANALYSES THAT WERE USED IN THE APPRAISAL PROCESS TO DEVELOP THE APPRAISER'S OPINION OF VALUE. SUPPORTING DOCUMENTATION THAT IS NOT PROVIDED WITH THE REPORT CONCERNING THE DATA, REASONING AND ANALYSIS IS RETAINED IN THE APPRAISER'S FILE. THE DEPTH OF THE DISCUSSION CONTAINED IN THE REPORT IS SPECIFIC TO THE NEEDS OF THE CLIENT AND FOR THE INTENDED USE STATED IN THE REPORT. THE APPRAISER IS NOT RESPONSIBLE FOR UNAUTHORIZED USE OF THIS REPORT.

TO DEVELOP THE OPINION OF VALUE, THE APPRAISER PERFORMED A COMPLETE APPRAISAL PROCESS, AS DEFINED BY THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISER PRACTICE. THIS MEANS THAT NO DEPARTURES FROM STANDARD 1 WERE INVOKED.

#### SUPPLEMENTAL CERTIFICATIONS:

IN ADDITION, I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE REPORTED ANALYSIS, OPINIONS AND CONCLUSIONS WERE DEVELOPED, IN THIS REPORT PREPARED, IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND THE STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.

AS OF THE DATE OF THIS REPORT, MICHAEL E. DALY HAS COMPLETED THE REQUIREMENTS OF THE CONTINUING EDUCATION PROGRAM OF THE STATE OF NORTH CAROLINA.

SEALS AND SIGNATURES ARE DIGITALLY SECURED AND REQUIRE A PASSWORD TO EXECUTE. THEY ARE APPROVED BY THE NORTH CAROLINA APPRAISAL BOARD.

**SUBJECT PROPERTY PHOTO ADDENDUM**

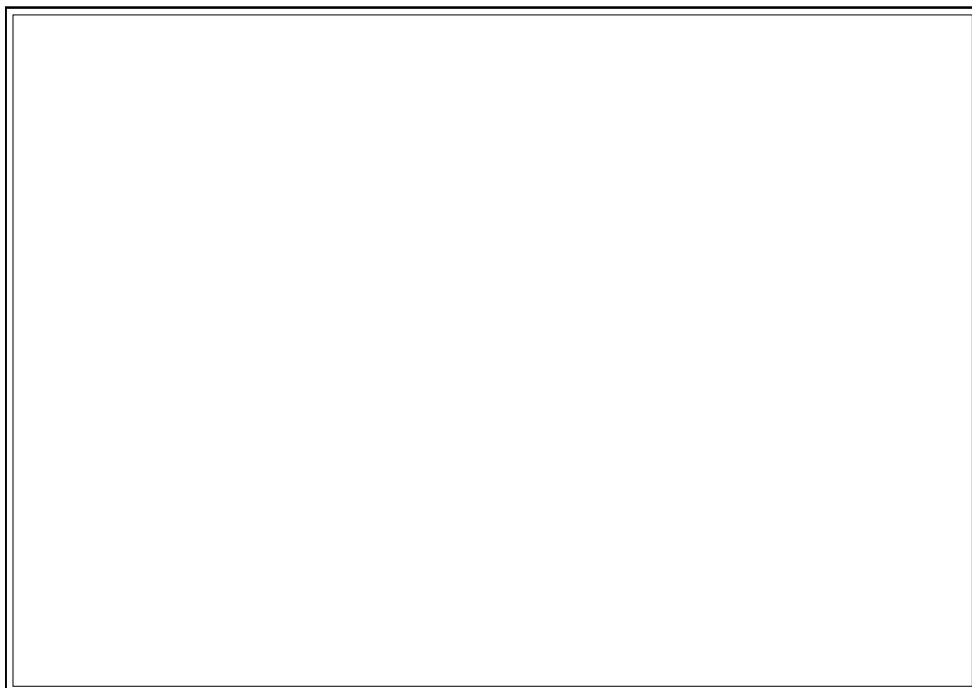
Borrower: WILLIAM & KIMBERLY LANE  
Property Address: 118 WOOD DUCK DRIVE  
City: DUCK  
Lender: COOPERATIVE BANK

File No.: 08040024  
Case No.: LANE  
State: NC  
Zip: 27949



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: April 25, 2008  
Appraised Value: \$ 2,300,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**



**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: WILLIAM & KIMBERLY LANE

File No.: 08040024

Property Address: 118 WOOD DUCK DRIVE

Case No.: LANE

City: DUCK

State: NC

Zip: 27949

Lender: COOPERATIVE BANK



**COMPARABLE SALE #1**

166 FOUR SEASONS LANE  
DUCK  
Sale Date: 02/19/2008  
Sale Price: \$ 3,675,000



**COMPARABLE SALE #2**

152 DUCK LANDING LANE  
DUCK  
Sale Date: 12/07/2007  
Sale Price: \$ 2,349,000



**COMPARABLE SALE #3**

124 CARROL DRIVE  
DUCK  
Sale Date: 10/09/2007  
Sale Price: \$ 2,475,000

**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: WILLIAM & KIMBERLY LANE  
Property Address: 118 WOOD DUCK DRIVE  
City: DUCK  
Lender: COOPERATIVE BANK

File No.: 08040024  
Case No.: LANE  
State: NC  
Zip: 27949



**COMPARABLE SALE #4**

160 FOUR SEASONS LANE  
DUCK  
Sale Date: 09/05/2007  
Sale Price: \$ 2,700,000



**COMPARABLE SALE #5**

129 PLOVER DRIVE  
DUCK  
Sale Date: 04/19/2007  
Sale Price: \$ 1,850,000



**COMPARABLE SALE #6**

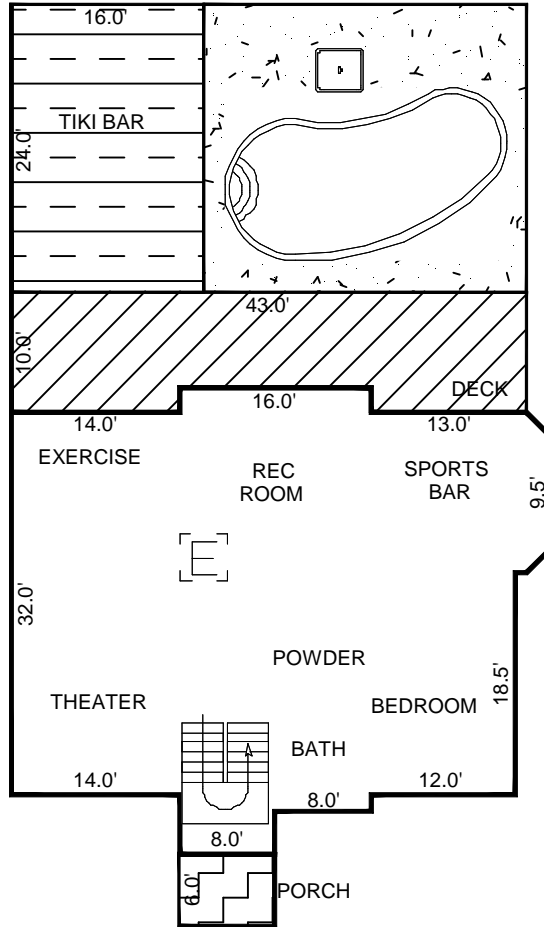
177 OCEAN WAY COURT  
DUCK, NC 27949  
Sale Date: N/A  
Sale Price: \$ 2,299,000



**FLOORPLAN**

Borrower: WILLIAM & KIMBERLY LANE	File No.: 08040024
Property Address: 118 WOOD DUCK DRIVE	Case No.: LANE
City: DUCK	State: NC
Lender: COOPERATIVE BANK	Zip: 27949

LEVEL ONE



Sketch by Apex IV™

Comments:

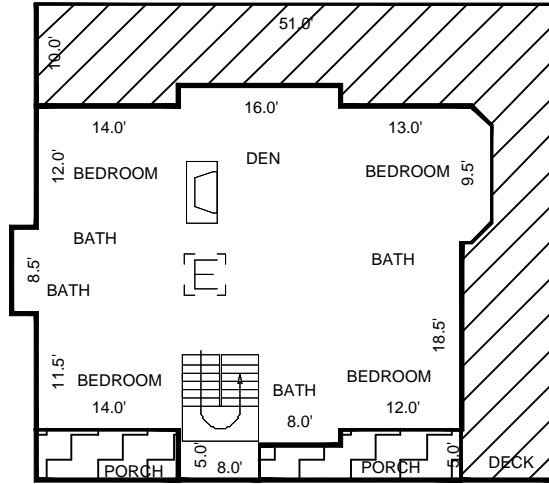
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	LEVEL ONE	1464.5	1464.5
OTH	DECK ON GRADE	398.0	
	OPEN FRAME PORCH	48.0	
	TIKI BAR	384.0	
	CONCRETE	648.0	1478.0
Net LIVABLE Area		( Rounded )	1465

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
LEVEL ONE			
	14.0 x	32.0	448.0
	8.0 x	39.0	312.0
	8.0 x	35.5	284.0
	13.0 x	13.5	175.5
	12.0 x	18.5	222.0
	2.0 x	9.5	19.0
	0.5 x	2.0 x	2.0
	0.5 x	2.0 x	2.0
8 Items			( Rounded )
			1465

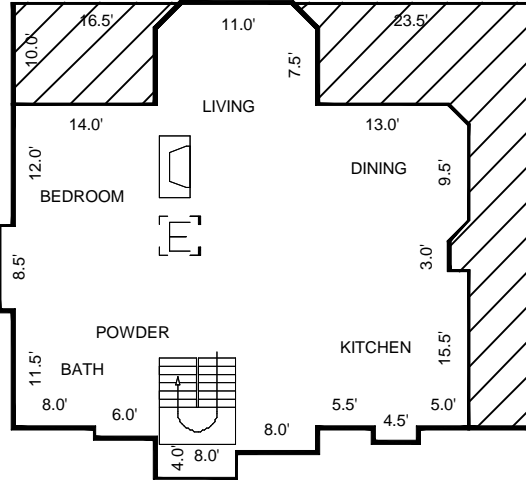
**FLOORPLAN**

Borrower: WILLIAM & KIMBERLY LANE	File No.: 08040024
Property Address: 118 WOOD DUCK DRIVE	Case No.: LANE
City: DUCK	State: NC
Lender: COOPERATIVE BANK	Zip: 27949

LEVEL TWO



LEVEL THREE



Sketch by Apex IV™

Comments:

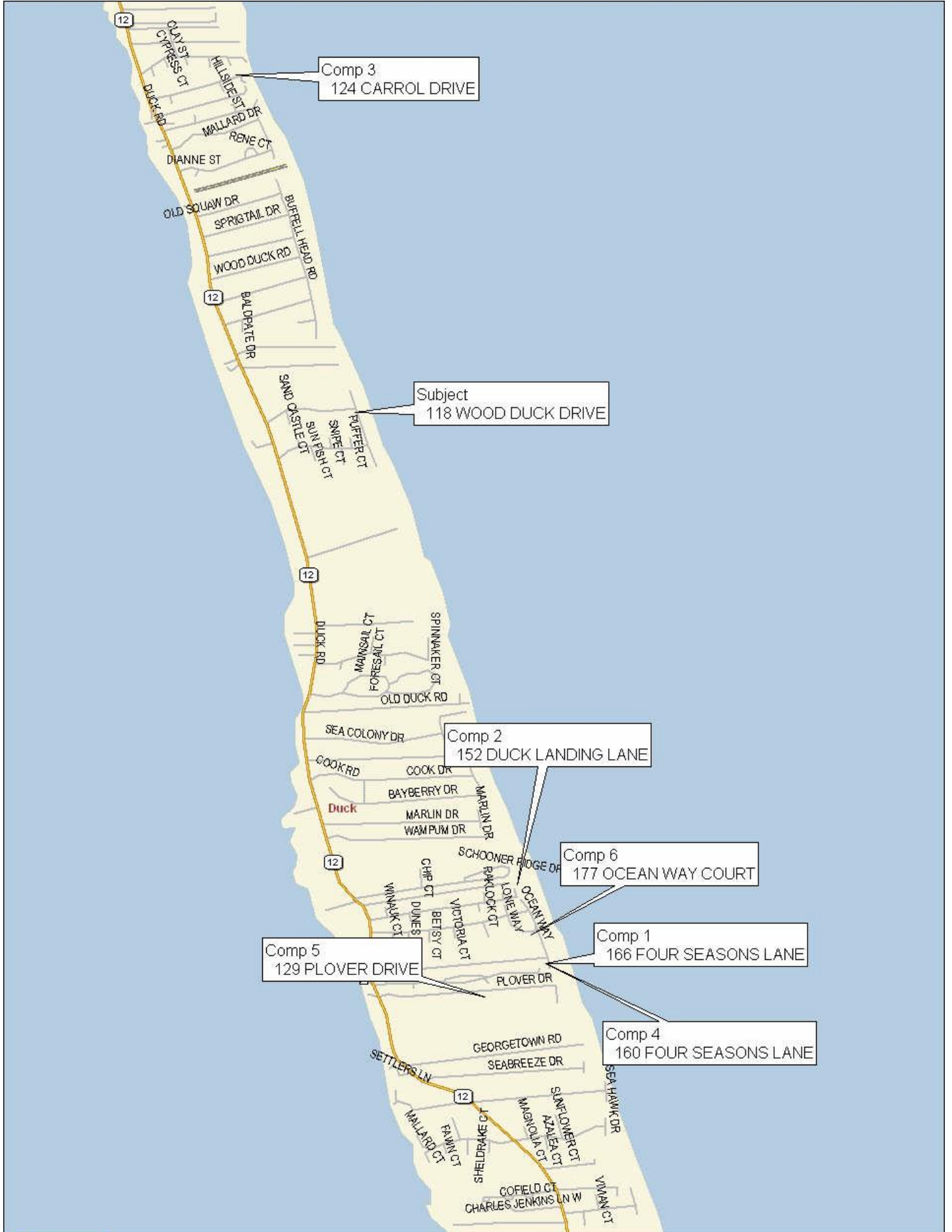
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	LEVEL TWO	1485.7	1485.7
GLA3	LEVEL THREE	1669.3	1669.3
OTH	OPEN FRAME PORCH	70.0	
	OPEN FRAME PORCH	88.0	
	WOOD DECK	774.5	
	WOOD DECK	143.1	
	WOOD DECK	415.1	1490.8
Net LIVABLE Area ( Rounded )			3155

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>LEVEL TWO</b>			
	12.0 x	32.0	384.0
	1.0 x	13.5	13.5
	2.0 x	9.5	19.0
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	8.0 x	39.0	312.0
	8.0 x	35.5	284.0
	2.5 x	8.5	21.3
	14.0 x	32.0	448.0
<b>LEVEL THREE</b>			
	1.5 x	8.5	12.8
	5.0 x	8.0	40.0
	1.0 x	6.0	6.0
	2.5 x	8.0	20.0
	1.5 x	4.5	6.8
	7.5 x	16.0	120.0
	2.5 x	11.0	27.5
0.5 x	2.5 x	2.5	3.1
0.5 x	2.5 x	2.5	3.1
	32.0 x	43.0	1376.0
	2.0 x	9.5	19.0
	0.5 x	2.0 x	2.0
2 Items Not Listed			33.0
23 Items		( Rounded )	3155

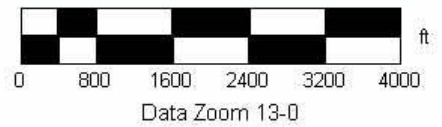
LOCATION MAP

Borrower: WILLIAM & KIMBERLY LANE  
Property Address: 118 WOOD DUCK DRIVE  
City: DUCK  
Lender: COOPERATIVE BANK

File No.: 08040024  
Case No.: LANE  
State: NC  
Zip: 27949



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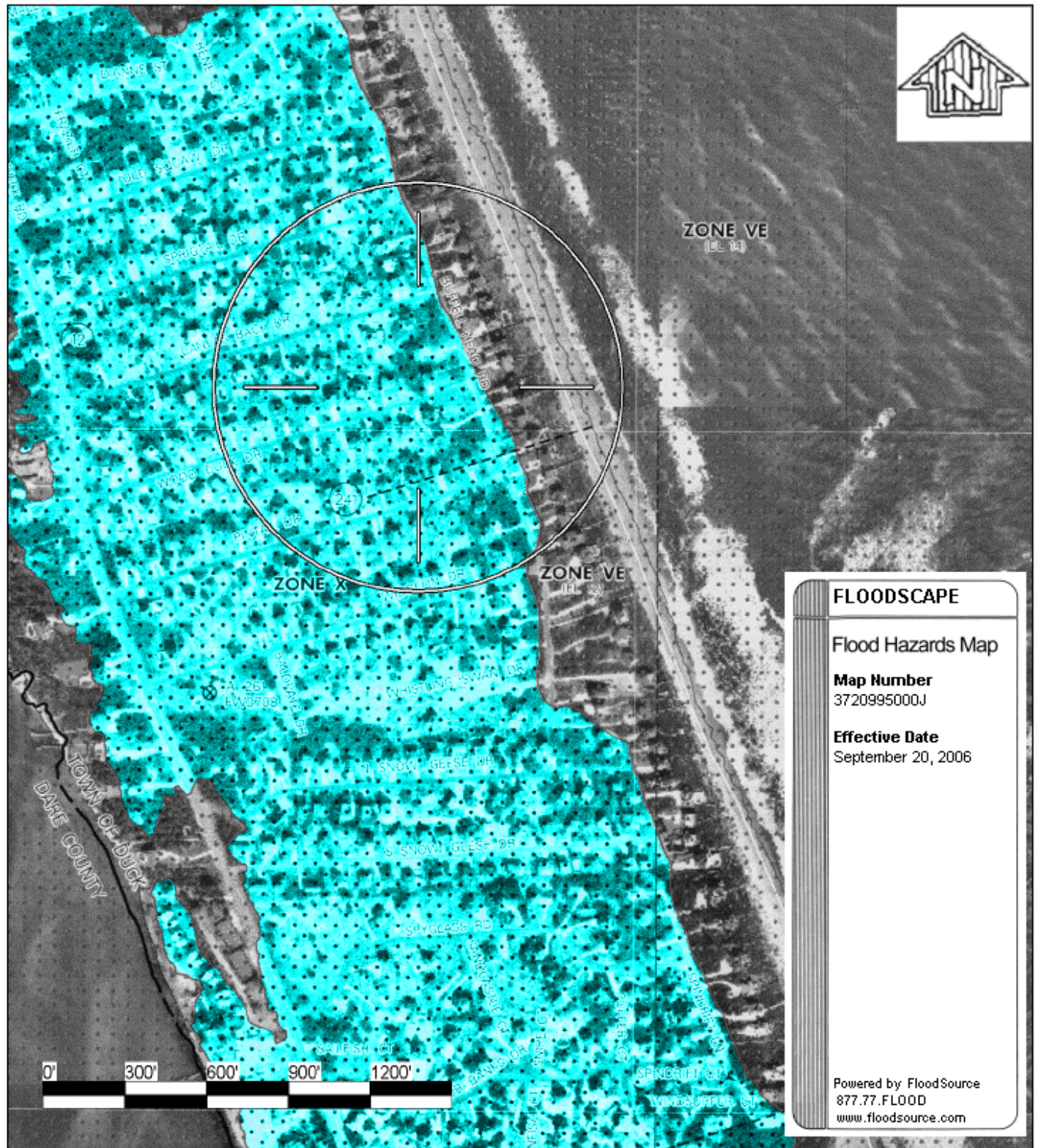


Borrower: WILLIAM & KIMBERLY LANE  
Property Address: 118 WOOD DUCK DRIVE  
City: DUCK  
Lender: COOPERATIVE BANK

File No.: 08040024  
Case No.: LANE  
State: NC  
Zip: 27949



**Prepared for:**  
David Murphy  
118 Wood Duck Dr  
Kitty Hawk, NC 27949-4450



**FLOODSCAPE**  
Flood Hazards Map  
**Map Number**  
3720995000J  
**Effective Date**  
September 20, 2006  
  
Powered by FloodSource  
877.77.FLOOD  
www.floodsource.com

© 1999-2008 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,678,815. Other patents pending. For Info: info@floodsource.com.



\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: 08040024

COOPERATIVE BANK  
2007 S. CROATAN HWY., PO BOX 2616  
KILL DEVIL HILLS, NC 27948

Borrower : WILLIAM & KIMBERLY LANE

Invoice # : 08040024  
Order Date : 04/21/2008  
Reference/Case # : LANE  
PO Number :

118 WOOD DUCK DRIVE  
DUCK, NC 27949

APPRAISAL	\$	400.00
	\$	-----
Invoice Total	\$	400.00
State Sales Tax @	\$	0.00
Deposit	(\$	)
Deposit	(\$	)
	-----	
Amount Due	\$	400.00

Terms: DUE UPON RECEIPT

Please Make Check Payable To:

MURPHY APPRAISAL SERVICE  
12 JUNIPER TRAIL, SUITE 204  
KITTY HAWK, NC 27949

Fed. I.D. #: 58-2393607

THANK YOU FOR YOUR APPRAISAL ORDER