

Columbia Appraisal Service, Inc.  
83 Windward Way  
Columbia, SC 29212  
803-749-3096

INVOICE

12/20/2010  
DATE

091210L1  
NUMBER

Client: DAVIS LAW FIRM  
140 EAST MAIN STREET  
LEXINGTON, S.C.  
29072  
Attention: MS. LISA SMITH

Item

Total

APPRAISAL FEE FOR SERVICES RENDERED

\$

400.00

Intended User: LEX/RICH SCHOOL DISTRICT #5  
0 DERRICK POND ROAD  
CHAPIN, S.C. 29036  
PARCEL E

Budget No. 535-253-520-1000-31  
PO No. 125850 Date 2/1/11  
Complete or Partial C  
Prices Verified ✓  
Math Verified ✓  
Use Tax (Yes) ✓ (No)     
Signature [Signature]

MH  
158901  
2/1/11  
apprd 2/2/11  
TJC

Please detach and include the bottom portion with your payment... Thank You!

Total:

\$

400.00

Inv Date	Insp Date	Appraiser	Client Case #	File #	Client Phone #
12/20/2010	12/20/2010	H.A. TONY ALEWINE		091210L1	
<b>FROM:</b> DAVIS LAW FIRM 140 EAST MAIN STREET LEXINGTON, S.C. 29072			<b>PROPERTY:</b> Intended User: LEX/RICH SCHOOL DISTRICT #5 0 DERRICK POND ROAD CHAPIN, S.C. 29036		<b>Amount Due</b> \$ 400.00
<b>TO:</b> Attention:  Columbia Appraisal Service, Inc. 83 Windward Way Columbia, SC 29212					<b>Amount Enclosed</b> \$

Balance Due upon receipt of invoice  
Please return this portion with your payment. Thank You!

Columbia Appraisal Service, Inc.  
83 Windward Way  
Columbia, SC 29212  
803-749-3096

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December 20, 2010

DAVIS LAW FIRM  
140 EAST MAIN STREET  
LEXINGTON, S.C.  
29072

Property - 0 DERRICK POND ROAD  
CHAPIN, S.C. 29036  
Client - LEX/RICH SCHOOL DISTRICT #5  
File No. - 091210L1  
Case No. -

Dear MS. SMITH:

In accordance with your request, I have prepared an appraisal of the real property located at 0 DERRICK POND ROAD, CHAPIN, S.C..

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 12/20/10 is :

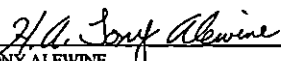
\$33,375

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Columbia Appraisal Service, Inc.

  
\_\_\_\_\_  
H.A. TONY ALEWINE  
SC Certification #CR 1532

**Summary Appraisal Report  
LAND APPRAISAL REPORT**

File No. 09121011

**IDENTIFICATION**

Owner LEX/RICH SCHOOL DISTRICT #5 Census Tract 103.06 Map Reference R01600-08-11PT.  
 Property Address 0 DERRICK POND ROAD  
 City CHAPIN County RICHLAND State S.C. Zip Code 29036  
 Legal Description PARCEL E  
 Sale Price \$33,375 Date of Sale 10/14/10 Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD  
 Actual Real Estate Taxes \$N/A (yr.)  
 Client DAVIS LAW FIRM Address 140 EAST MAIN STREET, LEXINGTON, S.C., 29072  
 Occupant VACANT Appraiser H.A. TONY ALEWINE Instructions to Appraiser \_\_\_\_\_  
 Intended User: LEX/RICH SCHOOL DISTRICT #5 Intended Use: \_\_\_\_\_

**NEIGHBORHOOD**

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg	Fair	Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>75</u> % 1 Family	<u>25</u> % 2-4 Fam	<u>0</u> % Apts.	<u>0</u> % Condo	<u>0</u> % Commercial		
100	<u>0</u> % Industrial	<u>25</u> % Vacant	<u>0</u> %				
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input checked="" type="checkbox"/> Taking Place (*)				
	(*) From <u>VACANT</u>	To <u>SCHOOL</u>					
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>0</u> % Vacant				
Single Family Price Range	<u>\$ 100,000</u>	<u>to \$ 450,000</u>	Predominant Value \$ <u>250,000</u>				
Single Family Age	<u>NEW</u> yrs. to <u>60</u> yrs.	Predominant Age <u>20</u> yrs.					

Employment Stability ☒ Avg ☐ Fair ☐ Poor ☐  
 Convenience to Employment ☒ Avg ☐ Fair ☐ Poor ☐  
 Convenience to Shopping ☒ Avg ☐ Fair ☐ Poor ☐  
 Convenience to Schools ☒ Avg ☐ Fair ☐ Poor ☐  
 Adequacy of Public Transportation ☒ Avg ☐ Fair ☐ Poor ☐  
 Recreational Facilities ☒ Avg ☐ Fair ☐ Poor ☐  
 Adequacy of Utilities ☒ Avg ☐ Fair ☐ Poor ☐  
 Property Compatibility ☒ Avg ☐ Fair ☐ Poor ☐  
 Protection from Detrimental Conditions ☒ Avg ☐ Fair ☐ Poor ☐  
 Police and Fire Protection ☒ Avg ☐ Fair ☐ Poor ☐  
 General Appearance of Properties ☒ Avg ☐ Fair ☐ Poor ☐  
 Appeal to Market ☒ Avg ☐ Fair ☐ Poor ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) THE SUBJECT PROPERTY IS PART OF A LARGER TRACT OF LAND THAT WAS PURCHASED FOR THE PURPOSE OF BUILDING A NEW SCHOOL.

**SITE**

Dimensions 2.67 ACRES = 2.67 ACRES Corner Lot ☐  
 Zoning Classification RU/RURAL DISTRICT Present Improvements ☐ do ☐ do not conform to zoning regulations  
 Highest and best use: ☐ Present use ☐ Other (specify) \_\_\_\_\_  
 Public ☒ Other (Describe) \_\_\_\_\_  
 Elec. ☒ OFF SITE IMPROVEMENTS  
 Gas ☒ Street Access: ☒ Public ☐ Private  
 Water ☒ Surface ☒ IMPROVED  
 San. Sewer ☒ Maintenance: ☐ Public ☐ Private  
☐ Storm Sewer ☐ Curb/Gutter  
☐ Sidewalk ☐ Street Lights  
 Topo GENTLE SLOPE  
 Size 2.67 ACRES  
 Shape TRIANGULAR  
 View AVERAGE  
 Drainage SATISFACTORY  
 Is the property located in a HUD Identified Special Flood Hazard Area? ☒ No ☐ Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) THERE ARE NO APPARENT ADVERSE EASEMENTS, ENCROACHMENTS OR UNFAVORABLE CONDITIONS OBSERVED. THE SUBJECT PROPERTY IS TYPICAL FOR THE AREA.

**MARKET DATA ANALYSIS**

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

For the Market Data Analysis ☐ See grid below. ☐ See narrative attachment.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	0 DERRICK POND RD. CHAPIN	0 OLD HILTON ROAD CHAPIN, S.C.	912 OLD LEXINGTON HIGHWAY CHAPIN, S.C.	1107 DREHER ISLAND ROAD CHAPIN, S.C.
Proximity to Subj.		1.47 miles W	4.02 miles W	8 miles W
Sales Price	\$ 33,375	\$ 34,000	\$ 40,000	\$ 42,450
Price	\$ 12,500	\$ 8,947	\$ 18,182	\$ 15,000
Data Source	FIELD OBSERV.	MULTIPLE LISTING SERV.	MULTIPLE LISTING SERV.	MULTIPLE LISTING SERV.
Date of Sale and Time Adjustment	DESCRIPTION 10/14/10	DESCRIPTION 06/28/10	DESCRIPTION 09/10/10	DESCRIPTION 03/26/10
Location	GOOD	GOOD	GOOD	GOOD
Site/View	GOOD/GOOD	GOOD/GOOD	GOOD/GOOD	GOOD/GOOD
Site Area	2.67 ACRES	3.80 ACRES	2.20 ACRES	2.83 ACRES
Sales or Financing Concessions	CASH NONE KNOWN	CASH NONE KNOWN	CASH NONE KNOWN	CASH NONE KNOWN
Net Adj. (Total)		Plus <input checked="" type="checkbox"/> Minus \$ -1,000	Plus <input type="checkbox"/> Minus \$	Plus <input type="checkbox"/> Minus \$
Indicated Value of Subject		Gross 2.9% Net -2.9% \$ 33,000	Gross 0.0% Net 0.0% \$ 40,000	Gross 0.0% Net 0.0% \$ 42,450

**RECONCILIATION**

Comments on Market Data: ALL COMPS USED ARE CLOSED SALES. APPROPRIATE ADJUSTMENTS WERE MADE FOR ANY DIFFERENCES. THE SALES USED ARE THE MOST RECENT AND SIMILAR THAT COULD BE FOUND. THE VALUE ESTIMATE GIVEN IS ALSO INFLUENCED BY THE PRICE PAID FOR THE TWO ADJACENT, BUT MUCH LARGER TRACTS. BOTH TRACTS SOLD FOR \$12,500 PER ACRE.

Comments and Conditions of Appraisal: THE SUBJECT LOT IS VERY SIMILAR TO OTHER PROPERTIES IN THE AREA. THE SCHOOLS IN THE AREA ARE ABOVE AVERAGE FOR THE STATE AND GROWTH IS COMING AT A VERY STEADY RATE.

Final Reconciliation: THE MARKET DATA APPROACH WAS USED TO DETERMINE THE FINAL VALUE ESTIMATE AS IT REFLECTS THE MARKET TREND FOR THIS TYPE OF PROPERTY AT THE TIME OF THIS APPRAISAL.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**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 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.

**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 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.
3. 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.
4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 deficiencies or adverse conditions of the property (such as, but not limited to, 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.

**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 subject 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 reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. 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.
12. 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.
13. 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, 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the 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.
21. 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.

**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**

Signature *H.A. Tony Alewine*  
 Name H.A. TONY ALEWINE  
 Company Name Columbia Appraisal Service, Inc.  
 Company Address 83 Windward Way  
Columbia, SC 29212  
 Telephone Number 803-749-3096  
 Email Address TALEWINE2@SC.RR.COM  
 Date of Signature and Report December 20, 2010  
 Effective Date of Appraisal 12/20/2010  
 State Certification # CR 1532  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_ State # \_\_\_\_\_  
 State SC  
 Expiration Date of Certification or License 06/30/12

**ADDRESS OF PROPERTY APPRAISED**

0 DERRICK POND ROAD  
CHAPIN, S.C. 29036

APPRAISED VALUE OF SUBJECT PROPERTY \$ 33,375

**CLIENT**

Name MS. LISA SMITH  
 Company Name DAVIS LAW FIRM  
 Company Address 140 EAST MAIN STREET  
LEXINGTON, S.C. 29072  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

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 \_\_\_\_\_

**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 \_\_\_\_\_

## Location Map

Intended User LEX/RICH SCHOOL DISTRICT #5

Property Address 0 DERRICK POND ROAD

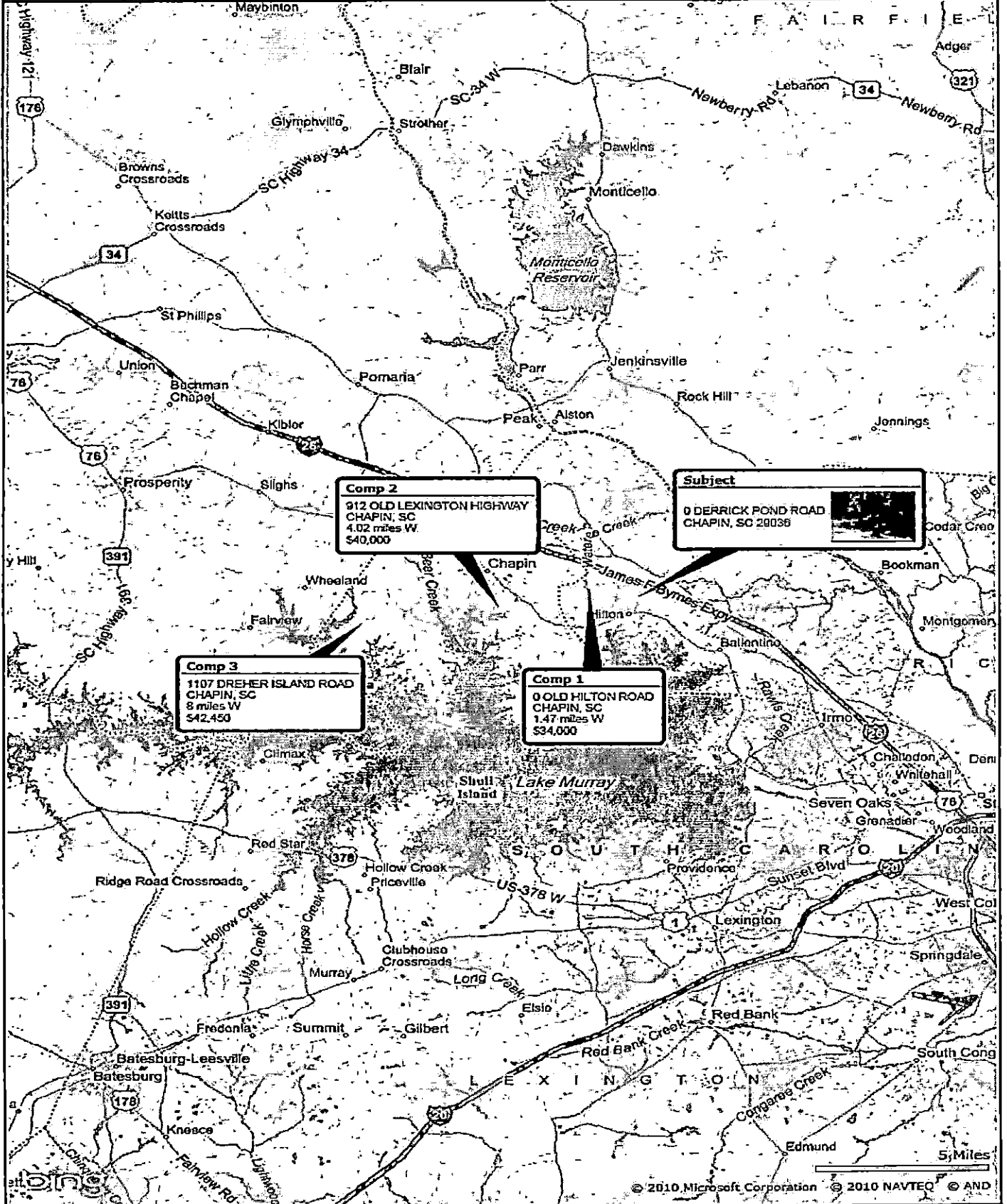
City CHAPIN

County RICHLAND

State S.C.

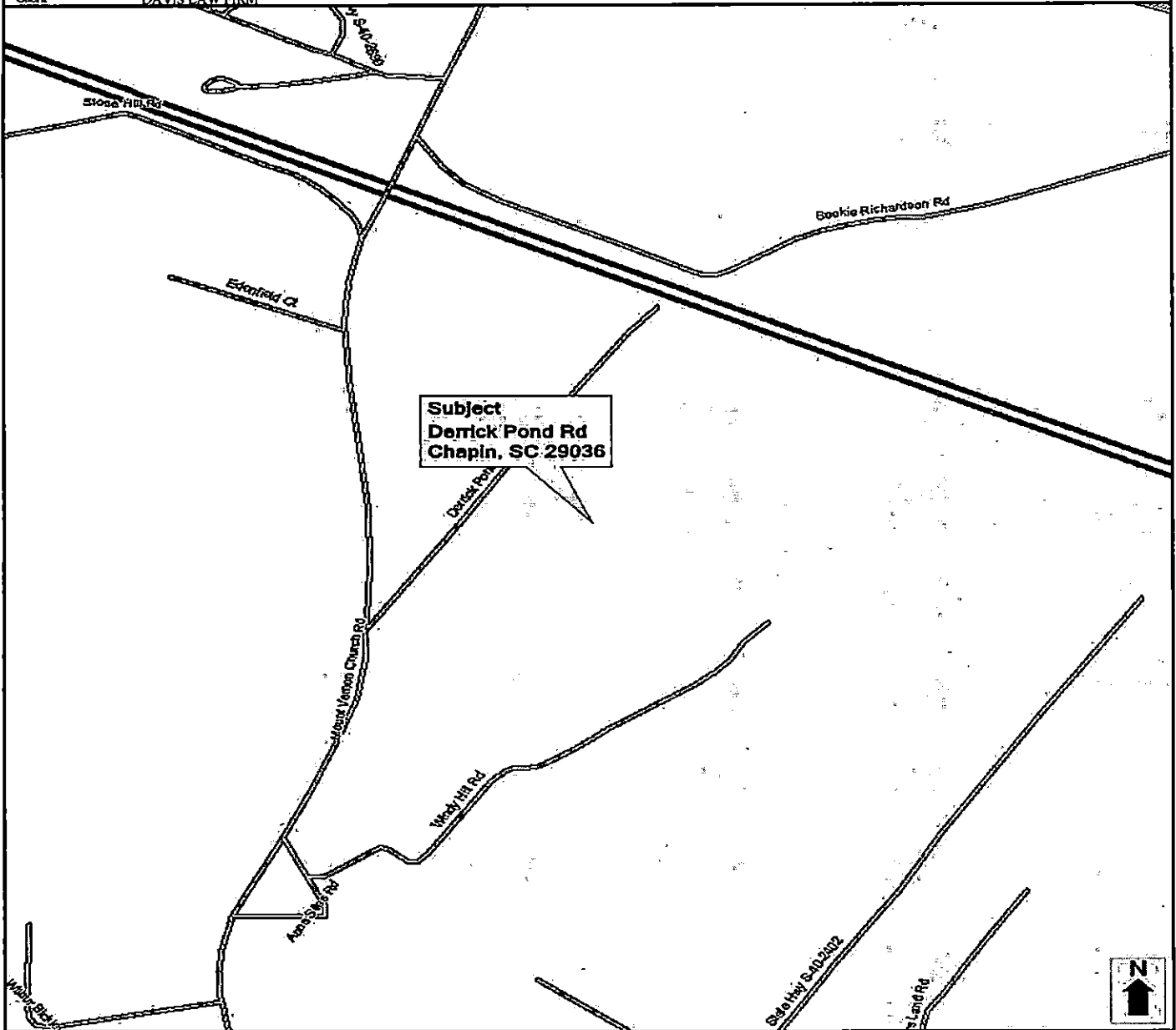
Zip Code 29036

Client DAVIS LAW FIRM



## FLOOD MAP

Intended User LEX/RICH SCHOOL DISTRICT #5  
 Property Address 0 DERRICK POND ROAD  
 City CHAPIN County RICHLAND State S.C. Zip Code 29036  
 Client DAVIS LAW FIRM

**Flood Zones**

- |   |  |
|---|--|
| Areas inundated by 500-year flooding                      | Floodway areas                                   |
| Areas outside of the 100- and 500-year flood plains       | Floodway areas with velocity hazard              |
| Areas inundated by 100-year flooding                      | Areas of undetermined but possible flood hazards |
| Areas inundated by 100-year flooding with velocity hazard | Areas not mapped on any published FIRM           |

**Flood Zone Determination**

Latitude: 34.15455379366  
 Longitude: -81.27010610488

Community Name:  
 UNINCORPORATED AREA  
 Community: 450170

SFHA (Flood Zone): Out  
 Within 250 ft. of multiple flood zones: No  
 Zone: X  
 Panel: 0070K  
 FIPS Code: 45079

Panel Date: 2010-09-29  
 Census Tract: 103.06

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. NEITHER FIRST AMERICAN FLOOD DATA SERVICES NOR THE SELLER OF THIS REPORT MAKES ANY REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Neither FARES nor the seller of this Report shall have any liability to any third party for any use or misuse of this Report.



## PHOTOGRAPH ADDENDUM

Intended User LEX/RICH SCHOOL DISTRICT #5

Property Address 0 DERRICK POND ROAD

City CHAPIN County RICHLAND

State S.C.

Zip Code 29036

Client DAVIS LAW FIRM

FRONT VIEW OF  
SUBJECT PROPERTYREAR VIEW OF  
SUBJECT PROPERTYSTREET SCENE OF  
SUBJECT PROPERTY

## DISCLOSURE ADDENDUM

Intended User	LEX/RICH SCHOOL DISTRICT #5		
Property Address	0 DERRICK POND ROAD		
City	CHAPIN	County	RICHLAND
		State	S.C.
		Zip Code	29036
Client	DAVIS LAW FIRM		

## DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

## DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

## APPRAISER:

Signature: *H.A. Tony Alewine*  
 Name: H.A. TONY ALEWINE  
 Date Signed: December 20, 2010  
 State Certification #: CR 1532  
 or State License #: \_\_\_\_\_  
 State: SC  
 Expiration Date of Certification or License: 06/30/12

## SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
☐ Did ☐ Did Not Inspect Property