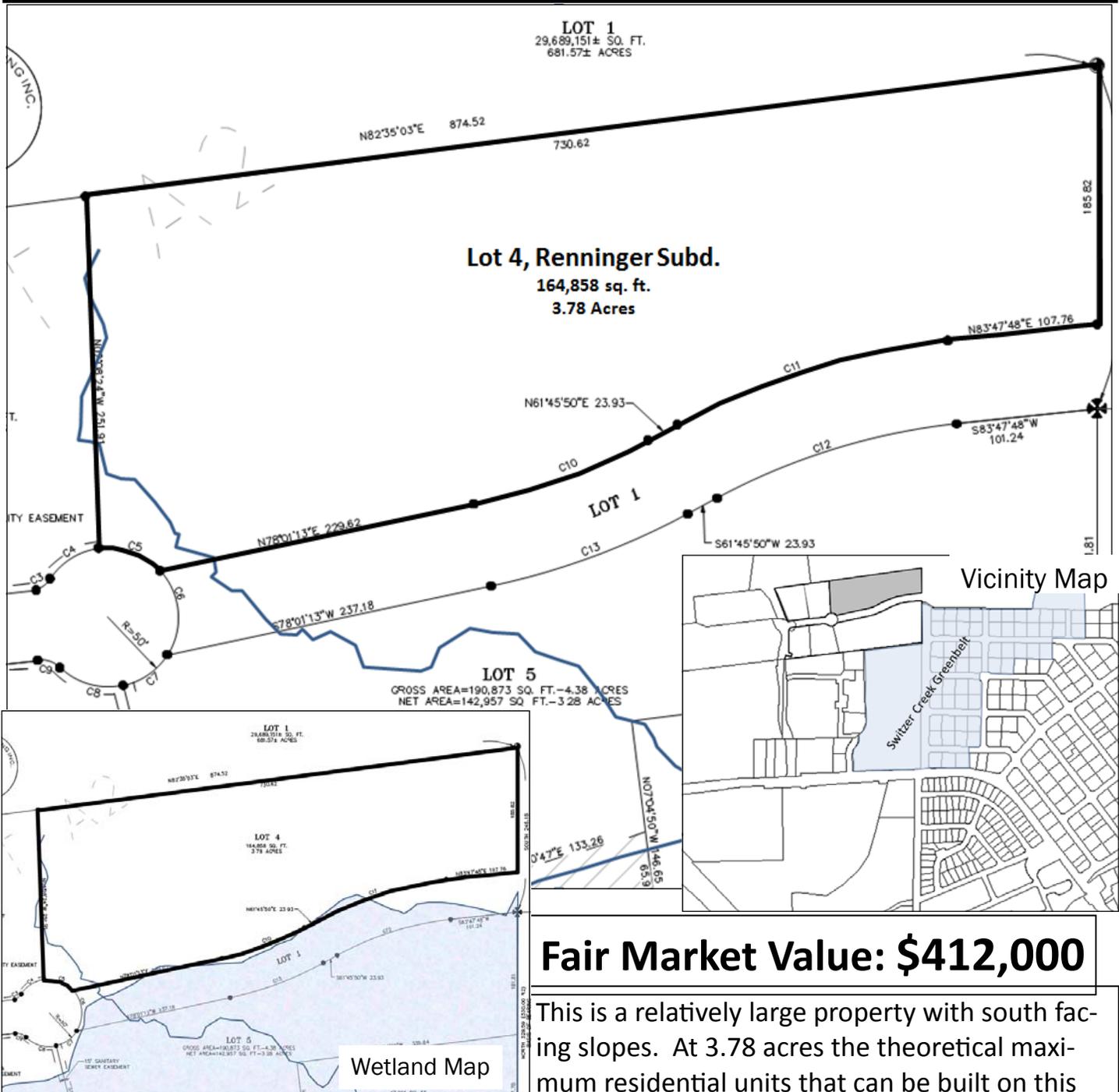


Legal Description: Lot 4 Renninger Subdivision

Acreage: 164,858 Sq. Ft. 3.78 Acres



Fair Market Value: \$412,000

This is a relatively large property with south facing slopes. At 3.78 acres the theoretical maximum residential units that can be built on this lot is 56. Topography may make developing the maximum density allowed on this lot challenging.

Wetlands: This lot has roughly 1,167 square feet of wetlands located on this southern property line. The Army Corps of Engineers has not permitted the filling of wetlands on this lot.

Special Conditions: There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.