

**Rosemont Land Group - 10.03 Acres of Vacant Land - Forsyth, GA**

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**PROPERTY DESCRIPTION**

A copy of the survey for the subject property was provided to the appraisers and is included in the *Addenda* section of this report. A legal description is also included in the *Addenda* section of this report.

**Site Description**

**General**

The subject property is vacant land consisting of Tracts I and II. The property has been partially cleared for potential development. There has been no vertical construction on the subject property as of the date of inspection.

**Site Size**

The subject property consists of Tract I (4.96 acres) and Tract II (5.07 acres) totaling 10.03 acres.

**Shape**

Irregular

**Topography**

The subject site is level to slightly rolling.

**Frontage**

The subject has 372' +/- frontage on Shiloh Road, a two-lane, two-way asphalt-paved secondary roadway with concrete curbs and gutters.

The subject has 1,024' +/- frontage on Union Hill Road, a two-lane, two-way asphalt paved secondary road.

**Exposure/Access**

Access to the site is from the south side of Union Hill Road or the west side of Shiloh Road.

**Abutting Properties**

North:

Residential/Vacant Land

South:

Residential/Vacant Land

East:

Office/Residential/Vacant Land

West:

Residential/Vacant Land

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**Utilities**

All Available except there is no sewer to the property.

As presented in the *Addenda*, the developers initially provided project costs for the preliminary project to develop 45 attached ranch condominiums with a 4.31 unit per acre density. The total estimated sewer costs for this development were estimated at [REDACTED]

**Based on discussions with the Borrower, and other members of the sewer consortium, it is unknown how much has been invested in the sewer infrastructure to date, and how much further investment is required for sewer access.**

**The “as-is” value of the subject is appraised under the Extraordinary Assumption that the subject property has sewer availability after investing an additional [REDACTED]**

**Hazardous Waste/Asbestos**

We did not review any hazardous waste related reports. This appraisal reflects a site free of all hazardous waste and toxic materials. Please refer to the Assumptions and Limiting Conditions section regarding this issue.

**Easements/Encumbrances**

No title report was made available to this office at the time of the appraisal. Typical easements for maintenance of utilities are assumed to be present. Easements of this type are not atypical and have no impact on the subject’s marketability and appeal. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.

**Soils**

The subject soils appear adequate for industrial development, as evidenced by the subject's existing operation, as well as other properties in the immediate area.

**Flood Plain & Wetlands**

According to Floodscape, Map number 13117C0139E dated September 19, 2007, the subject is not located in a flood prone area.

**Comments/Site Rating**

The site has average access, exposure characteristics and utility availability except there is no sewer to the subject property. Additionally, most of the surrounding sites have been developed. The subject is an average site.