

WILLIAM R. MORGAN CO

REAL ESTATE APPRAISER & CONSULTANT

July 16, 2011

Mr. Fred McGee
McGee Group, Inc
6300 Old Monroe Road
Indian Trail, NC 28079

Via email:
Fred01@midspring.com

Mr. McGee:

In keeping with our conversation, I have inspected the property located at 6300 Old Monroe Road in Indian Trail, NC. Said property is comprised of single-family residence situated on a 3.51-acre homesite. The scope of this consultation and analysis entails an exterior and interior inspection of the subject building. The function of this analysis is to determine if the use of the structure as a home office for a carpet-cleaning business negatively affects the neighboring properties. The client is stated as Fred McGee and the intended use is for the client's compliance to the City (Indian Trail) standards. The effective date of the consultation is July 14, 2011.



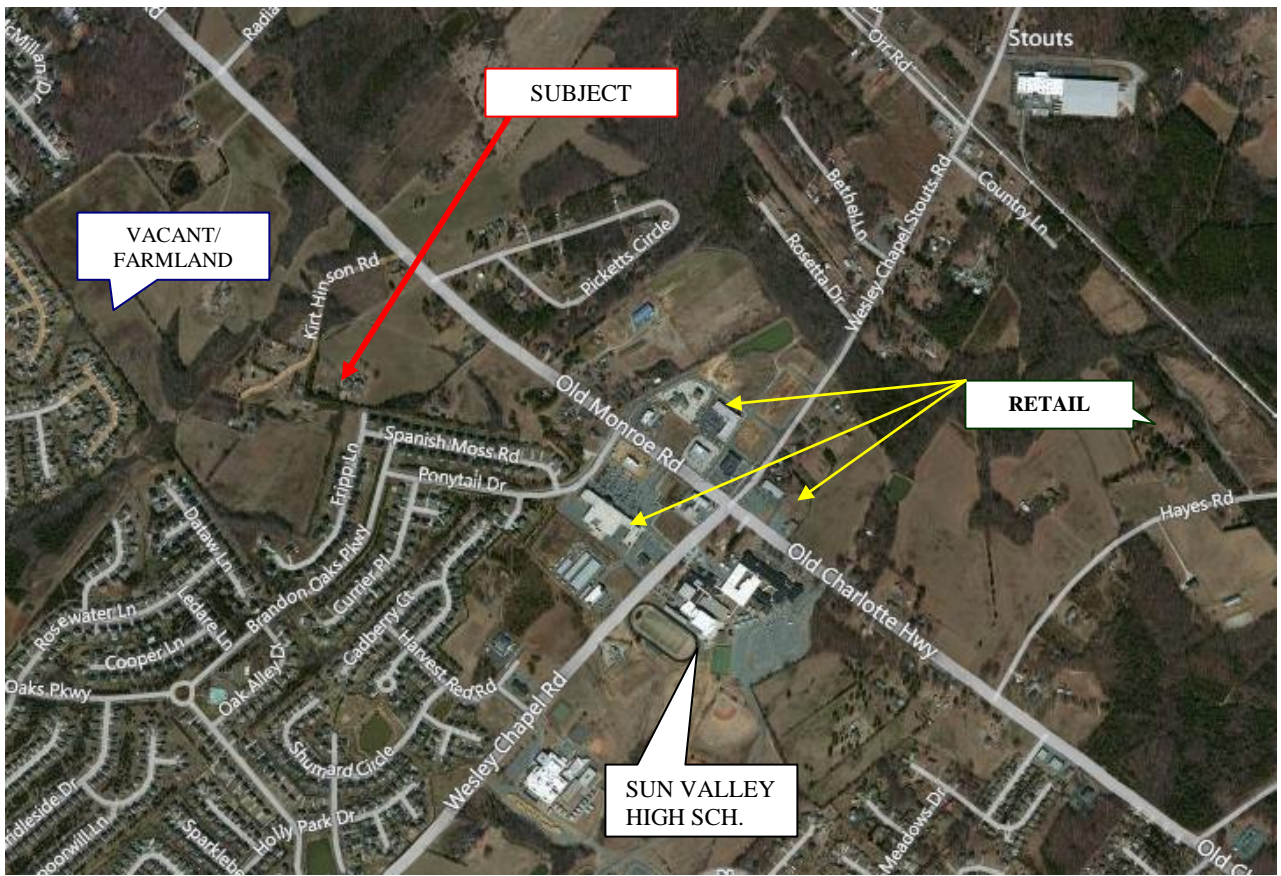
SITE PLAN



AERIAL PHOTO

The subject property is off (1,000') of Old Monroe Road and is surrounded by large tracts with a residential development to the south and buffered by a large row of evergreens. This general location is just west of the "Sun Valley" area which finds a major intersection which includes Sun Valley High School and two neighborhood shopping centers. Land-use patterns finds open land/agriculture to the north, west and east with residential utility to the south. The subject property is not visible from said residential developments due to buffers. As noted on the following Neighborhood Land-Use Map, the subject is around ½ mile west of the Old Charlotte Highway/Wesley Chapel Road intersection. US Hwy 74 is

accessed to the north via Wesley Chapel Road. The Indian Trail business district is several miles to the west.



NEIGHBORHOOD LAND-USE MAP





TYPICAL FRONT VIEW – FOUR-CAR GARAGE

Located on 3.51-acres, the subject is zoned SF-1, Low Density Residential. The subject property in question is a wood-frame/siding residence which finds a four-car garage together with an office area (room-over). Said garage is 1,005 SF, capacity of four vehicles, good quality construction with finished living space (400 SF) over the garage.

Having discussed the proposed use with client, the use of the property will find owner/occupant as doing administrative work for his carpet cleaning business in the finished living space over garage. Two business vehicles (vans) will be kept in the garage. Normal activity will find one or two (no more than two) employees parking in the garage during business hours and dispatching the work vehicles (vans) from that point. All business activities will consist of office work and garaging two vans. All equipment, cleaning solvents/chemicals are kept off-site in a storage facility. The proposed use of the subject will not emit vapors, noise, refuse, and no business/patron traffic.

The proposed use as office/van storage for the carpet-cleaning business is not deemed to have any detrimental effect nor diminution in value to the surrounding properties.

Sincerely,

WR Morgan, MAI



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 reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective biases in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to any 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 is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.
- I have made a cursory exterior and interior inspection of the subject site.
- I am a State-Certified General Real Estate Appraiser, # A1776.
- No one other than those signing this report provided significant professional assistance.

Disclosure of the contents of this consultation report is governed by the By-Laws and Regulations of the Appraisal Institute and the Appraisal Foundation.



William R. Morgan, MAI

A handwritten signature in cursive script that reads "WR Morgan".

INVOICE: FRED MCGEE

DATE: 7/16/2011

TO:
FRED MCGEE
MCGEE GROUP, INC

FOR APPRAISAL/CONSULTATION SERVICES:

6300 OLD MONROE RD
INDIAN TRAIL, NC

PAID

FEE: \$ 150.00

REMIT TO:
BILL MORGAN
500 DEER CREEK DR
MATTHEWS, NC 28105

THANKS



WR MORGAN, MAI