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Expert Opinion of
Albert R. Wilson, CRE

Property Value Impact Analysis
Plantation Pipeline
Richmond, Virginia Pipeline Spill of
April 17, 2006

Dated:
May 21, 2008
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Background:

My name is Albert R. Wilson. I hold a bachelors degree in Materials Science Engineering and a Masters in Business Administration. I have been honored with the designation of Counselor of Real Estate (CRE) by the Counselors of Real Estate. Since 1987 I have lectured, written and practiced in the field of evaluating the effects, if any, of environmental and detrimental conditions on the financing, marketability, sale and value of real and personal property. I have conducted various studies and surveys analyzing attitudes, issues and techniques relating to the financing, sale, development and value impact analysis of impaired properties. My current Professional Profile is attached at Exhibit A.

I have no economic interest in the outcome of this matter, my compensation is solely and strictly on a time and expense basis at my standard rates, terms and conditions.

Relevance of Other Expert Reports

I have relied on the work of other experts as identified in this report. To the best of my resources and ability I have endeavored to validate the information provided in those reports prior to their use here, but I cannot take responsibility for the accuracy of the information contained in those reports, nor for the opinions expressed therein except as explicitly identified and adopted in this report.

Data Reviewed/Information Gathered

I have reviewed a number of documents in this matter including, but not limited to, the following:

Virginia Association of Realtor's Letter of March 5, 2008
discussing the mortgage market.
Richmond Times Dispatch articles of 04/18, 19, 20, 21, 22, 26, and 05/19 2006.

Appraisal Report of Grant Massie

Appraisal Reports of Allen G. Dorin, MAI, SRA

Plantation Barrington Response Action Plan—final of 12/04/06

PPL Barrington Revised RAP 3704 Ivy Home Court of 5/03/07

RAP of 12/19/07

RAO Property Summary Spreadsheet

Further, I have caused local real estate experts to gather MLS Sold data for homes sold between January 1, 2006 and February 8, 2008 with sale prices between $800,000 and $1,533,777 resulting in approximately 250 initial sale records. In addition the local appraisers conducted Agent and Buyer confirmation interviews to the extent practical for homes sold in the area of possible impact based on the MLS Sold data.

I visited the area in January 2008 in company with Plantation Pipeline’s local counsel and Mr. Allen G. Dorin, MAI, SRA. During that visit I observed the pipeline right-of-way in the area of the spill from downslope in the vicinity of the stream and the area of the pipeline north of the spill area as it passed through other parts of the neighborhood. I discussed the nature of the residential real estate market in Richmond generally and specifically in this neighborhood with Mr. Dorin and Mr. Ronnie Andrews of Mr. Dorin’s office including the possible impact of the pipeline rupture and the possible impact of the sub-prime mortgage debacle on the market.

At that time a strategy was developed for investigating these possible impacts and the following report and opinion is based on my analysis of the information gathered by Mr. Dorin and Mr. Andrews. Details of the data collected and the analysis performed follow in this report, the detailed documentation being held in my files.

The sale of 3729 Barrington Bridge Place will be discussed separately.

Summary of Opinions:

It is my expert opinion that as of the date of this report it is unlikely that a property on or in the immediate vicinity of the pipeline right-of-way, or in the immediate vicinity of
the affected area where remediation has been completed will experience any diminution in market value. This opinion recognizes the following primary facts, discussed in detail below.

After an examination of the MLS Sales data for properties sold within 60 days of the incident and in immediate proximity to or on the pipeline right-of-way it is clear that the market was not concerned with the issue.

This fact is supported by a detailed statistical analysis of sales of MLS Sales data from January 2008 through early February 2008 for properties in the Barrington and Windsor Place subdivisions, and for competitive properties not in those subdivisions.

In addition, sale confirmation interviews conducted of real estate agents who represented home sales in the Barrington and Windsor Place subdivisions make clear that many buyers, while cognizant of the pipeline's presence and of the incident were not concerned with the issue.

Further, sale confirmation interviews of buyers of some of those homes makes clear that they agreed with the agent's view. The buyer's viewpoint must be given very strong emphasis as they are the ones who determine market behavior.

3729 Barrington Bridge Place was under contract at the time of the incident and the prospective buyer backed off. This left the owner in the position of owning two homes, the one on Barrington Bridge Place and a retirement home in Florida. After months on the market the owner accepted a low offer, the buyer stating that the pipeline had no influence on the price he paid. It is my opinion that this sale cannot be considered a market value transaction because the seller was under duress owning two homes and living nearly a thousand miles away.

The following sections discuss in detail the information analyzed leading to the foregoing conclusions.

Background and Analysis:

This report is written from the perspective of the market for the real property involved in and immediately surrounding the area of the incident as of the end of March, 2008. One of the critical aspects of an analysis of the market is contained in Advisory Opinion 22 (AO-22) to the Uniform Standards of Professional Appraisal Practice (USPAP), specifically:
A market value appraisal is also based on whatever the "normal" or "typical" conditions are in the marketplace for the property appraised in a time frame that is consistent with the date of value in the appraisal."

Noting that this report does not attempt to form a market value appraisal for any property, the foregoing statement does govern the analysis performed here. The individual owner of one of the properties directly impacted by the incident is likely to have a very different view of the home and its value than the market. While this view is understandable given the experience, the value of the home is determined by the "typical" conditions in the marketplace. Individual buyers and sellers may have many motivations and concerns, but it is the "typical" participant that will determine the value and that is the viewpoint of this report as required by USPAP.

The Data

Three separate sets of information were developed during the course of this study. They were:

1. MLS Sold listings.
2. Agent sale confirmation interviews for those properties in the immediate area of the incident as shown on Figure 1.
3. Buyer sale confirmation interviews with those individuals who could be contacted and who were willing to participate for the same properties as in Item (2) above.

With respect to the MLS Sold data, an initial group of 250 sales were developed from the MLS using the search criteria of:

a) Sale price between $600,000 and $1,550,000.
b) Sale date between January 1, 2006 and February 10, 2008.

The objective was to capture market data that would reflect the sale of homes similar in price to those in the incident area and from before the incident to the present time. The initial data included both re-sale homes and new homes. This data was then filtered according to the following schema:

A) A master analytical list of all sales was developed excluding sales with

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incomplete data.

B) Sales with a sale price to list price ratio greater than 1 were identified for analytical purposes.

C) A list of all sales except Barrington and Windsor Place was created for analytical purposes.

D) A list of sales prior to August 1, 2007 was created. August 1 was considered, based on the information from the market including the letter from the Virginia Board of Realtors on the subject, to be an appropriate date after which the typical market participant would have recognized the subprime issue. A separate list of sales after this date was also created in order that any influence on sales from this factor could be examined.

The key summary descriptive statistics developed from these sales lists are shown in Table 1 below.

It is important to recognize at this point that statistics and market analyses cannot generally resolve issues to within a few days or even weeks of an incident. Theory indicates that for homes in the immediate proximity to the incident some temporary influence on value would be likely. In this specific case as will be shown by the data, that influence, if any, appears to have been of very short duration as indicated by full market price sales of homes in close proximity to the incident within ten days.
FIGURE 1
BARRINGTON-WINDSOR PLACE ANALYTICAL AREA
The Geography of Sales After the Pipeline Incident

Figure 1 shows the Barrington subdivision (generally to the west of the break in the roads) and the Windsor Place subdivision (generally to the east of the break in the roads). Note that the pipeline is fully contained within the Barrington subdivision. The pipeline rupture occurred approximately at the north end of Barrington Bridge Place with turbine fuel flowing generally toward Church Street and over some of the properties along Barrington Bridge Place and Ivy Home Court.

The small boxes indicate sales of homes in this area based on the MLS Sold data. The information contained in the boxes on the map may be read as follows:
- The street address of the home.
- The date of sale as recorded in the MLS Sold database.
- The sale price per finished square foot as recorded in the MLS Sold database.

An arrow at the end of the box locates the sale on the map. The table in Attachment B lists this and additional sales data.

Of particular interest are the sales at 3718 Glades End Lane ($201,02/SQF) and 11508 Bridgetender Drive ($189.54/SQF), both sold on April 27, 2006 and both at sale prices per finished square foot above the local and regional averages and only ten days after the incident. Other sales of immediate interest would be those at 3709 Glades End Lane (5/30/06, $180.00/SQF), 3705 Glades End Lane (6/08/06, $192.52/SQF) and 11828 Longview Landing Drive (6/30/06, $192.52/SQF). These sales are on or very near the pipeline and occurred within a short time after the incident and during the active remediation phase.

Geographically these sales indicate that the market was relatively unconcerned with the incident or the remedial activities. The sales data analysis and sales confirmation interviews discussed below strongly support this indication.

Table 1 provides summary descriptive statistics for the total market before and after the subprime debacle.
TABLE 1
SUMMARY SALES STATISTICS

<table>
<thead>
<tr>
<th>ALL MLS SALES</th>
<th>SP/LP RATIO</th>
<th>DAYS ON MARKET</th>
<th>$/SQF</th>
<th>Change in $/SQF from Before Subprime</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEFORE SUBPRIME</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td>98.94%</td>
<td>44</td>
<td>186.12</td>
<td></td>
</tr>
<tr>
<td>Standard Deviation</td>
<td>4.83%</td>
<td>45</td>
<td>32.94</td>
<td></td>
</tr>
<tr>
<td>Median</td>
<td>98.91%</td>
<td>29</td>
<td>181.94</td>
<td></td>
</tr>
<tr>
<td>Count</td>
<td>175</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SP/LP &gt;= 100%</td>
<td>70</td>
<td>40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AFTER SUBPRIME</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td>97.46%</td>
<td>52</td>
<td>195.66</td>
<td>5.70%</td>
</tr>
<tr>
<td>Standard Deviation</td>
<td>2.68%</td>
<td>52</td>
<td>37.63</td>
<td></td>
</tr>
<tr>
<td>Median</td>
<td>97.78%</td>
<td>31</td>
<td>183.37</td>
<td>0.70%</td>
</tr>
<tr>
<td>Count</td>
<td>61</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SP/LP &gt;= 100%</td>
<td>9</td>
<td>17.66%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| WITHOUT SP/LP >=100%                 |             |                |       |                                     |
| BEFORE SUBPRIME                      |             |                |       |                                     |
| Average                              | 95.42%      | 58             | 181.79|                                     |
| Standard Deviation                   | 2.55%       | 48             | 28.08 |                                     |
| Median                               | 95.86%      | 43             | 177.09|                                     |
| Count                                | 104         |                |       |                                     |
| AFTER SUBPRIME                       |             |                |       |                                     |
| Average                              | 96.68%      | 60             | 193.79| 6.60%                               |
| Standard Deviation                   | 2.14%       | 53             | 37.30 |                                     |
| Median                               | 97.13%      | 44             | 182.76| 2.66%                               |
| Count                                | 42          |                |       |                                     |
| BEFORE SUBPRIME                      | Sales per month | 6          |       |                                     |
| AFTER SUBPRIME                       | Sales per month | 3          |       |                                     |

The first characteristic of this market of note is the number of sales that occurred with a Sale Price to List Price ratio (SP/LP) greater than 1. For whatever reason a relatively large percentage of homes sold during the Before Subprime (40%) and After Subprime (18%) periods at a sale price greater than the initial list price.

There may be a number of reasons for a home to sell for more than list price including such factors as additional demands on the part of the buyer for upgrades or
am utilities not included in the original price that the buyer wished to have included in the first mortgage. For such reasons the second part of the table looks at those homes sold that did not have a SP/LP greater than 1 as being a possibly better indicator of market performance.

**Before/After Subprime Performance**

An analysis of Table 1 clearly indicates that, at least in this market segment of homes selling at prices greater than $600,000, there is no significant difference in sale prices after adjustment for time between sales before and after August 1, 2007. The subprime issue apparently had little or no influence on this market segment. The average SP/LP is essentially unchanged (96.42% versus 96.68%), the mean price per square foot of finished space has increased by 6.60% along with an increase in the median price per square foot by 2.86%. The number of sales per month appears to have decreased by 50% but this may, or may not be indicative of a market change as the after subprime period is from August to February—normally a slower sales period.

**Barrington and Windsor Place Sales Performance**

Table 2 provides summary descriptive statistics for Barrington and Windsor Place subdivisions compared to all sales except Barrington and Windsor Place. This is a reasonable comparison because of the foregoing analysis that essentially eliminated the subprime issue as a major contributor to changes. The table is divided into four parts, Barrington subdivision sales, Windsor Place subdivision sales, and All sales except Barrington and Windsor Place. The fourth part examines whether or not the apparent differences between average sale price per finished square foot for Barrington or Windsor Place and the average sale price per finished square foot for all except Barrington and Windsor Place are statistically significant at the 95% level of confidence.
TABLE 2
AFTER INCIDENT SALES

PART A--BARRINGTON*

<table>
<thead>
<tr>
<th>Average Sale Price per Sq. Ft.</th>
<th>185.06</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Deviation</td>
<td>10.37</td>
</tr>
<tr>
<td>Median Sale Price per Sq. Ft.</td>
<td>192.66</td>
</tr>
<tr>
<td>Count</td>
<td>9</td>
</tr>
</tbody>
</table>

PART B--WINDSOR PLACE

<table>
<thead>
<tr>
<th>Average Sale Price per Sq. Ft.</th>
<th>175.93</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Deviation</td>
<td>8.41</td>
</tr>
<tr>
<td>Median Sale Price per Sq. Ft.</td>
<td>179.80</td>
</tr>
<tr>
<td>Count</td>
<td>7</td>
</tr>
</tbody>
</table>

PART C--ALL EXCEPT BARRINGTON AND WINDSOR PLACE

<table>
<thead>
<tr>
<th>Average Sale Price per Sq. Ft.</th>
<th>189.27</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Deviation</td>
<td>38.02</td>
</tr>
<tr>
<td>Median Sale Price per Sq. Ft.</td>
<td>185.38</td>
</tr>
<tr>
<td>Count</td>
<td>180</td>
</tr>
</tbody>
</table>

PART D--STATISTICAL SIGNIFICANCE²

<table>
<thead>
<tr>
<th>Comparison</th>
<th>t-value</th>
<th>Critical t @ 95% Confidence Level</th>
<th>Accept Null?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington to All Other</td>
<td>-0.711</td>
<td>1.960</td>
<td>Yes</td>
</tr>
<tr>
<td>Windsor to All Other</td>
<td>-3.479</td>
<td>1.960</td>
<td>No</td>
</tr>
<tr>
<td>Barrington to Windsor</td>
<td>3.500</td>
<td>2.131</td>
<td>No</td>
</tr>
</tbody>
</table>

* Does not include 3729 Barrington Bridge Place

When examining the information provided by sets of data the most useful method is the application of simple descriptive statistics (average or mean and median values). When it becomes necessary to ask if two or more sets of data are similar or different, the

² Statistical significance using the Student’s t-test is fully described in Finkelstein, Michael C., Bruce Levin, “Statistics for Lawyers”, Springer-Verlag, 1990, Chapter 7 and Table E.
usual test is a comparison of means for the data sets. The mean value of a data set is computed by summing all of the values of interest and dividing by the number of values included in the sum. It is very rare for the mean of two different data sets to be identical so two additional steps must be taken to determine if two apparently different mean values are actually different, or if they must be considered to be essentially the same given the variability of the data contained in the two data sets.

In Table 2 I have provided the mean sale prices per square foot for the homes sold in the Barrington subdivision (that is, those homes on Figure 1 generally west of the break in the roads) and the Windsor Place subdivision (that is, those homes on Figure 1 generally east of the break in the roads), and all of those homes in the filtered MLS Sales database that are not in either of these subdivisions. The analysis is for homes sold after the pipeline incident. A detailed listing of the homes included in the Barrington and Windsor Place subdivisions for the purposes of this analysis are included at Attachment B. 3729 Barrington Bridge Place was not included in these calculations.

To perform the comparison of means a value, called the Student's t-value is computed for the two means of interest. This computed value is compared to a critical t-value from a standard table indexed by the selected level of confidence and the total number of individual elements included in the computation of the averages, less two for mathematical reasons not discussed here. If the computed t-value is less than the critical t-value then we say that we must accept the "Null Hypothesis", in this case that the mean values are the same given the selected level of confidence. In this case the selected level of confidence is the traditional level used in most analyses in the literature, 95%. This means that if we accept the null hypothesis there is only a 5% chance that upon repeated experiments we would find that the mean values were indeed different.

The importance of this is that if we accept the null hypothesis for the mean value of the sale price per square foot of finished space in the Barrington subdivision being the same as the mean value of the sale price per square foot of finished space in all sales not in Barrington or Windsor Place after the pipeline incident, then there is simply no scientific basis for a conclusion that the incident had an influence on sale price. This is indeed the case as shown in Table 2-Part D.

The issue becomes less clear when we examine Windsor Place compared to all other sales. In this case we must reject the null hypothesis and conclude that the Windsor
The mean sales price is less than the mean sales price for all other sales. This requires us to look further at Windsor Place to determine what the likely cause might be for this difference. The answer generally lies in the next comparison of Barrington to Windsor Place. Here we must reject the null and conclude that the average sales price of homes in Barrington are different from the average sales price in Windsor Place. In looking at Figure 1 we would also have to conclude that most of the sales in Windsor Place are relatively far from the pipeline when compared to the Barrington sales and it is therefore unlikely that the pipeline or the pipeline incident has had a strong influence on sales prices. This is compared with the fact that in Barrington, where the pipeline passes through a number of properties and is in close proximity to all, there was no detectable influence on sales prices. The logical conclusion is that Windsor Place is generally a lower priced subdivision. This is the view held by the local real estate experts.

The statistical analysis of the sales data therefore indicates that the pipeline incident did not influence the sale prices of homes sold in Barrington or Windsor Place.

**Sales Confirmation Data**

An appraiser regularly conducts interviews of participants to concluded transactions to identify characteristics of the transaction that may cause the sale price to differ from market value, and to identify critical characteristics of the property with respect to buyer or seller. Such interviews were conducted in this matter using the following questionnaire formats. The completed questionnaires are included at Attachments C and D.

**Sales Agent Questionnaire:**
Date of Interview:
Property:
Date of Sale:
Sale Price:
Agent:
Phone No.
Real Estate Co:
1) Was sale arms length?
   Sale price confirmed?
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale?
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale price? (If applicable.)
5) What were the main selling attractions?
6) Were there any negative concerns of the buyer or seller that affected the appeal and therefore the selling price of the property? For example:
   Traffic
   Proximity to commercial development
   Transmission lines N/A
   Pipeline
7) If pipeline was an issue:
   Was buyer aware of the burst?
   How did it affect the sales price?

COMMENTS:

A different format was used for the buyers who could be interviewed (not all could be reached for an interview).

Property Owner Questionnaire
Address:
Person interviewed:
Date:
1) Were there any specific features of the property that were particularly attractive that influenced the price you paid?
   YES => What were they and to what extent?
2) Were there any specific features of the property that were not attractive that influenced the price you paid?
   YES => What were they and to what extent?
3) Were there any specific features of the neighborhood that were particularly attractive that influence the price you paid?
   YES => What were they and to what extent?
4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid?
   YES => What were they and to what extent?
5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?
6) Did that have any influence on the price you paid?
   YES => To what extent?
   If the answer is NO, thank them for their cooperation and terminate the call.
   If the answer is YES, go on to Questions #7 and #8.
7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?
8) Did that have any influence on the price you paid?
   YES => To what extent?

COMMENTS:

Mr. Ronnie Andrews, who administered the survey, is an experienced appraiser who
has performed a number of such sales confirmation surveys. In specific questions designed to develop information concerning determine if there were price influences other than the pipeline them first. The questions concerning the pipeline were not in evidence to the respondent until the sixth question of the Agent or the fifth question of the Buyer survey. Only at that time might the interviewee possibly have been made aware of review of the survey results shows that a number of individuals concerning the pipeline and the incident, and that the majority of those volunteering comments had a very positive point of view, generally stating that the incident did not have an influence on the price paid.

Summary data on the Agent and Buyer interviews is provided in Tables 3 and 4.

### TABLE 3

#### SUMMARY OF AGENT INTERVIEWS

<table>
<thead>
<tr>
<th>Address</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRIOR TO INCIDENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3726 Barrington Bridge Pl</td>
<td>1/31/06</td>
<td>$840,000</td>
<td></td>
</tr>
<tr>
<td>11500 Longview Landing Dr.</td>
<td>2/23/06</td>
<td>$750,000</td>
<td></td>
</tr>
<tr>
<td>11501 Barrington Bridge Tr</td>
<td>3/12/06</td>
<td>$950,000</td>
<td></td>
</tr>
<tr>
<td>AFTER INCIDENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3718 Glades End Lane</td>
<td>4/27/06</td>
<td>$785,000</td>
<td></td>
</tr>
<tr>
<td>3904 Harcour Place</td>
<td>5/12/06</td>
<td>$630,000</td>
<td></td>
</tr>
<tr>
<td>3706 Glades End Lane</td>
<td>5/12/06</td>
<td>$900,000</td>
<td></td>
</tr>
<tr>
<td>11526 Longview Landing Dr</td>
<td>6/30/06</td>
<td>$802,000</td>
<td></td>
</tr>
<tr>
<td>11524 Longview Landing Dr</td>
<td>9/21/06</td>
<td>$700,000</td>
<td></td>
</tr>
<tr>
<td>11540 Tottenham Place</td>
<td>12/15/06</td>
<td>$695,000</td>
<td></td>
</tr>
<tr>
<td>11508 Longview Landing Dr</td>
<td>7/31/07</td>
<td>$825,000</td>
<td></td>
</tr>
<tr>
<td>11421 Harcourt Terrace</td>
<td>8/15/07</td>
<td>$640,000</td>
<td></td>
</tr>
<tr>
<td>3840 Thamesford Way</td>
<td>9/2/07</td>
<td>$875,000</td>
<td></td>
</tr>
</tbody>
</table>

For the following the Agent had comments (See Attachment C for detailed comments)

<table>
<thead>
<tr>
<th>Address</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>11508 Bridgetender Dr.</td>
<td>4/27/06</td>
<td>$830,000</td>
<td>Fast response, only buyer concern over placement of fence.</td>
</tr>
<tr>
<td>Address</td>
<td>Date</td>
<td>Price</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------------</td>
<td>----------</td>
<td>---------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>3705 Glades End Lane</td>
<td>6/03/06</td>
<td>$644,000</td>
<td>Agent did not feel that pipeline was a concern to buyer</td>
</tr>
<tr>
<td>36 26 Thamesford Way</td>
<td>6/29/06</td>
<td>$644,700</td>
<td>Buyer aware of incident but no effect on price. See other comments.</td>
</tr>
<tr>
<td>38 13 Thamesford Way</td>
<td>6/29/06</td>
<td>$650,000</td>
<td>Buyer aware of incident with no effect on price.</td>
</tr>
<tr>
<td>39 09 Thamesford Way</td>
<td>8/18/06</td>
<td>$760,000</td>
<td>Not sure if buyer aware of incident but no influence on price.</td>
</tr>
<tr>
<td>11 531 Tottenham Place</td>
<td>10/31/06</td>
<td>$626,000</td>
<td>Agent volunteered information on incident but stated it was not an issue.</td>
</tr>
<tr>
<td>37/29 Barrington Bridge Place</td>
<td>3/30/07</td>
<td>$665,000</td>
<td>Buyer aware of incident, price reduced from $769,850 to sale price. SEE Buyer comments</td>
</tr>
<tr>
<td>11 501 Barrington Bridge Tr</td>
<td>5/30/07</td>
<td>$1,350,000</td>
<td>Buyer aware of burst, no effect on price.</td>
</tr>
<tr>
<td>37 10 Glades End Lane</td>
<td>8/23/07</td>
<td>$658,500</td>
<td>Agent volunteered information on incident but stated was not an issue with purchaser.</td>
</tr>
<tr>
<td>11 528 Ivy Home Terrace</td>
<td>11/05/07</td>
<td>$660,000</td>
<td>Agent believed that seller was influenced by a &quot;trusted&quot; advisor and could have gotten more for house.</td>
</tr>
<tr>
<td>114 12 Harcourt Terrace</td>
<td>12/6/08</td>
<td>$635,000</td>
<td>Buyer aware of incident, no effect on price.</td>
</tr>
<tr>
<td>Address</td>
<td>Comments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PRIOR TO INCIDENT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3726 Barrington Bridge Place</td>
<td>Just presence of pipeline would not have made a difference.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11560 Longview Landing Dr</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11501 Barrington Bridge Tr</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>AFTER INCIDENT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3718 Glades End Lane</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3904 Harcourt Place</td>
<td>Noticed pipeline markers, no influence on price</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3708 Glades End Lane</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11528 Longview Landing Dr</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11524 Longview Landing Dr</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
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<tr>
<td>11540 Tottenham Place</td>
<td>Aware of incident but was not a concern, no influence on price</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11508 Longview Landing Dr</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11421 Harcourt Terrace</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3840 Thamesford Way</td>
<td>Buyer volunteered she was an environmental attorney and had looked at and rejected a property that backed up to spill area. Presence of pipeline and spill not a consideration for this property.</td>
<td></td>
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<td>11508 Bridgetender Dr</td>
<td>NO RESPONSE</td>
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<td></td>
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<td>3705 Glades End Lane</td>
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<td>3326 Thamesford</td>
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<tr>
<td>3813 Thamesford Way</td>
<td>Owner did not wish to be interviewed</td>
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<td>3909 Thamesford Way</td>
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<tr>
<td>11533 Tottenham Place</td>
<td>NO RESPONSE</td>
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</tr>
<tr>
<td>3729 Barrington Bridge Place</td>
<td>Buyer stated that was aware of incident and remediation and in response to &quot;Did that have any influence on the price you paid?&quot; the response was &quot;None what so ever&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11504 Barrington Bridge Tr</td>
<td>No meaningful response</td>
<td></td>
<td></td>
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<tr>
<td>3710 Glades End Lane</td>
<td>NO RESPONSE</td>
<td></td>
<td></td>
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<tr>
<td>11526 Ivy Home Terrace</td>
<td>Buyer stated they were aware of pipeline burst and knew that it had been cleaned up and 5 years from now it will be forgotten. Had no influence on price paid.</td>
<td></td>
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<tr>
<td>11412 Harcourt Terrace</td>
<td>Aware of pipeline, no influence on price paid</td>
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</table>
When the responses of both sales agents and buyers are considered it should be very clear that the pipeline incident and the presence of the pipeline has had no substantive influence on the market for the properties in Barrington or Windsor Place.

With respect to 3729 Barrington Bridge Place, the property was under contract at the time of the incident and the buyer backed out. The seller had already purchased a retirement home in Florida and was faced with carrying two homes for an extended period of time. The price was significantly reduced in order to consummate a sale under these circumstances, and, because of these circumstances this sale would not be considered a market value transaction.

The foregoing represents my expert opinion in this matter based on the information available to me as of the date of this report to a reasonable degree of professional certainty.

Albert R. Wilson
APPENDIX A

PROFESSIONAL PROFILE OF
ALBERT R. WILSON, CRE
Professional Profile of
Albert R. Wilson, CRE
(as of April 15, 2008)

Education
Bachelor of Science in Science Engineering, Northwestern University, Evanston, Illinois (See Educational Background below for an explanation of the BSSE)

Master of Business Administration, Bowling Green State University, Bowling Green, Ohio

Professional Experience
1970-1982:
Various staff and operating management positions with PepsiCo (Division Consultant-Systems, Operations and Risk Management), Rentar Industries (Executive Vice President-Operations), and Home Window Company (Part Owner, President).

1982-Present:
A. R. Wilson, LLC specializing in environmental financial risk management and impaired value analysis. During the period 1990 through 1994, acted as President of Environmental Analysis & Valuation, Inc., a consortium of environmental and appraisal experts focused on the development of value impact opinions for litigation support.

Professional Accomplishments
One of the primary developers of the theory, application and language of environmental impairment analysis. Primary strength has been in the development of a unified valuation impact opinion incorporating the expert opinions of appraisers, attorneys, accountants, historians, civil and geotechnical engineers, hydrogeologists, and other specialized professionals. These unified opinions have been highly successful in the courtroom and negotiated settlements.

Regularly lecture, testify, and write on the subject of environmental impacts on business enterprise and real property value. Published numerous articles in such forums as The Appraisal Journal, Journal of Property Tax Management, and Environmental Watch, Author of Environmental Risk Identification and Management which has become a text in several university level courses throughout the country.

Developed the Engineering Impaired Value Model for the analysis of impacts on business enterprise and real property values. This model provides the quantitative information necessary to support disclosures under SAB 92, and evaluate the financial impacts of alternative tax treatments under IRS Revenue Ruling 94-38.

Reviewer
Special Honors
Member of ASTM Task Group on Land Use Restrictions (Brownfields)
Chairman, Appraisal Institute Task Group on Standards for the Application of
Statistical and Survey Techniques to the Valuation of Impaired Property.

Lecturer
Appraisal practices and procedures for environmentally impaired property for members of
the Appraisal Institute.
- January 1989; AIREA Louisiana Chapter, New Orleans, Louisiana
- November 1989; AIREA Annual Fall Meeting, Dallas, Texas
- September 1990; AIREA Western Regional Conferences, Reno, Nevada
- July 1992; Appraisal Institute National Meeting, Symposium on Impaired
Property Valuation

Registered Environmental Property Assessor and Registered Environmental Lending
Analyst designation courses for the National Registry of Environmental Professionals.

Environmentally Impaired Property Valuation, Hazardous Waste, Liability and Real Estate
Seminar, University of California, San Diego.

Toward the Quantitative Measurement of Stigma, Conference on Valuation and Evaluation,
Society of Real Estate Appraisers, Dr. William Kinnard, Chairman.

Environmentally Encumbered Value Opinion Development, Real Estate Counseling Group

Right-of-Way Environmental Valuation, International Right of Way Association,

Presentations to Federal Deposit Insurance Corporation regional offices on impact of
environmental impairments on FDIC policy.
- August 1990; Costa Mesa, California office
- February 1991; Dallas, Texas office

Valuation of Environmentally Impaired Properties, Seminar for The Appraisal Institute,

Environmental Risk Evaluation, Seminar for the U.S. Army Corps of Engineers, Cincinnati,
Ohio, July 1991.

Environmental Risk Finance, Seminar for Farm Credit Services of Southern Michigan,

Environmentally Impaired Valuation: A Team Approach to a Balance Sheet Presentation,

An Approach to the Impact on Value Analysis of Environmentally Impaired Properties: An
Environmental Balance Sheet, Presentation at NACORE Institute for Corporate Real

Case Studies of the Appraisal of Contaminated Properties, Presentation at the 26th Annual
Professional Seminar, International Association of Assessing Officers, Phoenix, Arizona,
October 20, 1991.

Environmentally Impaired Property Valuation; Appraisal Institute Video Training Series: editor, contributor and participant.


Lending and Environmental Devaluation, Seminar organizer and moderator, EAV, March 1993.

Eminent Domain and Environmental Devaluation, Seminar for the American Association of State Highway and Transportation Officials (AASHTO) National Meeting, sponsored by Federal Highway Administration, Austin, Texas, April 21, 1993.


Selected Publications

FOCUS. Editor and publisher of a periodic journal of hazardous materials impacts on property and business values.


Environmentally Impaired Property: Valuation Considerations, Topical paper presented to the International Right of Way Association, International Meeting, Charlotte, North


Emerging Approaches to Impaired Property Valuation, The Appraisal Journal, April, 1996.


Lender Attitudes Toward Source and Nonsource Impaired Property Mortgages, The Appraisal Journal, October, 1997, with Arthur Alarcon, SRA.


Real Property Damages and Rubber Rulers, Real Estate Issues, Summer, 2006. Ballard Award winning paper as most significant article of 2006.

Expert Designations
Environmental impacts on value before the:
- Superior Court, County of San Diego, California
- Colorado Board of Assessment Appeals
- Circuit Court, Broward County, Florida
- Federal District Court, Western Division, Southern Ohio District
- Montgomery County Circuit Court, Maryland
- Worcester County Superior Court, Worcester County, Massachusetts
- Federal District Court for the Virgin Islands
- District Court, City and County of Denver, Denver, Colorado
- District Court, Plano, Texas
- Arapahoe District Court, Arapahoe County, Colorado
- Federal District Court for the State of Colorado

Professional Organizations
- The Counselors of Real Estate
- American Real Estate Society
- Society of Groundwater Scientists and Engineers
- Affiliate Member, National Board of Realtors
- ASTM Task Group on Access and Land Use Controls (Brownfields)
- Chairman, Appraisal Institute Task Group on the Application of Statistical and Market Survey Techniques to the Valuation of Impaired Property
- Member, Appraisal Standards Board Committee on USPAP Statement for Appraisal of Environmentally Impaired Property
ATTACHMENT B
SUBDIVISION SALES DATA
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<th>NUMBER</th>
<th>STREET</th>
<th>SALE DATE</th>
<th>SF/P+S</th>
<th>LP</th>
<th>SP</th>
<th>SP/LP</th>
<th>COM</th>
<th>LIST DATE</th>
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<tr>
<td>335</td>
<td>3150</td>
<td>Barrington Bridge Dr</td>
<td>03/15/06</td>
<td>167.06</td>
<td>857,000</td>
<td>450,000</td>
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<td>247</td>
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<td>Longview Landing Dr</td>
<td>02/25/03</td>
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<td>66.67%</td>
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<td>02/25/03</td>
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<td>403</td>
<td>2921</td>
<td>Bertram Bridge Terrace</td>
<td>03/24/06</td>
<td>175.64</td>
<td>999,000</td>
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<td>397</td>
<td>3274</td>
<td>Glades End Ln</td>
<td>04/27/06</td>
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<td>11541</td>
<td>Bridgwater Dr</td>
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<td>75</td>
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<td>Glades End Ln</td>
<td>05/01/06</td>
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<td>920,000</td>
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<td>75</td>
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<td>315</td>
<td>3273</td>
<td>Glades End Ln</td>
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<td>344,000</td>
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<td>50</td>
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<td>327</td>
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<td>624,900</td>
<td>332,000</td>
<td>84.78%</td>
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<td>07/10/06</td>
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<td>226</td>
<td>11554</td>
<td>Longview Landing Dr</td>
<td>05/11/06</td>
<td>171.63</td>
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<td>07/11/06</td>
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<td>345,000</td>
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<td>1,500,000</td>
<td>84.43%</td>
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<td>Glades End Ln</td>
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<td>877,000</td>
<td>338,000</td>
<td>87.88%</td>
<td>75</td>
<td>03/23/07</td>
</tr>
</tbody>
</table>

**All Sales**

| Average | 162.16 | 892,239 | 472,033 | 87.76% | 50 | 02/15/06 |
| Standard Dev. | 10.54 | 163,120 | 157,062 | 1.06% | 44 | 07/12/06 |
| Median | 171.73 | 849,975 | 850,000 | 97.44% | 65 | 03/09/06 |
| Low | 121 | 121 | 12 | 12 | 12 | 02/14/06 |
| Minimum | 171.63 | 749,000 | 710,000 | 94.78% | 7 | 07/10/06 |
| Maximum | 203.67 | 1,599,000 | 1,500,000 | 100.00% | 75 | 02/10/06 |

**All Sales - Sales**

| Average | 189.66 | 877,000 | 338,000 | 87.88% | 50 | 03/03/06 |
| Standard Dev. | 10.67 | 163,120 | 157,062 | 1.06% | 44 | 07/12/06 |
| Median | 182.66 | 849,975 | 850,000 | 97.44% | 65 | 03/09/06 |
| Low | 9.00 | 9.00 | 9.00 | 9.00 | 9.00 | 02/15/06 |
| Minimum | 171.63 | 749,000 | 710,000 | 94.78% | 7 | 07/10/06 |
| Maximum | 203.67 | 1,599,000 | 1,500,000 | 100.00% | 75 | 02/10/06 |

**Windsor**

<table>
<thead>
<tr>
<th>INDEX</th>
<th>NUMBER</th>
<th>STREET</th>
<th>SALE DATE</th>
<th>SF/P+S</th>
<th>LP</th>
<th>SP</th>
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<td>69</td>
<td>3914</td>
<td>Herecourt Place</td>
<td>03/15/06</td>
<td>160.75</td>
<td>632,950</td>
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<tr>
<td>78</td>
<td>3832</td>
<td>Thamesford Way</td>
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<td>178.00</td>
<td>649,750</td>
<td>344,750</td>
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<td>293</td>
<td>3866</td>
<td>Thamesford Way</td>
<td>08/10/06</td>
<td>183.04</td>
<td>774,089</td>
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<td>105</td>
<td>11529</td>
<td>Ivy Home Ct</td>
<td>11/05/07</td>
<td>155.22</td>
<td>714,850</td>
<td>490,000</td>
<td>95.11%</td>
<td>29</td>
<td>09/06/07</td>
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<td>95</td>
<td>11533</td>
<td>Topham Place</td>
<td>10/31/06</td>
<td>148.64</td>
<td>649,950</td>
<td>325,000</td>
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<td>103</td>
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<td>Harbour Terrace</td>
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<td>174.31</td>
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<td>435,000</td>
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<td>38</td>
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<td>Standard Dev.</td>
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<td>157,062</td>
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<tr>
<td>Median</td>
<td>177.01</td>
<td>649,950</td>
<td>335,000</td>
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<td>Minimum</td>
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<td>03/03/06</td>
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<tr>
<td>Maximum</td>
<td>155.22</td>
<td>714,850</td>
<td>490,000</td>
<td>95.11%</td>
<td>75</td>
<td>09/06/07</td>
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</table>

**Windsor > 100% SP/LP**

<table>
<thead>
<tr>
<th>INDEX</th>
<th>NUMBER</th>
<th>STREET</th>
<th>SALE DATE</th>
<th>SF/P+S</th>
<th>LP</th>
<th>SP</th>
<th>SP/LP</th>
<th>COM</th>
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<td>71</td>
<td>3813</td>
<td>Thamesford Way</td>
<td>06/29/06</td>
<td>165.00</td>
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<td>8</td>
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<td>161</td>
<td>11540</td>
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<td>12/15/06</td>
<td>173.75</td>
<td>662,000</td>
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<td>100.01%</td>
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<td>07/02/06</td>
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</table>
ATTACHMENT C
REAL ESTATE AGENT CONFIRMATION INTERVIEWS
Agent Interview

Date: 4/8/08

Property: 3728 Barrington Bridge Place

Date of Sale: 1/31/06

Sale price: $850,000

Agent: Janice Taylor - Interviewed Michelle Bowman of Janice Taylor's office

Phone No.: (804) 777-0722

Real Estate Co.: RE/MAX

1) Was sale arms length? Yes
   Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No
5) What were the main selling attractions? Neighborhood, schools, on cul-de-sac, attractive garage
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No
   Proximity to commercial development No
   Transmission lines N/A
   Pipeline No

7) If pipeline was an issue: Was buyer aware of the issue? How did it affect the sales price?

Comments:
Agent Interview

Date 4/7/08

Property: 11500 Longview Landing Dr.

Date of Sale: 2/23/06

Sale price: $750000

Agent: Lynn Co-list with Jim G. Dunn

Real Estate Co.: Joyner Fine Properties

1) Was sale arm's length? yes Sales price confirmed? yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? no
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No - According to agent, sale occurred prior to downturn in economy.
5) What were the main selling attractions? Neighborhood, location and great kitchen
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic no
   Proximity to commercial development no
   Transmission lines n/a
   Pipeline no
7) If pipeline was an issue: Was buyer aware of the burst? yes How did it affect the sales price? Burst occurred prior to sale. Agent was aware of the burst and did state that burst did have a negative affect on neighborhood,
Agent Interview

Date: 4/8/08

Property: 11501 Barrington Blvd. Tr.

Date of Sale: 3/24/06

Sale price: $959,950

Agent: Janice Taylor — Interviewed Michelle Bowswell of Janice Taylor's office

Phone No.: (804) 377-0722

Real Estate Co.: RE/MAX

1) Was sale arms length? Yes, sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No
5) What were the main selling attractions? Neighborhood, location, quality home
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No, Proximity to commercial development No, Transmission lines N/A, Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date: 4/8/08

Property: 3718 Glades End Lane

Date of Sale: 4/27/06

Sale price: $785,000

Agent: Janice D. Taylor - Interviewed Michelle Boswell of Janice Taylor's office

Phone No.: (804) 377-0722

Real Estate Co.: RE/MAX

1) Was sale arms length? Yes  Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No
5) What were the main selling attractions? Neighborhood
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No, Proximity to commercial development No, Transmission lines N/A, Plumbing No

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date: 4/9/04

Property: 3504 Harcourt Place

Date of Sale: 5/15/06

Sale price: $639,050

Agent: Elissa M. Wagner

Phone No.: (804) 519-4054

Real Estate Co.: Virginia M. Wagner

1) Was sale arms length? Yes. Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale price? (If applicable) Minimal - sold just at beginning of downturn
5) What were the main selling attractions? House was in great shape and very well maintained. Location and neighborhood.
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No
   Proximity to commercial development No
   Transmission lines N/A
   Pipeline No.

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date: 4/11/08

Property: 3709 Glades End Lane

Date of Sale: 5/31/08

Sale price: $900,000

Agent: Cathleen M. Massengill

Phone No.: (804) 615-5380

Real Estate Co.: Napier REALTORS

1) Was sale arms length? Yes  Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No
5) What were the main selling attractions? Neighborhood
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No
   Proximity to commercial development No
   Transmission lines N/A
   Pipeline No
7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date: 4/8/08

Property: 11528 Longview Landing Dr.

Date of Sale: 6/30/08

Sale price: $802,000

Agent: Janice D. Taylor - Interviewed Michelle Boswell of Janice Taylor's office

Phone No.: (804) 777-0722

Real Estate Co.: RE/MAX

1) Was sale arms length? Yes. Sales price confirmed? Yes.
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No.
3) If the sales price was more than list price, what was involved? N/A.
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) Minimal or none.
5) What were the main selling attractions? Neighborhood, newer home.
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic Yes - Property backs up to Three Chopt Road

Proximity to commercial development No
Transmission lines N/A
Pipeline No.

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date: 4/8/08

Property: 11524 Longview Landing Dr

Date of Sale: 9/21/06

Sale price: $710,000

Agent: Janice D. Taylor - Interviewed Michelle Boswell of Janice Taylor's office

Phone No.: (804) 377-0722

Real Estate Co.: RE/MAX

1) Was sale arms length? Yes  Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (If applicable) Yes - minimum
5) What were the main selling attractions? Neighborhood, quality of homes
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic Yes - Backs up to Three Chopt Road

Proximity to commercial development No
Transmission lines N/A
Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments: Sold because owner had to relocated for job transfer.
Agent Interview

Date: 4/8/08

Property: 11540 Tottenham Place

Date of Sale: 12/15/06

Sale price: $695,000

Agent: Janice D. Taylor - Interviewed Michelle Boswell of Janice Taylor's office

Phone No: (804) 377-0722

Real Estate Co.: RE/MAX

1) Was sale arms length? Yes  Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) Minimal affect - beginning of downturn in market
5) What were the main selling attractions? Great floor plan, neighborhood, schools
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No, Proximity to commercial development No, Transmission lines N/A, Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date: 4/8/08

Property: 11508 Longview Landing Dr

Date of Sale: 7/31/07

Sale Price: $825,000

Agent: Janice D. Taylor - Interviewed Michelle Boswell of Janice Taylor's office

Phone No.: (804) 377-0722

Real Estate Co.: RE/MAX

1) Was sale arms length? Yes Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) Yes - Was previously listed for higher price - 5/10/06 for $899,000 (exp.), 1/23/07 for $850,000 (exp.) and 6/24/07 for $850,000 (sold for $825,000)
5) What were the main selling attractions? Neighborhood, quality homes
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No

    Proximity to commercial development No
    Transmission lines N/A
    Pipeline No

7) If pipeline was an issue, was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date: 4/9/08.

Property: 11821 Harcourt Terrace

Date of Sale: 8/16/07

Sale price: $649,000

Agent: Sam S. Smith

Phone No.: (804) 339-7344

Real Estate Co.: Coldwell Banker Vaughan & Co.

1) Was sale arms length? Yes. Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale price? (if applicable) Yes - Would have sold for more if market had not taken down turn. Couldn't say how much but definitely made some difference.
5) What were the main selling attractions? Excellent location (within walking distance to great shopping along Broad Street commercial corridor. Beautiful home and great neighborhood.
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No
   Proximity to commercial development No (see #5)
   Transmission lines N/A
   Pipeline No

7) If pipeline was an issue. Was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date: 4/9/09

Property: 3340 Thamesford Way

Date of Sale: 9/27/07

Sale price: $675,000

Agent: Bonnie A. Agee

Phone No.: (804) 314-7396

Real Estate Co.: Long and Foster

1) Was sale arms length? Yes. Sales price confirmed? Yes

2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No

3) If the sales price was more than list price, what was involved? Rounded up $50.

4) Did recent change in the economic and financial markets have an impact on the sale or sale price? (If applicable) No

5) What were the main selling attractions? Professionally decorated, quality construction, schools, location

6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No, Proximity to commercial development No, Transmission lines N/A, Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments:
Agent Interview

Date 4/9/08

Property: 11508 Bridgetender Drive

Date of Sale: 4/27/06

Sale price: $830,000

Agent: Edmund M. Pickett

Phone No.: (804) 967-2772

Real Estate Co.: Joyner Fine Properties

1) Was sale arms length? Yes. Sales price confirmed? Yes

2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No

3) If the sales price was more than list price, what was involved? N/A

4) Did recent change in the economic and financial markets have an impact on the sales or sale Price? (if applicable) No

5) What were the main selling attractions? Neighborhood, schools, location

6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No. Proximity to commercial development No. Transmission lines N/A. Pipeline No.

7) If pipeline was an issue, was buyer aware of the burst? Yes. How did it affect the sales price? None

Comments: According to agent, landowner was aware of pipeline and the burst occurred before closing. However, PPL public relations and fast response diffused the panic and buyer was not influenced by the pipeline and burst. Buyer's only concern was placement of fence on easement which was satisfied by phone call to PPL. Price was reduced some to compensate for upgrading of kitchen.
Agent Interview

Date: 4/9/08

Property: 15705 Glades End Lane

Date of Sale: 6/8/06

Sale price: $344,000

Agent: John Casey

Phone No.: (804) 342-0360

Real Estate Co.: Long and Foster Realtors

1) Was sale arms length? Yes. Sales price confirmed? Yes
2) Were there conditions that impacted the sale price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No
5) What were the main selling attractions? Neighborhood, schools, quality construction
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No. Proximity to commercial development No. Transmission lines N/A. Pipeline No.

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments: Agent volunteered, without being asked, that he did not feel that pipeline was a concern i.e. purchaser did not express a concern. Agent felt that economic conditions on date of sale better than present.
Agent Interview

Date: 4/3/08

Property: 3828 Thamesford Way

Date of Sale: 6/29/06

Sale price: $644,750

Agent: Don Chapman

Phone No: (804) 273-9569

Real Estate Co.: Coldwell Bankers

1) Was sale arms length? Yes, sales price confirmed? Yes

2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? None

3) If the sales price was more than list price, what was involved? N/A

4) Did recent change in the economic and financial markets have an impact on the sale or sale price? (if applicable) No - Sale occurred just prior to downturn in this market area.

5) What were the main selling attractions? Neighborhood, larger home, quality construction and well maintained.

6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the sales price, of the property? For example: Traffic: No

Proximity to commercial development: No

Transmission lines: N/A

Pipeline: Not an issue to buyer

7) If pipeline was an issue, was buyer aware of burst? Yes, how did it affect the sales price? None

Comments: Note: List date around time of burst - 4/27/06. Contract date around time of burst - 5/5/06. Sale date during cleanup. Agent volunteered, without being asked, following info on pipeline burst. Area was well aware of burst and much discussion on it. Neighborhood took note of fast response of pipeline company cleanup and were impressed that the cleanup was around the clock at times and the spill area was restored to excellent condition. He also stated that he felt that the burst will have no affect on current sale prices.
Date: 4/7

Property: 2013 Thamesford Way

Date of Sale: 4/29/06

Sale price: $500,000

Agent: Bill R. Ferguson

Phone No.: (804) 967-2736

Real Estate Co.: Joyner Fine Properties

1) Was sale arms length? yes  
   Sales price confirmed? yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? none
3) If the sales price was more than list price, what was involved? Listed for $639,950, sold for $650,000. Purchaser moving to area for new job and paid seller extra to remove property from the market.
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) no
5) What were the main selling attractions? Excellent neighborhood, property in excellent condition i.e. well maintained, quality of construction.
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic: yes  
   Proximity to commercial development: some  
   Transmission lines: N/A  
   Pipeline: no
7) If pipeline was an issue. Was buyer aware of the burst? yes  
   How did it affect the sales price? No effect. Agent volunteered info on pipeline without being asked. He stated that sales price would have been impacted at time of burst, however, company did excellent job with cleanup, i.e. removal of all contaminated soil, regrading and landscaping and cooperation with property owners. Therefore, he feels that price would probably not be affected on the properties now. He asked to keep in mind that this property is not in really close proximity, however it is in the general neighborhood.

Comments: Property has subsequently sold for a lesser amount ($600,000) This was due to the owner changing jobs again and having to relocate out of state. His company compensated for loss.
Agent Interview

Date: 4/11/08

Property: 3809 Thamesford Way

Date of Sale: 8/18/06

Sale Price: $760,000

Agent: Ann S. Kelly

Phone No.: (804) 350-6932

Real Estate Co.: Joyner Fine Properties

1) Was sale arms length? Yes. Sale price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No - just prior to downturn
5) What were the main selling attractions? Neighborhood, house had been immaculately maintained, quality of construction
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No
   Proximity to commercial development No
   Transmission lines N/A
   Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? Not sure. How did it affect the sales price? None

Comments: Agent felt that purchaser may have known about the burst, but was not an issue. She was familiar with a number of sales in the area and felt that properties in the immediate area were not negatively affected with respect to sales price.
Agent Interview

Date: 4/8/08

Property: 11533 Tottenham Place

Date of Sale: 10/31/06

Sale price: $625,000

Agent: Rick Brown - Interviewed Ms. Leslie Goldman who works with Rick Brown and familiar with sale

Phone No.: (804) 612-0191

Real Estate Co.: Century 21 Select Real Estate

1) Was sale arms length? Yes  Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No - Before full affect of downturn
5) What were the main selling attractions? Neighborhood, schools, excellent construction, brick front
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No  Proximity to commercial development No  Transmission lines N/A  Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments: Ms. Goldman volunteered without being asked, that there was a pipeline break, however, it was not an issue. Also stated that house needed some updating and that it would have sold for more if this had been done prior to sale.
Agent Interview

Date: 4/8/08

Property: 3729 Barrington Bridge Place

Date of Sale: 3/30/07

Sale price: $685,000

Agent: Janice D. Taylor - Interviewed Michelle Boswell of Janice Taylor's office

Phone No.: (804) 377-0722

Real Estate Co.: RE/MAX

1) Was sale arms length? Yes Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? None
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) Some but minimal
5) What were the main selling attractions? Neighborhood
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic: No
   Proximity to commercial development: No
   Transmission lines: N/A
   Pipeline: Yes
7) If pipeline was an issue: Was buyer aware of the burst? Yes How did it affect the sales price? Property was under contract at time of burst for $769,950. $10,000 below list price. Purchaser got out of contract because of burst. List price dropped because of burst. Listed for $739,950, sold for $685,000.

Comments: Agent is of opinion that price would not be affected by stigma and would list again without taking burst into consideration.
Agent Interview

Date: 4/9/08

Property: 11504 Barrington Bridge Tr

Date of Sale: 5/30/07

Sale price: $1,350,000

Agent: Nancy N. Cheely - Interviewed Ms. Mary Terese, assistant to Ms. Cheely and stated that she was familiar with details of sale.

Phone No: (804) 854-0303

Real Estate Co.: Joyner Fine Properties

1) Was sale arms length? Yes  Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale price? (if applicable) No
5) What were the main selling attractions? Neighborhood, schools, quality construction, pool, pool house, guest house.
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No

Proximity to commercial development No
Transmission lines No
Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? Yes  How did it affect the sales price? None

Comments:
Agent Interview

Date: 4/9/08

Property: 3710 Glades End Lane

Date of Sale: 8/23/07

Sale price: $858,500

Agent: John Casey

Phone No.: (804) 342-0360

Real Estate Co.: Long and Foster Realtors

1) Was sale arms length? Yes Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) Yes - felt that if market had not slowed he could have gotten better price.
5) What were the main selling attractions? Location, construction, well maintained
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No
Proximity to commercial development No
Transmission lines N/A
Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments: Agent volunteered, without being asked, that there was a pipeline burst, however, it was not an issue with purchaser, therefore it did not affect sales price.
Agent Interview

Date 4/9/08

Property: 11525 Ivy Home Terrace

Date of Sale: 11/5/07

Sale price: $680,000

Agent: Bonnie A. Agee

Phone No.: (804) 314-7395

Real Estate Co.: Long and Foster Realtors

1) Was sale arms length? Yes  Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? No
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale Price? (if applicable) No
5) What were the main selling attractions? Excellent location, neighborhood, schools
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic No
   Proximity to commercial development No
   Transmission lines N/A
   Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? How did it affect the sales price?

Comments: Agent feels this is not a good comp because seller was influenced by "trusted" outside party to accept offer of $680,000. Agent feels she could have gotten list price or close to it.
Agent Interview

Date: 4/7/08

Property: 11412 Harcourt Terrace

Date of Sale: 12/6/08

Sale price: $635,000

Agent: Bill R. Ferguson

Phone No.: (804) 957-3746

Real Estate Co.: Joyner Fine Properties

1) Was sale arms length? Yes. Sales price confirmed? Yes
2) Were there conditions that impacted the sales price such as sales concessions or other items of value that were included in the sale? None
3) If the sales price was more than list price, what was involved? N/A
4) Did recent change in the economic and financial markets have an impact on the sale or sale price? (if applicable) No
5) What were the main selling attractions? Property in great shape, well-maintained, quality construction, authentic colonial home
6) Were there any negative concerns of the buyer or seller that affected the appeal, therefore the selling price, of the property? For example: Traffic Some
   Proximity to commercial development Some
   Transmission lines N/A
   Pipeline No

7) If pipeline was an issue: Was buyer aware of the burst? Yes. How did it affect the sales price? No affect. Agent volunteered info on pipeline without being asked. He stated that sales price would have been impacted at time of burst, however, company did excellent job with cleanup, i.e. removal of all contaminated soil, regrading and landscaping and cooperation with property owners. Therefore, he feels that price would probably not be affected on the properties now. He asked to keep in mind that this property is not in really close proximity, however it is in the general neighborhood

Comments: 
Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
3728 Barrington Bridge Place

Interviewed: Mrs. Bergeron

Date: 4/10

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Big yard, 4 car garage, big play room

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): Didn't like kitchen (needed updating)

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Appealing neighborhood, convenience to shopping

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?: No

6) Did that have any influence on the price you paid? (YES => To what extent?): No - Just the presence of the pipeline would not have made a difference.

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated-depending on date)?:

8) Did that have any influence on the price you paid? (YES => To what extent?): 
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11500 Longview Landing Drive

Interviewed: Could not obtain ph. no.

Date: N/A

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?);

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?);

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?);

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?);

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?;

6) Did that have any influence on the price you paid? (YES => To what extent?);

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated–depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11501 Barrington Bridge Terrace

Interviewed: Could not obtain phone no.

Date: N/A

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?:

6) Did that have any influence on the price you paid? (YES => To what extent?):

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 16, 2006 that was (in the process of being remediated, had been remediated—depending on date)?:

8) Did that have any influence on the price you paid? (YES => To what extent?):

Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 3718 Glades End Road

Interviewed: No answer

Date: 4/10/08 ((2:20 & 5:55 pm))

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did that have any influence on the price you paid? (YES => To what extent?):

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):

   Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 3904 Harcourt Place

Interviewed: Mrs. Christenson
Date: 4/10/09

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Good construction, well maintained

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): None

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Great neighborhood, schools

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?: Yes

6) Did that have any influence on the price you paid? (YES => To what extent?): No

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):
Prop. Owner - Plantation Pipeline Post-Event Valuation  
Sales Confirmation Interview Format  
Address: 3709 Glades End Lane  
Interviewed: No answer  
Date: 4/10/08 (2:10 & 5:30 pm)  

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?:

6) Did that have any influence on the price you paid? (YES => To what extent?):

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated--depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):

Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11526 Longview Landing Drive

Interviewed: Unlisted phone no.

Date: N/A

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did the pipeline rupture (describe location relative to property) on April 18, 2005 that was (in the process of being remediated, had been remediated—depending on date)?

7) Did that have any influence on the price you paid? (YES => To what extent?):

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

8) Did that have any influence on the price you paid? (YES => To what extent?):

Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11524 Longview Landing Drive

Interviewed: No answer

Date: 4/9/08 (11:00 am) 4/10/08 (3:30 & 5:45 pm)

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did that have any influence on the price you paid? (YES => To what extent?):

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8.

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):

Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11540 Tottenham Place

Interviewed: Mrs. Hopper
Date: 4/10/08

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Quality of construction, nice looking

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Just a great neighborhood

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?: Yes. Property owner was aware of the burst but it was not a concern

6) Did the pipeline have any influence on the price you paid? (YES => To what extent?): No

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?)

Terminate call
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11508 Longview Landing Drive

Interviewed: Phone no. not available

Date: N/A

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?);

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?);

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?);

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?);

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?;

6) Did that have any influence on the price you paid? (YES => To what extent?).

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?;

8) Did that have any influence on the price you paid? (YES => To what extent?).
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11421 Harcourt Terrace

Interviewed: No answer
Date: 4/10/06 (3:00 & 6:25 pm)

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?)

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?)

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?)

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?)

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did that have any influence on the price you paid? (YES => To what extent?):

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):

   Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 3840 Thamesford Way
Interviewed: Mrs. Cunningham
Date: 4/10/08

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): All brick construction, 5 bedrooms

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): Kitchen needed updating

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Very good neighborhood

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)? Yes

6) Did that have any influence on the price you paid? (YES => To what extent?): No - Mrs. Cunningham was interviewed, she volunteered that she is an environmental attorney. She stated that they had considered a property that backed up to the spill area but decided that, because of the spill, not to get it. Presence of pipeline and spill not a consideration for property purchased.

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11506 Bridgetender Drive

Interviewed: No answer

Date: 4/9/08 (6:30 pm) 4/10/08 (4:55 & 7:20 pm)

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?:

6) Did that have any influence on the price you paid? (YES => To what extent?):

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8.

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2008 that was (in the process of being remediated, had been remediated-depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):

   Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 3765 Glades End Lane

Interviewed: No answer

Date: 4/10/08 (4:25 & 7:13 pm)

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?);

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?);

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?);

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?);

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did that have any influence on the price you paid? (YES => To what extent?);

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8.

7) Were you aware of the pipeline rupture (describe location relative to property) on April 16, 2005? That was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?);

Terminate call
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 3826 Thamesford Way

Interviewed: No answer

Date: 4/8/08 (5:15 & 6:40 pm) & 4/10/08 (11:00 am & 6:25 pm)

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did that have any influence on the price you paid? (YES => To what extent?):

    If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 10, 2006 that was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):

Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 3813 Thamesford Was

Interviewed: Mrs. Robinson (not interested in answering any questions)

Date: 4/9/08

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did that have any influence on the price you paid? (YES => To what extent?)
   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?)
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 3809 Thamesford Way

Interviewed: Phone No. not available

Date: 4/9/03

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?:

6) Did that have any influence on the price you paid? (YES => To what extent?):

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated; had been remediated—depending on date)?:

8) Did that have any influence on the price you paid? (YES => To what extent?):

   Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11533 Tottenham Place

Interviewed: No answer

Date: 4/9/08 (6:10 pm) & 4/10/08 (4:34 & 7:18 pm)

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?).

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?).

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?).

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?).

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did that have any influence on the price you paid? (YES => To what extent?).

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8.

7) Were you aware of the pipeline rupture (describe location relative to property) on April 16, 2008 that was (in the process of being remediated, had been remediated—depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?).

   Terminate call.
1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): On a cul-de-sac, yard size, house size

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Large lots, attractiveness

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): Price

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)? Yes

6) Did that have any influence on the price you paid? (YES => To what extent?): No. If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)? Yes

8) Did that have any influence on the price you paid? "None what so ever" (YES => To what extent?)

Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11504 Barrington Bridge Place

Interviewed: Mr. Leone (told to call co-owner next week)

Date: 4/8/08

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?).

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?).

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?).

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?).

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?

6) Did that have any influence on the price you paid? (YES => To what extent?).

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?:

8) Did that have any influence on the price you paid? (YES => To what extent?).

Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 3710 Glades End Lane

Interviewed: No answer

Date: 4/10/08 (4:25 & 7:13 pm)

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?):

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?):

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?:

6) Did that have any influence on the price you paid? (YES => To what extent?):

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #6

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated—depending on date)?:

8) Did that have any influence on the price you paid? (YES => To what extent?):

Terminate call.
Prop. Owner - Plantation Pipeline Post-Event Valuation
Sales Confirmation Interview Format
Address: 11525 Ivy Home Terrace

Interviewed: Mr. Pfeffer

Date: 4/10/06

1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Quality construction, good floor plan

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Good neighborhood, convenience to work in Richmond

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?: Yes

6) Did that have any influence on the price you paid? (YES => To what extent?): No - They were aware of pipeline burst and knew that it had been cleaned up and 5 years from now it will be forgotten.

   If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2006 that was (in the process of being remediated, had been remediated-depending on date)?

8) Did that have any influence on the price you paid? (YES => To what extent?):
1) Were there any specific features of the property that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Downstairs master bedroom

2) Were there any specific features of the property that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): Not as well built as he thought it would be

3) Were there any specific features of the neighborhood that were particularly attractive that influenced the price you paid? (YES => What were they and to what extent?): Wife liked it

4) Were there any specific features of the neighborhood that were not attractive that influenced the price you paid? (YES => What were they and to what extent?): No

5) Did you notice the presence of any pipeline markers (point out where they are relative to the property)?: Yes

6) Did that have any influence on the price you paid? (YES => To what extent?): No

If the answer is NO, thank them for their cooperation and terminate call. If the answer is YES, go on to Questions #7 and #8

7) Were you aware of the pipeline rupture (describe location relative to property) on April 18, 2008 that was (in the process of being remediated, had been remediated—depending on date)?:

8) Did that have any influence on the price you paid? (YES => To what extent?):

Terminate call.