

June 7, 2006

Mr. Travis Blake
North Chatham Investment, Inc.
9668 Highway 15-501
Chapel Hill, North Carolina 27517

Re: Impact of the 501 Centre and Polks Centre projects on nearby property values, Chatham County, North Carolina

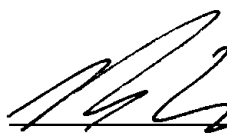
Dear Mr. Blake:

We are familiar with the 501 Centre project due to our previous consultations with you concerning your proposed lot pricing within that project. We have also reviewed project information, including site plans, for the Polk Centre project. You have asked us to comment as to whether these projects will impact surrounding land values and whether this impact is anticipated to change with time and the possible changes in use of the surrounding properties?

Generally speaking, high-end office and retail developments increase residential and commercial property values in the immediate area as they help provide places of employment and retail services, which drive residential growth. This impact should remain positive as northern Chatham County continues to develop with residential uses. However, we note that we have not done a formal survey addressing the specific impact of these properties on the surrounding area.

Please contact us if you have questions or if we can be of further assistance.

Respectfully submitted,



Paul Snow
State Certified General Appraiser

