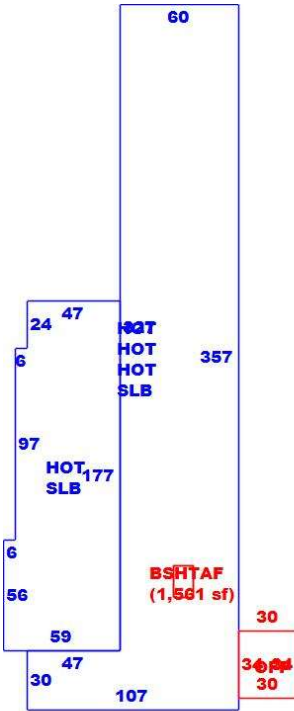


| CURRENT OWNER                                                                                                                                     |      |              |                               | Terrain/Site                                                |           | Gas/Electric                                     |             | Water/Sewer       |                  | Road/Easement           |            | ASSESSED VALUE SUMMARY      |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------|-------------------------------|-------------------------------------------------------------|-----------|--------------------------------------------------|-------------|-------------------|------------------|-------------------------|------------|-----------------------------|--------------------------------|--------------------------------------------------------------------------------------|--------------|------------------|---------|--------------|-----------|------|-----------|--|--|--|--|--|--|
| SUNRISE INVESTMENT GROUP LLC                                                                                                                      |      |              |                               | 1                                                           | Level     | 1                                                | Yes         | 1                 | Public           | 1                       | Public     | Land Value                  |                                |                                                                                      |              | 613,000          |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | 0                                                           | Clear     | 1                                                | Yes         | 1                 | Public           | 1                       | Paved      | Outbldg Value               |                                |                                                                                      |              | 0                |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | 0                                                           | None      | R                                                | Rectangular | 8                 | (RPA) Resourc    | 1                       | Interior   | XF Value                    |                                |                                                                                      |              | 1,760,000        |         |              |           |      |           |  |  |  |  |  |  |
| 814 CAPITOL LANDING RD                                                                                                                            |      |              |                               | SUPPLEMENTAL DATA                                           |           |                                                  |             |                   |                  |                         |            | Building Value              |                                |                                                                                      |              | 269,600          |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | Zoning B-4:(General Business)                               |           |                                                  |             |                   |                  |                         |            | Alternate Use Value         |                                |                                                                                      |              | 0                |         |              |           |      |           |  |  |  |  |  |  |
| WILLIAMSBURG VA 23185-4325                                                                                                                        |      |              |                               | ARB District                                                |           |                                                  |             |                   |                  |                         |            | Source                      |                                |                                                                                      |              | I                |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | Grade School MWES:Matthew Whaley Elementary School          |           |                                                  |             |                   |                  |                         |            | Exemptions                  |                                |                                                                                      |              | 0.00             |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | Middle School BMS:Berkeley Middle School                    |           |                                                  |             |                   |                  |                         |            | Adjustment                  |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | High School LHS:Lafayette High School                       |           |                                                  |             |                   |                  |                         |            | Total Value                 |                                |                                                                                      |              | 2,642,600        |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | Deeded Acres 4.951                                          |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              | Derek Green, AAS |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | Assessing District Capitol Land/Parkway/Bypass (Commercial) |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               | La Quinta, Formerly Holiday Inn East                        |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| Record Of Ownership                                                                                                                               |      |              |                               | INS                                                         | Deed      | Plat                                             | Sale Date   | S                 | Q                | VI                      | Sale Price | SV                          | PREVIOUS ASSESSMENTS (HISTORY) |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| SUNRISE INVESTMENT GROUP LLC<br>SHIVAM HOSPITALITY LLC<br>CAPITOL HOTEL ASSOCIATES<br>WILLIAMSBURG WEST PARTNERSHI<br>CAPITOL LANDING HOTEL ASSOC |      |              |                               |                                                             | 082698    | 42 59 & 16                                       | 11-03-2008  |                   | U                | I                       | 2,915,000  | 00                          | Year                           | Code                                                                                 | Amount       | Year             | Code    | Amount       | Year      | Code | Amount    |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             | 063244    | 0                                                | 08-11-2006  |                   | Q                | T                       | 4,750,000  | 01                          | 2026                           | 40                                                                                   | 2,029,600    | 2025             | 40      | 2,076,700    | 2024      | 40   | 2,011,300 |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             | 108 726   | 0                                                | 04-01-1994  |                   | Q                | T                       | 0          | 01                          |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             | 94 754    | 0                                                | 06-11-1991  |                   | Q                | T                       | 0          | 01                          |                                |                                                                                      | 613,000      |                  | 613,000 |              | 613,000   |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             | 94 749    | 0                                                | 06-11-1991  |                   | U                | T                       | 3,000,000  | 00                          |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            | Total                       | 2,642,600                      |                                                                                      | Total        | 2,689,700        |         | Total        | 2,624,300 |      |           |  |  |  |  |  |  |
| BOARD OF EQUALIZATION                                                                                                                             |      |              |                               |                                                             |           | VISIT HISTORY                                    |             |                   |                  |                         |            | Payment in Lieu             |                                |  |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           | Date<br>Applicant<br>Initials<br>Type<br>Purpose |             |                   |                  |                         |            | 0                           |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            | Image Number                |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            | Assessor ID                 |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| GIS ID                                                                                                                                            |      | 3021.076.543 |                               | Legacy ID                                                   |           | 1529                                             |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| ASSESSING NEIGHBORHOOD                                                                                                                            |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| Res NBHD                                                                                                                                          |      |              | Comm NBHD                     |                                                             |           | Condo NBHD                                       |             |                   | State Class Code |                         |            | Parcel Usage                |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| 70                                                                                                                                                |      |              | 70                            |                                                             |           | 70                                               |             |                   | 4                |                         |            | 18                          |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| SUPPLEMENTAL DATA                                                                                                                                 |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| Flood Plain                                                                                                                                       |      |              | 0                             |                                                             |           | Census                                           |             |                   | 3702             |                         |            | Parcel Name                 |                                |                                                                                      | Hotel        |                  |         |              |           |      |           |  |  |  |  |  |  |
| Flood Map                                                                                                                                         |      |              | 510294-005-B                  |                                                             |           | Locality                                         |             |                   | Williamsburg     |                         |            | Parent #                    |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| Voting Precinct                                                                                                                                   |      |              | SKR:Stryker Precinct          |                                                             |           | National Register                                |             |                   | No               |                         |            | Parent ID                   |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| Planning NBHD                                                                                                                                     |      |              | Capitol Landing Commercial #6 |                                                             |           | Archaeology                                      |             |                   | No               |                         |            | Total Income Units          |                                |                                                                                      | 88           |                  |         |              |           |      |           |  |  |  |  |  |  |
| Zoning (Secondary)                                                                                                                                |      |              |                               |                                                             |           | 4 Person Approval                                |             |                   | No               |                         |            | Sign District               |                                |                                                                                      | COR:Corridor |                  |         |              |           |      |           |  |  |  |  |  |  |
| BUILDING NAME/NOTES                                                                                                                               |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| Hotels (Limited) (595) C GD                                                                                                                       |      |              |                               |                                                             |           | 1                                                |             | Mainstay Suites   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             | Building ID       |                  |                         |            |                             |                                | 1410                                                                                 |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| PREVIOUS ASSESSMENTS (HISTORY) CONT                                                                                                               |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            | LAND VALUATION NEIGHBORHOOD |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| Year                                                                                                                                              | Code | Amount       | Year                          | Code                                                        | Amount    | Year                                             | Code        | Amount            | Year             | Code                    | Amount     | Sub NBHD                    |                                | Subdivision                                                                          |              | Group NBHD       |         | Z Cont       |           |      |           |  |  |  |  |  |  |
| 2023                                                                                                                                              | 40   | 2,222,800    | 2022                          | 40                                                          | 1,254,000 | 2021                                             | 40          | 1,672,000         | 2020             | B                       | 1,695,800  | A                           |                                | 1                                                                                    |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   | 40   | 613,000      |                               | 40                                                          | 583,200   |                                                  | 40          | 583,200           |                  | L                       | 583,200    | LOT FACTORS                 |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            | Frontage                    |                                | Depth                                                                                |              | Sec Frontage     |         | Num Frontage |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            | 0.00                        |                                | 0.00                                                                                 |              | 0                |         | 0            |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            | Perimeter                   |                                | GIS Area                                                                             |              | Gis Perimeter    |         | Lot Type     |           |      |           |  |  |  |  |  |  |
|                                                                                                                                                   |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            | 0.00                        |                                | 0.00                                                                                 |              | 0.00             |         |              |           |      |           |  |  |  |  |  |  |
| Total                                                                                                                                             |      | 2,835,800    | Total                         |                                                             | 1,837,200 | Total                                            |             | 2,255,200         | Total            |                         | 2,279,000  |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| LAND LINE VALUATION SECTION                                                                                                                       |      |              |                               |                                                             |           |                                                  |             |                   |                  |                         |            |                             |                                |                                                                                      |              |                  |         |              |           |      |           |  |  |  |  |  |  |
| B                                                                                                                                                 | Li   | Use C        | Description                   |                                                             | Zoning    | Soil                                             | Land        | Land Type Desc    |                  | Units                   |            | Unit Price                  | Site In                        | Acre                                                                                 | Nbhd         | Nbhd             | PrAj    | SeAj         | TrAj      | QrAj | Tax Class |  |  |  |  |  |  |
| 1                                                                                                                                                 | 1    | 595          | Hotel (Limited Service)       |                                                             | B-4       |                                                  | PRS         | Primary (Sq Ft)   |                  | 43,560                  | SF         | 5.25                        | P                              | 1.000                                                                                | 70           | 1.000            |         |              |           |      | Taxable   |  |  |  |  |  |  |
| 1                                                                                                                                                 | 2    | 595          | Hotel (Limited Service)       |                                                             | B-4       |                                                  | SES         | Secondary (Sq Ft) |                  | 172,106                 | SF         | 5.25                        | S                              | 1.000                                                                                | 70           | 1.000            |         |              |           |      | Taxable   |  |  |  |  |  |  |
| Total Card Land Units                                                                                                                             |      |              |                               |                                                             |           | 5                                                |             | AC                |                  | Parcel Total Land Area: |            | 5                           | Deeded Acres                   |                                                                                      | 4.951        |                  |         |              |           |      |           |  |  |  |  |  |  |

| CONSTRUCTION DETAIL                                                                  |                         |                             |                         |          |                         | CONSTRUCTION DETAIL (CONTINUED) |      |           |     |      |    |      | SKETCH                |                         |      |                               |  |
|--------------------------------------------------------------------------------------|-------------------------|-----------------------------|-------------------------|----------|-------------------------|---------------------------------|------|-----------|-----|------|----|------|-----------------------|-------------------------|------|-------------------------------|--|
| Element                                                                              | Code                    | Description                 | Element                 | Code     | Description             |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Style Model                                                                          | 1938                    | Hotels (Limited) (595) C GD | Fin Basement %          | 6        | 100%                    |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Grade/Age Cl                                                                         | 42                      | IE-Lodging                  | Bsmt Garage             |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Stories                                                                              | MS                      | Midscale                    | Percent Sprinkler       | U        | Unknown                 |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Rental Unit(s)                                                                       | 4                       | 4 Story                     | Sprinkler Type          | U        | Unknown                 |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
|                                                                                      |                         | 88                          | Lighting                | 0        | Standard                |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| 198                                                                                  |                         | Hotel                       | Ceilings                | 0        | Standard                |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Roof Structure                                                                       | 03                      | Gable                       | ARB Factor              | NA       | Not Applicable          |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Roof Cover                                                                           | 14                      | Arch Shingle                | Occupancy               | 0        | Unknown                 |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Exterior Wall 1                                                                      | 20                      | Brick                       | Elevators               | N        | No                      |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Exterior Wall 2                                                                      | 35                      | None                        | Architectural           |          | 1                       |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Window Type                                                                          | 8                       | Standard                    | Rental Bldg             |          | 1                       |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Interior Wall 1                                                                      | 05                      | Drywall                     | Size Adjustment         | 0        | None                    |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Interior Wall 2                                                                      |                         |                             | Bldg Usage              | 005      | Hotels (Limitd Service) |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Interior Framing                                                                     | 0                       | Standard                    | Perimeter               |          | 952.00                  |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Interior Floor 1                                                                     | 14                      | Carpet                      | Wall Height             |          | 36.00                   |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Interior Floor 2                                                                     | 11                      | Ceramic Tile                | Historical Building     | 0        | 0                       |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Interior Finish                                                                      | 3                       | Finished Divided            | Parking Spaces          |          | 144                     |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Heat Type                                                                            | 04                      | Forced Hot Air              | COST / MARKET VALUATION |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Heat Fuel                                                                            | 03                      | Gas                         | Base Rate               |          | 181.00                  |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| AC Percent                                                                           | 100                     | 100%                        | RCN                     |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Bedrooms                                                                             | 0                       | None                        | Net Other Adj           |          | 0                       |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Full Baths                                                                           | 0                       | None                        | AYB                     |          | 1980                    |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Half Baths                                                                           | 0                       | None                        | Effective Year          |          | 2005                    |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Total Rooms                                                                          | 0                       | None                        | Condition               |          | C-AV                    |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Fireplaces                                                                           | 0                       | None                        | Remodel Code            |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Chimneys                                                                             | 0                       | 0                           | Remodel Year            |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Gas/Elec FP                                                                          | 0                       | None                        | Depreciation %          |          | 22                      |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Foundation                                                                           | 1                       | Poured Concrete             | Functional Obsol        |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Foundation Type                                                                      | 3                       | Basement                    | Economic Obsol          |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Basement Type                                                                        | 02                      | Partial Basement            | Status Code             |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Basement Area                                                                        |                         | 1561                        | % Complete              |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| FBM Quality                                                                          | 4                       | Average                     | Overall % Condition     |          | 78                      |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Fin Basement Area                                                                    |                         | 1561                        | RCNLD                   |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)                   |                         |                             |                         |          |                         |                                 |      |           |     |      |    |      | LAND USE/BUILDING USE |                         |      |                               |  |
| Code                                                                                 | Description             | Sub Co                      | OL                      | OW       | Units/S                 | Unit Price                      | Year | Condition | Qua | Qual | ST | Foun | Code                  | Land UseDescription     | Code | Bldg UseDescription           |  |
| PAVA                                                                                 | Paving (Asphalt)        |                             | 1                       | 76000    | 76,000                  | 5.00                            | 1980 | AV1980    | 1   | C    | A  | A    | 595                   | Hotel (Limited Service) | 005  | Hotels (Limitd Service) (595) |  |
| POOL                                                                                 | Pool                    |                             | 1                       | 1        | 1                       | 0.00                            | 1980 |           | 1   | C    | A  | A    |                       |                         |      |                               |  |
| HOTU                                                                                 | Hotel (Unit)            | FR                          | 1                       | 88       | 88                      | 20000.00                        | 1980 | FL1980    | 1   | C    | A  | A    |                       |                         |      |                               |  |
| BUILDING SUB-AREA SUMMARY SECTION                                                    |                         |                             |                         |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| SUBAREA                                                                              | Description             | LIVING                      | GROSS                   | EFF AREA |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| BSHTAF                                                                               | Basement (Hotel) AB Fin | 0                           | 1,561                   | 0        |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| HOT                                                                                  | Hotel                   | 78,063                      | 78,063                  | 78,063   |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| OPF                                                                                  | Open Frame Porch        | 0                           | 1,020                   | 0        |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| SLB                                                                                  | Slab                    | 0                           | 32,403                  | 0        |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
| Ttl Gross Liv / Lease Area                                                           |                         | 78,063                      | 113,047                 | 78,063   |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
|   |                         |                             |                         |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |
|  |                         |                             |                         |          |                         |                                 |      |           |     |      |    |      |                       |                         |      |                               |  |