

# INVOICE

**FROM:**

WAYNE WRIGHT SRA  
 GW REAL PROPERTY ANALYSTS INC  
 P.O. BOX 67  
 TAX ID: 06-1213061  
 WALLINGFORD, CT 06492  
 Telephone Number: 203-269-9338 Fax Number: 203-269-8709

**INVOICE NUMBER**

GW53087

**DATE**

10/26/2011

**REFERENCE**

Internal Order #: GW53087  
 Lender Case #:  
 Client File #:  
 Main File # on form: GW53087  
 Other File # on form:  
 Federal Tax ID: 06-1213061  
 Employer ID:

**TO:**

\*GLASS & BRAUS  
 2452 BLACK ROCK TURNPIKE  
 SUITE 7  
 FAIRFIELD, CT 06825  
 Telephone Number: (203) 371-2213 Fax Number: (203) 371-2962  
 Alternate Number: E-Mail: gblaw@sprynet.com

**DESCRIPTION**

Lender: \*FAIRBANKS CAPITAL CORP. Client: \*GLASS & BRAUS  
 Purchaser/Borrower: GERME, DEBRA  
 Property Address: 8 MEADOW PL  
 City: EAST HAVEN  
 County: NEW HAVEN State: CT Zip: 06512  
 Legal Description: VOLUME PAGE

**FEES**
**AMOUNT**

\$225.00 704 DRIVE-BY (OATH TO FOLLOW) ORDERED BY: JESSICA BRAUS 10/26/2011 \$225.00 704 DRIVE-BY UPON RECEIPT (POSTED TO WEBSITE)	225.00
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225.00

**SUBTOTAL**

225.00

**PAYMENTS**
**AMOUNT**

Check #:	Date:	Description:
Check #:	Date:	Description:
Check #:	Date:	Description:

**SUBTOTAL**

225.00

**TOTAL DUE**

\$

225.00

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

8 MEADOW PL  
EAST HAVEN, CT 06512

### FOR

\*FAIRBANKS CAPITAL CORP.  
P.O. BOX 65250  
SALT LAKE CITY, UT 84165

### AS OF

OCTOBER 26, 2011

### BY

WAYNE WRIGHT SRA  
GW REAL PROPERTY ANALYSTS INC  
P.O. BOX 67  
WALLINGFORD, CT 06492  
(203) 269-9338  
GWREALPROPERTY@HOTMAIL.COM

**Freddie Mac**

Federal Home Loan Mortgage Corporation

**Second Mortgage Property Value Analysis Report**

GW53087

Owned by America's Savings Institutions

**Borrower/Subject Property Information**

Borrower GERME, DEBRA Census Tract 09009-1801.C Map Reference 35300  
 Property Address 8 MEADOW PL Check one:  SF  PUD  CONDO  2-4 Units  
 City EAST HAVEN County NEW HAVEN State CT Zip Code 06512  
 Phone No. Res. N/A Loan Amount Requested \$ N/A Term N/A Mos. Owner's Est. of Value \$ N/A  

No. of Rooms 6	No. of Bedrooms 4	No. of Baths 1.1	Family room or den <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Gross Living Area 1,075 Sq. Ft.	Garage/Carport (specify type & no.) DRIVEWAY	Porches, Patio or Pool (specify) NONE	Central Air <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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**Field Report**

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  
 Built Up  Over 75%  25% to 75%  Under 25%  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow  
 Property Values  Increasing  Stable  Declining  
 Demand/Supply  Shortage  In Balance  Over Supply  
 Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use 39% 1 Family 1% 2-4 Family 10% Apts. 10% Condo 20% Commercial 20% Industrial      % Vacant      %  
 Change in Present Land Use  Not Likely  Likely  Taking Place Frm.      To       
 Predominant Occupancy  Owner  Tenant 1% Vacant  
 S/F Price Range \$ 100,000 to \$ 500,000 \$ 200,000 = Predominant Value  
 S/Family Age 5 yrs. to 250 yrs. Predominant Age 60 yrs.

Property Compatibility	Good	Avg.	Fair	Poor
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Note: Freddie Mac does not consider race or the racial composition of the neighborhood to be reliable appraisal factors.**  
 Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) LOCATED IN SOUTHERN EAST HAVEN AN AREA KNOWN AS MOMAUGUIN. THE AREA IS COMPRISED OF RESIDENTIAL DEVELOPMENT OF VARIOUS AGES AND STYLES. ACCESS TO SCHOOLS, SHOPPING AND HIGHWAYS IS VIA COE AVENUE.

**SUBJECT PROPERTY**

Approx. Yr. Bilt. 1954 # Units 1 # Stories 1.5  
 Type (det, duplex, semi/det. etc.) SINGLE FAMILY  
 Design (rambler, split, etc.) CAPE  
 Exterior Wall Mat. VINYL/AVG Roof Mat. ASPHALT/AVG  
 Is the property in a HUD-Identified Special Flood Haz. Area?  No  Yes  
 Special Energy-Effic. Items NONE NOTED

PROPERTY RATING	Good	Avg	Fair	Poor
Condition of Exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility to Neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal and Marketability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments (favorable or unfavorable incl. deferred maintenance) SUBJECT PROPERTY APPEARS TO BE IN AVERAGE CONDITION BASED ON AN EXTERIOR INSPECTION. APPRAISER RESERVES THE RIGHT TO REVISE THE ESTIMATE OF VALUE SHOULD A FULL INSPECTION REVEAL INFORMATION WHICH WILL IMPACT VALUE OR MARKETABILITY.

**Market Comparable Analysis Prior To Improvement**

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	8 MEADOW PL EAST HAVEN, CT 06512	8 ALLEN CT EAST HAVEN, CT 06512		188 COE AVE EAST HAVEN, CT 06512		79 GEORGE ST EAST HAVEN, CT 06512	
Proximity to Sub.		0.47 MILES NW		0.20 MILES W		0.15 MILES SW	
Sales Price	\$	\$ 165,000		\$ 152,900		\$ 160,000	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	REFINANCE	9/14/2011	-4,200	8/01/2011	-5,800	7/14/2011	-8,250
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Site/View	.12 ACRES/AVG	.20 ACRES/AVG -800		.32 ACRES/AVG -2,000		.16 ACRES/AVG	
Age	1954 EFF 15	1950 EFF 15		1957 EFF 15		1969 EFF 15	
Condition	CAPE/AVG	RANCH/AVG		RANCH/AVG		RANCH/AVG	
Living Area Rm. Count and Total	Total B-rms. Baths	Total B-rms. Baths		Total B-rms. Baths		Total B-rms. Baths	
	6 4 1.1	6 3 1.0	+2,500	5 3 1.0	+2,500	7 3 1.1	
Gross Living Area	1,075 Sq. Ft.	1,194 Sq. Ft. -2,380		1,008 Sq. Ft. +1,340		960 Sq. Ft. +2,300	
Air Conditioning	FWA/NONE	FWA/CENTRAL -1,000		HWBB/CENTRAL -1,000		FWA/CENTRAL -1,000	
Garage/Carport	DRIVEWAY	DRIVEWAY 0		DRIVEWAY 0		DRIVEWAY 0	
Porches, Patio, Pools, etc.	NONE	WD 150 SF -1,500		NONE 0		SP 189 SF -2,835 EP 78 SF -1,560	
Special Energy-Efficient Items	NONE NOTED FULL, UNFIN LL	NONE NOTED FULL, UNFIN LL		NONE NOTED FULL, UNFIN LL		NONE NOTED FULL, 700 SF FIN -7,000	
Other	NO FIREPLACE	NO FIREPLACE 0		NO FIREPLACE 0		NO FIREPLACE 0	
Net Adjust (Total)		+ - \$ -7,380		+ - \$ -4,960		+ - \$ -18,345	
Indicated Value Sub		N 4.5 G 7.5 \$ 157,620		N 3.2 G 8.3 \$ 147,940		N 11.5 G 14.3 \$ 141,655	

General Comments Any personal property involved in the transaction has been excluded from the valuation of the real property. Should personal property of sufficient value be included in the transaction, a separate assessment of the personal property will be included with the report. All sales included in this report are closed sales unless otherwise noted.

Estimated Market Value \$ 145,000 as of OCTOBER 26 20 11

Completed By WAYNE WRIGHT SRA Title APPRAISER RCR.578  
 Signature Wayne Wright Date OCTOBER 26 20 11

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE

**Supplemental Addendum**

File No. GW53087

Borrower/Client	GERME, DEBRA			
Property Address	8 MEADOW PL			
City	EAST HAVEN	County	NEW HAVEN	State CT Zip Code 06512
Lender	*FAIRBANKS CAPITAL CORP.			

**DIGITAL SIGNATURES:**

The digital signatures are original. The signatures are scanned into the appraisal appraisal software. The review appraiser is the only person to administer the signatures that apply to the report. According to the software vendor, A La Mode, digital signatures meet the USPAP guideline.

**COMMERCIAL INFLUENCE:**

The commercial influence in the area consists of retail, office and industrial space located along Coe Avenue and Route 142. These influences does not negatively impact the subject property or the neighborhood as it is sufficiently buffered from the residential areas

The "other" area in the present land use consists of schools, parks and land which is not available for development.

**EXTERNAL OBSOLESCENCE:**

The exhibit labeled external obsolescence is a statement from a document from Congressman Darrell Issa which outlines the governments role in the housing collapse. The government policies, which picks winners and losers, distorted the housing market so much that it crashed. The government's role is much more complex than that statement and covers more than the most recent administrations, the government has been interfering with the housing market for more than 30 years.

**SALES COMPARISON APPROACH:**

The appraiser's comparable search parameters began with a search from relevant data sources such as the MLS, public records and the Commercial Record. The appraiser always seeks the most similar sales to the subject property, those which are most similar in location, size, age and are the most recent abd best reflect current market conditions. The site size and gla are bracketed when possible given the clients guidelines which sometimes force appraisers to comparables which are less desirable. The comparable utilized in this report are the best available at the present time. The sale located more than 1 mile away is in the same market area as the subject and does not require a location adjustment.

East Haven is a community of 29,063+- people spread out over 12 square miles. The median household income is \$55,758 versus the State median household income of \$65,686.

The following valuation issues were encountered when developing an estimate of market value. 1. No sales of Capes similar to the subject in location, size and condition over the last 12 months. 2. No interior inspection eliminated appraiser's ability to determine level of updating which has an impact on condition rating.

It was necessary to utilize sales of dissimilar but competitive styles. In this market capes and ranches have similar appeal and are considered to be purchase alternatives.

Declining values in this market segment is based on the median price history which is included as an exhibit in the appraisal. The median price for a single family home in East Haven peaked in 2007 at \$272,000. The median price for a single family home in East Haven in 2010 dropped to \$178,250. The median price for a single family home in East Haven over the last 9 months rose to \$190,000. The rise is due in part to record low mortgage rates which has improved the affordability of homes. The market is still considered to be declining as the overall economic conditions in Connecticut has not improved. Time adjustments were applied to the closed sales to reflect current market conditions.

Over-supply in this market segment is based on the current number of listings and the last 9 months absorption rate which indicates a 9.92 month supply of homes. A supply over 6 months is considered to be an over-supply. List price/sales price ratio adjustments were applied to the active listings to reflect the over supply in this market.

The absorption rate for the first 6 months of 2011 has slowed in relation to 2010. The 2010 single family market absorbed 17.33 houses per month. The 2011 market is absorbing 15.22 houses per month. There were 208 single family home sales in East Haven in 2010, 2011 is on pace for 183 sales a decline of 12%.

Due to the quality and quantity of the market data each sale was given equal consideration.

**DRIVE-BY EVALUATION:**

Evaluation was done on a drive-by basis. The appraiser reserves the right to revise the value estimate should a full inspection reveal information which would impact the subject's value or marketability.

**Certify that, to the best of my knowledge and belief:**

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have made a personal inspection of the property that is the subject of this report.

**Supplemental Addendum**

File No. GW53087

Borrower/Client	GERME, DEBRA				
Property Address	8 MEADOW PL				
City	EAST HAVEN	County	NEW HAVEN	State	CT Zip Code 06512
Lender	*FAIRBANKS CAPITAL CORP.				

- no one provided significant real property appraisal assistance to the person signing this certification.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

**EXTERNAL OBSOLESCENCE**

Borrower/Client	GERME, DEBRA			
Property Address	8 MEADOW PL			
City	EAST HAVEN	County	NEW HAVEN	State CT Zip Code 06512
Lender	*FAIRBANKS CAPITAL CORP.			

The housing bubble that burst in 2007 and led to a financial crisis can be traced back to federal government intervention in the U.S. housing market intended to help provide homeownership opportunities for more Americans. This intervention began with two government-backed corporations, Fannie Mae and Freddie Mac, which privatized their profits but socialized their risks, creating powerful incentives for them to act recklessly and exposing taxpayers to tremendous losses. Government intervention also created “affordable” but dangerous lending policies which encouraged lower down payments, looser underwriting standards and higher leverage. Finally, government intervention created a nexus of vested interests – politicians, lenders and lobbyists – who profited from the “affordable” housing market and acted to kill reforms. In the short run, this government intervention was successful in its stated goal – raising the national homeownership rate. However, the ultimate effect was to create a mortgage tsunami that wrought devastation on the American people and economy. While government intervention was not the sole cause of the financial crisis, its role was significant and has received too little attention.

In recent months it has been impossible to watch a television news program without seeing a Member of Congress or an Administration official put forward a new recovery proposal or engage in the public flogging of a financial company official whose poor decisions, and perhaps greed, resulted in huge losses and great suffering. Ironically, some of these same Washington officials were, all too recently, advocates of the very mortgage lending policies that led to economic turmoil. In a number of cases, political officials even engaged in unethical conduct, helping their political allies, family members and even themselves obtain lucrative positions in the mortgage lending industry and other benefits. At a time when government intervention in private markets has become alarmingly common, government “affordable housing” initiatives offer important lessons about the dangers of government efforts to manipulate or conjure outcomes in the market.



**FIELD CARD PAGE 1**

Borrower/Client	GERME, DEBRA			
Property Address	8 MEADOW PL			
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Lender	*FAIRBANKS CAPITAL CORP.			



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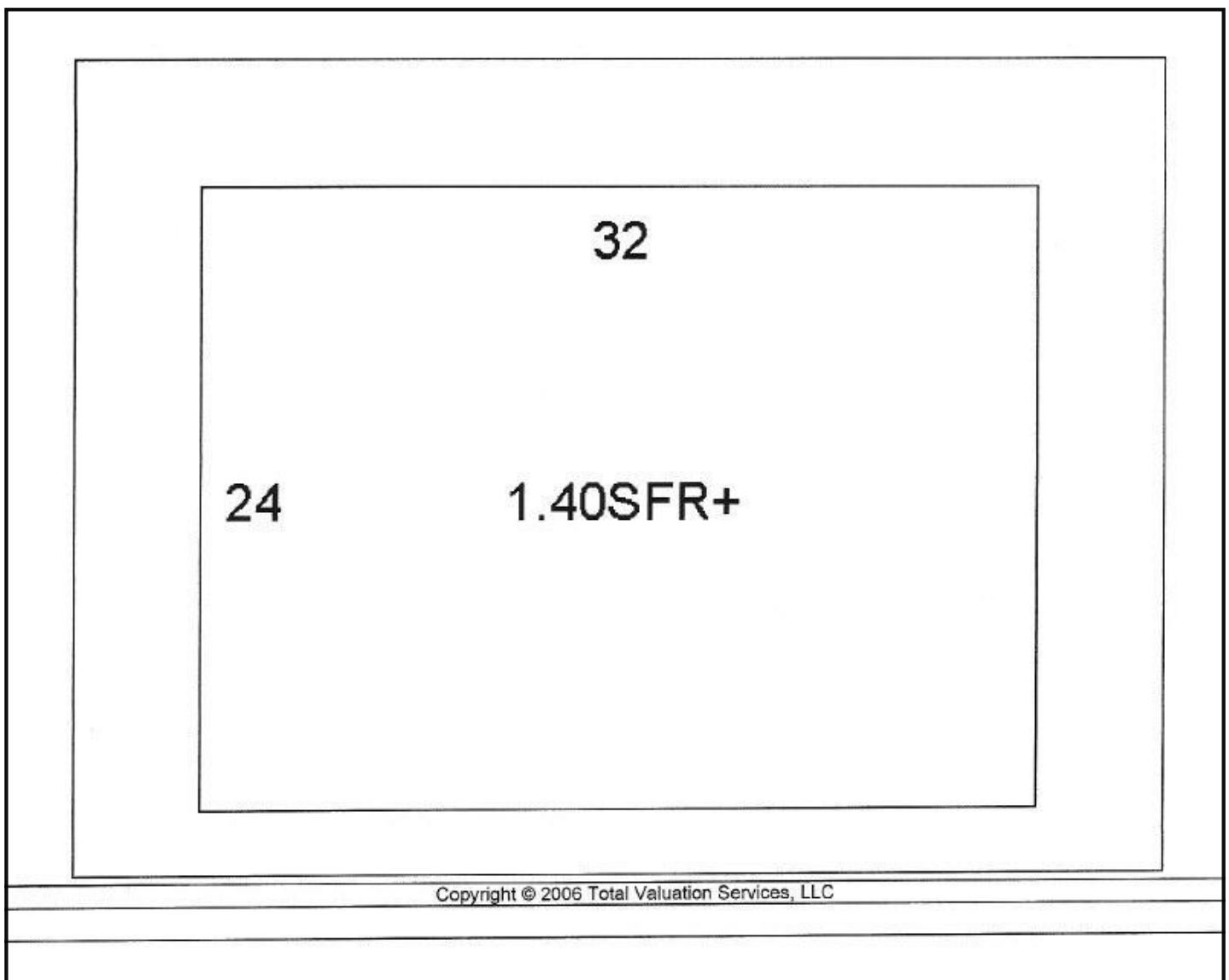
[Login](#) | [View Account](#)

<b>Account #:</b>	F0329000						
<b>Location:</b>	8 MEADOW PL						
<b>Sale Date:</b>	07/21/03						
<b>Sale Price:</b>							
<b>Assessment:</b>	150570						
<b>Deed Type:</b>	N						
<b>Vol / Page:</b>	1429 152						
<b>Map</b>	070 0717 020						
<b>Exempt:</b>							
<b>Zone:</b>	R-1						
<b>Total Acre:</b>	0.12						
<b>Census Tract:</b>	1801000						
<b>Owner Name:</b>	GERME DEBRA						
	<b>Total Area:</b>		1075				
	<b>Bsmt Finish Area:</b>						
	<b>Bsmt Semi Finish Area:</b>						
	<b>Net Area:</b>		1075				
	<b>Kit</b>	<b>DR</b>	<b>LR</b>	<b>BR</b>	<b>FR</b>	<b>Other</b>	<b>Total</b>
<b>Bsmt</b>							
<b>1st</b>	1		1	2			4
<b>2nd</b>				2			2
<b>3rd</b>							
<b>Total</b>	1		1	4			6
<b>Bsmt Garage:</b>							
<b>Rooms:</b>	6	<b>State Desc.</b>		<b>Assesment</b>	<b>Unit</b>	<b>Acre</b>	
<b>Bed Rooms:</b>	4	RES. LAND		99750		0.12	
<b>Baths:</b>	1.1	RES. DWELLINGS		50820	1		
<b>Year Built:</b>	1954						
<b>House Type:</b>	1 EA						
<b>Occupancy:</b>	FAMILY RESIDENCE						
<b>Heating Fuel:</b>	OIL						
<b>Heat Type:</b>	FORCED HT AIR	<b>OB. Construct</b>	<b>OB. Desc</b>	<b>Year</b>	<b>Sq. Ft.</b>		
<b>A.C. %:</b>							
<b>Foundation:</b>	POURED CONC.						
<b>Siding:</b>	VINYL						
<b>Roof Type:</b>	GABLE						
<b>Roof Mat.:</b>	ASPHALT						
<b>Fireplaces:</b>							
<b>Description:</b>							



### FIELD CARD PAGE 2

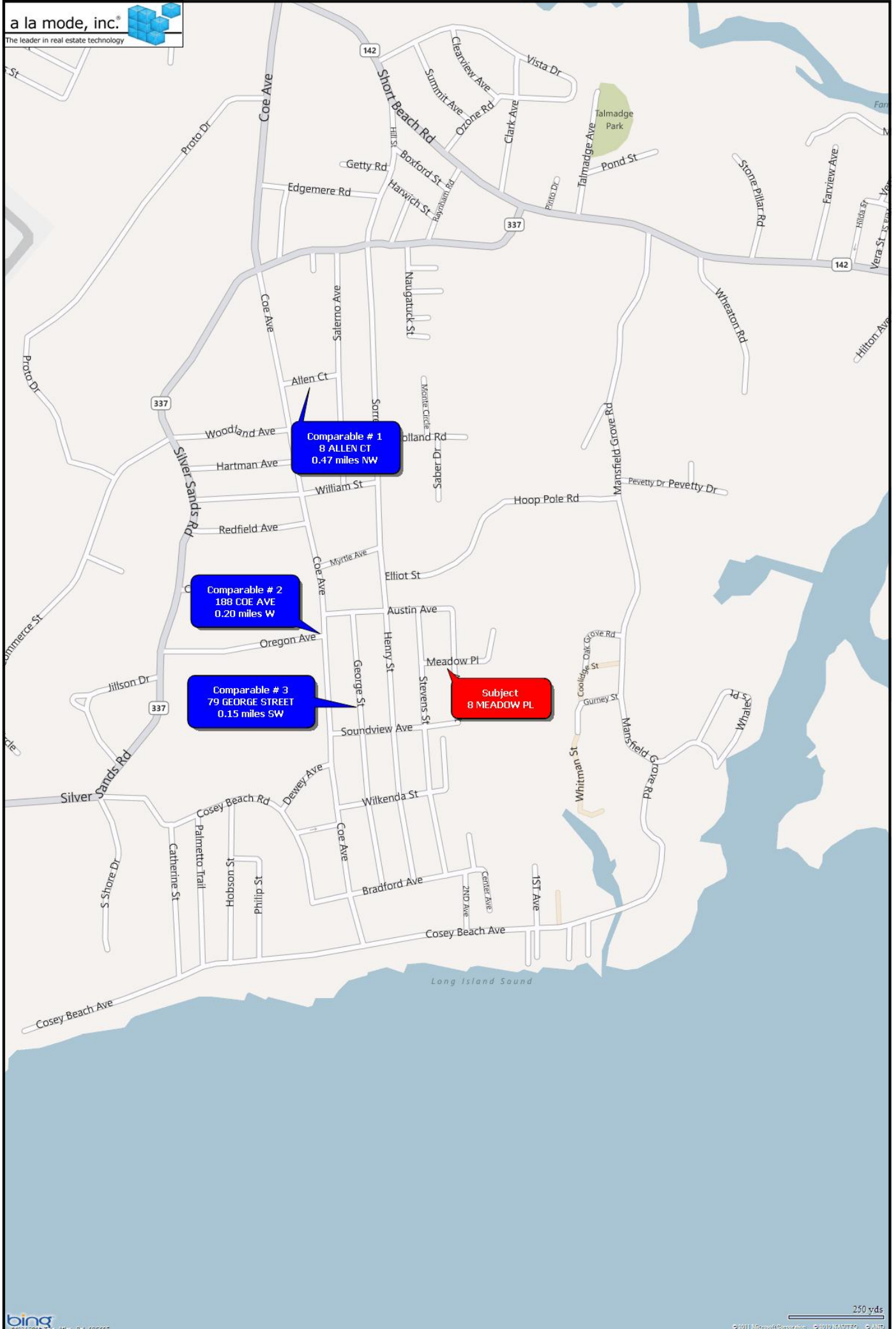
Borrower/Client	GERME, DEBRA			
Property Address	8 MEADOW PL			
City	EAST HAVEN	County	NEW HAVEN	State CT Zip Code 06512
Lender	*FAIRBANKS CAPITAL CORP.			



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### Location Map

Borrower/Client	GERME, DEBRA			
Property Address	8 MEADOW PL			
City	EAST HAVEN	County	NEW HAVEN	State CT Zip Code 06512
Lender	*FAIRBANKS CAPITAL CORP.			



**EAST HAVEN SINGLE FAMILY MEDIAN PRICE HISTORY**

Borrower/Client	GERME, DEBRA							
Property Address	8 MEADOW PL							
City	EAST HAVEN	County	NEW HAVEN	State	CT	Zip Code	06512	
Lender	*FAIRBANKS CAPITAL CORP.							

	A	B	C	D	E	F	G	H	
1	EAST HAVEN	SINGLE	FAMILY MARKET AS OF SEPTEMBER 30, 2011						
2									
3	YEAR	# SALES	MEDIAN PRICE	GLA	DOM	ACTIVE	PENDING	EXPIRED	
4	2002	299	\$154,400	1364	25				
5	2003	304	\$175,000	1416	34				
6	2004	320	\$205,000	1400	38				
7	2005	301	\$237,000	1374	34				
8	2006	272	\$245,000	1446	52			154	
9	2007	214	\$272,000	1395	48			246	
10	2008	188	\$215,000	1363	64			267	
11	2009	228	\$190,000	1278	52			185	
12	2010	208	\$178,250	1296	44			164	
13	2011	137	\$190,000	1406	60	151	44	112	

**Subject Photo Page**

Borrower/Client	GERME, DEBRA			
Property Address	8 MEADOW PL			
City	EAST HAVEN	County	NEW HAVEN	State CT Zip Code 06512
Lender	*FAIRBANKS CAPITAL CORP.			

**Subject Front**

8 MEADOW PL  
 Sales Price  
 Gross Living Area 1,075  
 Total Rooms 6  
 Total Bedrooms 4  
 Total Bathrooms 1.1  
 Location AVERAGE  
 View .12 ACRES/AVG  
 Site .17 ACRES  
 Quality AVERAGE  
 Age 1954 EFF 15

**Subject Rear****Subject Street**

**Comparable Photo Page**

Borrower/Client	GERME, DEBRA			
Property Address	8 MEADOW PL			
City	EAST HAVEN	County	NEW HAVEN	State CT Zip Code 06512
Lender	*FAIRBANKS CAPITAL CORP.			

**Comparable 1**

8 ALLEN CT  
 Prox. to Subject 0.47 MILES NW  
 Sales Price 165,000  
 Gross Living Area 1,194  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location AVERAGE  
 View .20 ACRES/AVG  
 Site  
 Quality  
 Age 1950 EFF 15

**Comparable 2**

188 COE AVE  
 Prox. to Subject 0.20 MILES W  
 Sales Price 152,900  
 Gross Living Area 1,008  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location AVERAGE  
 View .32 ACRES/AVG  
 Site  
 Quality  
 Age 1957 EFF 15

**Comparable 3**

79 GEORGE ST  
 Prox. to Subject 0.15 MILES SW  
 Sales Price 160,000  
 Gross Living Area 960  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 1.1  
 Location AVERAGE  
 View .16 ACRES/AVG  
 Site  
 Quality  
 Age 1969 EFF 15

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

## **STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION**

**CONTINGENT AND LIMITING CONDITIONS:** The inspector's certification that appears in the appraisal report is subject to the following conditions:

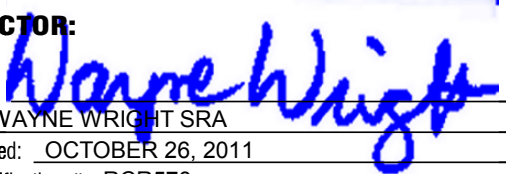
1. The inspector will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The inspector has made no survey of the property.
3. The inspector will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The inspector has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The inspector will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist.
6. The inspector obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The inspector does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The inspector will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
8. The inspector has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The inspector must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the inspector's identity and professional designations, and references to any professional appraisal organizations or the firm with which the inspector is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the inspector's prior written consent. The inspector's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The inspector is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

**CERTIFICATION:** The inspector certifies and agrees that:

1. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
2. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
3. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this analysis is contingent on the appraised value of the property.
4. I performed this analysis in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal.
5. I have personally inspected the exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. To the best of my knowledge and belief, all statements and information in this report are true and correct, and I have not knowingly withheld any significant information.
6. I personally prepared all conclusions and opinions about the real estate that were set forth in the inspection. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**ADDRESS OF PROPERTY ANALYZED:** 8 MEADOW PL, EAST HAVEN, CT 06512

**INSPECTOR:**

Signature:   
 Name: WAYNE WRIGHT SRA  
 Date Signed: OCTOBER 26, 2011  
 State Certification #: RCR578  
 or State License #: \_\_\_\_\_  
 State: CT  
 Expiration Date of Certification or License: 04/30/2012

<b>Client:</b>	*GLASS & BRAUS	<b>Client File #:</b>	
<b>Subject Property:</b>	8 MEADOW PL, EAST HAVEN, CT 06512	<b>Appraisal File #:</b>	GW53087

### STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, we have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. We will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- A true and complete copy of this report contains \_\_\_\_ pages including exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

### VALUE DEFINITION

Market Value Definition (below)

Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 4th ed., Appraisal Institute

\* **NOTICE:** The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

<b>Client:</b>	*GLASS & BRAUS	<b>Client File #:</b>	
<b>Subject Property:</b>	8 MEADOW PL, EAST HAVEN, CT 06512	<b>Appraisal File #:</b>	GW53087

**APPRAISER CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

None       Name(s) \_\_\_\_\_

As previously identified in the Scope Of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

**Property inspected by Appraiser**       Yes       No

**Property inspected by Co-Appraiser**       Yes       No

**ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS****Appraisal Institute Member Certify:**

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

**Designated Appraisal Institute Member Certify:**

- As of the date of this report, I  have /  have not completed the continuing education program of the Appraisal Institute.

**Designated Appraisal Institute Member Certify:**

- As of the date of this report, I  have /  have not completed the continuing education program of the Appraisal Institute.

**APPRAISER:**

Signature \_\_\_\_\_

Name WAYNE WRIGHT SRAReport Date OCTOBER 26, 2011Trainee  Licensed  Certified Residential  Certified General License # RCR578 State CTExpiration Date 04/30/2012**CO-APPRAISER:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

Report Date \_\_\_\_\_

Trainee  Licensed  Certified Residential  Certified General 

License # \_\_\_\_\_ State \_\_\_\_\_

Expiration Date \_\_\_\_\_

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License 2012

Borrower/Client	GERME, DEBRA			
Property Address	8 MEADOW PL			
City	EAST HAVEN	County	NEW HAVEN	State CT Zip Code 06512
Lender	*FAIRBANKS CAPITAL CORP.			

