

**AFFIDAVIT OF APPRAISER**

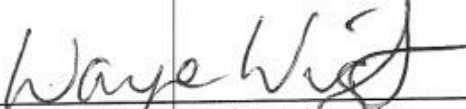
Borrower/Client	KEE, FRANK			
Property Address	577 CONGRESS AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06708-4152
Lender	*FAIRBANKS CAPITAL CORP.			

DOCKET NO. UWY-CV-11-6009589-S : SUPERIOR COURT  
 Deutsche Bank National Trust : J.D. OF WATERBURY  
 Company, as Indenture Trustee,  
 on behalf of the holders of the  
 Accredited Mortgage Loan Trust  
 2007-1 Asset Backed Notes  
 v. : AT WATERBURY  
 FRANK KEE :

**AFFIDAVIT OF APPRAISER**

The undersigned Appraiser, at the direction of the Plaintiff in the above-entitled action, respectfully represents **THAT**;

1. My name is **Wayne Wright**.  
 My address is **P.O. Box 67, Wallingford, Connecticut 06492**.  
 I hold a **Connecticut** license number **578** AND;
2. **THAT** I have appraised the property known as **577 Congress Avenue, Waterbury, CT**, on **April 18, 2011**; And Further, that on that date, I estimated the Fair Market Value to be **One Hundred Forty Thousand and 00/100 Dollars, (\$140,000)**; with \$ 30,000 attributable to the value of the site, and \$ 110,000 attributable to the value of the improvements thereon **AND**;
3. **THAT** the Fair Market Value of the subject property is the same as appears on my report dated \_\_\_\_\_, \_\_\_\_\_ **OR**;  
**THAT** if there is a difference in the Fair Market Value from the report date, the reason for the difference is: \_\_\_\_\_
4. **THAT** I am requesting a fee for my services in the amount of **\$225.00**.

  
 Wayne Wright, Appraiser

Personally appeared, **WAYNE WRIGHT**, who subscribed the foregoing report and swore before me this 18<sup>th</sup> day of **May**, 2011.

ST of CT ss: Wallingford  
 County of New Haven

  
 Notary Public

**LAURA KEMPTON**  
**NOTARY PUBLIC**  
 MY COMMISSION EXPIRES SEP. 30, 2012

# INVOICE

**FROM:**

WAYNE WRIGHT  
 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**

GW52892

**DATE**

5/13/2011

**REFERENCE**

Internal Order #: GW52892  
 Lender Case #:  
 Client File #:  
 Main File # on form: GW52892  
 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: KEE, FRANK  
 Property Address: 577 CONGRESS AVE  
 City: WATERBURY  
 County: NEW HAVEN State: CT Zip: 06708-4152  
 Legal Description:

**FEES**
**AMOUNT**

\$225.00 704 DRIVE-BY 225.00  
 ORDERED BY: JESSICA BRAUS  
 5/13/2011 \$225.00 704 DRIVE-BY  
 UPON RECEIPT - SENT WEBSITE

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

577 CONGRESS AVE  
WATERBURY, CT 06708-4152

### FOR

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

### AS OF

APRIL 18, 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**

GW52892

Owned by America's Savings Institutions

**Borrower/Subject Property Information**

Borrower KEE, FRANK Census Tract 09009-3516.C Map Reference 35300  
 Property Address 577 CONGRESS AVE Check one:  SF  PUD  CONDO  2-4 Units  
 City WATERBURY County NEW HAVEN State CT Zip Code 06708-4152  
 Phone No. Res. n/a Loan Amount Requested \$ n/a Term n/a Mos. Owner's Est. of Value \$ n/a  

No. of Rooms 5	No. of Bedrooms 3	No. of Baths 2.5	Family room or den <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Gross Living Area 1,355 Sq. Ft.	Garage/Carport (specify type & no.) 1C ATT	Porches, Patio or Pool (specify) none	Central Air <input checked="" type="checkbox"/> Yes <input 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 15% 1 Family 30% 2-4 Family 5% Apts. 10% Condo 20% Commercial 20% Industrial      % Vacant      %  
 Change in Present Land Use  Not Likely  Likely  Taking Place Frm.      To       
 Predominant Occupancy  Owner  Tenant 5% Vacant  
 S/F Price Range \$ 30,000 to \$ 200,000 \$ 130,000 = Predominant Value  
 S/Family Age 0 yrs. to 250 yrs. Predominant Age 100 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 SOUTHWEST SECTION OF WATERBURY JUST OUTSIDE THE CENTRAL BUSINESS DISTRICT. THE AREA IS COMPRISED OF A WIDE VARIETY OF PROPERTY TYPES AND STYLES. THE COMMERCIAL INFLUENCE IN THE AREA CONSISTS PRIMARILY OF RETAIL AND OFFICE SPACE LOCATED ON HIGHLAND AND CONGRESS.

**SUBJECT PROPERTY**

Approx. Yr. Bilt 2003 # Units 1 # Stories 2  
 Type (det, duplex, semi/det. etc.) SINGLE FAMILY  
 Design (rambler, split, etc.) COLONIAL  
 Exterior Wall Mat. VINYL/AVG Roof Mat. ASPH SHGL/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) BASED ON AN EXTERIOR, CURB SIDE ONLY INSPECTION, THE PROPERTY APPEARS TO HAVE BEEN ADEQUATELY MAINTAINED

**Market Comparable Analysis Prior To Improvement**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	577 CONGRESS AVE WATERBURY, CT 06708	21 RUTH STREET WATERBURY, CT	200 NICHOLS DRIVE WATERBURY, CT	37 WHITE ROSE AVENUE WATERBURY, CT
Proximity to Sub.		0.32 MILES W	0.62 MILES S	0.47 MILES S
Sales Price	\$	\$ 150,000	\$ 138,000	\$ 139,000
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Location	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Site/View	.13 ACRES/AVG	.11 ACRES/AVG	.17 ACRES/AVG	.13 ACRES/AVG
Age	2003 EFF 10	1958 EFF 10	1952 EFF 10	1951 EFF 10
Condition	COLONIAL/AVG	CAPE/AVERAGE	CAPE/AVERAGE	CAPE/AVERAGE
Living Area Rm. Count and Total	Total B-rms. Baths 5 3 2.5	Total B-rms. Baths 6 3 1.5	Total B-rms. Baths 6 3 1	Total B-rms. Baths 6 3 2F
Gross Living Area	1,355 Sq. Ft.	1,365 Sq. Ft.	1,080 Sq. Ft.	1,464 Sq. Ft.
Air Conditioning	FWA/CENTRAL	HWBB/NONE	HWBB/CENTRAL	FWA/NONE
Garage/Carport	1C ATT	1C DET	DRIVEWAY	1C BI
Porches, Patio, Pools, etc.	NONE	EP 48 SF	NONE	EP 120 SF
Special Energy-Efficient Items	NONE NOTED UNFINISHED LL	NONE NOTED UNFINISHED LL	NONE NOTED UNFINISHED LL	NONE NOTED UNFINISHED LL
Other	NO FIREPLACE	1 FIREPLACE	NO FIREPLACE	NO FIREPLACE
Net Adjust (Total)		\$ -3,630	\$ 8,650	\$ -3,880
Indicated Value Sub		N 2.4 G 10.4 \$ 146,370	N 6.3 G 16.2 \$ 146,650	N 2.8 G 7.8 \$ 135,120

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 \$ 140,000 as of APRIL 18 20 11  
 Completed By WAYNE WRIGHT SRA Title APPRAISER RCR.0000578  
 Signature Wayne Wright Date APRIL 18 20 11

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE

**Supplemental Addendum**

File No. GW52892

Borrower/Client	KEE, FRANK			
Property Address	577 CONGRESS AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06708-4152
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.

**EXTERNAL OBSOLESCENCE:**

See attached exhibit.

**DIRECT SALES COMPARISON:**

The market data is limited. Waterbury is a community of 106,949+- people spread out over 29 square miles. The subject is located in Town Plot, an area which is primarily high density residential development. Single Family homes make up a small percentage of the housing stock. In addition the subject property is a newer home built in a neighborhood of older homes. there is very little vacant land available for new home construction. The lack of sales required the use of dissimilar but competitive styles. In this market colonials and capes have similar appeal and are considered to be purchase alternatives.

Declining values in this market segment is based on a three year market study which is included as an exhibit in the appraisal. The Median price of a single family home in Waterbury in 2008-2009 was \$139,450. The Median price for a single family home in Waterbury dropped to \$125,000 in 2009-2010 and over the last 12 months the Median price fell to \$112,000. 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 12 months absorption rate which indicates a 12.4 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 current market conditions.

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.
- 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.

## Legal Description Map

Borrower/Client	KEE, FRANK			
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Lender	*FAIRBANKS CAPITAL CORP.			

Page 2 of 2

# V4750 PG305

## SCHEDULE A

That certain piece or parcel of land with all of the improvements thereon shown as: **LOT B-1** on a certain Map entitled:

“ DIVISION OF LAND-PARCEL ‘B’ INTO PARCEL ‘B- 1’ AND ‘B-2’ PREPARED FOR SIDELINE ENTERPRISES, LLC, CONGRESS AVENUE, WATERBURY, CONNECTICUT, SCALE 1” = 20’, DATED 5-28-02, MEYERS ASSOCIATES P.C., ENGINEERS-SURVEYORS-PLANNERS, 670 LINDEN STREET, WATERBURY, CT 06702” .

Said Map was Recorded on 7-19-2002 in Drawer 39 Page 16 of the Waterbury Land Records .

Being a portion of the Premises conveyed by Monteiro Realty, LLC to Sideline Enterprises. LLC by Warranty Deed dated 7-18-02 and recorded 7-19-02 in Volume 4415 Page 3378 of the Waterbury Land Records .

Subject to:

1. Any and all provisions of any statute, ordinance, municipal regulation, zoning, planning and wetlands laws and regulations, building lines, if established, or public or private law, local, state or federal.
2. The Grantee herein hereby agrees and assumes to pay the taxes on the Grand List of 10/1/2003, together with any prorated CO tax bill, when they become due and payable.

CONVEYANCE TAX RECEIVED

*Antonio C. Spinelli*  
TOWN CLERK - WATERBURY

state 737.00  
city 737.00

RECEIVED FOR RECORD  
2003 SEP -2 PM 3:14

*Antonio C. Spinelli*  
TOWN CLERK

**037798**

**EXTERNAL OBSOLESCENCE**

Borrower/Client	KEE, FRANK			
Property Address	577 CONGRESS AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06708-4152
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.

## WATERBURY MARKET CONDITIONS

Borrower/Client	KEE, FRANK				
Property Address	577 CONGRESS AVE				
City	WATERBURY	County NEW HAVEN	State CT	Zip Code 06708-4152	
Lender	*FAIRBANKS CAPITAL CORP.				

**HISTORIC TRENDS**

**Market Segment:** Define the specific market segment (the area in which potential buyers for the subject property may look for substitute properties) and identify the data source used for the market trends data collection and analysis. Utilize geographic, economic or price range criteria to define your market segment. (In order to obtain a dependable quantity of data for analysis, the defined market segment may be different from the subject property's neighborhood as defined on page 2).  
 WATERBURY HAS A POPULATION OF 107,460 PEOPLE SPREAD OUT OVER 29 SQUARE MILES. THE AVERAGE SIZE TOWN IN CONNECTICUT IS 22,776. WATERBURY IS THE 5TH LARGEST TOWN OUT OF 169 TOWNS IN CONNECTICUT BY POPULATION. THE TYPICAL BUYER IN WATERBURY WILL SEARCH IN ANY AREA OF TOWN TO FIND A HOUSE THEY ARE QUALIFIED TO BUY AND ONE THAT MEETS THEIR NEEDS.

New Construction Competition:  Yes  No      Distressed Market Competition:  Yes  No      Prevalence of Seller Concessions:  Yes  No  
 Adverse Financing Conditions:  Yes  No      Mortgage Interest Rates:  Decreasing  Stable  Increasing

Comments: MORTGAGE RATES HAVE RISEN DURING THE LAST 90 DAYS BUT ARE STILL NEAR RECORD LOWS. THE MARKET IN GENERAL IS UNDER DURESS BECAUSE OF ECONOMIC CONDITIONS. CONNECTICUT'S UNEMPLOYMENT RATE MIRRORS THE NATIONAL RATE. JOBS AND THE PERCEPTION THAT THINGS ARE GETTING BETTER DOES NOT EXIST AMONG THE CITIZENS IN CONNECTICUT. WE JUST LOST 1,000 JOBS FROM PFZIER TO MASSACHUSETTS. WE ARE AT OR NEAR THE TOP IN EVERY TAX CRITERIA WHEN COMPARED TO SURROUNDING STATES AND THE ENTIRE COUNTRY. WE HAVE HAD NEGATIVE JOB GROWTH OVER THE LAST 20 YEARS AND OUR GOVERNMENT HAS EXPANDED 250% OVER THE SAME TIME PERIOD. THE NEW GOVERNOR WANTS TO INCREASE TAXES TO CLOSE A 3 BILLION DOLLAR BUDGET GAP.

**Market Segment - Historic Price Trends:** Provide a historical analysis of price trends relevant to developing the Market Change Adjustment in the Sales Comparison Analysis grid on page 6. Define each specific time period considered relevant to the analysis. Appropriate defined time periods may be expressed in monthly, quarterly, semi-annual, or annual increments. They also may be based on seasonal or year-over-year comparisons. For each time period calculate the equivalent No. of Months (e.g., January 1 - March 31 = 3 months). The Monthly Absorption Rate equals the Total No. of Closed Sales divided by the No. of Months, and represents the monthly average of closed sales during the Appraiser Defined Time Period. "Other" columns may be used at the appraiser's discretion to provide additional data deemed relevant to the analysis (e.g., gross living area, price per square foot of living area, expired listings, etc.). Any other factors or analysis used in determining historic price trends should be discussed below. An unstable trend exists when irregular fluctuations in the marketplace are evident.

CLOSED SALES ANALYSIS									
Appraiser Defined Time Period	No. of Months	Total No. of Closed Sales	Monthly Absorption Rate	Sales Price		Days on Market		Other: GLA	Other: EXPIRED LISTINGS
				<input type="checkbox"/> Mean	<input checked="" type="checkbox"/> Median	<input type="checkbox"/> Mean	<input checked="" type="checkbox"/> Median		
4/18/2010-7/18/2010	3	190	63.33	\$	119,450	64	1,288	122	
7/19/2010-10/18/2010	3	114	38.00	\$	122,000	60	1,304	174	
10/19/2010-1/18/2011	3	106	35.33	\$	106,639	62	1,295	220	
1/19/2011-4/18/2011	3	103	34.33	\$	100,000	70	1,433	126	
4/18/2010-4/18/2011	12	513	42.75	\$	112,000	64	1,326	642	
4/18/2009-4/18/2010	12	616	51.33	\$	125,000	52	1,356	547	
4/18/2008-4/18/2009	12	584	48.67	\$	139,450	67	1,364	753	
<b>Historic Trends</b>				<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Decreasing <input type="checkbox"/> Stable <input type="checkbox"/> Unstable	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Decreasing <input type="checkbox"/> Stable <input type="checkbox"/> Unstable	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Decreasing <input type="checkbox"/> Stable <input type="checkbox"/> Unstable	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Decreasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Unstable	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Decreasing <input type="checkbox"/> Stable <input type="checkbox"/> Unstable	

Analyze and discuss the above trends relevant to developing the Market Change Adjustment in the Sales Comparison Analysis grid on page 6. Discuss the relevance and reliability of the data and any other factors used to determine historic price trends - e.g., sale and resale data. THE ENTIRE WATERBURY MARKET WAS ANALYZED. MORE LISTINGS EXPIRE THAN SELL IN THE WATERBURY MARKET OVER THE LAST 9 MONTHS. THE FIRST QUARTER OF 2010 HAD MORE ACTIVITY BECAUSE OF THE FEDERAL TAX CREDIT WHICH EXPIRED IN APRIL 2010. THE MEDIAN PRICE FOR A SINGLE FAMILY HOME HAS BEEN DECLINING OVER THE LAST 3 YEARS. DESPITE RECORD LOW MORTGAGE RATES AND THE FEDERAL TAX CREDITS WHICH STIMULATED ACTIVITY IN 2010 THE MARKET IS CONTINUING TO DECLINE. WASHINGTON IS TRYING TO RE-INFLATE THE HOUSING MARKET MUCH LIKE THEY DID FROM 2002-2006 WHEN LOW MORTGAGE RATES DROVE PRICES BEYOND SUSTAINABLE INCOME LEVELS. THE MARKET IS STILL DECLINING BECAUSE THE ECONOMY HAS NOT IMPROVED, THE UNEMPLOYMENT RATE IS STILL OVER 9% AND CONNECTICUT HAS A BUDGET CRISIS WHICH HAS NOT BEEN SOLVED BY THE POLITICIANS.

Overall Historic Price Trend:  Increasing  Decreasing  Stable  Unstable

**CURRENT FACTORS**

**Market Segment - Current Listing Data:** Report data regarding current active listings and pending sales for the defined market segment.

CURRENT LISTINGS				PENDING SALES			
Total No. of Active Listings	List Price	Days on Market	Other: GLA	Total No. of Pending Sales	List Price	Days on Market	Other: GLA
	<input type="checkbox"/> Mean <input checked="" type="checkbox"/> Median	<input type="checkbox"/> Mean <input checked="" type="checkbox"/> Median			<input type="checkbox"/> Mean <input checked="" type="checkbox"/> Median	<input type="checkbox"/> Mean <input checked="" type="checkbox"/> Median	
424	\$ 139,900	81	1,401	90	\$ 114,250	88	1,344

**Market Segment - Absorption Rate/Inventory Analysis:** Based on the Closed Sales Analysis above, identify the time period which produces the most credible Absorption Rate. Divide the Total No. of Active Listings by the Monthly Absorption Rate to determine the estimated No. of Months Supply of Inventory.

Appraiser Defined Time Period	No. of Months	Total No. of Closed Sales	Monthly Absorption Rate	Total No. of Active Listings (exclude pending sales)	No. of Months Supply of Inventory
1/19/2011-4/18/2011	3	103	34.33	424	12.4

Analyze and discuss the above data (consider seasonal influences, pending sales, expired/withdrawn listings, relevance and reliability of data, etc.) that pertains to current supply/demand in the subject property's market segment. THE LAST 90 DAYS WERE VERY HARSH WEATHERWISE. THE NUMBER OF STORMS AND THE AMOUNT OF SNOW WAS AT OR NEAR RECORD LEVELS. THE WINTER MONTHS ARE TRADITIONALLY SLOWER IN THE NUMBER OF TRANSACTIONS AND THE WEATHER DID HAVE MORE IMPACT ON THE MARKET THIS YEAR. HOWEVER, THE MARKET WAS TRENDING DOWNWARD IN NUMBER OF TRANSACTIONS AND THE VALUES OVER THE LAST 12 MONTHS AND OVER THE LAST FEW YEARS. THERE IS AN OVER-SUPPLY IN WATERBURY AND IN MANY TOWNS IN CONNECTICUT. THE OVER-SUPPLY PUTS DOWNWARD PRESSURE ON VALUES AND UNLESS THERE IS A VERY STRONG ECONOMIC REBOUND IN THE VERY NEAR FUTURE PRICES WILL CONTINUE TO DECLINE. THE ODDS OF A STRONG ECONOMIC REBOUND IN CONNECTICUT ARE SLIM, THERE IS ONE PARTY RULE IN CONNECTICUT AND THE NEWLY ELECTED GOVERNOR HAS SAID HE PLANS TO RAISE 1 BILLION IN NEW TAXES TO CLOSE A 3 BILLION DOLLAR DEFICIT. RAISING TAXES IN A RECESSION DOES NOT HELP ECONOMIC GROWTH, IT SLOWS GROWTH.

Current Supply/Demand Status:  Under Supply  In Balance  Over Supply

## 577 CONGRESS AVENUE FIELD CARD PAGE 1

Borrower/Client	KEE, FRANK			
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Property Search
Residential Sales
Commercial Sales
Vacant Land Sales

**City of Waterbury**
**Last Updated: 04/15/2011**

Internet Map

**Summary**

Address	577 CONGRESS AVE	Map/Block/Lot	0436-1075-0029
Primary Use	Residential	Acres	0.13
Unique ID	043610750029	Zone	RL
Volume	4750	Page	304

**Ownership Information**

<b>Current Owner</b> KEE FRANK 577 CONGRESS AVE WATERBURY CT 06708	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%;">Appraised Value</th> <th style="width: 35%;">70% Assessment</th> </tr> </thead> <tbody> <tr> <td><b>Land</b></td> <td style="text-align: right;">45276</td> <td style="text-align: right;">31690</td> </tr> <tr> <td><b>Buildings</b></td> <td style="text-align: right;">175997</td> <td style="text-align: right;">123200</td> </tr> <tr> <td><b>Outbuildings</b></td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>221273</b></td> <td style="text-align: right;"><b>154890</b></td> </tr> </tbody> </table>		Appraised Value	70% Assessment	<b>Land</b>	45276	31690	<b>Buildings</b>	175997	123200	<b>Outbuildings</b>	0	0	<b>Total</b>	<b>221273</b>	<b>154890</b>
	Appraised Value	70% Assessment														
<b>Land</b>	45276	31690														
<b>Buildings</b>	175997	123200														
<b>Outbuildings</b>	0	0														
<b>Total</b>	<b>221273</b>	<b>154890</b>														

**Sales History**

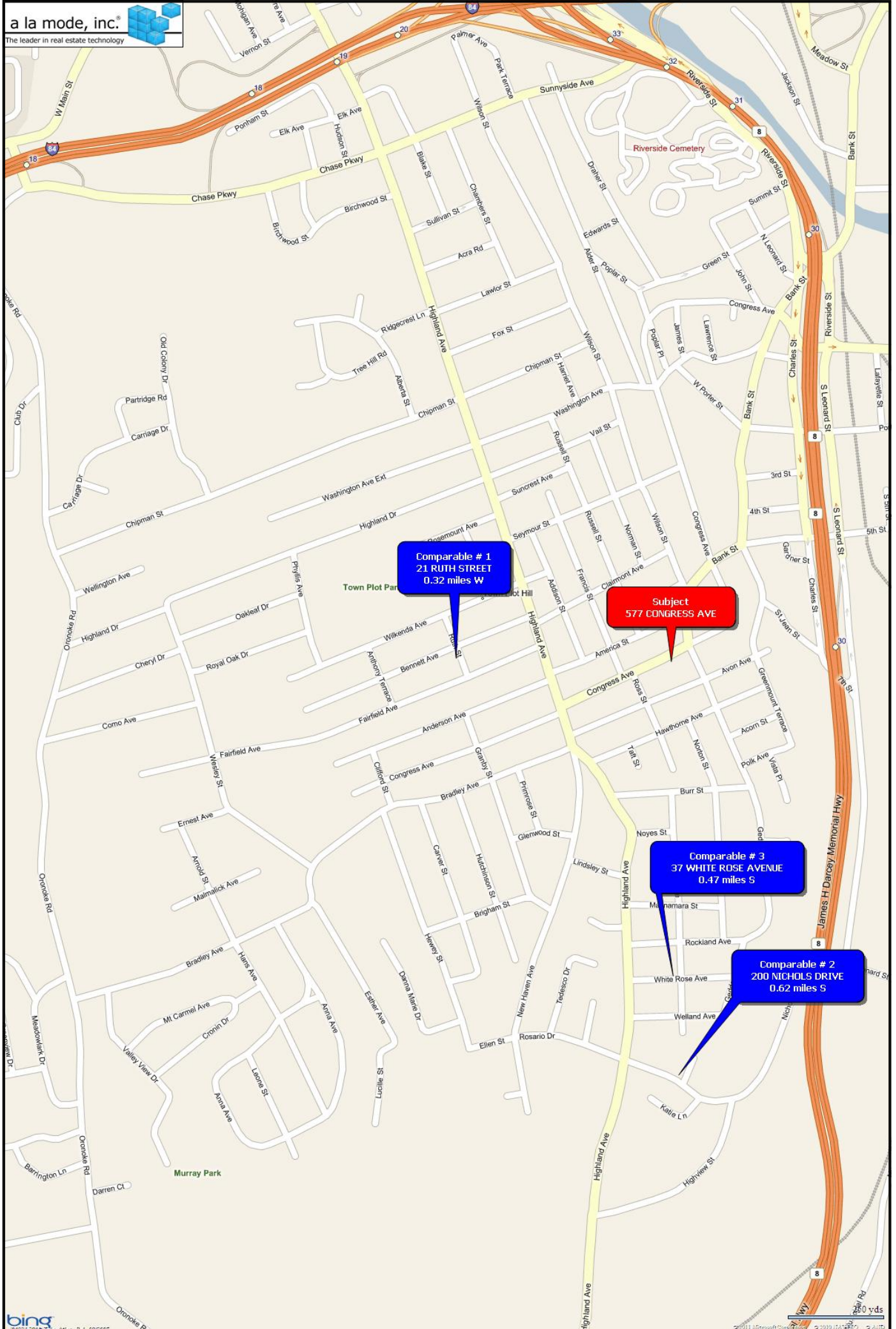
## 577 CONGRESS AVENUE FIELD CARD PAGE 2

Borrower/Client	KEE, FRANK			
Property Address	577 CONGRESS AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06708-4152
Lender	*FAIRBANKS CAPITAL CORP.			

<b>Previous Owner</b>	SIDELINE ENTERPRISE LLC	<b>Sale Date</b>	9/2/2003
<b>Sale Price</b>	147400	<b>Deed Type</b>	
<b>Volume/Page</b>	4750 / 304	<b>Valid Sale</b>	Yes
<b>Previous Owner</b>	SIDELINE ENTERPRISES LLC	<b>Sale Date</b>	9/2/2003
<b>Sale Price</b>	0	<b>Deed Type</b>	
<b>Volume/Page</b>	4750 / 301	<b>Valid Sale</b>	No
<b>Previous Owner</b>	MONTEIRO RICHARD M TRUSTEE	<b>Sale Date</b>	7/19/2002
<b>Sale Price</b>	46000	<b>Deed Type</b>	
<b>Volume/Page</b>	4415 / 337	<b>Valid Sale</b>	No
<b>Building #1</b>			
Style	Colonial	Rooms	5
Building SF	1355	Bedrooms	3
Stories	2.00	Baths	2 Full, 1 Half
Construction	Wood Frame	Fireplaces	0
Overall Condition	Average	Heating	/ Forced Air
Year Built	2003	Cooling	Central
Special Features	,,		
Outbuildings	Frame Garage		
		Basement	Full / Unfinished
		Attic	
		Siding	Vinyl Siding ,
		Roof	
		Garage	0 bays
		Units	1

### Comparable Sales Map

Borrower/Client	KEE, FRANK						
Property Address	577 CONGRESS AVE						
City	WATERBURY	County	NEW HAVEN	State	CT	Zip Code	06708-4152
Lender	*FAIRBANKS CAPITAL CORP.						



**Subject Photo Page**

Borrower/Client	KEE, FRANK						
Property Address	577 CONGRESS AVE						
City	WATERBURY	County	NEW HAVEN	State	CT	Zip Code	06708-4152
Lender	*FAIRBANKS CAPITAL CORP.						



**Subject Front**

577 CONGRESS AVE  
 Sales Price  
 G.L.A. 1,355  
 Tot. Rooms 5  
 Tot. Bedrms. 3  
 Tot. Bathrms. 2.5  
 Location AVERAGE  
 View .13 ACRES/AVG  
 Site .77 ACRES  
 Quality AVERAGE  
 Age 2003 EFF 10

**Subject Rear**



**Subject Street**

**Comparable Photo Page**

Borrower/Client	KEE, FRANK				
Property Address	577 CONGRESS AVE				
City	WATERBURY	County	NEW HAVEN	State	CT
Lender	*FAIRBANKS CAPITAL CORP.				
				Zip Code	06708-4152

**Comparable 1**

21 RUTH STREET  
 Prox. to Subj. 0.32 MILES W  
 Sales Price 150,000  
 G.L.A. 1,365  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 1.5  
 Location AVERAGE  
 View .11 ACRES/AVG  
 Site  
 Quality  
 Age 1958 EFF 10

**Comparable 2**

200 NICHOLS DRIVE  
 Prox. to Subj. 0.62 MILES S  
 Sales Price 138,000  
 G.L.A. 1,080  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 1  
 Location AVERAGE  
 View .17 ACRES/AVG  
 Site  
 Quality  
 Age 1952 EFF 10

**Comparable 3**

37 WHITE ROSE AVENUE  
 Prox. to Subj. 0.47 MILES S  
 Sales Price 139,000  
 G.L.A. 1,464  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 2F  
 Location AVERAGE  
 View .13 ACRES/AVG  
 Site  
 Quality  
 Age 1951 EFF 10

**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:

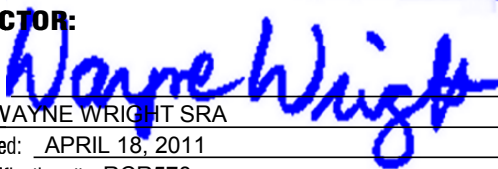
1. The inspector will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it 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:** 577 CONGRESS AVE, WATERBURY, CT 06708-4152

**INSPECTOR:**

Signature:   
 Name: WAYNE WRIGHT SRA  
 Date Signed: APRIL 18, 2011  
 State Certification #: RCR578  
 or State License #: \_\_\_\_\_  
 State: CT  
 Expiration Date of Certification or License: 4/30/2012

<b>Client:</b>	*GLASS & BRAUS	<b>Client File #:</b>	
<b>Subject Property:</b>	577 CONGRESS AVE, WATERBURY, CT 06708-4152	<b>Appraisal File #:</b>	GW52892

### 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>	577 CONGRESS AVE, WATERBURY, CT 06708-4152	<b>Appraisal File #:</b>	GW52892

**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 Wayne Wright  
Name WAYNE WRIGHT SRA  
Report Date APRIL 18, 2011  
Trainee  Licensed  Certified Residential  Certified General   
License # RCR578 State CT  
Expiration Date 4/30/2012

**CO-APPRAISER:**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Report Date \_\_\_\_\_  
Trainee  Licensed  Certified Residential  Certified General   
License # \_\_\_\_\_ State \_\_\_\_\_  
Expiration Date \_\_\_\_\_

**\* 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).

LICENSE 2011

Borrower/Client	KEE, FRANK			
Property Address	577 CONGRESS AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06708-4152
Lender	*FAIRBANKS CAPITAL CORP.			

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

WAYNE WRIGHT

5 NATHAN HALE LANE

WALLINGFORD, CT 06492

has been certified by the Department of Consumer Protection as a licensed

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000578

Effective: 05/01/2010

Expiration: 04/30/2011

*Jerry Farrell, Jr.*  
Jerry Farrell, Jr., Commissioner

LICENSE 2012

Borrower/Client	KEE, FRANK			
Property Address	577 CONGRESS AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06708-4152
Lender	*FAIRBANKS CAPITAL CORP.			

