

AFFIDAVIT OF APPRAISER

Borrower/Client	KHAN, MIKAIL A			
Property Address	1060 NEW HAVEN AVE # U-5			
City	MILFORD	County	NEW HAVEN	State CT Zip Code 06460-6962
Lender	*FAIRBANKS CAPITAL CORP.			

DOCKET NO: AAN-CV-10-6002195-S

: SUPERIOR COURT

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS INDENTURE TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE ACCREDITED MORTGAGE
LOAN TRUST 2005-1, ASSET-BACKED NOTES

: J. D. OF ANSONIA/MILFORD

V.

: AT MILFORD

MIKAIL A. KHAN, ET AL

: November 29, 2010

AFFIDAVIT OF APPRAISER

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

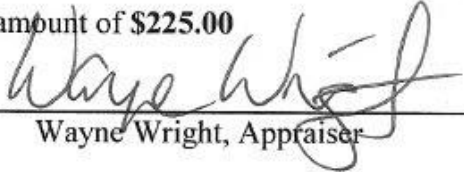
1. My name is **Wayne Wright**.My address is **P.O. Box 67, Wallingford, Connecticut 06492**.I hold a **Connecticut** license number **578** AND;

2. **THAT** I have appraised the property known as **1060 New Haven Avenue Unit #5, Milford, CT**, on **December 1, 2010**; 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 \$ N/A attributable to the value of the site, and **\$140,000** attributable to the value of the improvements thereon **AND**;

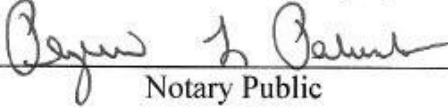
3. **THAT** the Fair Market Value of the subject property is the same as appears on my report dated _____, _____ **OR**;

THAT if there is a difference in the Fair Market Value from the report date, the reason for the difference is: **MARKET CONDITIONS**

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 **2nd** day of December 2010


Notary Public

PHYLLIS L. PALUMBO
Notary Public, State of Connecticut
My Commission Expires August 31, 2013

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

GW52811

DATE

12/2/2010

REFERENCE

Internal Order #: GW52811

Lender Case #:

Client File #:

Main File # on form: GW52811

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: KHAN, MIKAIL A
 Property Address: 1060 NEW HAVEN AVENUE U-5
 City: MILFORD
 County: NEW HAVEN State: CT Zip: 06460-6962
 Legal Description:

FEES **AMOUNT**

\$225.00 704 DRIVE-BY & OATH (RUSH) ORDERED BY: JESSICA BRAUS 12/2/2010 \$225.00 704 DRIVE-BY & OATH UPON RECEIPT (POSTED TO WEBSITE)	225.00
\$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

1060 NEW HAVEN AVE # U-5
MILFORD, CT 06460-6962

FOR

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

AS OF

DECEMBER 1, 2010

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

GW52811

Owned by America's Savings Institutions

Borrower/Subject Property Information

Borrower KHAN, MIKAIL A Census Tract 09009-1511.C Map Reference 35300
 Property Address 1060 NEW HAVEN AVE # U-5 Check one: SF PUD CONDO 2-4 Units
 City MILFORD County NEW HAVEN State CT Zip Code 06460-6962
 Phone No. Res. N/A Loan Amount Requested \$ N/A Term N/A Mos. Owner's Est. of Value \$ N/A

No. of Rooms <u>4</u>	No. of Bedrooms <u>2</u>	No. of Baths <u>1.5</u>	Family room or den <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Gross Living Area <u>963 Sq. Ft.</u>	Garage/Carport (specify type & no.) <u>NONE</u>	Porches, Patio or Pool (specify) <u>NONE</u>	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 60% 1 Family 5% 2-4 Family 5% Apts. 10% Condo 10% Commercial 10% 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 \$ 600,000 \$250,000 = Predominant Value
 S/Family Age 0 yrs. to 250 yrs. Predominant Age 80 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) NORTH BY ANDERSON AVENUE, EAST BY THE WEST HAVEN TOWN LINE, SOUTH BY LONG ISLAND SOUND, WEST BY POND POINT AVENUE. THE SUBJECT UNIT IS LOCATED IN THE COLONIAL MANOR COMPLEX, THAT WAS CONVERTED IN 1987 FROM APARTMENTS TO CONDOMINIUMS. ACCESS TO SCHOOLS, SHOPPING AND HIGHWAYS IS VIA NEW HAVEN AVENUE.

SUBJECT PROPERTY

Approx. Yr. Bilt. 1969 # Units 160 # Stories 1
 Type (det, duplex, semi/det. etc.) CONDO
 Design (rambler, split, etc.) RANCH
 Exterior Wall Mat. BRICK Roof Mat. T & G
 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	1060 NEW HAVEN AVE U-5 MILFORD, CT 06460	1070 NEW HAVEN AVE U-78 MILFORD, CT		1060 NEW HAVEN AVE U-22 MILFORD, CT		1060 NEW HAVEN AVE U-7 MILFORD, CT 06460	
Proximity to Sub.		0.01 miles		Less than 0.01 miles		Less than 0.01 miles	
Sales Price	\$	\$ 145,000		\$ 160,000		\$ 154,000	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
		7/20/2010	-6,550	6/29/2010	-7,600	5/26/2010	-9,250
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Site/View	LAND IN COMMON	LAND IN COMMON		LAND IN COMMON		LAND IN COMMON	
Age	1969 EFF 10	1969 EFF 10		1969 EFF 10		1969 EFF 10	
Condition	SIMPLEX/AVG	SIMPLEX/AVG		SIMPLEX/AVG		SIMPLEX/AVG	
Living Area Rm. Count and Total	Total B-rms. Baths	Total B-rms. Baths		Total B-rms. Baths		Total B-rms. Baths	
	4 2 1.5	5 2 1.5		5 2 1.5		5 2 1.5	
Gross Living Area	963 Sq. Ft.	963 Sq. Ft.		963 Sq. Ft.		963 Sq. Ft.	
Air Conditioning	HWBB/NONE	HWBB/NONE		HWBB/NONE		HWBB/NONE	
Garage/Carport	DRIVEWAY	DRIVEWAY		DRIVEWAY		DRIVEWAY	
Porches, Patio, Pools, etc.	NONE	NONE		NONE		NONE	
Special Energy-Efficient Items	NONE NOTED VOL 2950 PG 284	NONE NOTED V 3362 P 595		NONE NOTED V 3360 P 292		NONE NOTED V 3355 P 169	
Other	FIRST FLOOR	SECOND FLOOR		SECOND FLOOR		FIRST FLOOR	
Net Adjust (Total)		+ - \$ -6,550		+ - \$ -7,600		+ - \$ -9,250	
Indicated Value Sub		N 4.5 G 4.5	\$ 138,450	N 4.8 G 4.8	\$ 152,400	N 6.0 G 6.0	\$ 144,750

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.

Estimated Market Value \$ 140,000 as of DECEMBER 1 20 10

Completed By WAYNE WRIGHT SRA Title APPRAISER RCR.0000578
 Signature Wayne Wright Date DECEMBER 1 20 10

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE

Supplemental Addendum

File No. GW52811

Borrower/Client	KHAN, MIKAIL A			
Property Address	1060 NEW HAVEN AVE # U-5			
City	MILFORD	County	NEW HAVEN	State CT Zip Code 06460-6962
Lender	*FAIRBANKS CAPITAL CORP.			

DIGITAL SIGNATURES:

THE DIGITAL SIGNATURES ARE ORIGINAL. THE SIGNATURES ARE SCANNED INTO THE 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 AND OFFICE SPACE LOCATED ALONG NEW HAVEN AVENUE. THIS DEVELOPMENT DOES NOT ADVERSELY AFFECT 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.

DIRECT SALES COMPARISON:

THE MARKET DATA IS LIMITED. MILFORD IS A COMMUNITY OF 84,692+- PEOPLE SPREAD OUT OVER 23 SQUARE MILES. THERE WERE 10 SALES IN THE COMPLEX OVER THE LAST 12 MONTHS. FIVE OF THE 10 SALES OCCURRED MORE THAN 6 MONTHS AGO.

DECLINING VALUES IN THIS MARKET SEGMENT IS BASED ON A THREE YEAR MARKET STUDY WHICH IS INCLUDED AS AN EXHIBIT IN THE APPRAISAL. MEDIAN PRICE FOR A CONDO IN MILFORD IN 2007-2008 WAS \$210,000, MEDIAN PRICE FOR A CONDO IN MILFORD IN 2008-2009 FELL TO \$200,000. THE MEDIAN PRICE WAS FOR A CONDO IN MILFORD OVER THE LAST 12 MONTHS ROSE TO \$212,450. THE INCREASE IS DUE TO THE FEDERAL TAX CREDIT WHICH EXPIRED IN APRIL, LOWER OVERALL PRICES WHICH BROUGHT MORE BUYERS INTO THE MARKET AND RECORD LOW MORTGAGE RATES WHICH APPEAR TO BE RE-INFLATING PRICES SIMILAR TO WHAT WAS EXPERIENCED BETWEEN 2002 AND 2006. 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. TIME ADJUSTMENTS WERE APPLIED TO EACH OF 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 8.86 MONTH SUPPLY OF HOMES. A SUPPLY OVER 6 MONTHS IS CONSIDERED TO BE AN OVER-SUPPLY.

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 SUBJECTS 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.

FIELD CARD

Borrower/Client	KHAN, MIKAIL A			
Property Address	1060 NEW HAVEN AVE # U-5			
City	MILFORD	County	NEW HAVEN	State CT Zip Code 06460-6962
Lender	*FAIRBANKS CAPITAL CORP.			

Powered by Vision Appraisal Technology



MBLU : 69/ 711/ CM00/5 /
Location: 1060 NEW HAVEN AVE
Owner Name: KHAN MIKAIL A
Account Number: 013771

Parcel Value

Assessed Value
 106,410

Owner of Record

KHAN MIKAIL A

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
KHAN MIKAIL A	02950/0284	12/29/2004	140,500
MUSTAKA CYNTHIA E	01623/1100	12/4/1987	0

Land Information

Size	Zone	Neighborhood
0.00 AC	RMF1	F

Construction Detail

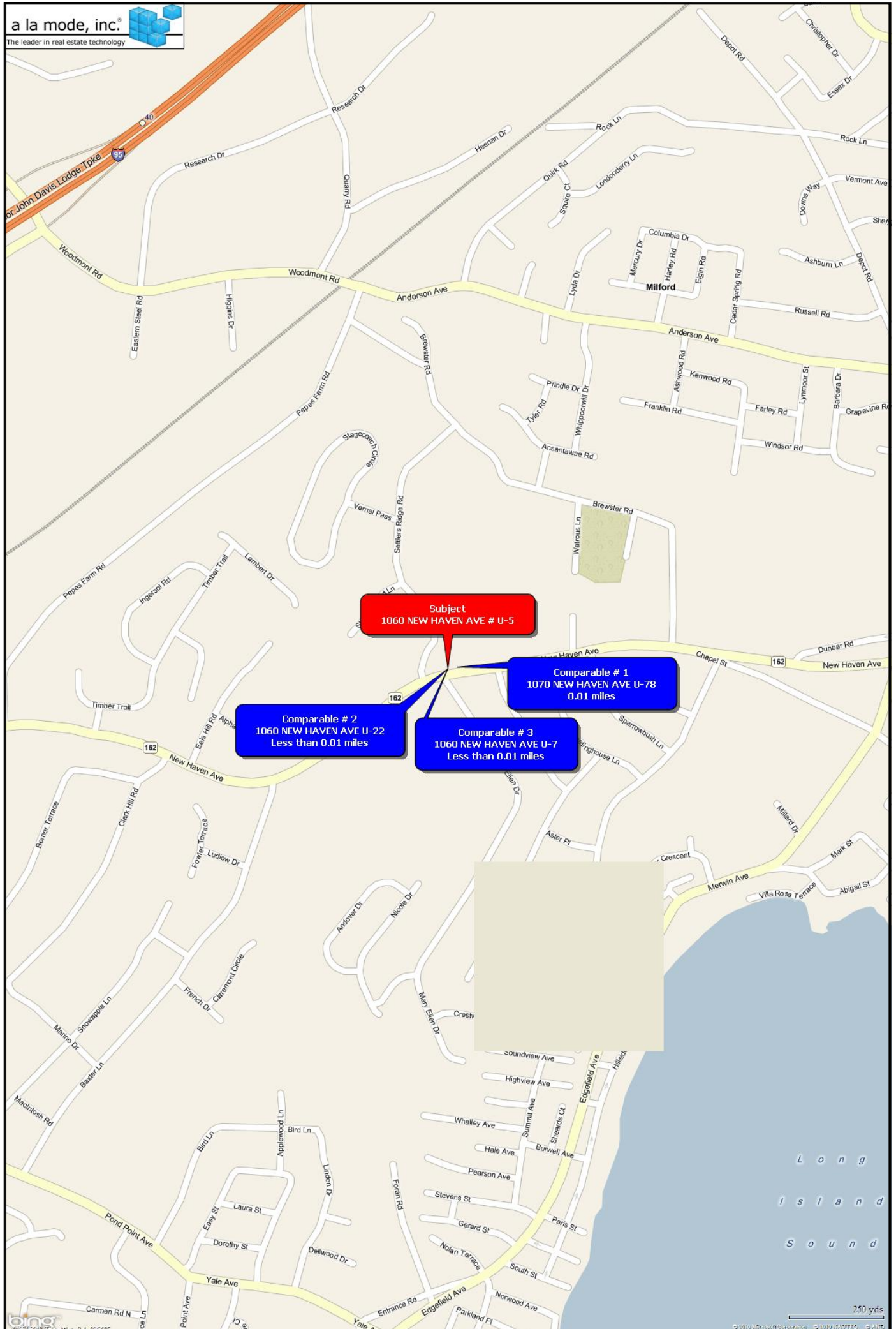
Building # 1	MODEL Res Condo	Grade Below Average
STYLE Condominium	Interior Wall 1: Drywall/Sheet	Interior Floor 1 Carpet
Stories: 1 Story	Heat Type: Hot Water	AC Type: None
Heat Fuel: Oil	Ttl Bathrms: 1 Full	Ttl Half Bths: 1
Ttl Bedrms: 2 Bedrooms	Bath Style: Average	Kitchen Style: Updated
Total Rooms: 4	Residential Units: 160	Roof Cover Asph/F Gls/Cmp
Bath Desc. 1-Full 1-Half	Exterior Wall 1: Brick/Masonry	Grade Below Average
Roof Structure Gable/Hip		

Building Information

Living Area: 963 square feet **Year Built:** 1969

Location Map

Borrower/Client	KHAN, MIKAIL A						
Property Address	1060 NEW HAVEN AVE # U-5						
City	MILFORD	County	NEW HAVEN	State	CT	Zip Code	06460-6962
Lender	*FAIRBANKS CAPITAL CORP.						



PRICE ANALYSIS 2009-2010

Borrower/Client	KHAN, MIKAIL A			
Property Address	1060 NEW HAVEN AVE # U-5			
City	MILFORD	County	NEW HAVEN	State CT Zip Code 06460-6962
Lender	*FAIRBANKS CAPITAL CORP.			

Price Analysis Report

Page 1 of 1

Price Analysis ReportProperty Type:
Condominium/PUD

Status: Closed/Sold

Number of Properties: 148

Price Range	Quantity	Average DOM
\$79,999 or under	0	0
\$80,000 - \$89,999	1	227
\$90,000 - \$99,999	1	226
\$100,000 - \$119,999	8	87
\$120,000 - \$139,999	3	80
\$140,000 - \$159,999	23	40
\$160,000 - \$179,999	15	74
\$180,000 - \$199,999	15	96
\$200,000 - \$249,999	34	89
\$250,000 - \$299,999	28	169
\$300,000 - \$399,999	11	87
\$400,000 - \$499,999	5	134
\$500,000 - \$599,999	2	162
\$600,000 - \$799,999	1	104
\$800,000 or over	1	29
Total	148	100

Summary	List Price	Sale Price
High	\$825,000	\$805,000
Low	\$85,000	\$85,000
Average	\$239,966	\$229,081
Median	\$222,400	\$212,450

Search Criteria

Status	CLOSE
Town	107
Closing Date	between 12/2/2009 - 12/2/2010

Report time: 12/2/2010 2:09 PM

PRICE ANALYSIS 2008-2009

Borrower/Client	KHAN, MIKAIL A			
Property Address	1060 NEW HAVEN AVE # U-5			
City	MILFORD	County	NEW HAVEN	State CT Zip Code 06460-6962
Lender	*FAIRBANKS CAPITAL CORP.			

Price Analysis Report

Page 1 of 1

Price Analysis ReportProperty Type:
Condominium/PUD

Status: Closed/Sold

Number of Properties: 149

Price Range	Quantity	Average DOM
\$79,999 or under	1	44
\$80,000 - \$89,999	0	0
\$90,000 - \$99,999	1	90
\$100,000 - \$119,999	1	143
\$120,000 - \$139,999	8	85
\$140,000 - \$159,999	19	82
\$160,000 - \$179,999	21	85
\$180,000 - \$199,999	22	78
\$200,000 - \$249,999	34	106
\$250,000 - \$299,999	27	165
\$300,000 - \$399,999	11	148
\$400,000 - \$499,999	2	171
\$500,000 - \$599,999	2	132
\$600,000 - \$799,999	0	0
\$800,000 or over	0	0
Total	149	109

Summary	List Price	Sale Price
High	\$599,900	\$565,000
Low	\$7,000	\$5,800
Average	\$224,846	\$214,558
Median	\$209,900	\$200,000

Search Criteria

Status	CLOSE
Town	107
Closing Date	between 12/2/2008 - 12/2/2009

Report time: 12/2/2010 2:09 PM

<http://ctmls.mlxchange.com/5.1.01.9506/Reports/StatReports/PrintDialog.asp>

12/2/2010

PRICE ANALYSIS 2007-2008

Borrower/Client	KHAN, MIKAIL A			
Property Address	1060 NEW HAVEN AVE # U-5			
City	MILFORD	County	NEW HAVEN	State CT Zip Code 06460-6962
Lender	*FAIRBANKS CAPITAL CORP.			

Price Analysis Report

Page 1 of 1

Price Analysis ReportProperty Type:
Condominium/PUD

Status: Closed/Sold

Number of Properties: 145

Price Range	Quantity	Average DOM	Summary	List Price	Sale Price
\$79,999 or under	2	133	High	\$1,300,000	\$1,150,000
\$80,000 - \$89,999	0	0	Low	\$12,900	\$10,500
\$90,000 - \$99,999	0	0	Average	\$266,450	\$252,593
\$100,000 - \$119,999	0	0	Median	\$225,000	\$210,000
\$120,000 - \$139,999	4	43			
\$140,000 - \$159,999	6	81			
\$160,000 - \$179,999	27	48			
\$180,000 - \$199,999	27	85			
\$200,000 - \$249,999	37	90			
\$250,000 - \$299,999	11	71			
\$300,000 - \$399,999	18	112			
\$400,000 - \$499,999	5	120			
\$500,000 - \$599,999	2	284			
\$600,000 - \$799,999	3	98			
\$800,000 or over	3	112			
Total	145	86			

Search Criteria

Status	CLOSE
Town	107
Closing Date	between 12/2/2007 - 12/2/2008

Report time: 12/2/2010 2:10 PM

ACTIVE LISTINGS PRICE ANALYSIS

Borrower/Client	KHAN, MIKAIL A			
Property Address	1060 NEW HAVEN AVE # U-5			
City	MILFORD	County	NEW HAVEN	State CT Zip Code 06460-6962
Lender	*FAIRBANKS CAPITAL CORP.			

Price Analysis Report

Property Type:
Condominium/PUD

Status: New, Active

Number of Properties: 109

Price Range	Quantity	Average DOM
\$79,999 or under	1	75
\$80,000 - \$89,999	0	0
\$90,000 - \$99,999	0	0
\$100,000 - \$119,999	1	98
\$120,000 - \$139,999	1	129
\$140,000 - \$159,999	11	169
\$160,000 - \$179,999	12	105
\$180,000 - \$199,999	9	78
\$200,000 - \$249,999	38	220
\$250,000 - \$299,999	16	234
\$300,000 - \$399,999	8	89
\$400,000 - \$499,999	8	147
\$500,000 - \$599,999	0	0
\$600,000 - \$799,999	3	56
\$800,000 or over	1	2
Total	109	168

Summary	List Price	Sale Price
High	\$1,150,000	\$0
Low	\$10,000	\$0
Average	\$261,105	\$0
Median	\$234,900	\$0

Search Criteria

Status	NEW , ACT
Town	107

Subject Photo Page

Borrower/Client	KHAN, MIKAIL A				
Property Address	1060 NEW HAVEN AVE # U-5				
City	MILFORD	County	NEW HAVEN	State	CT
Lender	*FAIRBANKS CAPITAL CORP.				
				Zip Code	06460-6962

**Subject Front**

1060 NEW HAVEN AVE U-5
Sales Price
G.L.A. 963
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.5
Location AVERAGE
View LAND IN COMMON
Site TYP FOR PROP TY
Quality AVERAGE
Age 1969 EFF 10

Subject Rear**Subject Street**

Comparable Photo Page

Borrower/Client	KHAN, MIKAIL A						
Property Address	1060 NEW HAVEN AVE # U-5						
City	MILFORD	County	NEW HAVEN	State	CT	Zip Code	06460-6962
Lender	*FAIRBANKS CAPITAL CORP.						



Comparable 1

1070 NEW HAVEN AVE U-78
 Prox. to Subj. 0.01 miles
 Sales Price 145,000
 G.L.A. 963
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1.5
 Location AVERAGE
 View LAND IN COMMON
 Site
 Quality
 Age 1969 EFF 10



Comparable 2

1060 NEW HAVEN AVE U-22
 Prox. to Subj. Less than 0.01 miles
 Sales Price 160,000
 G.L.A. 963
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1.5
 Location AVERAGE
 View LAND IN COMMON
 Site
 Quality
 Age 1969 EFF 10



Comparable 3

1060 NEW HAVEN AVE U-7
 Prox. to Subj. Less than 0.01 miles
 Sales Price 154,000
 G.L.A. 963
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1.5
 Location AVERAGE
 View LAND IN COMMON
 Site
 Quality
 Age 1969 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:

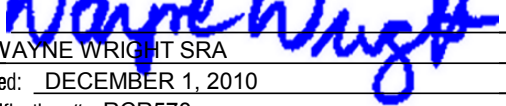
1. The inspector will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it 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: 1060 NEW HAVEN AVE # U-5, MILFORD, CT 06460-6962

INSPECTOR:

Signature: 
 Name: WAYNE WRIGHT SRA
 Date Signed: DECEMBER 1, 2010
 State Certification #: RCR578
 or State License #: _____
 State: CT
 Expiration Date of Certification or License: 4/30/2011

Client:	*GLASS & BRAUS	Client File #:	
Subject Property:	1060 NEW HAVEN AVE # U-5, MILFORD, CT 06460-6962	Appraisal File #:	GW52811

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).

Client:	*GLASS & BRAUS	Client File #:	
Subject Property:	1060 NEW HAVEN AVE # U-5, MILFORD, CT 06460-6962	Appraisal File #:	GW52811

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 DECEMBER 1, 2010
Trainee Licensed Certified Residential Certified General
License # RCR578 State CT
Expiration Date 4/30/2011

CO-APPRAISER:

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

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LICENSE

Borrower/Client	KHAN, MIKAIL A			
Property Address	1060 NEW HAVEN AVE # U-5			
City	MILFORD	County	NEW HAVEN	State CT Zip Code 06460-6962
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