

# INVOICE

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

INVOICE NUMBER	
GW51648	
DATE	
8/28/2008	
REFERENCE	
Internal Order #:	GW51648
Lender Case #:	
Client File #:	
Main File # on form:	GW51648
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: MARQUES, PATRICIA  
 Property Address: 16 STEWART ST  
 City: NEW BRITAIN  
 County: HARTFORD State: CT Zip: 06053-3230  
 Legal Description:

## FEES AMOUNT

\$225 704 DRIVE-BY & OATH ORDERED BY: JESSICA BRAUS 8/28/2008 \$225.00 704 DRIVE-BY UPON RECEIPT - POSTED TO WEBSITE	225.00
225.00	<b>SUBTOTAL</b> 225.00

## PAYMENTS AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
			<b>SUBTOTAL</b>
			<b>TOTAL DUE</b> \$ 225.00



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

16 STEWART ST

NEW BRITAIN, CT 06053-3230

**FOR:**

\*FAIRBANKS CAPITAL CORP.

P.O. BOX 65250

SALT LAKE CITY, UT 84165

**AS OF:**

AUGUST 13, 2008

**BY:**

WAYNE WRIGHT

**Freddie Mac**

Federal Home Loan Mortgage Corporation

**Second Mortgage Property Value Analysis Report**

GW51648

Owned by America's Savings Institutions

**Borrower/Subject Property Information**

Borrower MARQUES, PATRICIA Census Tract 09003-4168.C Map Reference 25540  
 Property Address 16 STEWART ST Check one:  SF  PUD  CONDO  2-4 Units  
 City NEW BRITAIN County HARTFORD State CT Zip Code 06053-3230  
 Phone No. Res. N/A Loan Amount Requested \$ N/A Term \_\_\_\_\_ Mos. Owner's Est. of Value \$ N/A  

No. of Rooms <u>6</u>	No. of Bedrooms <u>3</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>1,326 Sq. Ft.</u>	Garage/Carport (specify type & no.) <u>NONE</u>	Porches, Patio or Pool (specify) <u>PORCH</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 10% 1 Family 30% 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 5% Vacant  
 S/F Price Range \$ 100,000 to \$ 300,000 \$160,000 = 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) THE NEIGHBORHOOD IS BOUND TO THE NORTH BY EDDY GLOVER BOULEVARD, TO THE EAST BY ROUTE 71 STANLEY STREET, TO THE SOUTH BY ALLEN STREET AND THE WEST BY FARMINGTON AVENUE.

**SUBJECT PROPERTY**

Approx. Yr. Bilt. 19 # Units 1 # Stories 1.5  
 Type (det, duplex, semi/det. etc.) SINGLE FAMILY  
 Design (rambler, split, etc.) CAPE  
 Exterior Wall Mat. VINYL Roof Mat. ASPH SHINGLE  
 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	16 STEWART ST NEW BRITAIN	102 JACKSON NEW BRITAIN	284 COMMONWEALTH NEW BRITAIN	120 ROXBURY ROAD NEW BRITAIN
Proximity to Sub.	N/A	0.42 miles NW	0.51 miles NW	0.11 miles N
Sales Price	\$	\$ 173,000	\$ 158,000	\$ 149,900
Date of Sale and Time Adjustment	N/A	4/24/08	5/6/08	3/13/08
Location	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Site/View	.14 ACRES/AVG	.21 ACRES/AVG -700	.28 ACRES/AVG -1,400	.16 ACRES/AVG
Age	61 EFF 10	49 EFF 10	53 EFF 10	88 EF 10
Condition	CAPE/AVG	RANCH/AVG	RANCH/AVG	CAPE/AVG
Living Area Rm. Count and Total	Total: 6 B-rms: 3 Baths: 1.5	Total: 5 B-rms: 3 Baths: 1F +2,500	Total: 5 B-rms: 3 Baths: 1F +2,500	Total: 6 B-rms: 3 Baths: 1F +2,500
Gross Living Area	1,326 Sq. Ft.	1,344 Sq. Ft.	1,198 Sq. Ft. +2,560	1,536 Sq. Ft. -4,200
Air Conditioning	HWBB/NONE	HWBB/NONE	HWBB/NONE	HWBB/NONE
Garage/Carport	1C DET	1 CAR UNDER	DRIVEWAY +2,000	1 CAR DET
Porches, Patio, Pools, etc.	EP 120 SF 1 FIREPLACE	EP 72 SF 2 FIREPLACES -1,000	WD 96 SF 1 FIREPLACE +1,760	OP 91, EP 60 SF 1 FIREPLACE NO ADJ
Special Energy-Efficient Items	FULL, UNFINISHED VOL 1199 PG 876	FULL, FINISHED VOL 1740 PG 562 -3,000	FULL, FINISHED VOL 1736 PG 1231 -3,000	FULL, UNFINISHED VOL 1735 PG 1132
Other		NO MTG	OP 64 SF -640	WD 159 SF -1,590
Net Adjust (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,720	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,780	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -3,290
Indicated Value Sub		N 1.0 G 4.4 \$ 171,280	N 2.4 G 8.8 \$ 161,780	N 2.2 G 5.5 \$ 146,610

General Comments APPRAISAL DONE ON A DRIVE BY BASIS THE APPRAISER RESERVES THE RIGHT TO MAKE CHANGES SHOULD INFORMATION BECOME AVAILABLE THAT WOULD IMPACT THE VALUE.

Estimated Market Value \$ 155,000 as of AUGUST 13 20 08  
 Completed By WAYNE WRIGHT Title APPRAISER  
 Signature Wayne Wright Date AUGUST 13 20 08

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE

## SECOND MORTGAGE PROPERTY VALUE ANALYSIS REPORT MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT			COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6		
	Address	16 STEWART ST NEW BRITAIN			74 HAWTHORNE STREET NEW BRITAIN			55 CABOT STREET NEW BRITAIN				
Proximity to Sub.	N/A			0.53 miles NW			0.74 miles W					
Sales Price	\$			\$ 160,500			\$ 169,000			\$		
Date of Sale and Time Adjustment	DESCRIPTION			DESCRIPTION +(-)\$ Adjust.			DESCRIPTION +(-)\$ Adjust.			DESCRIPTION +(-)\$ Adjust.		
	N/A			7/11/08			6/20/08					
Location	AVERAGE			AVERAGE			AVERAGE					
Site/View	.14 ACRES/AVG			.29 ACRES/AVG -1,500			.17 ACRES/AVG					
Age	61 EFF 10			60 EFF 10			57 EFF 10					
Condition	CAPE/AVG			COLONIAL/AVG			CAPE/AVG					
Living Area Rm. Count and Total	Total	B-rms.	Baths	Total	B-rms.	Baths	Total	B-rms.	Baths	Total	B-rms.	Baths
	6	3	1.5	6	3	1.5	6	3	1.5			
Gross Living Area	1,326 Sq. Ft.			1,280 Sq. Ft. +920			1,494 Sq. Ft. -3,360			Sq. Ft.		
Air Conditioning	HWBB/NONE			HWBB/NONE			HWBB/NONE					
Garage/Carport	1C DET			DRIVEWAY +2,000			1 CAR UNDER					
Porches, Patio, Pools, etc.	EP 120 SF 1 FIREPLACE			EP 84 SF NO FIREPLACE 720			EP 60 SF NO FIREPLACE 1,200					
Special Energy-Efficient Items	FULL, UNFINISHED VOL 1199 PG 876			FULL, UNFINISHED VOL 1746 PG 398			FULL, FINISHED VOL 1744 PG 706 -3,000					
Other				98% LTV FHA			100% LTV					
Net Adjust (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,140			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,160			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Indicated Val. of Sub.				N 1.3 G 3.2 \$ 162,640			N 3.1 G 4.5 \$ 163,840			N G \$		

COMMENTS	Comments:

**Supplemental Addendum**

File No. GW51648

Borrower/Client	MARQUES, PATRICIA			
Property Address	16 STEWART ST			
City	NEW BRITAIN	County	HARTFORD	State CT Zip Code 06053-3230
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.**

**DIRECT SALES COMPARISON:**

**THE MARKET DATA IS LIMITED. NEW BRITAIN IS A COMMUNITY OF 72,221+- PEOPLE SPREAD OUT OVER 13 SQUARE MILES. OVER THE LAST 12 MONTHS THERE WERE 93 SALES BETWEEN \$140,000 AND \$171,000 ACCORDING TO THE LOCAL MLS AND PUBLIC RECORDS. THIS IS AN AVERAGE OF 7.75 SALES PER MONTH. THERE WERE 6 SALES OF THE 93 IN THE SUBJECT'S NEIGHBORHOOD, 5 OF THE 6 WERE INCLUDED IN THIS REPORT.**

**THE LACK OF DATA REQUIRED THE USE OF COMPARABLES OF DISSIMILAR BUT COMPETITIVE STYLES, IN THIS MARKET RANCHES, CAPES AND COLONIALS HAVE SIMILAR APPEAL AND ARE CONSIDERED TO BE PURCHASE ALTERNATIVES.**

**DUE TO THE QUALITY AND QUANTITY OF THE MARKET DATA EACH SALE WAS GIVEN EQUAL CONSIDERATION.**

**LISTING HISTORY:**

**THE PROPERTY IS CURRENTLY LISTED FOR \$159,900.**

## Legal Description Map

Borrower/Client	MARQUES, PATRICIA			
Property Address	16 STEWART ST			
City	NEW BRITAIN	County	HARTFORD	State CT Zip Code 06053-3230
Lender	*FAIRBANKS CAPITAL CORP.			

VOL 1442 PAGE 0844

**QUIT CLAIM DEED**  
**SURVIVORSHIP SPECIAL**

430

I, VASCO M. MARQUES of the Town of New Britain, County of Hartford, and State of Connecticut for no consideration Grant to PATRICIA MARQUES and myself, as joint tenants with rights of survivorship, and with QUIT CLAIM COVENANTS,

A certain piece or parcel of land, with all buildings thereon situated in said Town of New Britain, being known and described as,

Lots #67, 68 and five (5) feet of number 66, block #5 on a revised map of land known as "Belvidere" - Stanley Quarter, New Britain, Connecticut. Property of Bodwell Land Company, drawn by Hall & Bacon, engineers, New Britain, Connecticut, dated October 1911 and recorded in New Britain Land Records, book of Maps, volume 2, page 27. Together with the right to pass and repass over and long a strip of land, 50 feet wide, to be known as STEWART STREET. Also an easement in said street for all purposes, for which a public highway is used.

BOUNDED: NORTH by land now or formerly of the Bodwell Land Company, 125 feet; (the northerly portion of lot #66 on said map).

EAST by Stewart Street, fifty (50) feet;

SOUTH by land now or formerly of Bodwell Land Company, 125 feet;

WEST by land now or formerly of the Bodwell Land Company, fifty (50) feet; (by lots #13, 14 and 5 feet of lot #15 on said map.)

Being the same premises conveyed to the Grantor herein by virtue of a Warranty Deed from Walter Nevulis dated and recorded May 30, 1995 in Volume 1199 at Page 876 of the New Britain Land Records.

NO CONVEYANCE TAX COLLECTED

*John J. DeRuggo*  
TOWN CLERK OF NEW BRITAIN

**CURRENT LISTING**

Borrower/Client	MARQUES, PATRICIA			
Property Address	16 STEWART ST			
City	NEW BRITAIN	County	HARTFORD	State CT Zip Code 06053-3230
Lender	*FAIRBANKS CAPITAL CORP.			

Print

Page 1 of 1

Wayne Wright Residential CT MLS  
 ML# G493642 IDX Y Net Y #Images 1 O/Price \$164,200 L/Price \$159,900  
 16 STEWART ST New Britain / New Britain (22) Zip 06053 Status ACT  
 YrBlt 1947 /TOWN New Const. Y Zoning Lse Op Y Cnty HARTFORD  
 Lt Dim 00X000 EstAcr 0.14 Map Lot Block  
 SD E/Row Ownr Marques  
 Asmt \$110,040 MillRt 45.39 PI N Taxes \$4,994 OthrTx Vol 1442 Page 844

-----Listing Office Information-----  
 LA/ID BEKANICO/Odalys Bekanich O/Ph 860-676-1200x302 O/Fax 860-676-9222  
 E-mail bekanich@sbcglobal.net Othr/Ph 860-676-1200  
 L/Off HBOR01 H.B.O. REALTY INTERNATIONAL Bybkr 2.50 %  
 Show LOG & GO Photo Serv? Dual/Var N Type ER/NA  
 Team Agt Team Agt

-----Schools-----  
 Elem CLB Middle Jr High Sr High newbrit

-----General Information-----  
 Approx SqFt 1326 /TOWN Foundation Levels 2.0  
 Style CAPE / Mint SeasnL N Act Adult55+ N Exterior VINYL #Rooms 6.0  
 Bsmt FULL ,UFIN PoolN Floors WOOD ,CARP #Bedrms 3  
 Gar 1/DETCH FP 1 Attic STORG, #Baths 1.1  
 Rem: CLOSE TO CCSU! ALL MAJOR THINGS ARE NEWER JUST NEEDS COSMETICS, NEWER ROOF,SIDING, 50 GA-  
 HT.WTR,HTR.,FURNACE,WINDOWS, ELEC & HATCHWAY, 2NDSHOWR IN LL, ROOM TO EXPAND. FP IN LIV RM,  
 FORML DINING RM, BAY WINDOW., SUN RM, 1.5 BTHS, "SOLD IN AS IS CONDITION"  
 Agt Rmks: HOME IS MUCH LARGER THAN APPEARS, SPACIOUS ROOMS, LEVEL LOT, ALL MAJOR TICKET ITEMS /  
 WORK HAS BEEN DONE, COULD USE SOME WORK IN KITCHEN/ & PAINT THROUGH-OUT, DEFINATELY A  
 GOOD OPPORTUNITY! LEVEL LOT, EASY TO SHOW, LOG & GO/ ELEC

-----Approximate Room Sizes / Descriptions & Additional Rooms & Features-----  
 Living , BAY, FORM, FP MBR ,FIRST Full / Half  
 Dining Y ,FORM 2Bed ,UPPER Baths Lower  
 Kitchen , EATIN 3Bed ,UPPER Baths 1st Flr /1  
 FmRm/Den N 4Bed Baths 2nd Flr 1  
 OthRm1 SUNRM In-law Baths 3rd Flr  
 OthRm2 WORK AddlRms LNDRY Lndry Rm Loc FIRST  
 Appl Incl OVRNG LtDsc NBRHD, LEVEL Handicap  
 Int Feat CEILFN Deck , PATIO Cable Avail. Y  
 Ext Feat OUTBLDG Porch  
 Mech Feat SMOKE, AUTODR Misc CMBUS, PUBTRSH  
 WtrFr N Drvway ASPH

-----Utilities / Energy Features-----  
 Fuel GAS Water PUBCT Hot Water GAS ,OWN  
 Heating RADTR Sewer PUBCT Energy FP-INS, THERM  
 Cooling INDV Amps 100 Lien NEITHER Electrical CRBRK  
 Insul

-----Other Information-----  
 UFFI UNKNW Asbestos UNKNW Othr Fin Poss IMMED List Date 04/19/08  
 Lead ABSEN Radon UNKNW Seller Conc. PUD N Exp Date  
 Dir ALLEN STREET OR ROXBURY ROAD TO STEWART STREET

VirtualTour:

-----Comp Information-----  
 Contr Date S/Agt ID Selling Office Code  
 Close Date S/Price S/Concession DOM ADOM 114  
 OfcRem

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**ASSESSOR'S CARD**

Borrower/Client	MARQUES, PATRICIA			
Property Address	16 STEWART ST			
City	NEW BRITAIN	County	HARTFORD	State CT Zip Code 06053-3230
Lender	*FAIRBANKS CAPITAL CORP.			

Print Summary

Page 1 of 2



Powered by Vision Appraisal Technology

**MBLU :** B5C/ 123/ III  
**Location:** 16 STEWART ST  
**Owner Name:** MARQUES PATRICIA +  
**Account Number:** 82000016

**Parcel Value**

Item	Appraised Value	Assessed Value
Buildings	106,600	74,620
Xtra Bldg Features	0	0
Outbuildings	4,500	3,150
Land	46,100	32,270
<b>Total:</b>	<b>157,200</b>	<b>110,040</b>

**Owner of Record**

MARQUES PATRICIA +  
 MARQUES VASCO M  
 16 STEWART ST  
 NEW BRITAIN, CT 06053

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
MARQUES PATRICIA +	1442/ 844	1/13/2003	0
MARQUES VASCO M	1199/ 876	5/30/1995	0
NEVULIS WALTER	1078/ 19	4/9/1990	0
ANN V AHARONIAN	427/ 11	5/31/1956	0
WALTER + MARY M NEVULIS	428/ 295	5/31/1956	0

**Land Line Valuation**

Size	Zone	Neighborhood	Appraised Value	Assessed Value
0.14 AC	S3	104	46,100	32,270

**Construction Detail**

<b>Building # 1</b>	<b>Stories</b> 1 1/4 Stories	<b>Occupancy</b> 1
<b>STYLE</b> Cape	<b>Roof Structure</b> Gable	<b>Roof Cover</b> Asphalt Shingl
<b>Exterior Wall 1</b> Vinyl Siding	<b>Interior Fir 1</b> Unknown	<b>Central Heat Sys</b> Yes
<b>Interior Wall 1</b> Unknown	<b>Total Bedrooms</b> 03	<b>Total Full Baths</b> 1
<b>AC Type</b> None	<b>Total Xtra Fixtrs</b> 1	<b>Total Rooms</b> 6
<b>Total Half Baths</b> 1	<b>Kitchen Style</b> Average	<b>Fireplaces</b> 1
<b>Bath Style</b> Average		

**Building Valuation**

**Living Area:** 1,326 square feet      **Year Built:** 1947      **Building Value:** 106,600

<http://data.visionappraisal.com/NewbritainCT/print.asp?pid=15622>

8/11/2008

**ASSESSOR'S CARD #2**

Borrower/Client	MARQUES, PATRICIA			
Property Address	16 STEWART ST			
City	NEW BRITAIN	County	HARTFORD	State CT Zip Code 06053-3230
Lender	*FAIRBANKS CAPITAL CORP.			

## Print Summary

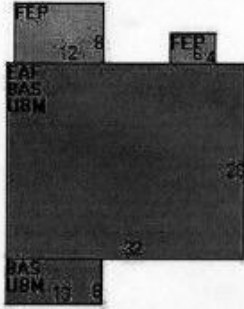
Page 2 of 2

**Extra Features**

Code	Description	Units	Appraised Value
	No Extra Building Features		

**Outbuildings**

Code	Description	Units	Appraised Value
FGR1	Garage Frame	322 S.F.	4000
SHD1	Shed Frame	88 S.F.	500

**Building Sketch****Subarea Summary**

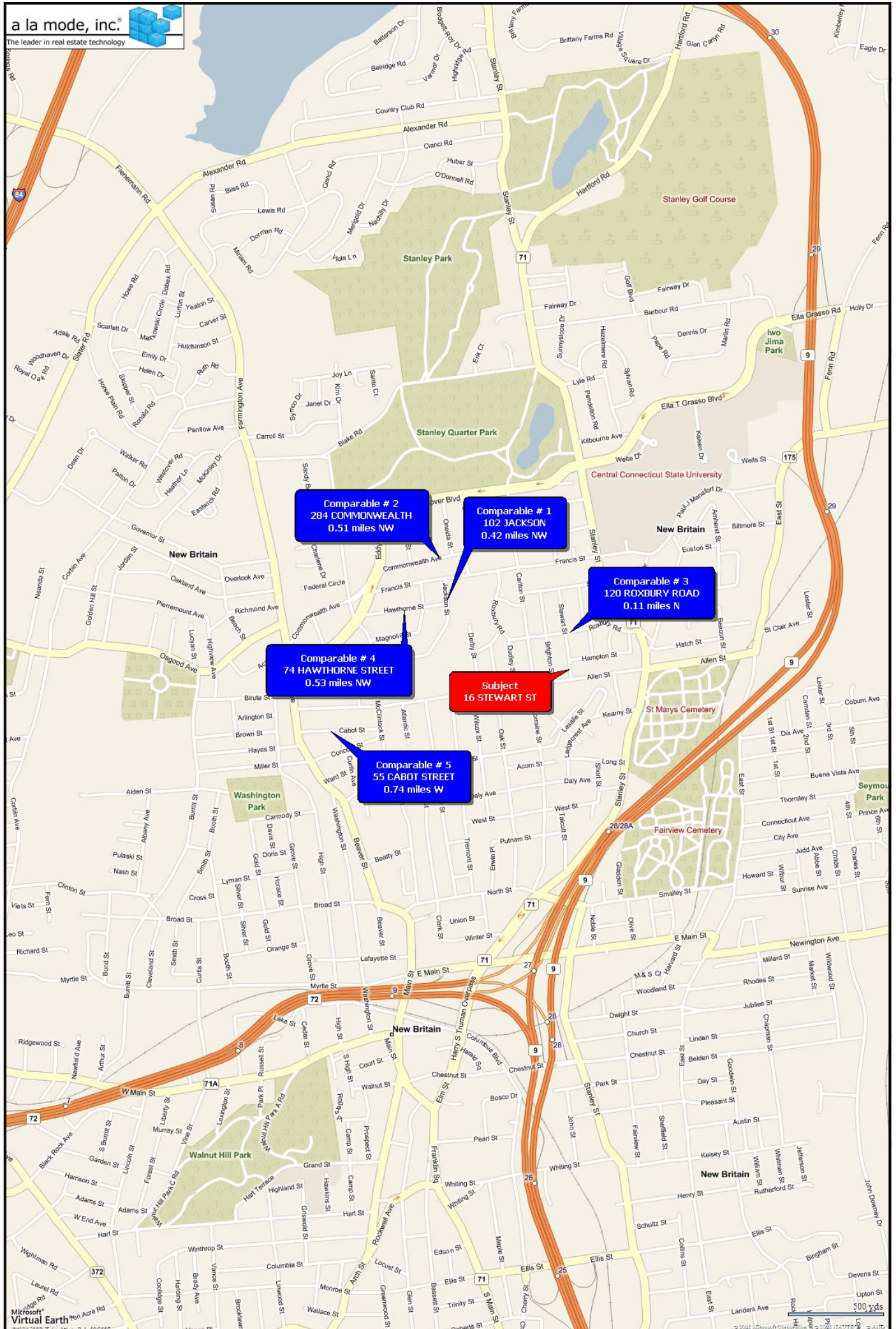
Code	Description	Gross Area	Living Area
BAS	First Floor	910	910
EAF	Attic, Expansion, Finished	832	416
FEP	Enclosed Porch	120	0
UBM	Basement	910	0

<http://data.visionappraisal.com/NewbritainCT/print.asp?pid=15622>

8/11/2008

# Comparable Sales Map

Borrower/Client	MARQUES, PATRICIA				
Property Address	16 STEWART ST				
City	NEW BRITAIN	County	HARTFORD	State	CT
Lender	*FAIRBANKS CAPITAL CORP.				
				Zip Code	06053-3230

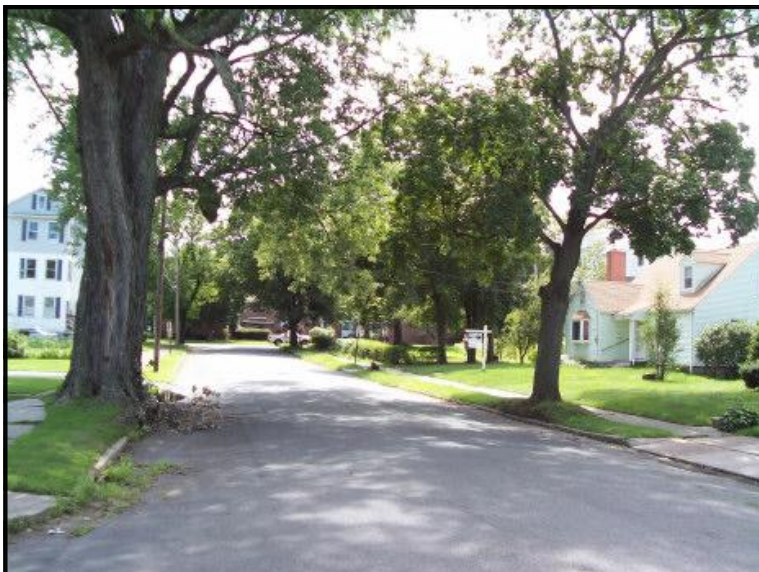


**Subject Photo Page**

Borrower/Client	MARQUES, PATRICIA						
Property Address	16 STEWART ST						
City	NEW BRITAIN	County	HARTFORD	State	CT	Zip Code	06053-3230
Lender	*FAIRBANKS CAPITAL CORP.						

**Subject Front**

16 STEWART ST  
Sales Price  
Gross Living Area 1,326  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.5  
Location AVERAGE  
View .14 ACRES/AVG  
Site  
Quality  
Age

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

### Comparable Photo Page

Borrower/Client	MARQUES, PATRICIA						
Property Address	16 STEWART ST						
City	NEW BRITAIN	County	HARTFORD	State	CT	Zip Code	06053-3230
Lender	*FAIRBANKS CAPITAL CORP.						



Source: CTML S, Inc.

#### Comparable 1

102 JACKSON  
 Prox. to Subject 0.42 miles NW  
 Sale Price 173,000  
 Gross Living Area 1,344  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1F  
 Location AVERAGE  
 View .21 ACRES/AVG  
 Site  
 Quality  
 Age 49 EFF 10



Source: CTML S, Inc.

#### Comparable 2

284 COMMONWEALTH  
 Prox. to Subject 0.51 miles NW  
 Sale Price 158,000  
 Gross Living Area 1,198  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1F  
 Location AVERAGE  
 View .28 ACRES/AVG  
 Site  
 Quality  
 Age 53 EFF 10



Source: CTML S, Inc.

#### Comparable 3

120 ROXBURY ROAD  
 Prox. to Subject 0.11 miles N  
 Sale Price 149,900  
 Gross Living Area 1,536  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1F  
 Location AVERAGE  
 View .16 ACRES/AVG  
 Site  
 Quality  
 Age 88 EF 10

### Comparable Photo Page

Borrower/Client	MARQUES, PATRICIA				
Property Address	16 STEWART ST				
City	NEW BRITAIN	County	HARTFORD	State	CT
Lender	*FAIRBANKS CAPITAL CORP.				
				Zip Code	06053-3230



#### Comparable 4

74 HAWTHORNE STREET  
 Prox. to Subject 0.53 miles NW  
 Sales Price 160,500  
 Gross Living Area 1,280  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.5  
 Location AVERAGE  
 View .29 ACRES/AVG  
 Site  
 Quality  
 Age 60 EFF 10



#### Comparable 5

55 CABOT STREET  
 Prox. to Subject 0.74 miles W  
 Sales Price 169,000  
 Gross Living Area 1,494  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.5  
 Location AVERAGE  
 View .17 ACRES/AVG  
 Site  
 Quality  
 Age 57 EFF 10

#### Comparable 6

Prox. to Subject  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

**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 judgement.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

1. The appraiser 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 appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. 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.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, 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 appraiser 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 the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser 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 appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser 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.
10. The appraiser 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 appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser 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 appraiser's prior written consent. The appraiser'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.

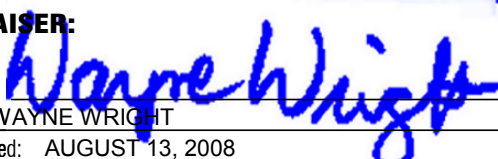
**APPRAISER'S CERTIFICATION:** The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. 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.
4. 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.
5. 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 appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal 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, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. 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.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 16 STEWART ST, NEW BRITAIN, CT 06053-3230

**APPRAISER:**

Signature:   
 Name: WAYNE WRIGHT  
 Date Signed: AUGUST 13, 2008  
 State Certification #: RCR578  
 or State License #: \_\_\_\_\_  
 State: CT  
 Expiration Date of Certification or License: 4/30/2009

**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property