

AFFIDAVIT OF APPRAISER


Borrower/Client	ROSSI, DAVID M & NANCY M			
Property Address	100 IDLEWOOD RD			
City	WOLCOTT	County	NEW HAVEN	State CT Zip Code 06716-1316
Lender	*FAIRBANKS CAPITAL CORP.			

DOCKET NO CV 10 6004419 S : SUPERIOR COURT
 :
 THE BANK OF NEW YORK, AS INDENTURE: J.D. OF WATERBURY
 TRUSTEE FOR THE ENCORE CREDIT :
 RECEIVABLES TRUST 2005-2 :
 :
 v. : AT WATERBURY
 :
 DAVID M. ROSSI, NANCY M. ROSSI :
 : August 9, 2011

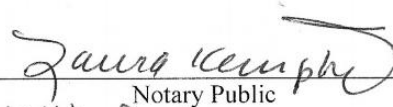
AFFIDAVIT OF APPRAISER

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 **100 Idlewood Road, Wolcott, CT**, on **August 16, 2011**; And Further, that on that date, I estimated the Fair Market Value to be **Four Hundred Twenty Thousand and 00/100 Dollars, (\$420,000)**; with **\$105,000** attributable to the value of the site, and **\$315,000** 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 21st day of August, 2011


 Notary Public

STofct ss: Wallingford
 County of New Haven

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

INVOICE

FROM:

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

INVOICE NUMBER

GW52988

DATE

8/22/2011

REFERENCE

Internal Order #: GW52988
 Lender Case #:
 Client File #:
 Main File # on form: GW52988
 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: ROSSI, DAVID M & NANCY M
 Property Address: 100 IDLEWOOD RD
 City: WOLCOTT
 County: NEW HAVEN State: CT Zip: 06716-1316
 Legal Description:

FEES
AMOUNT

\$225.00 704 DRIVE-BY & OATH	225.00
ORDERED BY: JESSICA BRAUS	
8/22/2011 \$225.00 704 DRIVE-BY & OATH	
UPON RECEIPT (POSTED TO 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

100 IDLEWOOD RD
WOLCOTT, CT 06716-1316

FOR

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

AS OF

AUGUST 16, 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

GW52988

Owned by America's Savings Institutions

Borrower/Subject Property Information

Borrower ROSSI, DAVID M & NANCY M Census Tract 09009-3613.C Map Reference 35300
 Property Address 100 IDLEWOOD RD Check one: SF PUD CONDO 2-4 Units
 City WOLCOTT County NEW HAVEN State CT Zip Code 06716-1316
 Phone No. Res. N/A Loan Amount Requested \$ N/A Term N/A Mos. Owner's Est. of Value \$ N/A

No. of Rooms 8	No. of Bedrooms 4	No. of Baths 3.0	Family room or den <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Gross Living Area 3,726 Sq. Ft.	Garage/Carport (specify type & no.) 2 CAR ATT	Porches, Patio or Pool (specify) DECKS	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 70% 1 Family % 2-4 Family % Apts. % Condo 5% Commercial 5% Industrial 20% Vacant %
 Change in Present Land Use Not Likely Likely Taking Place Frm. To
 Predominant Occupancy Owner Tenant 2% Vacant
 S/F Price Range \$ 180,000 to \$ 550,000 \$245,000 = Predominant Value
 S/Family Age NEW yrs. to 60 yrs. Predominant Age 25 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 THE CITY OF BRISTOL, TO THE EAST BY WOLCOTT ROAD (RTE 69), TO THE SOUTH BY WOLCOTT ROAD (RTE 69) AND THE WEST BY BOUNDLINE ROAD. THE HIGHER PRICED PROPERTIES ARE PROXIMATE TO THE SUBJECT. THERE IS LIGHT INDUSTRIAL PROPERTY ON BOUNDLINE ROAD AND COMMERCIAL PROPERTY ALONG WOLCOTT ROAD.

SUBJECT PROPERTY

Approx. Yr. Bilt. 19 # Units 1 # Stories 2
 Type (det, duplex, semi/det. etc.) SINGLE FAMILY
 Design (rambler, split, etc.) COLONIAL
 Exterior Wall Mat. VINYL/BRICK /AVG Roof Mat. ARCH.SHINGLES
 Is the property in a HUD-Identified Special Flood Haz. Area? No Yes
 Special Energy-Effic. Items FLOOD ZONE C, MAP DATE 07-05-1982, PANEL NUMBER 090093 0002 B. REAL ESTATE TAXES ARE \$8,707.74.
THERE WERE NO NOTED SPECIAL ENERGY EFFICIENT ITEMS.
 Comments (favorable or unfavorable incl. deferred maintenance) BASED ON AN EXTERIOR, CURB SIDE ONLY INSPECTION, THE PROPERTY APPEARS TO HAVE BEEN ADEQUATELY MAINTAINED.

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"/>

Market Comparable Analysis Prior To Improvement

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	100 IDLEWOOD RD WOLCOTT, CT 06716-1316	23 CRYSTAL BROOK ROAD WOLCOTT, CT		65 CICCIO ROAD SOUTHINGTON, CT		109 CHURCHILL STREET SOUTHINGTON, CT	
Proximity to Sub.	N/A						
Sales Price	\$	\$ 459,000		\$ 440,000		\$ 438,000	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Time Adjustment	N/A	4/25/2011	-8,550	8/1/2011	-3,500	4/15/2011	-8,900
Location	AVERAGE	AVERAGE		GOOD		GOOD	
Site/View	1.46 ACRES/AVG	1.87 ACRES/AVG		1 ACRE/AVG		1.03 ACRES/AVG	
Age	1994 EFF 10	1996 EFF 10		1993 EFF 10		1994 EFF 10	
Condition	COLONIAL/AVG	COLONIAL/AVG		COLONIAL/AVG		COLONIAL/AVG	
Living Area Rm. Count and Total	Total B-rms. Baths	Total B-rms. Baths		Total B-rms. Baths		Total B-rms. Baths	
	8 4 3.0	8 4 2.5	+2,500	10 4 2.5	+2,500	9 4 2.5	+2,500
Gross Living Area	3,726 Sq. Ft.	3,602 Sq. Ft.		2,518 Sq. Ft.		3,234 Sq. Ft.	
Air Conditioning	FWA/CENTRAL	FWA/CENTRAL		FWA/CENTRAL		FWA/CENTRAL	
Garage/Carport	2C ATT	3C ATT		3C ATT		2C ATT	
Porches, Patio, Pools, etc.	WD 520 SF 1 FIREPLACE	WD 352 SF 1 FIREPLACE		WD 796 SF 1 FIREPLACE		WD 240 SF 2 FIREPLACES	
Special Energy-Efficient Items	IG POOL WD 114 SF	EP 252 SF 2-OPS 80/96 SF		EP 252 SF OP 84 SF		NONE NONE	
Other	FULL, UNFIN LL	FULL, FINISHED		FULL, 560 SF FIN		FULL, FINISHED	
Net Adjust (Total)		\$ -13,320		\$ -19,820		\$ -31,350	
Indicated Value Sub		N 2.9 G 6.3 \$ 445,680		N 4.5 G 23.2 \$ 420,180		N 7.2 G 20.1 \$ 406,650	

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 \$ 420,000 as of AUGUST 16 20 11

Completed By WAYNE WRIGHT SRA Title APPRAISER RCR.0000578
 Signature Wayne Wright Date AUGUST 16 20 11

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE

Supplemental Addendum

File No. GW52988

Borrower/Client	ROSSI, DAVID M & NANCY M			
Property Address	100 IDLEWOOD RD			
City	WOLCOTT	County	NEW HAVEN	State CT Zip Code 06716-1316
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.

IMPROVEMENTS:

Information regarding the dwelling was obtained from a curbside inspection and data contained in the assessor's field card. The exterior condition is considered average.

EXTERNAL OBSOLESCENCE:

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

DIRECT SALES COMPARISON:

The market data is limited. Wolcott is a community of 16,202+-people spread out over 20 square miles. Over the last 12 months there was 1 sale over \$400,000 according to the local mls and public records. The lack of sales required the use of comparables from Southington, sales located more than 1 mile away. This is common practice in Wolcott due to the population and the nature of development in the town. Southington has higher land values than Wolcott and as a result the two sales from Southington were adjusted for location.

Declining values in this market segment is based on the median price history which is included as an exhibit in the appraisal. The Median price for a single family home in Wolcott peaked in 2006 at \$268,900. The Median price for a single family home in Wolcott in 2010 was \$189,950. 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 6 months absorption rate which indicates a 13.22 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.

EXTERNAL OBSOLESCENCE

Borrower/Client	ROSSI, DAVID M & NANCY M			
Property Address	100 IDLEWOOD RD			
City	WOLCOTT	County	NEW HAVEN	State CT Zip Code 06716-1316
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.

100 IDLEWOOD EXPIRED LISTING

Borrower/Client	ROSSI, DAVID M & NANCY M			
Property Address	100 IDLEWOOD RD			
City	WOLCOTT	County	NEW HAVEN	State CT Zip Code 06716-1316
Lender	*FAIRBANKS CAPITAL CORP.			

Wayne Wright		Residential	08/12/11	2:06 PM
W1059344	EXP	Hbrd? N	O/Price \$550,000	Prv/Price
100 IDLEWOOD RD			116/Wolcott / WOLCOTT	L/Price \$550,000
				Cnty NEWHAVEN
Ownr		SD	Zip 06716	Asmt \$383,770
Map	Vol 218	EstAcr 1.46		MillRt 22.68 PI N
Lot	Pg 402	Lt Dim 00X00	E/Row	Taxes \$8,703
Blk	Lse Op N	YrBit 1994 /TOWN	New Const. N Zoning R-40	OthrTx
L-Ofc	Fercodini Properties Inc / FERC20		O/Ph 203-879-4973x11	O/Fax 203-879-6983
LA/ID	FERCODL2/LINDA FERCODINI,ABRM,CIPS,CRS,SRES		Othr/Ph 203-879-4974	Bybkr 2.50 %
E-mail	linda.fercodini.prop@snet.net			Type ER/NA Dual/Var N
Team Agt			Show CALL L/OFFICE	
Team Agt			IDX Y Int Y CTReal.com Y	#Pic 2
Short Sale?				
Style	CONT	FP 3	Act Adult55+ N	Fdtn
Apx SqFt	3726 /TOWN		SeasnL N	Extr VINYL
Bsmnt	FULL ,PFIN		Pool Y/INGRD	Flrs CARP ,TILE
Gar	2/ATTCH			Attic WALKUP,
VT				
Elem	CLB	Jr High		
Middle	TYRRELL	Sr High	WOLCOTT	
Living	17X20		MBR 18X22, FBATH, FP, WALKIN, WHPOOL	Bths Lower
Dining	Y 15X18		2Bed 12X15	Bths 1st Flr
Ktchn	16X20		3Bed 12X19	Bths 2nd Flr
FR/Den	Y 17X22, FP		4Bed 10X18	Bths 3rd Flr
OthRm			AdIRms	Inlaw
				Lndry FIRST
				Cable Y
				Hndicp N
Appl Incl	DISHW, OVRNG, REFRG			
MechFeat	SMOKE			
Int Feat	SLIDER		Ext Feat	
Deck	10X52	Porch	Drvway PAVED	LtDesc NBRHD
Misc		WtrFr N		
Heat	WAIR		Water WELL	Hot Water PROPN ,OWN
Fuel	PROP, NA		Sewer SEPTC	Energy THERM
Cool	CAIR		Lièn NEITHER	Elec CRBRK Amps
UFFI	ABSEN	Asbestos ABSEN	Othr Fin	Poss NEGOT
Lead	ABSEN	Radon UNKNW	PUD N	Seller Conc.
Insul				LD 10/16/10
				XD 05/25/11
				ADom 221
Pub.	Spectacular Contemporary! Large eat-in kit w/island, FDR, LR w/beautiful windows, 3 BRs, Master suite w/fireplace, full bath, whirlpool tub;			
Rmks	salt water inground pool, double tier decks.			
Agt				
Rmks				
Ofc				
Rmks				
Dir	Wolcott Road to Idlewood Rd.			
----- Comp Information -----				
Contr Date		S/Agt ID		Sell O/Code
Close Date	S/Price			DOM

WOLCOTT MEDIAN PRICE HISTORY

Borrower/Client	ROSSI, DAVID M & NANCY M				
Property Address	100 IDLEWOOD RD				
City	WOLCOTT	County	NEW HAVEN	State	CT Zip Code 06716-1316
Lender	*FAIRBANKS CAPITAL CORP.				

WOLCOTT SINGLE FAMILY MARKET AS OF JUNE 30, 2011

YEAR	# SALES	MEDIAN PRICE	% CHANGE	GLA	ABSORPTION	DOM	ACTIVE	PENDING	EXPIRED
2002	177	\$175,500		1530		35			
2003	179	\$215,000		1668		34			
2004	199	\$237,000		1664		51			
2005	183	\$254,048		1680		43			
2006	146	\$268,900		1583		54			140
2007	167	\$262,500		1699		74			172
2008	123	\$249,900		1785		55			158
2009	122	\$216,750		1650		84			147
2010	104	\$189,950		1450		53			120
2011	49	\$239,000		1884		70	108	29	56

Legal Description Map

Borrower/Client	ROSSI, DAVID M & NANCY M			
Property Address	100 IDLEWOOD RD			
City	WOLCOTT	County	NEW HAVEN	State CT Zip Code 06716-1316
Lender	*FAIRBANKS CAPITAL CORP.			

CORRECTIVE
FORM 174A CONNECTICUT - WARRANTY DEED - SURVIVORSHIP

VOL 218 PAGE 402



TUTTBLANK REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, BURLINGAME, CA 94010

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That BROOK GARDEN ENTERPRISES, INC., a Connecticut corporation duly organized with its principal place of business located at 30 Tosun Road, Wolcott, Connecticut

for the consideration of ONE (\$1.00) DOLLAR

received to its full satisfaction of DAVID M. ROSSI and NANCY M. ROSSI, both of 150 Platt Street, Waterbury, Connecticut

do give, grant, bargain, sell and confirm unto the said DAVID M. ROSSI and NANCY M. ROSSI

and unto the survivor of them, and unto such survivor's heirs and assigns forever

a certain piece or parcel of land, with all the improvements thereon, situated in the Town of Wolcott, County of New Haven on the westerly side of Idlewood Road, being shown as Lot #15 on a map entitled, "Subdivision Map Of 'BROOK GARDEN ESTATES', Section I, Wolcott, Connecticut, For Bridget & Adelard LeFrancois, Wolcott, Conn., By: FWC Survey Co., 250 Christian Street, Oxford, Conn., Drawn FWC, Date Mar., 1988, FBL4, Scale 1" = 100', Sheet 1/1", filed for record at the Wolcott Town Clerk's Office, being bounded and described as follows:

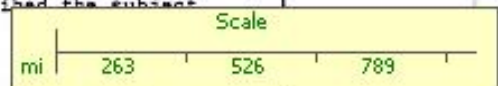
NORTHERLY: 440.95 feet on Lot #14, as shown on said map;
EASTERLY: 150.00 feet on Idlewood Road;
SOUTHERLY: 465.84 feet on Lot #17, as shown on said map; and
WESTERLY: 150.00 feet on land now or formerly of Arthur LeFrancois, as shown on said map.

Being the same premises conveyed to Brook Garden Enterprises, Inc. by a Quit Claim deed from Bridget LeFrancois and Adelard LeFrancois dated and recorded June 10, 1988 in Volume 178, Page 538 of the Wolcott Land Records. See also Corrective Quit Claim Deed dated and recorded September 26, 1988 in Volume 181, Page 383 of the Wolcott Land Records.

NOTE: A title search has not been performed on this property pursuant to the specific request of the Buyers and Seller herein.

1003B

The sole purpose of this deed being to correct that deed from Brook Garden Enterprises, Inc. to David M. Rossi and Nancy M. Rossi dated December 22, 1993 and recorded in Volume 217, Page 174 of the Wolcott Land Records which erroneously described the subject premises as Lot #18 rather than Lot #15, although the bounding description therein accurately described the subject premises.



Legal Description Map

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Lender	*FAIRBANKS CAPITAL CORP.			

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To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, it the said grantor does for itself, its successors, heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the enrolling of these presents it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and it has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, it the said grantor do by these presents bind itself and its successor heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In witness whereof, it has hereunto ~~caused its~~ caused its hand and seal / this 16th day of February in the year of our Lord nineteen hundred and ninety four.

Signed, Sealed and Delivered in presence of
Constance J. Magnuson
 Constance J. Magnuson
Ryan M. Guarrera
 Ryan M. Guarrera

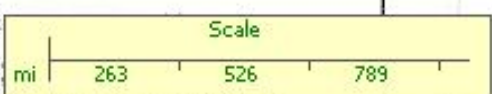
BROOK GARDEN ENTERPRISES, INC.
Bridget LeFrancois
 Bridget LeFrancois, Its President
 Duly Authorized
 No-Conveyance Tax Received _____ L.S.

_____ L.S.

State of Connecticut
 County of New Haven

} SS. Wolcott

Personally Appeared Bridget LeFrancois, who acknowledge president of Brook Garden Enterprises, Inc., a Connecticut as such president, being authorized so to do, executed the foregoing instrument For the purposes therein contained, by signing the name of the corporation by

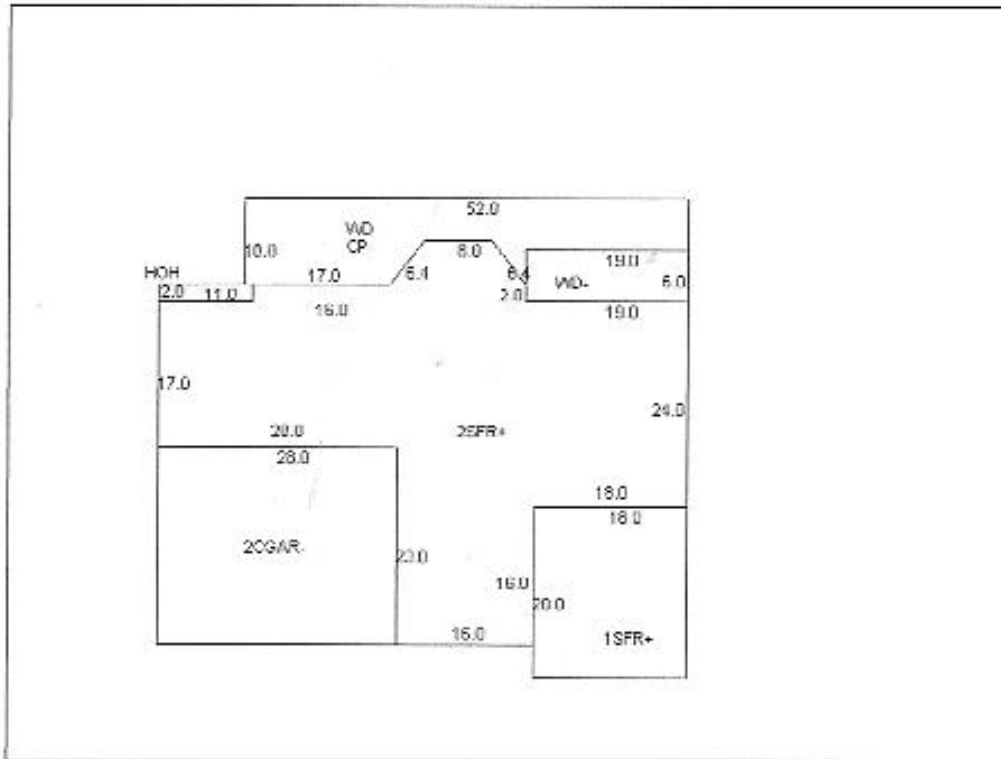


Building Sketch

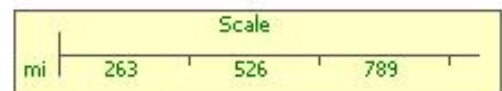
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Lender	*FAIRBANKS CAPITAL CORP.			

Bringing municipal assessment data to the web.

Page 2 of 2

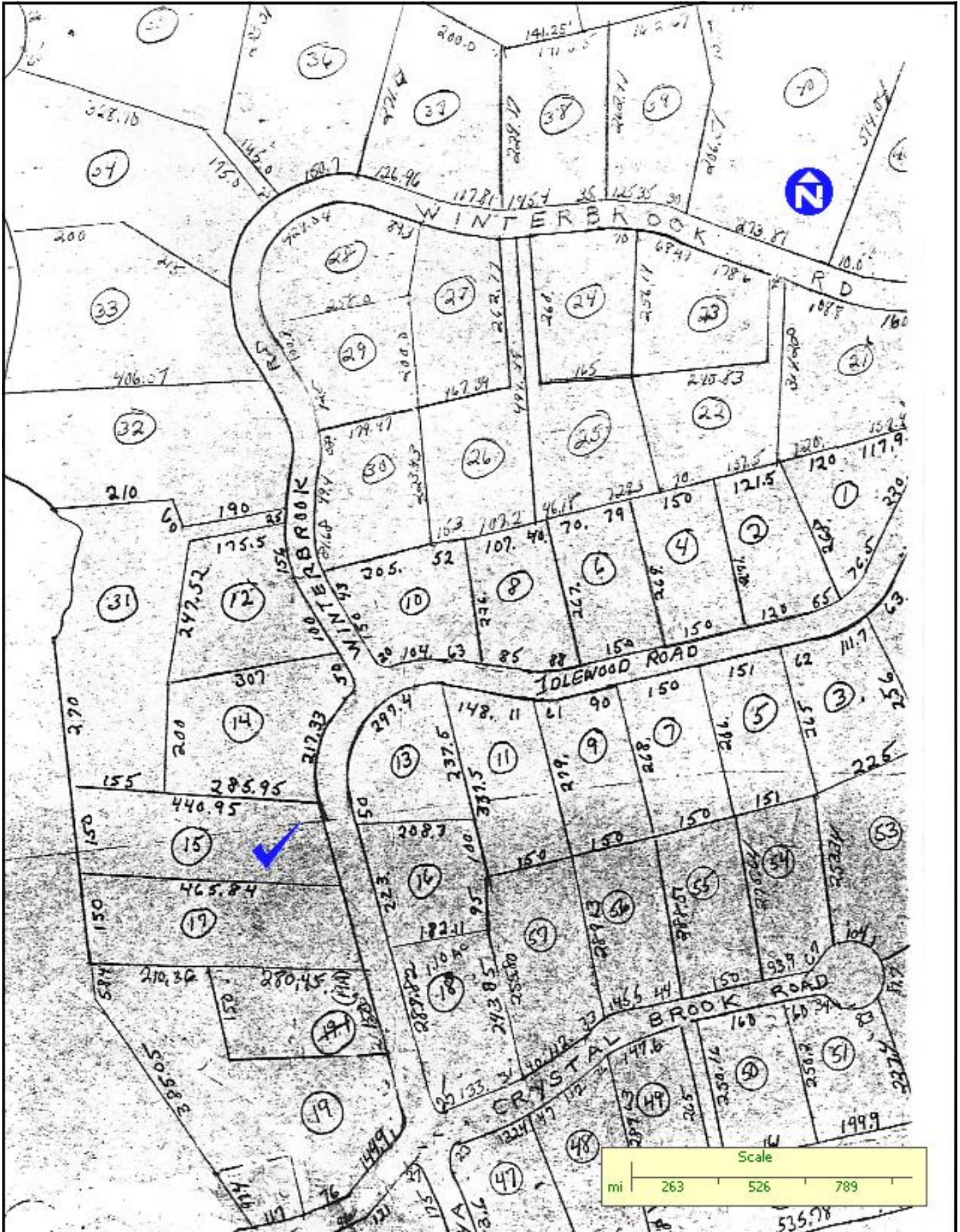


Copyright © 2006 Total Valuation Services, LLC



Plat Map

Borrower/Client	ROSSI, DAVID M & NANCY M						
Property Address	100 IDLEWOOD RD						
City	WOLCOTT	County	NEW HAVEN	State	CT	Zip Code	06716-1316
Lender	*FAIRBANKS CAPITAL CORP.						



Subject Photo Page

Borrower/Client	ROSSI, DAVID M & NANCY M			
Property Address	100 IDLEWOOD RD			
City	WOLCOTT	County	NEW HAVEN	State CT Zip Code 06716-1316
Lender	*FAIRBANKS CAPITAL CORP.			

**Subject Front**

100 IDLEWOOD RD
 Sales Price
 G.L.A. 3,726
 Tot. Rooms 8
 Tot. Bedrms. 4
 Tot. Bathrms. 3.0
 Location AVERAGE
 View 1.46 ACRES/AVG
 Site
 Quality
 Age 1994 EFF 10

Subject Rear**Subject Street**

Comparable Photo Page

Borrower/Client	ROSSI, DAVID M & NANCY M			
Property Address	100 IDLEWOOD RD			
City	WOLCOTT	County NEW HAVEN	State CT	Zip Code 06716-1316
Lender	*FAIRBANKS CAPITAL CORP.			



Comparable 1

23 CRYSTAL BROOK ROAD
 Prox. to Subj.
 Sales Price 459,000
 G.L.A. 3,602
 Tot. Rooms 8
 Tot. Bedrms. 4
 Tot. Bathrms. 2.5
 Location AVERAGE
 View 1.87 ACRES/AVG
 Site
 Quality
 Age 1996 EFF 10



Comparable 2

65 CICCIO ROAD
 Prox. to Subj.
 Sales Price 440,000
 G.L.A. 2,518
 Tot. Rooms 10
 Tot. Bedrms. 4
 Tot. Bathrms. 2.5
 Location GOOD
 View 1 ACRE/AVG
 Site
 Quality
 Age 1993 EFF 10



Comparable 3

109 CHURCHILL STREET
 Prox. to Subj.
 Sales Price 438,000
 G.L.A. 3,234
 Tot. Rooms 9
 Tot. Bedrms. 4
 Tot. Bathrms. 2.5
 Location GOOD
 View 1.03 ACRES/AVG
 Site
 Quality
 Age 1994 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:

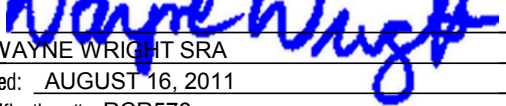
1. The inspector will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it 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: 100 IDLEWOOD RD, WOLCOTT, CT 06716-1316

INSPECTOR:

Signature: 
 Name: WAYNE WRIGHT SRA
 Date Signed: AUGUST 16, 2011
 State Certification #: RCR578
 or State License #: _____
 State: CT
 Expiration Date of Certification or License: 04/30/2012

Client:	*GLASS & BRAUS	Client File #:	
Subject Property:	100 IDLEWOOD RD, WOLCOTT, CT 06716-1316	Appraisal File #:	GW52988

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:	100 IDLEWOOD RD, WOLCOTT, CT 06716-1316	Appraisal File #:	GW52988

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 AUGUST 16, 2011
 Trainee Licensed Certified Residential Certified General
 License # RCR578 State CT
 Expiration Date 04/30/2012

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).
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Borrower/Client	ROSSI, DAVID M & NANCY M			
Property Address	100 IDLEWOOD RD			
City	WOLCOTT	County	NEW HAVEN	State CT Zip Code 06716-1316
Lender	*FAIRBANKS CAPITAL CORP.			

