

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

GW52991

DATE

8/26/2011

REFERENCE

Internal Order #: GW52991
 Lender Case #:
 Client File #:
 Main File # on form: GW52991
 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: TORRES, SALVADOR
 Property Address: 21 TERRACE AVE
 City: WATERBURY
 County: NEW HAVEN State: CT Zip: 06704
 Legal Description:

FEES
AMOUNT

\$225.00 704 DRIVE-BY	225.00
ORDERED BY: JESSICA BRAUS	
8/26/2011 \$225.00 704 DRIVE-BY	
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

21 TERRACE AVE
WATERBURY, CT 06704

FOR

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

AS OF

AUGUST 24 , 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

GW52991

Owned by America's Savings Institutions

Borrower/Subject Property Information

Borrower TORRES, SALVADOR Census Tract 09009-3523.C Map Reference 35300
 Property Address 21 TERRACE AVE Check one: SF PUD CONDO 2-4 Units
 City WATERBURY County NEW HAVEN State CT Zip Code 06704
 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>5</u>	No. of Bedrooms <u>3</u>	No. of Baths <u>1</u>	Family room or den <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Gross Living Area <u>1,610 Sq. Ft.</u>	Garage/Carport (specify type & no.) <u>DRIVEWAY</u>	Porches, Patio or Pool (specify) <u>EP 105 SF</u>	Central Air <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--------------------------	-----------------------------	--------------------------	---	---	--	--	--

Field Report

NEIGHBORHOOD

Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Compatibility <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> 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"/>
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	
Growth Rate <input checked="" type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow	
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining	
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply	
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	
Present Land Use	<u>5%</u> 1 Family <u>30%</u> 2-4 Family <u>10%</u> Apts. <u>10%</u> Condo <u>25%</u> Commercial <u>20%</u> Industrial <u> </u> % Vacant <u> </u> %			
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input type="checkbox"/> Taking Place Frm. _____ To _____	
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>1%</u> Vacant	
S/F Price Range	\$ <u>50,000</u> to \$ <u>200,000</u> \$ <u>70,000</u> = Predominant Value			
S/Family Age	<u>NEW</u> yrs. to <u>200</u> yrs. Predominant Age <u>50</u> yrs.			

Note: Freddie Mac does not consider race or the racial composition of the neighborhood to be reliable appraisal factors.
 Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) LOCATED IN CENTRAL WATERBURY JUST OUTSIDE THE CENTRAL BUSINESS DISTRICT. THE AREA IS COMPRISED OF A WIDE VARIETY OF PROPERTY TYPES AND STYLES. COMMERCIAL/INDUSTRIAL DEVELOPMENT IN THE AREA CONSISTS MOSTLY OF RETAIL, OFFICE AND INDUSTRIAL SPACE LOCATED ALONG EAST MAIN STREET, NORTH MAIN STREET AND COOKE STREET.

SUBJECT PROPERTY

Approx. Yr. Bilt. 19 # Units 1 # Stories 2.0
 Type (det, duplex, semi/det. etc.) SINGLE FAMILY
 Design (rambler, split, etc.) COLONIAL
 Exterior Wall Mat. VINYL/AVG Roof Mat. ASPHALT/AVG
 Is the property in a HUD-Identified Special Flood Haz. Area? No Yes
 Special Energy-Effic. Items NONE NOTED

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

Comments (favorable or unfavorable incl. deferred maintenance) BASED ON AN EXTERIOR INSPECTION THE SUBJECT APPEARS TO BE IN AVERAGE CONDITION, CONFORMING TO THE NEIGHBORHOOD.

Market Comparable Analysis Prior To Improvement

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	21 TERRACE AVE WATERBURY, CT 06704	103 STEPHANA LN WATERBURY, CT 06710		11 CONCORD ST WATERBURY, CT 06710		189 CITIZENS AVE WATERBURY, CT 06704	
Proximity to Sub.		0.34 MILES SE		0.75 MILES S		0.99 MILES SE	
Sales Price	\$	\$ 120,000		\$ 123,500		\$ 112,500	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
		6/13/2011	-5,600	3/16/2011	-9,950	5/05/2011	-5,500
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Site/View	.17 ACRES/AVG	.16 ACRES/AVG		.18 ACRES/AVG		.17 ACRES/AVG	
Age	1917 EFF 15	1945 EFF 15		1925 EFF 15		1920 EFF 15	
Condition	COLONIAL/AVG	COLONIAL/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	
	5 3 1	7 3 1.5	-2,500	7 3 1.5	-2,500	6 3 2	-5,000
Gross Living Area	1,610 Sq. Ft.	1,484 Sq. Ft.		1,610 Sq. Ft.		1,404 Sq. Ft.	
Air Conditioning	HWBB/NONE	FWA, NONE		RADTR/NONE		HWBB, NONE	
Garage/Carport	DRIVEWAY	2C ATT, TANDM		DRIVEWAY		1C DET	
Porches, Patio, Pools, etc.	EP 105 SF OP 105 SF	OP 84 SF NONE		NONE NONE		OP 154 SF WD 115 SF	
		1,260 1,050		2,100 1,050		560	
Special Energy-Efficient Items	EP 120 SF FULL, UNFIN LL	NONE FULL, UNFIN LL		NONE FULL, UNFIN LL		OP 64/PT 161 SF FULL, UNFIN LL	
		+2,400		+2,400		+955	
Other	NO FIREPLACE	1 FIREPLACE		1 FIREPLACE		NO FIREPLACE	
		-1,000		-1,000			
Net Adjust (Total)		\$ -6,870		\$ -7,900		\$ -6,865	
Indicated Value Sub		N 5.7 G 17.8 \$ 113,130		N 6.4 G 15.4 \$ 115,600		N 6.1 G 16.1 \$ 105,635	

General Comments ANY PERSONAL PROPERTY INVOLVED IN THE TRANSACTION HAS BEEN EXCLUDED FROM THE VALUATION OF THE REAL PROPERTY. ALL SALES INCLUDED IN THIS REPORT ARE CLOSED SALES THAT SOLD WITHIN ONE YEAR OF THE APPRAISAL.

Estimated Market Value \$ 110,000 as of AUGUST 24 20 11
 Completed By WAYNE WRIGHT SRA Title APPRAISER RCR.578
 Signature Wayne Wright Date AUGUST 24 20 11

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE

Supplemental Addendum

File No. GW52991

Borrower/Client	TORRES, SALVADOR						
Property Address	21 TERRACE AVE						
City	WATERBURY	County	NEW HAVEN	State	CT	Zip Code	06704
Lender	*FAIRBANKS CAPITAL CORP.						

DIGITAL SIGNATURES:

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

COMMERCIAL INFLUENCE:

The commercial influence in the area consists of retail and office space located along Chase Avenue. This influence does not negatively impact the subject property or the neighborhood as it is sufficiently buffered from the residential areas

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

EXTERNAL OBSOLESCENCE:

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

DIRECT SALES COMPARISON:

The appraiser searched relevent data including the local mls, public records and the commercial record. Every effort was made to find comparables that sold within 90 days of the date of the report. The comparables selected and used in this report are the most similar that are available and meet the clients guidelines. Bracketing of all relevent components of the home was attempted however, given the condition of the Connecticut real estate market and the client's requirements bracketing is not always achievable. The use of sales and listings located more than 1 mile from the subject property is common in Connecticut as the average size town is just over 20,000+- people. Towns with small populations rarely produce enough sales in good markets to meet client and secondary market guidelines, in the current market it is unusual. Connecticut's real estate market is declining but has not declined as much as in some larger states like Nevada or Florida.

The market data is limited. Waterbury is a community of 108,751+- people spread out over 29 square miles. Single family homes make up a small percentage of the housing stock in this area of Waterbury. The limited number of single family homes and limited sales activity reduces the number of sales available for use in this analysis. The lack of sales data requires the use of sales located more than 1 mile away.

Declining values in this market segment is based on the median price history which is included as an exhibit in this appraisal. The median price for a single family home in Waterbury peaked in 2006 at \$167,500. The median price for a single family home in Waterbury in 2010 was \$115,000. The median price for a single family home in Waterbury over the first 6 months of 2011 fell further to \$110,000. 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 the closed sales to reflect current market conditions.

Supplemental Addendum

File No. GW52991

Borrower/Client	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			

Over-supply in this market segment is based on the current number of listings and the last 6 months absorption rate which indicates a 13.91 month supply of three family homes. A supply over 6 months is considered to be an over-supply.

The absorption rate for the first 6 months of 2011 has slowed in relation to 2010. The 2010 single family market absorbed 45.25 houses per month. The 2011 market is absorbing 35.67 houses per month. There were 543 single family home sales in Waterbury in 2010, 2011 is on pace for 428 sales a decline of 21%.

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	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			

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

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

WATERBURY SINGLE FAMILY MEDIAN PRICE HISTORY

Borrower/Client	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			

WATERBURY SINGLE FAMILY AS OF JUNE 30, 2011

YEAR	# SALES	MEDIAN PRICE	% CHANGE	GLA	ABSORPTION	DOM	ACTIVE	PENDING	EXPIRED
2002	851	\$106,000		1356		46			
2003	885	\$117,000		1375		48			
2004	1064	\$124,950		1350		41			
2005	1129	\$149,000		1344		35			
2006	889	\$167,500		1380		49			463
2007	702	\$163,425		1365		60			796
2008	590	\$144,950		1360		66			743
2009	602	\$127,000		1358		53			542
2010	543	\$115,000		1301		60			585
2011	214	\$110,000		1362		71	496	130	239

Legal Description Map

Borrower/Client	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			

VOL 2402 PAGE 105

05951

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT RONALD STEVEN SEWELL and KIMBERLY K. SEWELL, both of the Town of Waterbury, County of New Haven and State of Connecticut, acting herein by their Attorney-In-Fact, ANDREW D. COLEMAN, for the consideration of ONE HUNDRED SEVEN THOUSAND AND NO/100 (\$107,000.00) DOLLARS received to their full satisfaction of JOANN M. TORRES and SALVADOR P. TORRES, both of the Town of Waterbury, County of New Haven and State of Connecticut, do give, grant, bargain, sell and confirm unto the said JOANN M. TORRES and SALVADOR P. TORRES and unto the survivor of them, and unto such survivor's heirs and assigns forever all that certain piece or parcel of land, together with all the improvements thereon, situated on the Westerly side of Terrace Avenue and known as 21 Terrace Avenue in the Town of Waterbury, County of New Haven and State of Connecticut, bounded and described as follows:

NORTHERLY: 120.00 feet on land now or formerly of Charles D. Merriman;

EASTERLY: 60.00 feet on Terrace Avenue;

SOUTHERLY: 120.00 feet on land now or formerly of Farrow and Gray; and

WESTERLY: 60.00 feet on land now or formerly of Frederick A. Webster.

Said premises are conveyed subject to the following:

1. Building lines, if established, building and zoning ordinances, and any and all municipal and state and federal regulations and provisions of any public and private law affecting said premises.
2. Real Estate Taxes to The Town of Waterbury on the Grand List of October 1, 1988 and thereafter, which the Grantees herein assume and agree to pay as part consideration for this deed.

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, we the said Grantors do for ourselves, our 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 ensembling of these presents we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as in above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, we the said Grantors do by these presents bind ourselves and our 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 such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

HITT, SACHNER,
COLEMAN & HECHT
ATTORNEYS AT LAW
673 SOUTH MAIN ST.
P.O. BOX 724
CHESHIRE, CONN. 06410

FIELD CARD PAGE 1

Borrower/Client	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			

Details

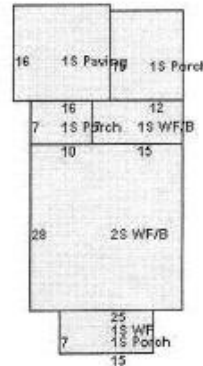
Page 1 of 2



City of Waterbury

Last Updated: 02/08/2011

Internet Map



Summary

Address	21 TERRACE AVE	Map/Block/Lot	0089-0991-0043
Primary Use	Residential	Acres	0.17
Unique ID	008909910043	Zone	RL
Volume	2462	Page	105 Wrong 165

Ownership Information

Current Owner	TORRES JOANN M & SALVADOR P SURV	Appraised Value	70% Assessment
	21 TERRACE AVE	Land	41055 28730
	WATERBURY CT 067041802	Buildings	120450 84320
		Outbuildings	0 0
		Total	161505 113050

FIELD CARD PAGE 2

Borrower/Client	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			

Previous Owner		Sale Date	4/27/1989
Sale Price	107000	Deed Type	
Volume/Page	2462 / 105	Valid Sale	No

Building #1

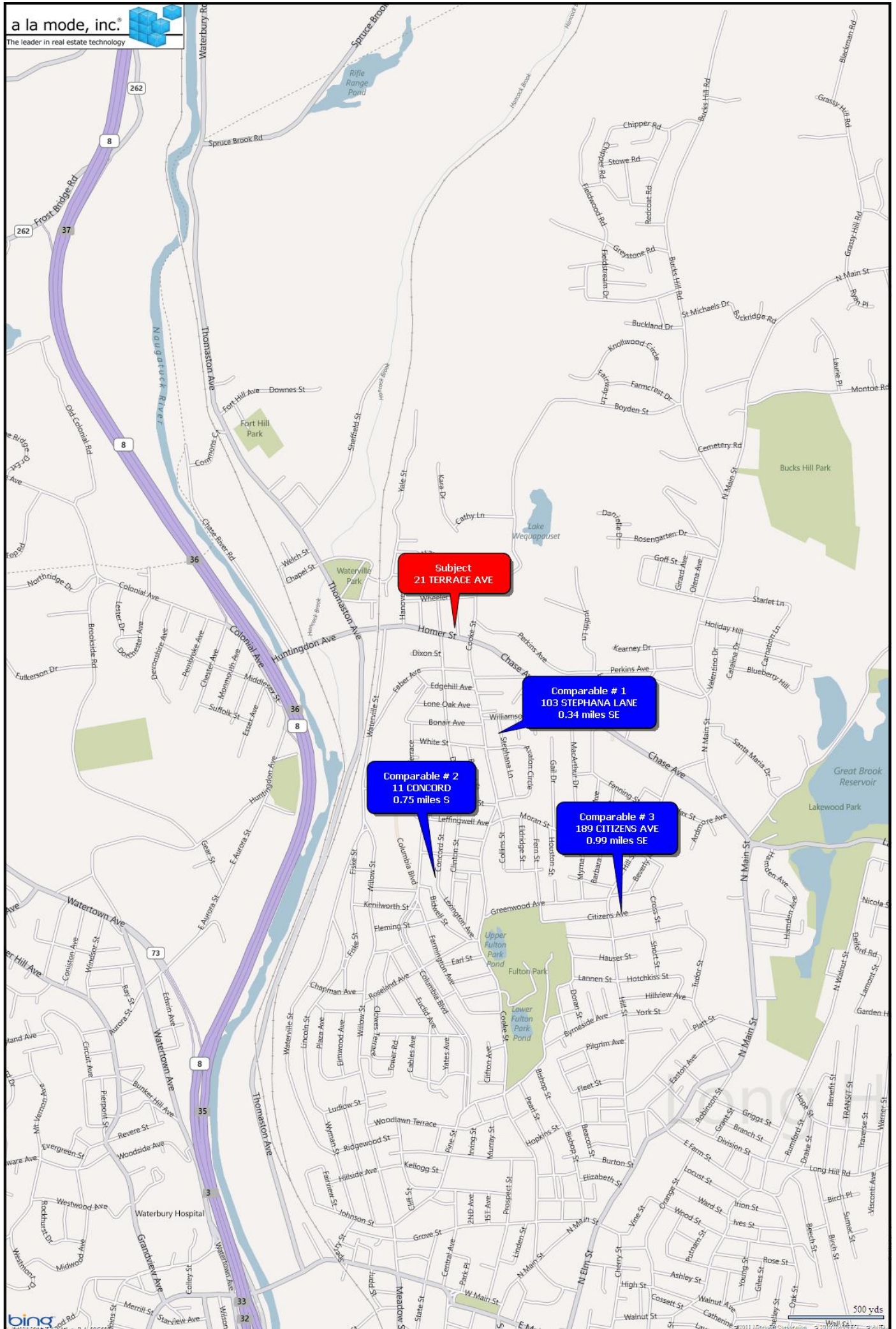
Style	Colonial	Rooms	5	Basement	Full / Unfinished
Building SF	1610	Bedrooms	3	Attic	
Stories	2.00	Baths	1 Full, 0 Half	Siding	Wood ,
Construction	Wood Frame	Fireplaces	0	Roof	
Overall Condition	Average	Heating	/ Baseboard	Garage	0 bays
Year Built	1917	Cooling		Units	1
Special Features	,,				
Outbuildings	Enclosed Porch , Covered Porch , Concrete Paving , Enclosed Porch				

Disclaimer: This information is provided for your use. No claim that the file is complete or that the file is 100% accurate is made. It is a copy of the Property Record File of the town and as such is a constant work in progress. You may also view and copy data in the Town Hall.

Please feel free to [contact](#) us for further information,
Click [here](#) to go back.

Comparable Sales Map

Borrower/Client	TORRES, SALVADOR						
Property Address	21 TERRACE AVE						
City	WATERBURY	County	NEW HAVEN	State	CT	Zip Code	06704
Lender	*FAIRBANKS CAPITAL CORP.						



Subject Photo Page

Borrower/Client	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			

**Subject Front**

21 TERRACE AVE
 Sales Price
 G.L.A. 1,610
 Tot. Rooms 5
 Tot. Bedrms. 3
 Tot. Bathrms. 1
 Location AVERAGE
 View .17 ACRES/AVG
 Site .11 ACRES
 Quality AVERAGE
 Age 1917 EFF 15

Subject Rear**Subject Street**

Comparable Photo Page

Borrower/Client	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County NEW HAVEN	State CT	Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			



Comparable 1

103 STEPHANA LN
 Prox. to Subj. 0.34 MILES SE
 Sales Price 120,000
 G.L.A. 1,484
 Tot. Rooms 7
 Tot. Bedrms. 3
 Tot. Bathrms. 1.5
 Location AVERAGE
 View .16 ACRES/AVG
 Site
 Quality
 Age 1945 EFF 15



Comparable 2

11 CONCORD ST
 Prox. to Subj. 0.75 MILES S
 Sales Price 123,500
 G.L.A. 1,610
 Tot. Rooms 7
 Tot. Bedrms. 3
 Tot. Bathrms. 1.5
 Location AVERAGE
 View .18 ACRES/AVG
 Site
 Quality
 Age 1925 EFF 15



Comparable 3

189 CITIZENS AVE
 Prox. to Subj. 0.99 MILES SE
 Sales Price 112,500
 G.L.A. 1,404
 Tot. Rooms 6
 Tot. Bedrms. 3
 Tot. Bathrms. 2
 Location AVERAGE
 View .17 ACRES/AVG
 Site
 Quality
 Age 1920 EFF 15

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

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

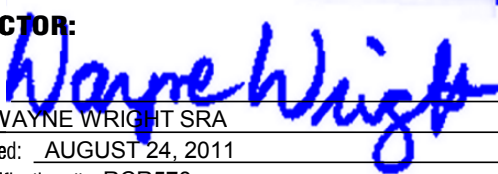
1. The inspector will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it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

CERTIFICATION: The inspector certifies and agrees that:

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

ADDRESS OF PROPERTY ANALYZED: 21 TERRACE AVE, WATERBURY, CT 06704

INSPECTOR:

Signature: 
 Name: WAYNE WRIGHT SRA
 Date Signed: AUGUST 24, 2011
 State Certification #: RCR578
 or State License #: _____
 State: CT
 Expiration Date of Certification or License: 4/30/2011

Client:	*GLASS & BRAUS	Client File #:	
Subject Property:	21 TERRACE AVE, WATERBURY, CT 06704	Appraisal File #:	GW52991

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:	21 TERRACE AVE, WATERBURY, CT 06704	Appraisal File #:	GW52991

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 24, 2011
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 _____

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

License 2012

Borrower/Client	TORRES, SALVADOR			
Property Address	21 TERRACE AVE			
City	WATERBURY	County	NEW HAVEN	State CT Zip Code 06704
Lender	*FAIRBANKS CAPITAL CORP.			

