

APPRAISAL OF REAL PROPERTY

LOCATED AT:

3440 E Rockwood Dr
Paradise Sunrise Unit 1, Lot 15, MCR 380-10
Phoenix , AZ 85050

FOR:

Owner Appraisal

AS OF:

05/26/2006

BY:

Rhonda Dineen

STATE OF ARIZONA

BOARD OF APPRAISAL

BE IT KNOWN THAT

RHONDA R. DINEEN

HAS MET ALL THE REQUIREMENTS AS A

Licensed Real Estate Appraiser

In accordance with Arizona Revised Statutes and on authority of the Board of Appraisal, State of Arizona.

This certificate shall remain evidence thereof unless or until the same is suspended, revoked or expires in accordance with the provisions of law.

LICENSE NUMBER
10931

EXPIRATION DATE
JULY 31, 2007



In witness whereof the Arizona Board of Appraisal caused to be signed by the Chair of the Board and the Executive Director

[Signature] 7/7/05
Chair, Board of Appraisal Date

[Signature] 7/7/05
Executive Director of the Board of Appraisal Date

SHALL REMAIN PROPERTY OF ARIZONA BOARD OF APPRAISAL

USPAP COMPLIANCE ADDENDUM

File No.: 4268

Borrower		Order #	
Property Address 3440 E Rockwood Dr			
City Phoenix	County Maricopa	State AZ	Zip Code 85050
Lender/Client Owner Appraisal		Client Reference #	

Only those items checked X apply to this report.

PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL

- ☐ The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- ☐ The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- ☒ The purpose of the appraisal is to *provide an opinion of value, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Owner Appraisal. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

*market value

TYPE OF APPRAISAL AND APPRAISAL REPORT

- ☒ This is a complete Appraisal written in a summary Report format and the USPAP Departure Rule has not been invoked.
- ☐ This is a Limited Appraisal written in a _____ Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

- ☒ the appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment
- ☒ A reasonable exposure time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment

APPRAISER'S 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 report 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 nor personal interest with respect to the parties involved, unless otherwise stated within the report.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have ☒ or have not ☐ made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)
- No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER

Signature: Rhonda Dineen

Name: Rhonda Dineen

Date of Report (Inspection): 05/26/2006

State License/Certification #: 10931

State of License/Certification: AZ

Expiration Date of License/Certification: 7/31/2005

SUPERVISORY-APPRAISER (only if required)

Signature: _____

Name: _____

Date of Report (Inspection): _____

State License/Certification #: _____

State of License/Certification: _____

Expiration Date of License/Certification: _____

- ☐ Did inspect subject property ☐ Inspected Comparables
- ☐ Interior & Exterior ☐ Interior & Exterior
- ☐ Exterior only ☐ Exterior only

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: 3440 E Rockwood Dr, Phoenix , AZ 85050

APPRAISER:

Signature: Rhonda Dineen
 Name: Rhonda Dineen
 Date Signed: May 29, 2006
 State Certification #: _____
 or State License #: 10931
 State: AZ
 Expiration Date of Certification or License: 7/31/2005

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

213-15-621

Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 4268

SUBJECT	Property Address 3440 E Rockwood Dr		City Phoenix		State AZ		Zip Code 85050	
	Legal Description Paradise Sunrise Unit 1, Lot 15, MCR 380-10				County Maricopa			
	Assessor's Parcel No. 213-15-621		Tax Year 2005		R.E. Taxes \$ 1,450.72		Special Assessments \$ 0.00	
	Borrower		Current Owner		Occupant: ☒ Owner ☐ Tenant ☐ Vacant			
NEIGHBORHOOD	Property rights appraised ☒ Fee Simple ☐ Leasehold		Project Type ☒ PUD ☐ Condominium (HUD/VA only)		HOA \$ 58.00 /Mo.			
	Neighborhood or Project Name Paradise Sunrise		Map Reference T4N R3E		Census Tract			
	Sale Price \$ N/A		Date of Sale N/A		Description and \$ amount of loan charges/concessions to be paid by seller N/A			
	Lender/Client		Owner Appraisal		Address			
SITE	Appraiser Rhonda Dineen		Address 1444 E San Remo Ave, Gilbert, AZ, 85234					
	Location ☐ Urban ☒ Suburban ☐ Rural		Predominant occupancy		Single family housing PRICE \$(000) AGE (yrs)		Present land use %	
	Built up ☐ Over 75% ☒ 25-75% ☐ Under 25%		☒ Owner 95		250 Low New		One family 85	
	Growth rate ☐ Rapid ☒ Stable ☐ Slow		☐ Tenant 5		400 High 20		2-4 family 0	
	Property values ☐ Increasing ☒ Stable ☐ Declining		☒ Vacant (0-5%)		Predominant		Multi-family 5	
	Demand/supply ☐ Shortage ☒ In balance ☐ Over supply		☐ Vac. (over 5%)		350+ 10		Commercial 5	
	Marketing time ☐ Under 3 mos. ☒ 3-6 mos. ☐ Over 6 mos.						To: _____	
	Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood boundaries and characteristics: See attached addenda.							
	Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): This neighborhood possesses adequate residential support with employment and typical amenities (shopping facilities, schools) located within 1 miles of the subject property. The economic base of the community and employment level of the area have been relatively stable. Noise levels are relatively quiet and typical for this neighborhood. The appraiser did not observe any negative factors in this neighborhood that would adversely affect market appeal or reasonable marketability of the property.							
	Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): The market conditions and property values within the neighborhood are conducive to the environment of the surrounding area. Supply and demand factors are considered in balance. The market is driven by an influx of buyers from outside of Arizona moving for the warm winter climate or for employment purposes. If the subject property is priced competitively and marketed properly, its marketing time should be approximately one to six months. The many people moving into the area has contributed to the strong market therefore making concessions unnecessary.							
PUD	Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ Yes ☒ No Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____ Describe common elements and recreational facilities: _____							
	Dimensions 3,161 SqFt		Site area 3,161 SqFt +- .072 Acres		Corner Lot ☐ Yes ☒ No		Topography Slightly Sloping	
	Specific zoning classification and description R1-6 Residential		Zoning compliance ☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No zoning		Highest & best use as improved: ☒ Present use ☐ Other use (explain)		Size 3,161 Sqft	
	Utilities Public Other		Off-site Improvements Type Public Private		Landscaping Average		Shape Mostly Rectangular	
DESCRIPTION OF IMPROVEMENTS	Electricity ☒		Street Asphalt ☒		Driveway Surface Concrete		Drainage Appears Adequate	
	Gas ☒		Curb/gutter Concrete ☒		Apparent easements Typical Utility		View Homes	
	Water ☒		Sidewalk Concrete ☒		FEMA Special Flood Hazard Area ☐ Yes ☒ No		Landscape Concrete	
	Sanitary sewer ☒		Street lights Electric ☒		FEMA Zone X500 Map Date 9/30/2005		Fencing None	
	Storm sewer ☒		Alley None ☐		FEMA Map No. 04013C1220J		Floor N/A	
	Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): Lot dimensions were taken from available public records. Normal utility easements and setbacks were noted upon inspection of the subject property. In the opinion of the appraiser no encroachments or adverse conditions were apparent.							
	GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT	
	No. of Units 1		Foundation Concrete		Slab Concrete		Area Sq. Ft. None	
	No. of Stories 2		Exterior Walls Average		Crawl Space None		% Finished None	
	Type (Det./Att.) Detached		Roof Surface Tile		Basement None		Ceiling N/A	
Design (Style) Contemporary		Gutters & Dwnspts. No		Sump Pump No		Walls N/A		
Existing/Proposed Existing		Window Type Double		Dampness No		Floor N/A		
Age (Yrs.) 11 years		Storm/Screen Screens		Settlement None Apparent		Outside Entry N/A		
Effective Age (Yrs.) 3-5 years		Manufactured House No		Infestation None Apparent		Unknown YES ☒		
						UNABLE TO VERIFY		
ROOMS		Foyer Living Dining Kitchen Den Family Rm. Rec. Rm. Bedrooms		# Baths Laundry Other		Area Sq. Ft.		
Basement								
Level 1		1		1		936		
Level 2				3		866		
Finished area above grade contains: 7 Rooms; 3 Bedroom(s); 2.5 Bath(s); 1,802 Square Feet of Gross Living Area								
INTERIOR		HEATING Yes		KITCHEN EQUIP.		ATTIC		
Materials/Condition		Type Central		Refrigerator ☐ None ☐		AMENITIES		
Floors Cpt/Tile/Avg		Fuel Gas		Range/Oven ☒		Fireplace(s) # 2 ☒		
Walls Drywall/Avg		Condition Avg		Disposal ☒		Patio C Patio ☒		
Trim/Finish Wood/Avg		COOLING Yes		Dishwasher ☒		Deck None ☐		
Bath Floor Tile/Avg		Central Central		Fan/Hood ☒		Porch C Porch ☒		
Bath Wainscot Tile/Avg		Other None		Microwave ☐		Fence Full Fenced ☒		
Doors Wood/Avg		Condition Avg		Washer/Dryer ☐		Pool Community ☒		
				Finished ☐		Carport		
						Driveway Concrete		
Additional features (special energy efficient items, etc.): See attached addenda.								
COMMENTS	Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: Quality of construction of the subject property is considered good. In the opinion of the appraiser no functional inadequacies or external obsolescence was noted. The subject property appears adequately maintained and structurally sound.							
	Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: See attached addenda.							

213-15-621

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 4268

Valuation Section

COST APPROACH	ESTIMATED SITE VALUE	= \$	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): See Sketch Addenda For Square Foot Calculations. Remaining economic life is 60-75 YEARS+/-. Reproduction cost data taken from Marshall & Swift's Residential Handbook and local builders. Established site value is based on market extraction, allocation, and/or sales of similar sites in market area. Site value is within the normal range for the area.
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
	Dwelling 1,802 Sq. Ft. @ \$	= \$	
	Sq. Ft. @ \$	=	
		=	
	Garage/Carport 420 Sq. Ft. @ \$	=	
	Total Estimated Cost New	= \$	
	Less Physical Functional External		
	Depreciation	= \$	
	Depreciated Value of Improvements	= \$	
"As-is" Value of Site Improvements	= \$		
INDICATED VALUE BY COST APPROACH	= \$		

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	3440 E Rockwood Dr Phoenix	3232 E Kerry Ln Phoenix	4310 E Rosemonte Dr Phoenix	3931 E Kimberly Wy Phoenix
Proximity to Subject		0.37 miles NW	1.14 miles E	0.65 miles E
Sales Price	\$ N/A	\$ 328,000	\$ 350,000	\$ 355,000
Price/Gross Living Area	\$ N/A	\$ 207.46	\$ 178.30	\$ 216.73
Data and/or Verification Source	N/A Inspection	MLS#2455618/Doc#418930 \$325,000/34 DOM	MLS#2490172/Doc#438203 \$359,000/10 DOM	MLS#2490223/Doc#569049 \$359,900/119 DOM
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		Conventional \$262 None 0	Conventional \$280 None 0	Conventional \$21 None -1
Date of Sale/Time		03/29/2006	03/31/2006	04/28/2006
Location	Suburban	Suburban	Suburban	Suburban
Leasehold/Fee Simple	Fee simple	Fee Simple	Fee Simple	Fee Simple
Site	3,161 SqFt	3,570 SqFt	4,624 SqFt -1,500	4,364 SqFt -1,200
View	Homes	Homes	Homes	Homes
Design and Appeal	Contemporary	Contemporary	Contemporary	Contemporary
Quality of Construction	Average	Average	Average	Average
Age	11 years	9 Yrs.	16 Yrs.	10 Yrs.
Condition	Average+	Average+	Average+	Average+
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	7 3 2.5	7 3 2.5	7 3 2.5	6 3 2.5
Gross Living Area	1,802 Sq. Ft.	1,581 Sq. Ft. +6,600	1,963 Sq. Ft. -4,800	1,638 Sq. Ft. +4,900
Basement & Finished Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Central heat/ac	Forced Air/Refrige	Forced Air/Refrige	Forced Air/Refrige
Energy Efficient Items	Typical	None	None	None
Garage/Carport	2 Garage	2 Garage	2 Garage	2 Garage
Porch, Patio, Deck, Fireplace(s), etc.	Porch/C Patio Fplace/OutFplace	Porch/C Patio 1 Fireplace +1,000	Porch/C Patio 1 Fireplace +1,000	Porch/C Patio 1 Fireplace +1,000
Fence, Pool, etc.	Full Fence	Full Fence	Full Fence/Pool -10,000	Full Fence/Pool -10,000
Landscaping	Average	Average	Average	Average
Net Adj. (total)		Net 2.3 % Gross 2.3 % \$ 7,600	Net 4.4 % Gross 4.9 % \$ -15,300	Net 1.5 % Gross 4.8 % \$ -5,301
Adjusted Sales Price of Comparable		\$ 335,600	\$ 334,700	\$ 349,699
Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See attached addenda.				

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	05/27/2003 \$181,000 Doc#668359	03/10/2003 \$175000 04/02/2002 \$162500 Public Records	09/12/1996 \$137000 01/01/1990 \$90760 Public Records	01/23/2004 \$186500 01/04/2002 \$168000 Public Records

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: A search of public records revealed no prior sales or listings of subject property within the last three years other than noted in this report.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 335,000

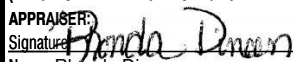
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.
Conditions of Appraisal: See attached addenda.

Final Reconciliation: The market data and cost approach were employed in this report. However, the market approach was given the greater consideration because it reflects the actions of the typical buyer and seller in the real estate market.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 05/26/2006
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 335,000

APPRaiser: Rhonda Dineen
Signature: 
Name: Rhonda Dineen
Date Report Signed: May 29, 2006
State Certification #: State
Or State License #: 10931

SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature:
Name:
Date Report Signed:
State Certification #: State
Or State License #: State

☐ Did ☐ Did Not Inspect Property

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6			
		3440 E Rockwood Dr Address Phoenix		20408 N 32nd Pl Phoenix		3308 E Blackhawk Dr Phoenix		4076 E Meadow Dr Phoenix	
Proximity to Subject		1.08 miles NW		0.99 miles NW		1.22 miles SE			
Sales Price	\$	N/A		\$ 315,000		\$ 332,000		\$ 349,999	
Price/Gross Living Area	\$	192.78		\$ 203.18		\$ 189.39			
Data and/or Verification Sources	N/A Inspection	MLS#2442032/Doc#349633 \$334,900/153 DOM		MLS#2510966/Pending \$332,000/22 DOM		MLS#2461798/Pending \$349,999/43 DOM			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.		
Sales or Financing Concessions		Conventional \$215	0	Pending		Pending			
Date of Sale/Time		03/15/2006		Pending		Pending			
Location	Suburban	Suburban		Suburban		Suburban			
Leasehold/Fee Simple	Fee simple	Fee Simple		Fee Simple		Fee Simple			
Site	3,161 SqFt	4,400 SqFt	-1,300	4,540 SqFt	-1,400	4,400 SqFt	-1,300		
View	Homes	Backs major Rd	+10,000	Homes		Homes			
Design and Appeal	Contemporary	Contemporary		Contemporary		Contemporary			
Quality of Construction	Average	Average		Average		Average			
Age	11 years	10 Yrs.		10 Yrs.		11 Yrs.			
Condition	Average+	Average+		Average+		Average+			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths			
Room Count	7 3 2.5	8 3 2.5		8 3 2.5		7 4 2.5			
Gross Living Area	1,802 Sq. Ft.	1,634 Sq. Ft.	+5,000	1,634 Sq. Ft.	+5,000	1,848 Sq. Ft.			
Basement & Finished Rooms Below Grade	None	None		None		None			
Functional Utility	Average	Average		Average		Average			
Heating/Cooling	Central heat/ac	Forced Air/Refrige		Forced Air/Refrige		Forced Air/Refrige			
Energy Efficient Items	Typical	None		None		None			
Garage/Carport	2 Garage	2 Garage		2 Garage		2 Garage			
Porch, Patio, Deck, Fireplace(s), etc.	Porch/C Patio Fplace/OutFplace	Patio 1 Fireplace	+1,000 +1,000	Porch/C Patio None	+2,500	Patio None	+1,000 +2,500		
Fence, Pool, etc.	Full Fence	Full Fence		Full Fence		Full Fence			
Landscaping	Average	Average		Average		Average			
Net Adj. (total)		⊗ + ⊠ - \$	15,700	⊗ + ⊠ - \$	6,100	⊗ + ⊠ - \$	2,200		
Adjusted Sales Price of Comparable		Net 5.0 % Gross 5.8 % \$	330,700	Net 1.8 % Gross 2.7 % \$	338,100	Net 0.6 % Gross 1.4 % \$	352,199		
Date, Price and Data Source for prior sales within year of appraisal	05/27/2003 \$181,000 Doc#668359	06/20/2003 \$172500 07/19/1996 \$113928 Public Records		10/02/2003 \$171000 11/20/1996 \$123012 Public Records		01/24/2003 \$186000 01/16/1998 \$130500 Public Records			
Comments:									

Supplemental Addendum

File No. 4268

Borrower/Client				
Property Address 3440 E Rockwood Dr				
City	Phoenix	County	Maricopa	State AZ Zip Code 85050
Lender Owner Appraisal				

• **URAR: Neighborhood Boundaries and Characteristics**

The subject property is located in a good, well-kept, single family neighborhood. The neighborhood is bordered on the North by Pima Fwy, on the South by Union Hills Dr, on the East by 40th St, and on the West by 32nd St, as outlined on the enclosed map.

• **URAR: Additional Features**

The interior of the subject is typical of homes in this neighborhood. The appraised value includes only those items that are considered part of the real estate. The subject's built-in kitchen equipment includes: range/oven, dishwasher, built in microwave and disposal. Features adding to the subject properties value are; tile flooring throughout most of the home.

• **URAR: Adverse Environmental Conditions**

The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions on the subject property or within the immediate area which have a negative effect on value.

• **URAR: Conditions of Appraisal**

This appraisal is an estimate of value based on an analysis of information known to the appraiser at the time of appraisal. The appraiser assumes no responsibility for economic factors occurring at some later date due to changing local, state or national economic conditions of the money market or changes of capital which may affect the opinions or conclusions herein.

Joanne Howard and Lee Howard, appraiser Trainees, assisted in the inspection, data collection and preparation of this appraisal report.

Signature is a digital signature for the purpose of sending the report electronically.

• **URAR: Sales Comparison Comments**

All comparables have been verified as closed by County records. The appraiser is unaware of any special financing regarding comparable sales. Adjustments for lot size was based on what the typical buyer would pay for land in addition to his existing. A contributory token adj was given for an outdoor fireplace. All sales were adjusted for square footage with a variance of 100 feet or more at a rate of \$30.00 per sqft and an adj for den/bedroom/bathroom count is found under functional utility. A thorough search for comparable sales was made in an attempt to find sales which bracket the final value estimate for the subject property. After consideration of location, dates of sale, physical differences and special conditions, in the appraiser's judgment, the comparable sales used are the best indicators of the subject's value. All sales are considered to be a reliable indicator of subject's market value as they are all in similar location. All other adj should be self explanatory. Comps 1-5 were taken from the immediate market area and represent the competition. These homes would be shopped in the normal course of purchasing the subject property.

Comparable photos have been taken from the MLS when ever possible, as they best represent the home at time of purchase.

Subject Photo Page

Borrower/Client				
Property Address 3440 E Rockwood Dr				
City	Phoenix	County	Maricopa	State AZ Zip Code 85050
Lender Owner Appraisal				

**Subject Front**

3440 E Rockwood Dr
 Sales Price N/A
 Gross Living Area 1,802
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Suburban
 View Homes
 Site 3,161 SqFt +- .072 Acres
 Quality Average
 Age 11 years

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

Comparable Photo Page

Borrower/Client				
Property Address 3440 E Rockwood Dr				
City	Phoenix	County	Maricopa	State AZ Zip Code 85050
Lender Owner Appraisal				

**Comparable 1**

3232 E Kerry Ln
Prox. to Subject 0.37 miles NW
Sale Price 328,000
Gross Living Area 1,581
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.5
Location Suburban
View Homes
Site 3,570 SqFt
Quality Average
Age 9 Yrs.

**Comparable 2**

4310 E Rosemonte Dr
Prox. to Subject 1.14 miles E
Sale Price 350,000
Gross Living Area 1,963
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.5
Location Suburban
View Homes
Site 4,624 SqFt
Quality Average
Age 16 Yrs.

**Comparable 3**

3931 E Kimberly Wy
Prox. to Subject 0.65 miles E
Sale Price 355,000
Gross Living Area 1,638
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.5
Location Suburban
View Homes
Site 4,364 SqFt
Quality Average
Age 10 Yrs.

Comparable Photo Page

Borrower/Client				
Property Address 3440 E Rockwood Dr				
City	Phoenix	County	Maricopa	State AZ Zip Code 85050
Lender Owner Appraisal				

**Comparable 4**

20408 N 32nd Pl
 Prox. to Subject 1.08 miles NW
 Sales Price 315,000
 Gross Living Area 1,634
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Suburban
 View Backs major Rd
 Site 4,400 SqFt
 Quality Average
 Age 10 Yrs.

**Comparable 5**

3308 E Blackhawk Dr
 Prox. to Subject 0.99 miles NW
 Sales Price 332,000
 Gross Living Area 1,634
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Suburban
 View Homes
 Site 4,540 SqFt
 Quality Average
 Age 10 Yrs.

**Comparable 6**

4076 E Meadow Dr
 Prox. to Subject 1.22 miles SE
 Sales Price 349,999
 Gross Living Area 1,848
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.5
 Location Suburban
 View Homes
 Site 4,400 SqFt
 Quality Average
 Age 11 Yrs.

Building Sketch

Borrower/Client				
Property Address 3440 E Rockwood Dr				
City	Phoenix	County	Maricopa	State AZ Zip Code 85050
Lender	Owner Appraisal			

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1356.0	
	less garage	-420.0	936.0
GLA2	Second Floor	866.0	866.0
GAR	Garage	420.0	420.0
Net LIVABLE Area		(Rounded)	1802

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	21.0 x	56.0	1176.0
	5.0 x	36.0	180.0
less garage			-420.0
Second Floor			
	11.0 x	20.5	225.5
	6.0 x	17.5	105.0
	2.0 x	10.5	21.0
	1.0 x	12.5	12.5
	5.5 x	18.9	104.2
0.5 x	1.9 x	1.9	1.9
	1.9 x	17.0	33.1
	5.5 x	11.0	60.5
	10.5 x	14.0	147.0
	7.1 x	21.9	154.8
0.5 x	0.0 x	0.0	0.5
14 Items			(Rounded) 1802

Form MAP.LOC — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE