

**SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT**

4076 Prescott Avenue

Dayton, OH 45406

as of

August 11, 2010

for

Edwards, Michael William
4076 Prescott Avenue
Dayton, OH
45406

by

Grabeman Appraisal
624 Rockhill Avenue
Kettering, OH 45429

**Grabeman Appraisal
624 Rockhill Avenue
Kettering, OH 45429
937-298-8682**

August 22, 2010

Edwards, Michael William
4076 Prescott Avenue
Dayton, OH
45406

Property - 4076 Prescott Avenue
Dayton, OH 45406
Borrower - N/A
File No. - 10-585S
Case No. - 10-585S

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at 4076 Prescott Avenue, Dayton, OH.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of August 11, 2010 is :

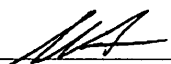
\$18,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Grabeman Appraisal



Steven V. Grabeman
OH License #447477

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 4076 Prescott Avenue City Dayton State OH Zip Code 45406

Borrower N/A Owner of Public Record Prodigal Homes LLC County Montgomery

Legal Description City of Dayton Lot #68783

Assessor's Parcel # R72-158-04-0040 Tax Year 2009 R.E. Taxes \$ 1,039

Neighborhood Name Dayton City Map Reference 620 Census Tract 0003.00

Occupant Owner Tenant Vacant Special Assessments \$ 23 PUD HOA \$ N/A per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe) Market Value Estimate

Lender/Client Edwards, Michael William Address 4076 Prescott Avenue, Dayton, OH 45406

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? Yes No

Report data source(s) used, offering price(s), and date(s). *** See Additional Comments ***

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. No contract was provided to the appraiser - the appraiser was asked to perform an appraisal for market value estimate.

Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? Yes No Data Source(s) N/A

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid: N/A

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	60.0 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	15.0 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input checked="" type="checkbox"/> Over 6 mths	Low	New	Multi-Family	10.0 %
Neighborhood Boundaries	The Wolf Creek and Riverview Avenue to the south, Salem Avenue to the east, Free Pike to the north, and the Dayton City Limits to the west. (See Map Addendum).						100+	High	100+	Commercial	15.0 %
Neighborhood Description	The subject property is located in an established Dayton residential area, known as Upper Dayton View. The immediate subject area consists of predominately of one and one-and-a-half story dwellings, of predominately average quality. Public transportation is available a few blocks from the subject property. *** See Additional Comments ***						20	Prod.	60	Other	%
Market Conditions (including support for the above conclusions)	Local interest rates and terms are not restrictive, with most types of mortgage financing available at market rate and terms. Maintenance levels in the subject area vary greatly, and a significant amount of vacant and/or "distressed" dwellings were noted throughout the subject area. *** See Additional Comments ***										

Dimensions See Map Addendum Area +/- 0.144 Acre Shape Rectangular View Average/Similar Housing

Specific Zoning Classification ER-4 Zoning Description Eclectic Single Family Residential District

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

SITE

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alloy	None/Typical	

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map No. 39113C0163E FEMA Map Date 01-06-2005

Are the utilities and off-site improvements typical for the market area? Yes No. If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

No apparent adverse easements, encroachments, or other adverse conditions were evident at the time of the inspection. The final determination of the flood zone is the client's responsibility.

IMPROVEMENTS

General Description		Foundation		Exterior Description		Interior	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Foundation Walls	Foundation Walls	Foundation Walls	Foundation Walls
# of Stories	2	Full Basement	Partial Basement	Exterior Walls	Aluminum/Average	Walls	Drywall/Panel/Avg.+
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area	None sq. ft.	Roof Surface	Asphalt Shingle/Average	Trim/Finish	Painted/Average
Design (Style)	1.5-Story	Basement Finish	N/A %	Gutters & Downspouts	Aluminum/Average	Bath Floor	Vinyl/Good
Year Built	1953	Outside Entry/Exit	Sump Pump	Window Type	Vinyl/Good	Bath Wainscot	Ceramic/Average
Effective Age (Yrs)	18-20 Years	Evidence of	Infestation	Storm Sash/Insulated	Insulated/Good	Car Storage	None
Attic	None	Dampness	Settlement	Screens	Yes/Average	Driveway	# of Cars 1+
Drop Stair	<input checked="" type="checkbox"/> Stairs	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amanties		Driveway Surface	Blacktop
Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	Central Air Conditioning	Firplace(s) #	<input checked="" type="checkbox"/>	Fence	<input checked="" type="checkbox"/>
Finished	<input checked="" type="checkbox"/> Heated	Individual	<input checked="" type="checkbox"/> Other Window	Pool		Other	
Appliances	P Refrigerator P Range/Oven	Dishwasher	Disposal	Microwave	Washer/Dryer	Other (describe)	

Finished area above grade contains: 6 Rooms 4 Bedrooms 1.00 Bath(s) 1,188 Square Foot of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Kitchen, bath and dining area have updated vinyl floorings; vinyl replacement windows; and kitchen has updated cabinets and countertops.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). No major functional or physical inadequacies were evident at the time of the inspection. The subject has been well maintained, and no major deferred maintenance was evident to the interior or exterior. The overall condition of the subject is considered to be above average.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

None noted or known to the appraiser.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 9,500.00 to \$ 30,000.00							
There are 23 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 8,000.00 to \$ 27,500.00							
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
4076 Prescott Avenue Address Dayton	1815 Wesleyan Road Dayton, OH 45406	1911 Litchfield Avenue Dayton, OH 45406	4447 St. James Avenue Dayton, OH 45406				
Proximity to Subject	0.56 miles SE	0.68 miles E	0.31 miles NW				
Sale Price	\$ Market Est.	\$ 22,100	\$ 23,000	\$ 28,000			
Sale Price/Gross Liv. Area	\$ N/A sq. ft.	\$ 20.02 sq. ft.	\$ 21.38 sq. ft.	\$ 38.46 sq. ft.			
Data Source(s)	County Records		County Records				
Verification Source(s)	MLS		MLS				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing Concessions		Conventional None Known		Conventional None		FHA None Known	
Date of Sale/Time		05-10	Equal	11-09	Equal	01-10	Equal
Location	Dayton	Dayton		Dayton		Dayton	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	0.14 Acre/Average	0.17 Acre/Superior	-2,000	0.15 Acre/Average		0.14 Acre/Average	
View	Avg./Sim. Housing	Avg./Sim. Housing		Avg./Sim. Housing		Avg./Sim. Housing	
Design (Style)	1.5-Story/Average	1.5-Story/Average		1.5-Story/Average		1-Story/Average	
Quality of Construction	Average/Frame	Avg/Brick/Frame	-1,000	Average/Frame		Average/Frame	
Actual Age	57 Years	62 Years		70 Years		68 Years	
Condition	Average+	Average+		Average+		Average+	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 4 1.00	6 3 1.00		5 3 1.00		4 2 1.00	
Gross Living Area	1,188 sq. ft.	1,104 sq. ft.	+500	1,076 sq. ft.	+1,000	728 sq. ft.	+3,000
Basement & Finish	Slab	Full Basement	-4,000	Full Basement	-4,000	Full Basement	-4,000
Rooms Below Grade	N/A	Unfinished		Unfinished		Unfinished	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FA/None	FA/None		FA/CA	-1,000	FA/CA	-1,000
Energy Efficient Items	Insul. Windows	Storm Windows	+1,500	Insul. Windows		Insul. Windows	
Garage/Carport	1-Car Detached	2-Detached/Carport	-1,000	2-Car Detached	-1,000	1-Car Attached	
Porch/Patio/Deck	Cv. Patio	Porch		Porch		Patio	+1,000
FP	None	Inop. FP		Inop. FP		None	
Fence	Fence	None	+500	Fence		Fence	
Extras	Extras	Extras	Equal	Extras		Extras+	-4,000
Not Adjustment (Total)			\$ -5,500		\$ -5,000		\$ -5,000
Adjusted Sale Price of Comparables		Net Adj. 25% Gross Adj. 48%	\$ 16,600	Net Adj. 22% Gross Adj. 30%	\$ 18,000	Net Adj. 18% Gross Adj. 46%	\$ 23,000
1 <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data Source(s) County Records							
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.							
Data Source(s) County Records							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Date of Prior Sale/Transfer	No Prior Sale	01-10/06-10	02-09/11-09/06-10	No Prior Sale			
Price of Prior Sale/Transfer	N/A	45,000/62,000	12,100/Not Recorded/55,000	N/A			
Data Source(s)	County Records	County Records	County Records	County Records			
Effective Date of Data Source(s)	08-2010	08-2010	08-2010	08-2010			
Analysis of prior sale or transfer history of the subject property and comparable sales Comparable #1 was repossessed in January 2010 with a transaction price of \$45,000 recorded; it has subsequently sold for \$62,000 in June 2010. Comparable #2 was repossessed in February 2009, with a transaction price of \$12,100 recorded; a lender transfer occurred in November 2009, however, no transaction price was recorded; and it subsequently sold in June 2010 for \$55,000.							
Summary of Sales Comparison Approach An extensive search was conducted for sales similar to the subject property. The comparables selected offer similar utility and locational amenities, and were considered to be the best available indicators of market value for the subject property. Overall demand in the subject's market area has decreased significantly over the past few years, and a majority of the market activity currently involves REO properties. The lack of overall market activity, resulted in a lack of sales that were considered to be similar to the subject property. This resulted in the inability to bracket the comparable sales by their G.L.A., their unadjusted sale prices, and in individual, gross, and net adjustments which exceed the normal appraisal guidelines. Most weight was given to Comparable #2, as it was considered to be most similar to the subject. The final value is well supported.							
Indicated Value by Sales Comparison Approach \$ 18,000							
Indicated Value by: Sales Comparison Approach \$ 18,000 Cost Approach (if developed) \$ N/A Income Approach (if developed) \$ N/A							
Total weight is given to the Sales Comparison Approach since it reflects the attitudes of buyers and sellers in today's real estate market. The Cost Approach and the Income Approach were not considered to be applicable in the appraisal of the subject property.							
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:							
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 18,000, as of August 11, 2010, which is the date of inspection and the effective date of this appraisal.							

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

Empty table for additional comments.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

The Site Value of \$5,000 was estimated using the Allocation Method.

Table with columns: ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE. Includes rows for Dwelling (1,188 Sq. Ft. @ \$), BSMT (None Sq. Ft. @ \$), Garage/Carport (320 Sq. Ft. @ \$), and Total Estimate of Cost-Now.

INCOME APPROACH TO VALUE (not required by Fannie Mae). Includes Estimated Monthly Market Rent (\$ N/A), Gross Rent Multiplier (N/A), and Indicated Value by Income Approach (\$ N/A).

PROJECT INFORMATION FOR PUDs (if applicable). Includes questions about HOA control, PUD information, and common elements.

ADDITIONAL COMMENTS

Borrower or Owner N/A

Property Address 4076 Prescott Avenue

City Dayton County Montgomery State OH Zip Code 45406

Lender or Client Edwards, Michael William

DATA ON SUBJECT SALE OFFERINGS

MLS - The subject was listed in February 2010 for \$34,900 - Listing withdrawn in April 2010 - The subject was listed again in June 2010 for \$34,900 - List price reduced in June 2010 to \$25,000 - List price reduced to \$24,900 in July 2010 - The subject is currently listed as a pending sale.

NEIGHBORHOOD DESCRIPTION

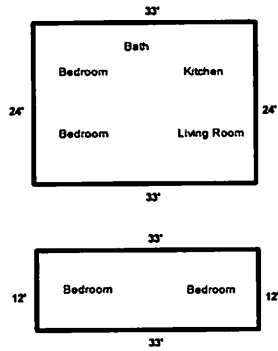
The subject is located approximately ten minutes from downtown Dayton, and ten minutes from access to Interstate 75. .

MARKET CONDITIONS

This has had an unfavorable impact on market values in the area. According to the MLS, the average sales price within the subject's market area has declined from \$29,642 in the previous two year period, to \$24,323 in the prior twelve month period, to \$20,247 in the last twelve months. The average decline is approximately 20% per year.

SKETCH ADDENDUM

Borrower or Owner N/A
 Property Address 4076 Prescott Avenue
 City Dayton County Montgomery State OH Zip Code 45406
 Client Edwards, Michael William



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area	792	114	First Floor 33.0 X 24.0 = 792.0
First Floor	396	90	Second Floor 33.0 X 12.0 = 396.0
Second Floor			
Total	1188	204	

Grabeman Appraisal Steven V. Grabeman
 SKETCH# 1-800-623-0072

PHOTOGRAPH ADDENDUM

Borrower or Owner N/A

Property Address 4076 Prescott Avenue

City Dayton

County Montgomery

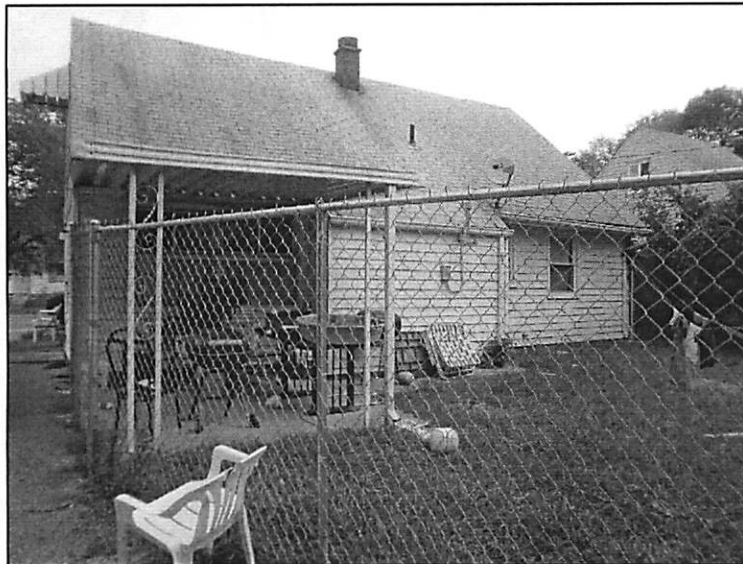
State OH

Zip Code 45406

Client Edwards, Michael William



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

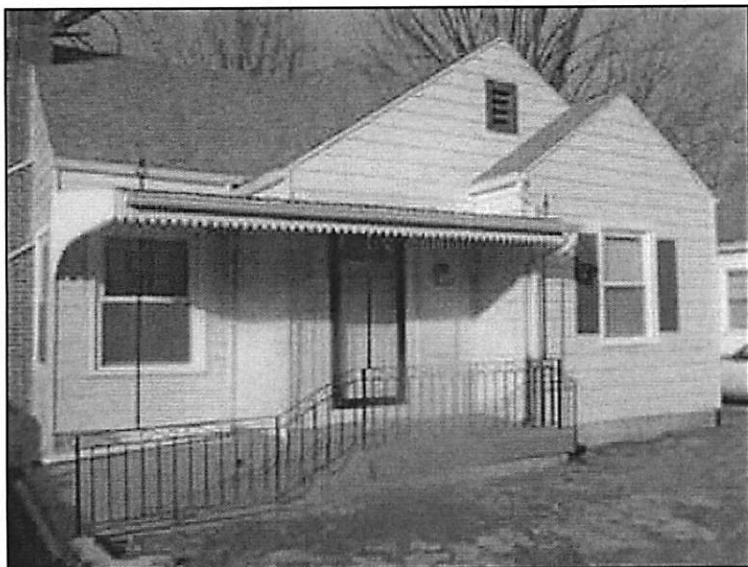
Borrower or Owner N/A
Property Address 4076 Prescott Avenue
City Dayton County Montgomery State OH Zip Code 45406
Client Edwards, Michael William



COMPARABLE #1

1815 Wesleyan Road
Dayton, OH 45406

Price	\$22,100
Price/SF	20.02
Date	05-10
Age	62 Years
Room Count	6-3-1.00
Living Area	1,104
Value Indication	\$16,600



COMPARABLE #2

1911 Litchfield Avenue
Dayton, OH 45406

Price	\$23,000
Price/SF	21.38
Date	11-09
Age	70 Years
Room Count	5-3-1.00
Living Area	1,076
Value Indication	\$18,000



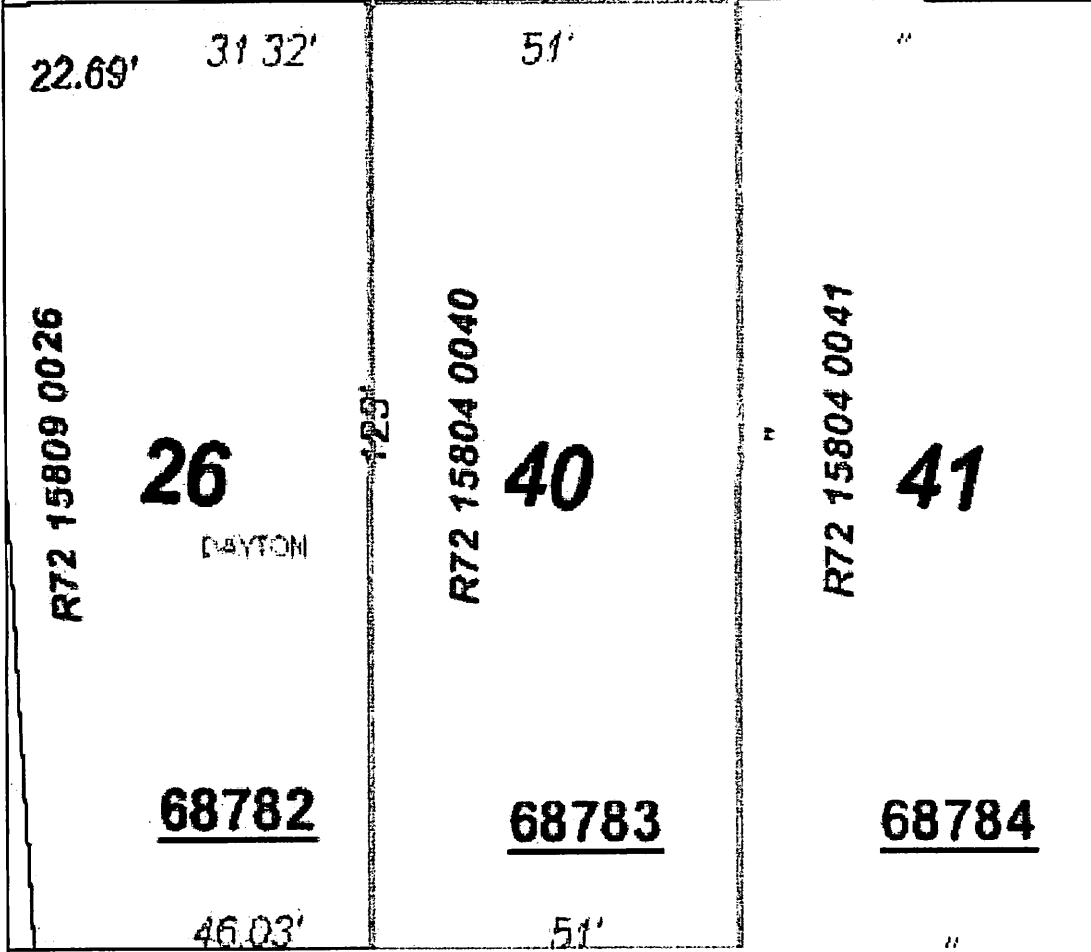
COMPARABLE #3

4447 St. James Avenue
Dayton, OH 45406

Price	\$28,000
Price/SF	38.46
Date	01-10
Age	68 Years
Room Count	4-2-1.00
Living Area	728
Value Indication	\$23,000

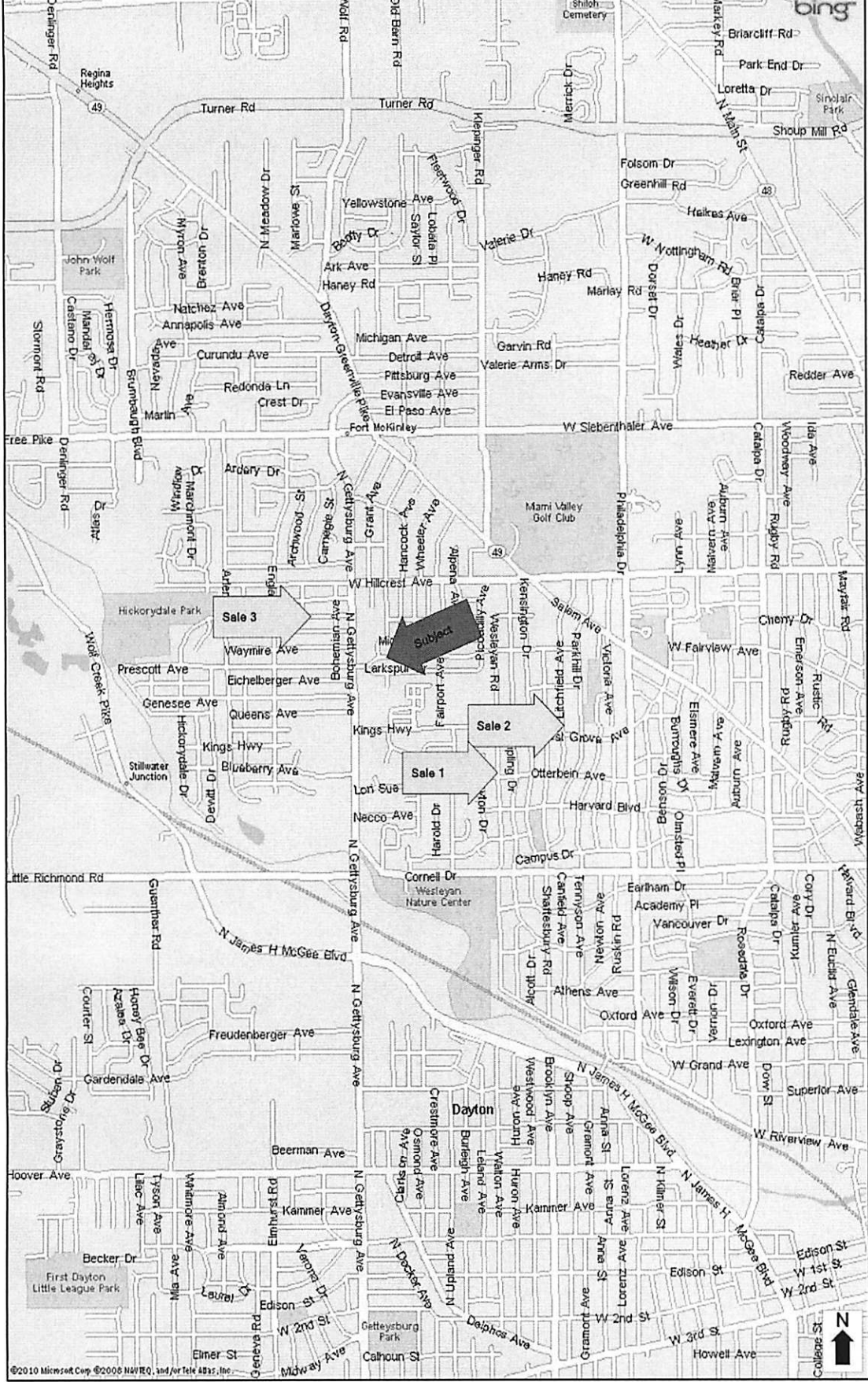
SITE PLAN

Borrower or Owner N/A
Property Address 4076 Prescott Avenue
City Dayton County Montgomery State OH Zip Code 45406
Client Edwards, Michael William



LOCATION MAP

Borrower or Owner N/A
Property Address 4076 Prescott Avenue
City Dayton County Montgomery State OH Zip Code 45406
Client Edwards, Michael William



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Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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 or she considers his or her 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 ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader 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 this appraisal report whether any portion of 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, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has 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 has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
6. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of 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 at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of 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 opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in 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 this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

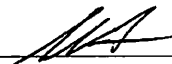
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies 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 at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Steven V. Grabeman
 Company Name Grabeman Appraisal
 Company Address 624 Rockhill Avenue
Kettering, OH 45429
 Telephone Number 937-298-8682
 Email Address _____
 Date of Signature and Report August 22, 2010
 Effective Date of Appraisal August 11, 2010
 State Certification # _____
 or State License # 447477
 or Other _____
 State OH
 Expiration Date of Certification or License 05-24-11

ADDRESS OF PROPERTY APPRAISED
4076 Prescott Avenue
Dayton, OH 45406
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 18000
 LENDER/CLIENT
 Name _____
 Company Name Edwards, Michael William
 Company Address 4076 Prescott Avenue
Dayton, OH 45406
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____