

Borrower/Client	NA	File No.	080917DQ
Property Address	1372 Ivydale Ave SW		
City	Canton	County	Stark
Lender	Debra O'Dell	State	OH
		Zip Code	44710-2240

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SLRA#417044	17



Appraisal of real property

LOCATED AT:

1372 Ivydale Ave SW
28542;28541WH/ OL638.05a;OL638 .05a
Canton, OH 44710-2240

*appraised
16000*

FOR:

Debra O'Dell
402 Golf Club Road SE
Lacey, WA 98503-1004

AS OF:

9/15/2008

BY:

Danny Quicci
SLRA# 417044
1149 Whipple Ave NW Canton, Ohio 44708
Office: (330) 477-7650 / Fax: (330) 477-5300

(Note: All photos utilized in this report were unaltered digital photos)

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 080917DQ

Property Description
 Property Address 1372 Ivydale Ave SW City Canton State OH Zip Code 44710-2240
 Legal Description 28542;28541 WH/ OL638.05a;OL638.05a County Stark
 Assessor's Parcel No. 02-13094;17270;17268;38857 Tax Year 2007 R.E. Taxes \$ 1,014 Special Assessments \$ 0
 Borrower NA Current Owner Debra O'Dell Occupant: Owner Tenant Vacant
 Property rights appraised Fee Simple Leasehold Project Type PUD Condominium (HUD/VA only) HOA \$ /Mo.
 Neighborhood or Project Name Canton South Map Reference 15940 Census Tract 7013.00
 Sale Price \$ N/A Date of Sale N/A Description and \$ amount of loan charges/concessions to be paid by seller None
 Lender/Client Debra O'Dell Address 402 Golf Club Road SE, Apt#3, Lacey, WA 98503-1004
 Appraiser Danny Quicci Address 1149 Whipple Ave NW, Canton, OH 44708

SUBJECT

Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vac. (over 5%)	Single family housing PRICE \$(000) 5 Low 40 90 High 100 Predominant 50 75	Present land use % One family 75 2-4 family 10 Multi-family 5 Commercial 10	Land use change <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process
Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				
Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow				
Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining				
Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply				
Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.				

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Neighborhood boundaries and characteristics: N-Tuscarawas Street (SR172) S-Navarre Road, E-Harrison Ave W-Raff Road

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
 Older established Canton City SW neighborhood located in close proximity to Aultman Hospital, Canton Centre Mall, Timken Company Gambranis plant and just to the North of a Canton City Ball Park. Shopping and employment in Canton, Massillon and Akron via SR172, SR30 and IR77. Employment appears stable at the time of inspection. Average to fair appeal to the market due to the property current overall condition.

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.):
 Market conditions are ideal with ample financing available for all types of loans including fha/va. Conventional interest rates range from 6 to 7%, no points with 2-3% closing costs. Interest buydowns, loan concessions and incentives are not common in the area. Many REO properties in the same overall condition as the subject and considered comparable in the subject neighborhood as well as properties in both average to good condition.

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: _____

SITE

Dimensions .30 acres (4 Lots)	Topography Level
Site area .30 acres	Size Larger than aver due to additional lots
Specific zoning classification and description R-1 Single Family Residential	Shape Rectangular
Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Drainage Appears Adequate
Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)	View Other Residential/Park
Utilities Public Other	Landscaping Minimal
Electricity <input checked="" type="checkbox"/>	Driveway Surface Gravel
Gas <input checked="" type="checkbox"/>	Apparent easements Utilities
Water <input checked="" type="checkbox"/>	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sanitary sewer <input checked="" type="checkbox"/>	FEMA Zone X Map Date 1/6/1983
Storm sewer <input checked="" type="checkbox"/>	FEMA Map No. 3905120005B

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): _____ The site is typical of those in the neighborhood. No adverse easements, encroachments, or special assessments.

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION	EXTERIOR DESCRIPTION	FOUNDATION	BASEMENT	INSULATION
No. of Units 1	Foundation Conc Block	Slab None	Area Sq. Ft. 630	Roof <input type="checkbox"/>
No. of Stories 2	Exterior Walls Steel Siding	Crawl Space None	% Finished None	Ceiling <input type="checkbox"/>
Type (Det./Att.) Detached	Roof Surface Asph Shng/Aver-	Basement Full	Ceiling Joists	Walls <input type="checkbox"/>
Design (Style) 2 Story	Gutters & Dwnspts. Aluminum/Aver-	Sump Pump Drain	Walls Conc Block	Floor <input type="checkbox"/>
Existing/Proposed Existing	Window Type DH Wood/Fair	Dampness Minor	Floor Concrete	None <input type="checkbox"/>
Age (Yrs.) 77	Storm/Screens Storms/Fair	Settlement Minor/Aver for age	Outside Entry None	Unknown <input checked="" type="checkbox"/>
Effective Age (Yrs.) 50	Manufactured House No	Infestation None noted@inspect		

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												630
Level 1		1	1	1								630
Level 2								3	1			630

Finished area above grade contains: 6 Rooms; 3 Bedroom(s); 1 Bath(s); 1,260 Square Feet of Gross Living Area

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Floors Carpet/Fair	Type FWA	Refrigerator <input type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # <input checked="" type="checkbox"/> On/LR <input type="checkbox"/>	2 CARS
Walls WallPaper/Ptd/Plstr/Aver-	Fuel Gas	Range/Oven <input type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <input type="checkbox"/>	Garage # of cars
Trim/Finish SV/Wood/Average	Condition Newer	Disposal <input type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <input type="checkbox"/>	Attached
Bath Floor Lino/Average	COOLING	Dishwasher <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Porch Cov Front <input checked="" type="checkbox"/>	Detached 1 Car/1Car
Bath Wainscot Tub Surround/Average	Central Yes	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence Chain Link <input checked="" type="checkbox"/>	Built-In
Doors SV Wood/Average	Other	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input type="checkbox"/>	Carport
	Condition Unknown	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Driveway 3 Car

Additional features (special energy efficient items, etc.): Storm windows. Newer furnace.

COMMENTS

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: See interior photos. This home has had fair maintenance and greater than normal physical depreciation for age and condition. Interior needs remodeled. Some windows need replaced. Front porch needs repaired. Garages in fair condition and should probably be removed from the property. Ceiling in bedroom needs repaired. Roof, electrical and water systems should be inspected. This appraiser is not an electrical, roofing or plumbing systems expert. No functional or external inadequacies noted.

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.: None noted at time of inspection.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 080917DQ

Valuation Section

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): The site conforms to the standards of its market. No functional or external obsolescence is noted. age/life method used to determine physical depreciation.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:			
Dwelling	Sq. Ft. @\$	= \$	
	Sq. Ft. @\$	=	
		=	
Garage/Carport	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	1372 Ivydale Ave SW Canton, Ohio	1522 Crescent Road SW Canton, Ohio	3210 13th Street SW Canton, Ohio	614 Shadyside Ave SW Canton, Ohio
Proximity to Subject		1.56 blocks SW	2.28 blocks NW	9.00 blocks N
Sales Price	\$ N/A	\$ 17,000	\$ 17,500	\$ 17,000
Price/Gross Living Area	\$ /sq ft	\$ 13.49 /sq ft	\$ 13.89 /sq ft	\$ 12.88 /sq ft
Data and/or Verification Source	INSPECTION CO. RECORDS	MLS#1494694 County Records	MLS#1522271 County Records	MLS#1495884 County Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.
Sales or Financing Concessions		Conv Dom 152 No Concessions	Conv Dom 35 No Concessions	Conv Dom 176 No Concessions
Date of Sale/Time		4/10/2008	7/30/2008	5/15/2008
Location	Canton City SW	Canton City SW	Canton City SW	Canton City SW
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	.30 acres	.167 acres +500	.105 acres +800	.107 acres +800
View	Other Res/Park	Other Residential	Other Residential	Other Residential
Design and Appeal	2 Story/Fair	2 Story/Fair	2 Story/Fair	2 Story/Fair
Quality of Construction	Steel Siding/Average-	Frame/Average- 0	Frame/Average- 0	Vinyl/Average -1,000
Age	77a	88a 0	88a 0	85a 0
Condition	Fair	Fair	Fair	Fair
Above Grade Room Count	Total Bdrms: Baths 6 3 1	Total Bdrms: Baths 6 3 1	Total Bdrms: Baths 6 4 1 -500	Total Bdrms: Baths 6 3 1
Gross Living Area	1,260 Sq. Ft.	1,260 Sq. Ft. 0	1,260 Sq. Ft. 0	1,320 Sq. Ft. 0
Basement & Finished Rooms Below Grade	Full None	Full None	Full None	Full None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FWA/Central Air	Gravity Gas/No Cent +1,000	EIBB/No Central	FWA/No Central -500
Energy Efficient Items	Storm Windows	Part Ins Repl Window -1,000	Part Ins Repl Window -1,000	Storm Windows
Garage/Carport	1 CrDet/1 CrDet/Fair	1 Car Detached 0	None 0	3 Car Detached -2,000
Porch, Patio, Deck, Fireplace(s), etc.	Covered Front/Deck Ornamental	Stoop +500 1 Fireplace -500	Covered Front +250 None 0	Covered Front +250 1 Fireplace -500
Fence, Pool, etc.	Chain Link	Unknown	Unknown	Unknown
Net Adj. (total)		⊗ + □ - \$ 500	⊗ + ⊗ - \$ -450	⊗ + ⊗ - \$ -2,950
Adjusted Sales Price of Comparable		\$ 17,500	\$ 17,050	\$ 14,050

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Lack of sales activity in the marketing area made it necessary to use sales more than 90 days old. All comparables used in this report are REO sales since they are comparable in condition to the subject dwelling. Subject is typical of the properties in the neighborhood with respect to square footage and style as are all comparable sales used.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	See attached addn	See attached addendum	See attached addendum	See attached addendum

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: See attached addendum

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 16,000
 INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$

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: Income approach was not developed since there is no reliable data support it. Cost approach was not developed since it is an unreliable indicator of value for properties of this age and condition.
 Final Reconciliation: Sales used are the closest, most recent and most similar and clearly establish a value range for the subject. All sales support an indicated value of \$16,000. The sales comparison approach provides the best estimate of the current market value.

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 _____).
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 9/15/2008
 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 16,000

APPRaiser Signature Name Danny Quicci Date Report Signed 09/19/2008 State Certification # Or State License # 417044	State	SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature Name Date Report Signed State Certification # Or State License #	State
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Supplemental Addendum

File No. 080917DQ

Borrower/Client	NA				
Property Address	1372 Ivydale Ave SW				
City	Canton	County	Stark	State	OH Zip Code 44710-2240
Lender	Debra O'Dell				

Note: The terms inspect, inspected, inspection in computerized form or in this report are deemed to mean, "observed", as this appraisal was performed for valuation purposes and is not a home inspection. Likewise, the term personally inspected and/or complete inspection within computerized form or within this report are deemed to mean "personally observed" by the appraiser and/or assistant of the exterior and/or interior of the subject and comparables.

Intended use and intended User(s): In compliance with USPAP Standard Rule 2-2(a) (i) & (ii) & (SMT-9): The appraisal is intended for, was performed for, intended use for fair market value, for donation purposes, for Use Only by the listed Client Debra O'Dell, and duly authorized legal and judicial authorities. The Intended Use and/or Intended User(s) can not be transferred, by the listed Client to any other Client. Any other use or interpretation, of any kind, such as mortgage lending is expressly denied.

Scope of Work: A form 1004 One-Unit Summary Appraisal Report was requested for a Single Family Property in Canton, Ohio by Debra O'Dell for a Fair Market Value. An interior and exterior observation and photos of the subject property, and an exterior street only observation of the comparables and market area, was conducted.

Data Collection: Sources include Realist.com data, County Records and MLS data. Data collection and research was conducted for closed comparable sales within the reported market area, and within 12 months prior to the effective date of the report (unless otherwise noted). Selection was based upon similar (design) improvements, built from, with similar number of bedrooms and/or Gross Living Area and/or utility. Valuation was analyzed for the Highest and Best Use "as-vacant" and "as improved", as a Single Family Residence. Analysis of data was conducted by the listed appraiser, only. Fannie Mae and USPAP were utilized as guidelines for the analysis and formation of an opinion of value.

Note: This report contains a total of 17 pages, which includes the Table of Contents page. This report is invalid if any pages, listed in the Table of Contents(page) are missing or not included in any copy of the report. This report is invalid if any portions of this report have been altered or changed without the expressed written consent of the individual that has signed this report and certification.

Appraiser Disclosure Statement: In compliance with Ohio Revised Code 4713.12 (c):
This assignment has been performed by Danny Quicci, a Licensed Residential Appraiser, Certification # 417044
This assignment was within the scope of the certification.
The Appraiser has provided a service as a disinterested and unbiased third party.
-Governing Agency-
State of Ohio Department of Commerce, Division of Real Estate, Appraisal Section. Cleveland, Ohio/ Phone:(216) 787.3100

PRIOR SALES ADDENDUM

Subject: 10/3/2007 from Glenna Rogers to John Rogers (not an arms length transaction) 11/1/2007 from John Rogers to Debra O'Dell(sister) for \$73,000 Quit Claim Deed (not an arms length transaction)

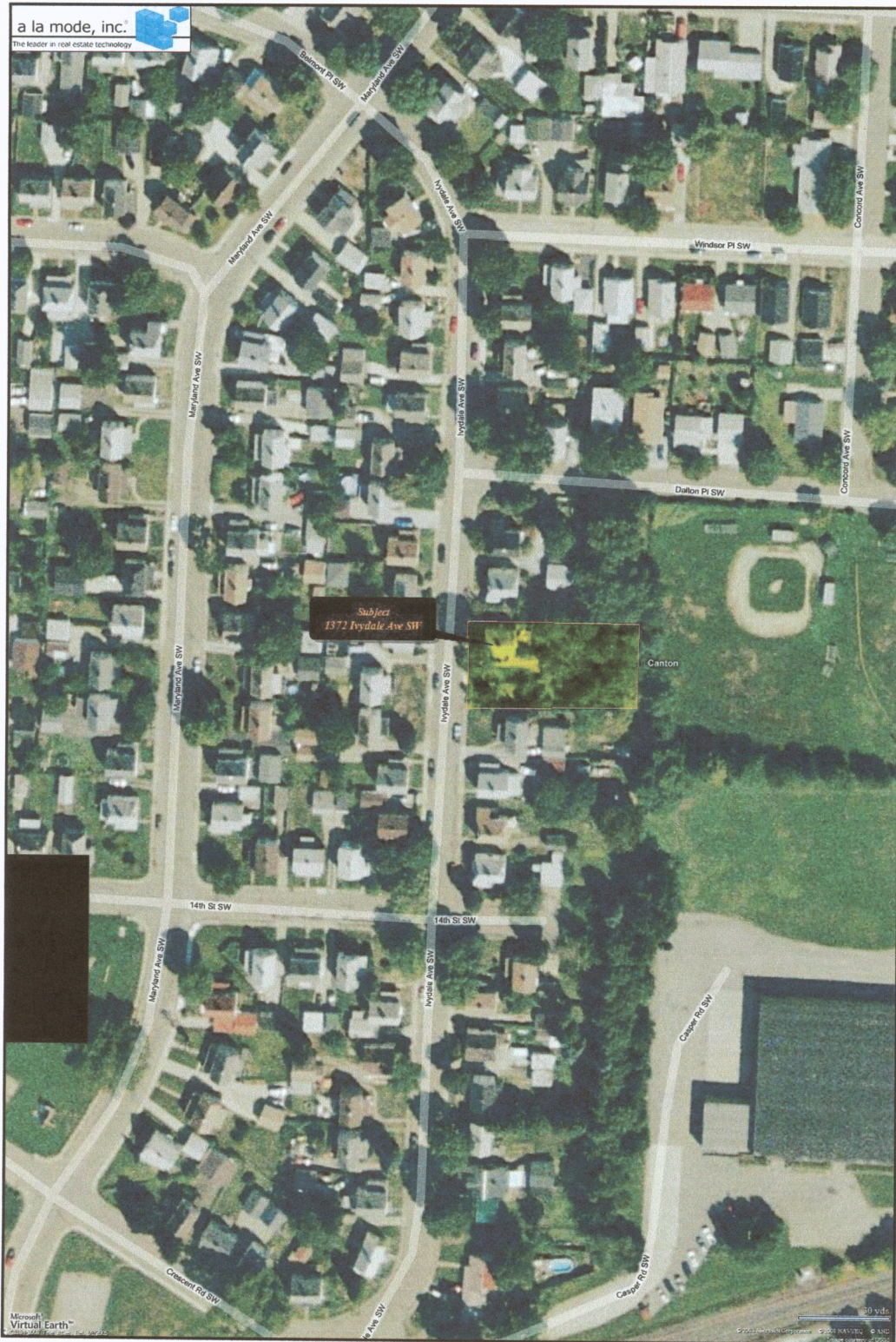
Comparable #1: 12/20/2007 from Sheriff of Stark County to Nationstar Mortgage LLC for \$38,000 4/14/2008 Nationstar Mortgage to Western Stark Realty Mortgage LLC for \$17,000

Comparable #2: 5/9/2008 from Sheriff of Stark County to Bank of NY Trust 2001-1 for \$40,000 8/5/2008 from Encore Credit Trust 2005-1 to Buckeye R/E Solutions LLC

Comparable#3: 3/2/2005 from Matthew Shafer to Richard Grey for \$66,500 3/3/2008 from Sheriff of Stark County to US Bank NA Series 2005-10he for \$57,973 5/27/2008 from Terwin Mortgage 2005-10he to Scott Smith for \$17,000

Aerial Map

Borrower/Client	NA		
Property Address	1372 Ivydale Ave SW		
City	Canton	County	Stark
State	OH	Zip Code	44710-2240
Lender	Debra O'Dell		



Building Sketch

Borrower/Client	NA		
Property Address	1372 Ivydale Ave SW		
City	Canton	County	Stark
		State	OH
		Zip Code	44710-2240
Lender	Debra O'Dell		



Building Sketch

Borrower/Client	NA		
Property Address	1372 Ivydale Ave SW		
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		State	OH
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Lender	Debra O'Dell		

Area Calculations Summary		
Living Area		Calculation Details
First Floor	630 Sq ft	21 × 30 = 630
Second Floor	630 Sq ft	21 × 30 = 630
Total Living Area (Rounded):	1260 Sq ft	
Non-living Area		
Covered Front Porch	180 Sq ft	9 × 20 = 180

Subject photos

Borrower/Client	NA		
Property Address	1372 Ivydale Ave SW		
City	Canton	County	Stark
Lender	Debra O'Dell	State	OH
		Zip Code	44710-2240

**Subject front**

1372 Ivydale Ave SW
 Sales price N/A
 Gross living area 1,260
 Total rooms 6
 Total bedrooms 3
 Total bathrooms 1
 Location Canton City SW
 View Other Res/Park
 Site .30 acres
 Quality Steel Siding/Average-
 Age 77a

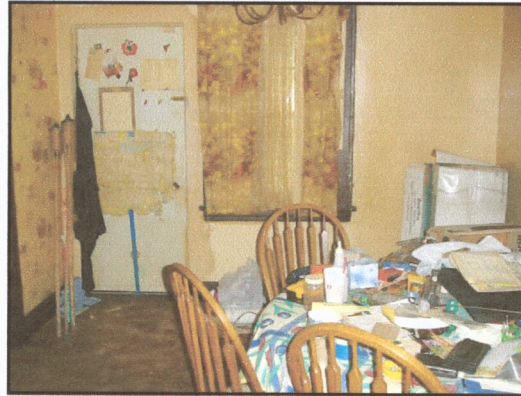
**Subject rear****Subject street**

Photograph addendum

Borrower/Client	NA		
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Living Room



Dining Room



Kitchen



Bedroom



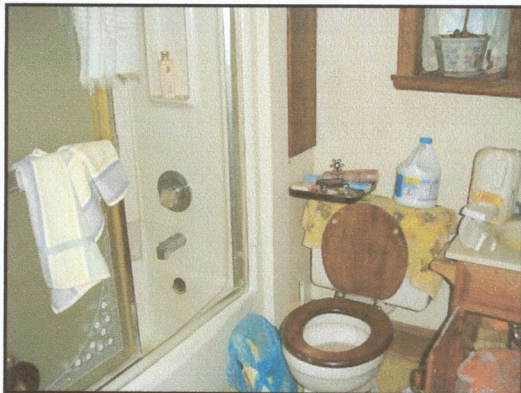
Bedroom



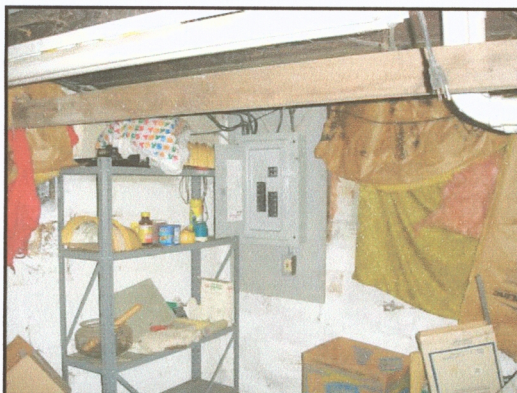
Bedroom

Photograph addendum

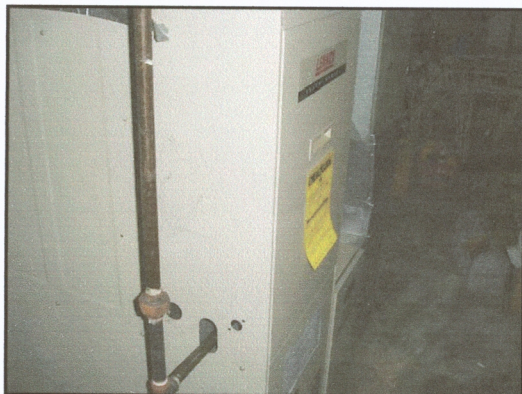
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Bath



Basement/Electrical Service



Newer Furnace Installed in 2004



Garages



Additional Lot



Additional Back Lots

Photograph Addendum

Borrower/Client	NA				
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Lender	Debra O'Dell				



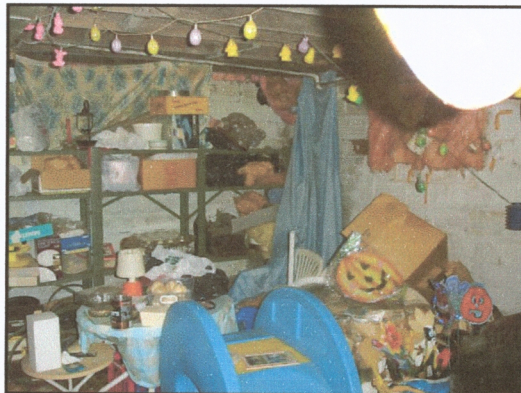
Additional Side Lot



Roof/Sideview



Hole in Bedroom Ceiling



Basement



Basement



Covered Front Porch

Comparable photos ##

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State	OH	Zip Code	44710-2240
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**Comparable 1**

1522 Crescent Road SW
 Prox. To subject 1.56 blocks SW
 Sales price 17,000
 Gross living area 1,260
 Total rooms 6
 Total bedrooms 3
 Total bathrooms 1
 Location Canton City SW
 View Other Residential
 Site .167 acres
 Quality Frame/Average-
 Age 88a

**Comparable 2**

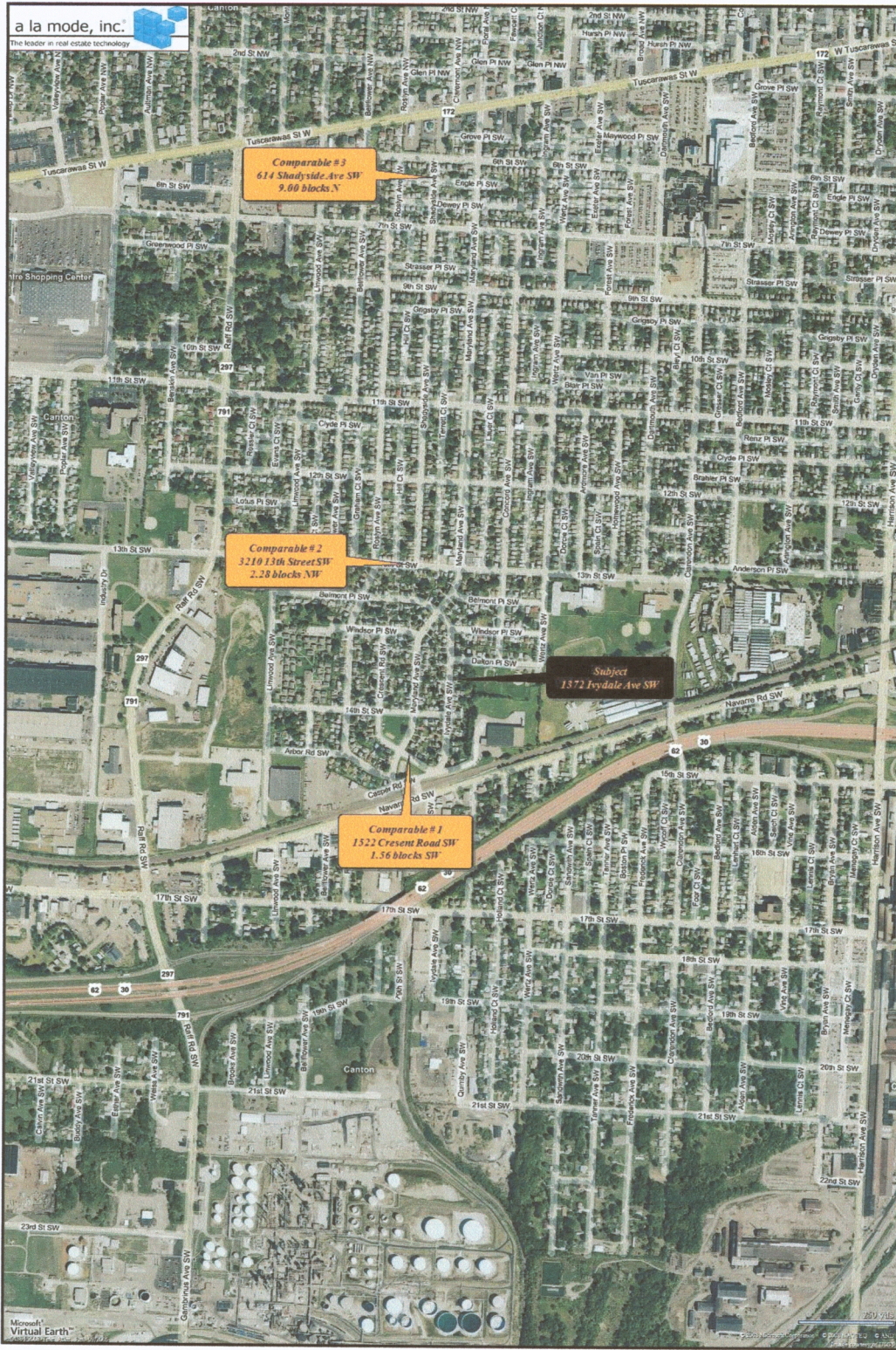
3210 13th Street SW
 Prox. To subject 2.28 blocks NW
 Sales price 17,500
 Gross living area 1,260
 Total rooms 6
 Total bedrooms 4
 Total bathrooms 1
 Location Canton City SW
 View Other Residential
 Site .105 acres
 Quality Frame/Average-
 Age 88a

**Comparable 3**

614 Shadyside Ave SW
 Prox. To subject 9.00 blocks N
 Sales price 17,000
 Gross living area 1,320
 Total rooms 6
 Total bedrooms 3
 Total bathrooms 1
 Location Canton City SW
 View Other Residential
 Site .107 acres
 Quality Vinyl/Average
 Age 85a

Location Map

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		Zip Code	44710-2240



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.

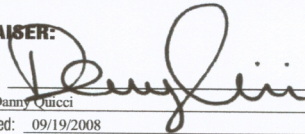
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

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: 1372 Ivydale Ave SW, Canton, OH 44710-2240

APPRAISER:

Signature: 
 Name: Danny Quicci
 Date Signed: 09/19/2008
 State Certification #: _____
 or State License #: 417044
 State: OH
 Expiration Date of Certification or License: 4/9/2009

SUPERVISORY APPRAISER (only if required):

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

Did Did Not Inspect Property

SLRA#417044

**STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING**

**AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:**

NAME: Danny R Quicci
LIC/CERT NUMBER: 000417044
LIC LEVEL: Licensed Residential Real Estate Appraiser
CURRENT ISSUE DATE: 04/15/2008
EXPIRATION DATE: 04/09/2009