

STUDENTS' APPRAISAL REPORT HANDOUT #1

Date of Valuation

04/11/07

Sample Appraisal
5966 W Walbrook Dr
SAN JOSE, Ca 95129-4765

For

Nice Client
100 Nice Street
San Jose, Ca.

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Uniform Residential Appraisal Report

File # Spring '07 Class #1

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.

SUBJECT

Property Address 5966 W Walbrook Drive City SAN JOSE State Ca Zip Code 95129-4765
 Borrower Michael Angles Owner of Public Record same County Santa Clara
 Legal Description Refer to title report or enclosed NDC report
 Assessor's Parcel # 377-24-023 Tax Year 01-02 R.E. Taxes \$ 5,634.18
 Neighborhood Name Unknown Map Reference 41940 Census Tract 5079.03
 Occupant Owner Tenant Vacant Special Assessments \$ 0.00 PUD HOA \$ per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Nice Client Address 100 Nice Street
 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 this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s).

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.
 Contract Price \$ n/a Date of Contract n/a Is the property seller the owner of public record? Yes No Data Source(s)
 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			Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit %	
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 checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	650	Low New	Multi-Family %	
Neighborhood Boundaries The market area for subject is bounded by Bollinger Road on the north, Prospect Road on the south, Lawerance Expressway to the east and Blaney Road to the west.							1.5M+	High	75	Commercial	%
Neighborhood Description							900	Pred.	40	Other	%

Market Conditions (including support for the above conclusions)

SITE

Dimensions 62 x 140 boundary averages Area 8,680 Sq.Ft. Shape Nearly Rectangular View No view amenity
 Specific Zoning Classification R1 Zoning Description Single Family Residence
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

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

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone D FEMA Map # 0603490029D FEMA Map Date 8/2/1982
 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
 Subject site is typical for the tract and area. No adverse conditions were noted which would have a negative effect on value or marketability.
 Based on current zoning, subject appears to be in conformity with regulations. ---See Attached Addendum---

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls		Floors	Carpet/Hdwd/Tile/Gc
# of Stories One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco & Wood	Walls	Drywall/Good
Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area sq.ft.	Roof Surface	Shake	Trim/Finish	Wood/Good
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts	Metal	Bath Floor	Tile/Good
Design (Style)	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	PVC DBLPN	Bath Wainscot	Partly Tile/Gd
Year Built	Evidence of <input type="checkbox"/> Infestation Note noted	Storm Sash/Insulated		Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) E20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens	<input type="checkbox"/> Driveway	# of Cars
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) # Two	<input type="checkbox"/> Fence	<input type="checkbox"/> Garage	# of Cars
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 8 Rooms 3 Bedrooms 2 Bath(s) 1,935 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). Inside special features include sky light/vent, overhead fan, title kitchen counter and backsplash, solid wood kitchen cabinets and large counter extending from the kitchen into great room. ---See Attached Addendum---
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property is in good general condition and well maintained. No repairs or modernization needed. No functional or economic obsolescence noted. "P" for kitchen equipment indicates that it is an item of personal property and not included in the appraised value.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

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There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____.

There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ _____ to \$ _____.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3				
Address	5966 W Walbrook Drive SAN JOSE, Ca 95129-4765											
Proximity to Subject												
Sale Price	\$	n/a			\$				\$			
Sale Price/Gross Liv. Area	\$	sq.ft.			\$	sq.ft.			\$	sq.ft.		
Data Source(s)												
Verification Source(s)												
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment			
Sales or Financing Concessions												
Date of Sale/Time												
Location	Residential											
Leasehold/Fee Simple	Fee Simple											
Site	8,680 Sq.Ft.											
View	No view amenity											
Design (Style)												
Quality of Construction	Average											
Actual Age	A42/E20											
Condition	Average											
Above Grade Room Count	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
	8	3	2									
Gross Living Area	1,935 sq.ft.			sq.ft.			sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	None											
Functional Utility	Good											
Heating/Cooling	FAU/Central											
Energy Efficient Items	DBLPN/PartInsu											
Garage/Carport	2 ATT/Garage											
Porch/Patio/Deck	Porch/Patio/Dec											
Other Adjustments	Pool, Spa											
Other adjustments	RV Parking											
Net Adjustment (Total)	<input type="checkbox"/> + <input type="checkbox"/> -			\$			<input type="checkbox"/> + <input type="checkbox"/> -			\$		
Adjusted Sale Price of Comparables	Net Adj. %			\$			Net Adj. %			\$		
	Gross Adj. %			\$			Gross Adj. %			\$		

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did 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)

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s)

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										
Price of Prior Sale/Transfer										
Data Source(s)										
Effective Date of Data Source(s)										

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach Comparables order from the most recent to the oldest close of escrow date. The adjusted comparables indicated value range for the subject is the result of each property's specific features, locations and the adjustment process. Of the sales presented equal weight was given to each as they represent the range of values in this market for homes similar to the subject. The comparables available are of similar construction as the subject and built in the same period. Most of the comparables are in the 45 year old range (early 1960's construction); some possess updates such as new roofs, kitchen renovation, appliances, copper pipes, etc. All are in the subject's market area and bracket many of the subject's features (except for age, and lot size) - providing the most reliable indicator of market values. All comparables are reflective of current market timing value due to their recent sale. --See comparables comments on the next page--

Indicated Value by Sales Comparison Approach \$ _____

Indicated Value by: Sales Comparison Approach \$ _____ Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____

Market was given the most weight as it best reflects the actions of buyers and sellers. Cost strongly supports market indication. Income was not used due to a lack of reliable rental/sales data and the fact that this is not a rental property or area.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: No conditions or requirements.

Condition and quality of construction ratings are based on information from Marshall and Swift Cost Service.

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 \$ _____, as of 04/11/07, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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)

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 650,000
Source of cost data	DWELLING 1,935 Sq.Ft. @ \$ 120.00 = \$ 232,200
Quality rating from cost service Effective date of cost data	Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.) = \$
Cost based on Marshall Swift, adjusted for time and location, then rounded. Land value by abstraction. Depreciation also based on Marshall Swift and fact that subject is in good condition and has an effective age of 20 years of a 70 year life. High land value due to strong demand coupled with limited supply. Land to improvement ratio typical for area. Functional depreciation applicable to built-in pool.	Garage/Carport 466 Sq.Ft. @ \$ 40.00 = \$ 18,640
	Total Estimate of Cost-New = \$ 250,840
	Less Physical Functional External
	Depreciation 71,665 12,542 = \$(84,207)
	Depreciated Cost of Improvements = \$ 166,633
	"As-is" Value of Site Improvements = \$
Estimated Remaining Economic Life (HUD and VA only) Years	INDICATED VALUE BY COST APPROACH = \$ 816,633

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project
 Total number of phases Total number of units n/a Total number of units sold
 Total number of units rented Total number of units for sale n/a Data source(s)
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.
 Does the project contain any multi-dwelling units? Yes No Data Source
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.
 Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.
 Describe common elements and recreational facilities. n/a

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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 the 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.

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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.

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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.

<p>APPRAISER</p> <p>Signature _____ Name _____ Company Name _____ Company Address _____ _____ Telephone Number _____ Email Address _____ Date of Signature and Report _____ Effective Date of Appraisal _____ State Certification # _____ or State License # _____ or Other (describe) _____ State # _____ State <u>Ca</u> Expiration Date of Certification or License _____</p> <p>ADDRESS OF PROPERTY APPRAISED <u>5966 W Walbrook Drive</u> <u>SAN JOSE, Ca 95129-4765</u></p> <p>APPRAISED VALUE OF SUBJECT PROPERTY \$ _____</p> <p>LENDER/CLIENT Name _____ Company Name <u>Nice Client</u> Company Address <u>100 Nice Street</u> _____ Email Address _____</p>	<p>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</p> <p>Signature _____ Name _____ Company Name _____ Company Address _____ _____ Telephone Number _____ Email Address _____ Date of Signature _____ State Certification # _____ or State License # _____ State <u>Ca</u> Expiration Date of Certification or License _____</p> <p>SUBJECT PROPERTY</p> <p><input type="checkbox"/> Did not inspect subject property <input type="checkbox"/> Did inspect exterior of subject property from street Date of Inspection _____ <input type="checkbox"/> Did inspect interior and exterior of subject property Date of Inspection _____</p> <p>COMPARABLE SALES</p> <p><input type="checkbox"/> Did not inspect exterior of comparable sales from street <input type="checkbox"/> Did inspect exterior of comparable sales from street Date of Inspection _____</p>
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Supplemental Addendum

File No. Spring '07 Class #1

Client	Nice Lender				
Property Address	5966 W Walbrook Drive				
City	SAN JOSE	County	Santa Clara	State	Ca
				Zip Code	95129-4765
Client	Nice Lender				

Purpose and Limitation:

The purpose of this appraisal is to estimate the market value of the property for conventional mortgage lending use. This report is intended for use by our client, XYZ. This report is not intended for any other use. There is no responsibility to any third party user, without the specific permission of the appraiser.

Glossary:

- Age A = Actual age; Age E = Effective age.
- CE/COE = Close of Escrow.
- Doc # = County Recorder's Office document recording number.
- DOD = Date of Death.
- DOM = Days on Market. The number of days a property is on the market till close of escrow.
- Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics.
- GLA = Gross Living Area (does not include cabanas, basements, garages, etc).
- Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property.
- Kitchen Equip "P" = Personal property.
- Inspect, inspected, inspection in this report is deemed to mean "observed" as this appraisal is for valuation purposes and is not a home inspection. Personally inspected and/or complete inspection in this report is deemed to mean "personally observed" by the appraiser and/or assistant.
- MLS = Multiple Listing Service. MLS # is the MLS document number for the property offering.
- NDC = A property profile service.
- R/W = Right Of Way as in an easement.
- SD = Sales Date, the MLS reported contract signing date.
- SF = Square Feet.
- WIC = Walk-in Closet.

Description of Improvements:

Subject property was built in 1959. Master bedroom and great room additions were added in 1980. The great room is a 500-sqft open space with a craft counter/bar, cathedra ceilings and a wood burning stove. Dual pane windows replace the original single glaze windows and the updated sliders feature beveled glass. The house is located on a large lot and includes a backyard pool and spa. The side yard includes parking/storage and a small garden area. A ceiling fan, sky light/vents and central air conditioning ensure a comfortable environment. The owner's bedroom includes a vanity area and access to the outside deck and pool area. A large deck is also noted in the appraisal.

Basis of Adjustments:

Basis of Adjustments:

- Locations adjusted \$25,000 for cu-de-sac; \$10,000 for T-lot and corner locations.
- Lot size adjusted \$10.00 per SF for differences greater than 1,000 SF.
- Quality adjusted \$10.00 per sf per level of difference.
- Age adjusted 1/2% of comparable sales price per effective years of difference.
- Condition adjusted \$10.00 per sf per level of difference.
- Bathrooms adjusted \$10,000.00 per half-bath and \$20,000.00 per full bath.
- Bedrooms adjusted \$20,000.00 each.
- Gross living area adjusted \$100.00 per sf when the difference exceeds 100 SF.
- Air conditioning adjusted \$2.00 per SF
- Double pane windows adjusted \$2.50 per SF.
- Garage adjusted \$10,000.00 per car space; tandem and car ports adjusted \$5,000 per car space.
- Pools adjusted \$20,000.00; Spas adjusted \$5,000.00.

Any remaining adjustments are rather straightforward and are felt to be self-explanatory. For the most part, adjustments are reflective of perceived market value added. Swimming pools, extensive landscaping, elaborately finished improvements, and other special features generally do not affect value to the extent of their cost. None of the adjustments nor the adjustment process itself, are felt to unduly favor the subject. Adjustments may be rounded.

Highest and Best Use:

Highest and Best Use: Subject property is developed as a single-family detached residence, which is optimum physically possible, legally permitted, financially feasible, and maximally productive use. The subject is zoned R1, limiting its legal improvements to a single family residence.

Comments on the Market Search:

A market search was conducted within the subject neighborhood and the general market area to locate properties that best reflect the subject's market criteria and attributes. The comparables presented in this report represent the most relevant data appropriated for analysis and calculation. The comparables used are from the subject's neighborhood, reflect the same quality of construction and amenities, and are considered the most appropriate properties available at the time of this report to best reflect the subject's market value.

Adverse Environmental Conditions and Geologic Hazards:

Supplemental Addendum

File No. Spring '07 Class #1

Client	Nice Lender						
Property Address	5966 W Walbrook Drive						
City	SAN JOSE	County	Santa Clara	State	Ca	Zip Code	95129-4765
Client	Nice Lender						

The Monte Vista Fault zone is the nearest fault trace located a few miles to the southwest (reference Barclay's Mapworks, Santa Clara County, Page G and 75). Barclay's also depicts the subject property as not being in an area susceptible to landside during an earthquake. The noted fault zone does not appear to cause any reason for concern or have a negative effect on subject's marketability. Most comparables in the neighborhood properties are subject to the conditions noted. If additional information is required, a qualified engineer should be retained.

•Limited Inspection:

This appraisal is based on a limited interior and exterior inspection of the subject property. Condition ratings are based on a superficial inspection of the property. Obvious and/or visible defects in and around the property, such as leaking plumbing which can cause toxic mold, are addressed. However, as some areas were not physically inspected, such as the subfloor, attic spaces, and other unopened or inaccessible spaces, as well as areas that are covered by rugs, furniture, or are otherwise concealed, such defects which may be in these areas are not covered by this LIMITED INSPECTION. If the client requires such an inspection, it is recommended a licensed building inspector or general contractor be employed. The appraisal is not a "home inspection," and should not be relied on to report hidden conditions.

•General Comments:

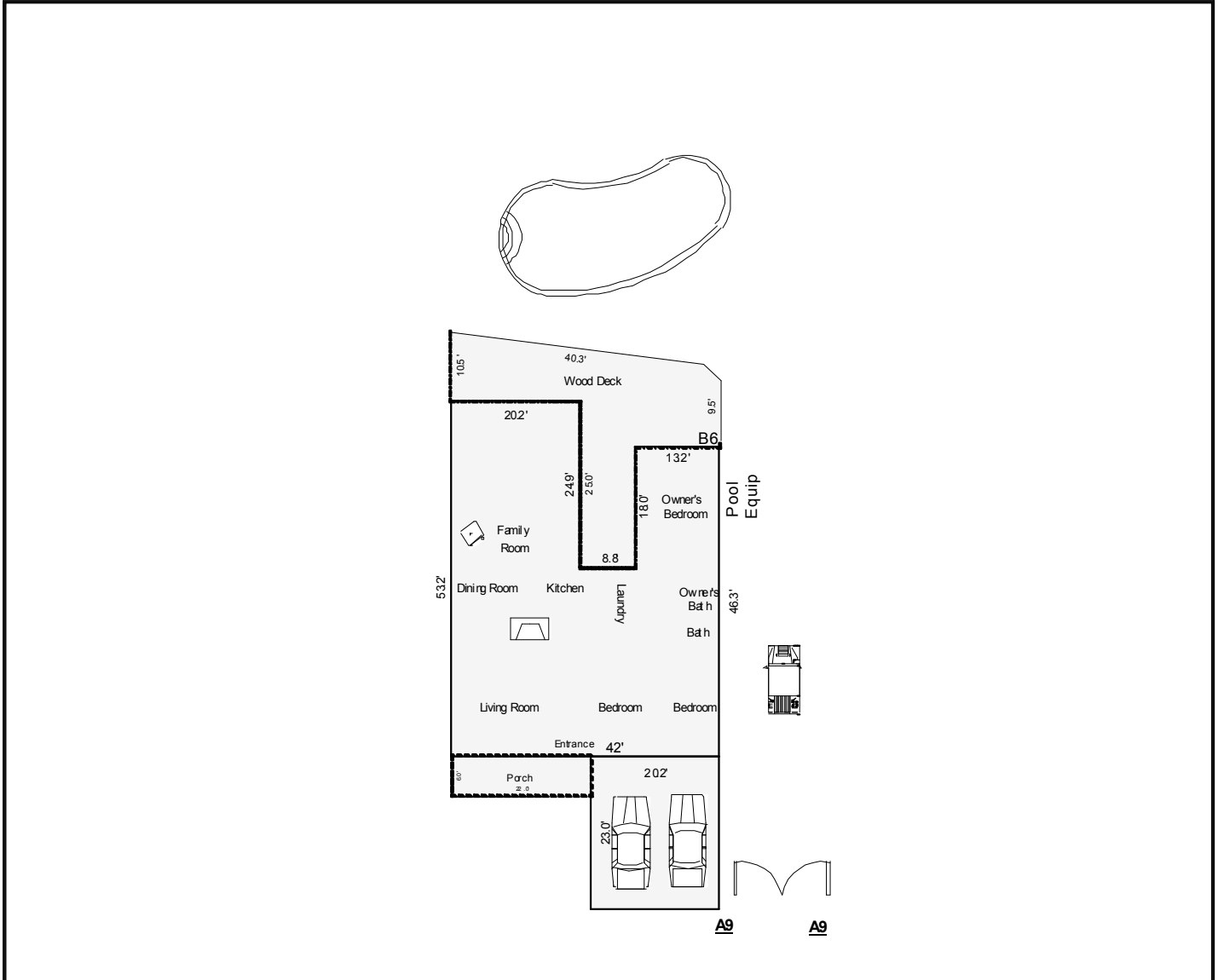
This appraisal is a complete summary report. Some data gathered during our investigation is contained in our files but not included in the appraisal package. This report is intended for use by the Lender/Client and/or their assigns in a mortgage finance transaction only. This report is not intended for any other use. There is no responsibility to any third party user, be that the owner, buyer, and/or seller of the real estate involved, without the specific permission of the appraiser.

>>Mike Angles contributed significantly to the appraisal process including inspection scheduling, researching the subject and comparables, inspecting subject property inside and out, taking measurements, creating the subject sketch, performing comparable exterior inspections, performing analysis, deriving concluding valuation, and assembling the appraisal packet with applicable forms, pictures and associated data entry.<<

This assignment was completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), and in accordance with the requirements developed by the Lender's Federal Regulatory Agency as directed by FIRREA. The appraiser is competent to complete this assignment.

Building Sketch (Page - 1)

Client	Nice Lender			
Property Address	5966 W Walbrook Drive			
City	SAN JOSE	County Santa Clara	State Ca	Zip Code 95129-4765
Client	Nice Lender			



Comments: Placement of the rooms on the building sketch is approximate and should not be construed as precise. Some interior measurements were taken and all measurements were rounded to the nearest half-foot. Therefore, square footage may be different from what is stated on the assessor's roll.

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1934.5	1934.5
P/P	Porch	132.0	
	Wood Deck	643.6	775.6
GR	Garage	465.7	465.7
Net LIVABLE Area		(rounded)	1935

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	28.2 x 42.3	1193.6
	20.2 x 24.9	502.5
	13.2 x 18.0	238.5
3 Items		(rounded)
		1935

Plat Map

Client	Nice Lender				
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City	SAN JOSE	County	Santa Clara	State	Ca Zip Code 95129-4765
Client	Nice Lender				

Subject Photo Page

Client	Nice Lender						
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Client	Nice Lender						



Subject Front

5966 W Walbrook Drive
Sales Price n/a
Gross Living Area 1,935
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2
Location Residential
View No view amenity
Site 8,680 Sq.Ft.
Quality Average
Age A42/E20



Subject Rear



Subject Street

Comparable Photo Page

Client	Nice Lender						
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Client	Nice Lender						

Comparable 1

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 2

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 3

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable Photo Page

Client	Nice Lender				
Property Address	5966 W Walbrook Drive				
City	SAN JOSE	County	Santa Clara	State	Ca Zip Code 95129-4765
Client	Nice Lender				

Comparable 4

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age