

COASTAL VALUES
121 SANTA PAULA AVE
SANTA BARBARA, CA 93111
(805) 683-9354

MAY 3, 2005

GLOBAL EQUITY LENDING, INC.
3955 JOHNS CREEK CT
SUWANEE, GA 30024

Re: Property: 5623 W Camino Cielo
SANTA BARBARA, CA 93105-9706
Borrower: DAVIS
File No.: 50036

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

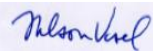
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



NELSON VISEL

APPRAISAL OF REAL PROPERTY

LOCATED AT:

5623 W Camino Cielo
MAP 47 PG 16 LOT 3
SANTA BARBARA, CA 93105-9706

FOR:

GLOBAL EQUITY LENDING, INC.
3955 JOHNS CREEK CT
SUWANEE, GA 30024

AS OF:

MAY 2, 2005

BY:

NELSON VISEL
COASTAL VALUES
121 SANTA PAULA AVE
SANTA BARBARA, CA 93111
PHONE/FAX: (805) 683-9354
FEIN: 01-0761313

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description		File No.	
Property Address 5623 W Camino Cielo		City SANTA BARBARA State CA Zip Code 93105-9706	
Legal Description MAP 47 PG 16 LOT 3		County SANTA BARBARA	
Assessor's Parcel No. 153-110-022		Tax Year 2004 R.E. Taxes \$ 2,800.30 Special Assessments \$ 124.40	
Borrower DAVIS		Current Owner DAVIS	
Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only) HOA \$ N/A /Mo.	
Neighborhood or Project Name N/A		Map Reference 964-980-G7 Census Tract 0001.03	
Sale Price \$ N/A Date of Sale N/A		Description and \$ amount of loan charges/concessions to be paid by seller N/A	
Lender/Client GLOBAL EQUITY LENDING, INC.		Address 3955 JOHNS CREEK CT, SUWANEE, GA 30024	
Appraiser NELSON VISEL		Address 121 SANTA PAULA AVE, SANTA BARBARA, CA 93111	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25% Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values <input checked="" type="checkbox"/> Increasing <input 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.		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) AGE (yrs) 850 Low NEW 2,000 High 125 Predominant 1,000 40	
		Present land use % One family 100 2-4 family Multi-family Commercial	
		Land use change <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process To:	
Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood boundaries and characteristics: HWY 154 TO THE NORTH AND EAST, LOS PADRES NATIONAL FOREST TO THE SOUTH AND WEST.			
Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): SUBJECT IS LOCATED IN A RURAL AREA THAT IS PRIMARILY SINGLE FAMILY RESIDENTIAL . SCHOOLS, SHOPPING, SERVICES AND FREEWAY ACCESS ARE ALL WITHIN A 15 MILE RADIUS.			
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.): SALES ACTIVITY IN THE SUBJECT'S NEIGHBORHOOD HAS BEEN AVERAGE WITH STEADY/INCREASING VALUES. MARKETING TIME IS GENERALLY WITHIN SIX MONTHS. THERE ARE NUMEROUS FINANCING OPTIONS AVAILABLE.			
Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____ Describe common elements and recreational facilities:			
Dimensions IRREGULAR Site area 331,491 SF Corner Lot <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specific zoning classification and description RR-5 (RES. RANCHETTE MIN. 5 AC) Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)		Topography LEVEL PAD Size 331,491 SF Shape IRREGULAR Drainage APPEARS ADEQUATE View PANORAMIC Landscaping GOOD Driveway Surface ASPHALT Apparent easements TYPICAL UTILITY FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Zone D Map Date 3/15/1979 FEMA Map No. 0603310625B	
Utilities Public Other Electricity <input checked="" type="checkbox"/> Gas <input type="checkbox"/> PROPANE Water <input type="checkbox"/> WELL Sanitary sewer <input type="checkbox"/> SEPTIC Storm sewer <input type="checkbox"/> N/A		Off-site Improvements Type Public Private Street <input checked="" type="checkbox"/> Curb/gutter N/A Sidewalk N/A Street lights N/A Alley N/A	
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): THERE ARE NO KNOWN ADVERSE EASEMENTS OR ENCROACHMENTS THAT WOULD AFFECT VALUE.			
GENERAL DESCRIPTION No. of Units ONE No. of Stories ONE Type (Det./Att.) DETACHED Design (Style) BNGLW Existing/Proposed EXISTING Age (Yrs.) 8 YEARS Effective Age (Yrs.) 8 YEARS		EXTERIOR DESCRIPTION Foundation SLAB Exterior Walls STUCCO Roof Surface SPAN TILE Gutters & Dwnspts. NONE Window Type DBL PND/SLIDE Storm/Screens SCREENS Manufactured House NO	
		FOUNDATION Slab CONCRETE Crawl Space NONE Basement NONE Sump Pump NONE Dampness NONE NOTED Settlement NONE NOTED Infestation NONE NOTED	
		BASEMENT Area Sq. Ft. N/A % Finished N/A Ceiling N/A Walls N/A Floor N/A Outside Entry N/A	
		INSULATION Roof <input type="checkbox"/> Ceiling <input type="checkbox"/> Walls <input type="checkbox"/> Floor <input type="checkbox"/> None <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>	
ROOMS Foyer Living Dining Kitchen Den Family Rm. Rec. Rm. Bedrooms # Baths Laundry Other Area Sq. Ft. Basement Level 1 1 1 1 Level 2		Finished area above grade contains: 4 Rooms; 1 Bedroom(s); 2 Bath(s); 1,012 Square Feet of Gross Living Area	
INTERIOR Materials/Condition Floors TILE/GOOD Walls DRYWALL/GOOD Trim/Finish WOOD/GOOD Bath Floor TILE/GOOD Bath Wainscot TILE GOOD Doors WOOD/GOOD		HEATING Type GFA Fuel PROPANE Condition GOOD COOLING Central A/C Other N/A Condition GOOD	
		KITCHEN EQUIP. Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Fan/Hood <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/>	
		ATTIC None <input checked="" type="checkbox"/> Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished <input type="checkbox"/>	
		AMENITIES Fireplace(s) # 1 FP <input checked="" type="checkbox"/> Patio <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Porch <input type="checkbox"/> Fence <input type="checkbox"/> Pool SPA <input checked="" type="checkbox"/> Driveway ASPHALT	
		CAR STORAGE: None <input type="checkbox"/> Garage # of cars Attached 2 GARAGE Detached Built-In Carport 1 CARPORT Driveway ASPHALT	
Additional features (special energy efficient items, etc.): DRY SAUNA, SECURITY SYSTEM, OUTDOOR SHOWER.			
Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: SUBJECT'S IMPROVEMENTS ARE IN GOOD CONDITION THROUGHOUT. THERE WERE NO NEEDED REPAIRS OBSERVED.			
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.: THE APPRAISER IS NOT A CERTIFIED ENVIRONMENTAL SPECIALIST AND CAN ONLY COMMENT ON OBVIOUS SIGNS OF ADVERSE ENVIRONMENTAL CONDITIONS. NONE WERE NOTED AT THE TIME OF APPRAISAL.			

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. _____

Valuation Section

COST APPROACH	ESTIMATED SITE VALUE	= \$ 1,000,000	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): MARSHALL VALUATION WAS USED AS A GUIDE, HOWEVER, THEY ARE CONSERVATIVE FOR THE AREA. NORMAL PHYSICAL AND FUNCTIONAL DEPRECIATION TABLES WERE INCORPORATED TO MEASURE LOSS IN VALUE OVER TIME. THE LAND VALUE WAS DERIVED BY THE EXTRACTION METHOD DUE TO THE LACK OF SIMILAR BARE LAND SALES. THE RATIO OF LAND TO IMPROVEMENTS IS NORMAL FOR THE AREA. REMAINING ECONOMIC LIFE IS ESTIMATED TO BE
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
	Dwelling 1,012 Sq. Ft. @\$ 125.00	= \$ 126,500	
	Sq. Ft. @\$	=	
	HEAT, A/C, DECK	= 15,000	
	Garage/Carport 440 Sq. Ft. @\$ 100.00	= 44,000	
	Total Estimated Cost New	= \$ 185,500	
	Less Physical Functional External		
	Depreciation 24,727	= \$ 24,727	
	Depreciated Value of Improvements	= \$ 160,773	
"As-is" Value of Site Improvements	= \$ 40,000		
INDICATED VALUE BY COST APPROACH	= \$ 1,200,773		

SALES COMPARISON ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address	5623 W Camino Cielo SANTA BARBARA	5725 W CAMINO CIELO SANTA BARBARA		2000 N SAN MARCOS RD SANTA BARBARA		5801 W CAMINO CIELO SANTA BARBARA	
	Proximity to Subject		0.08 miles		2.36 miles		0.11 miles	
	Sales Price	\$ N/A	\$ 1,252,000		\$ 1,425,000		\$ 1,447,000	
	Price/Gross Living Area	\$ <input type="checkbox"/> N/A	\$ 665.25 <input type="checkbox"/>		\$ 638.15 <input type="checkbox"/>		\$ 822.16 <input type="checkbox"/>	
	Data and/or Verification Source	OWNER COUNTY RECS	MLS-CORT-DOC#125464		MLS-CORT-DOC#8164		MLS-CORT-DOC#101423	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	Sales or Financing Concessions		CONVENTIONAL N/A		CONVENTIONAL N/A		CONVENTIONAL N/A	
	Date of Sale/Time		11/30/04		01/28/05		09/22/04	
	Location	GOOD	GOOD		GOOD		GOOD	
	Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
	Site	331,491 SF	201,682 SF	+130,000	418,176 SF	-87,000	124,146 SF	+207,000
	View	PANORAMIC	MOUNTAIN	+50,000	OCEAN/MTN	+15,000	MOUNTAIN	+50,000
	Design and Appeal	BUNGALOW	BUNGALOW		SANTA FE		TWO STORY	
	Quality of Construction	GOOD	GOOD		GOOD		GOOD	
	Age	8 YEARS	34 YEARS	-26,000	14 YEARS	+6,000	16 YEARS	+8,000
	Condition	GOOD	GOOD		GOOD		GOOD	
	Above Grade Room Count	Total Bdrms: 4 Baths: 1	Total Bdrms: 5 Baths: 3	1.75 -11,000	Total Bdrms: 5 Baths: 3	2 -8,000	Total Bdrms: 7 Baths: 3	3 -12,000
	Gross Living Area	1,012 Sq. Ft.	1,882 Sq. Ft.	-34,800	2,233 Sq. Ft.	-48,800	1,760 Sq. Ft.	-29,900
	Basement & Finished Rooms Below Grade	N/A	N/A		N/A		N/A	
	Functional Utility	GOOD	GOOD		GOOD		GOOD	
	Heating/Cooling	GFA/CENTRAL	SIMILAR		SIMILAR		SIMILAR	
	Energy Efficient Items	N/A	N/A		SOLAR PANELS	-20,000	N/A	
	Garage/Carport	2 GAR/1 PORT	2 GARAGE		2 GARAGE		2 GARAGE	
	Porch, Patio, Deck, Fireplace(s), etc.	DECK 1 FP	SIMILAR 1 FP		SIMILAR 1 FP		SIMILAR 2 FP	-3,500
Fence, Pool, etc.	FENCE	FENCE		NONE		FENCE		
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 108,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 142,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 219,600	
Adjusted Sales Price of Comparable			\$ 1,360,200		\$ 1,282,200		\$ 1,666,600	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): ALTHOUGH SUBJECT IS CONVENTIONAL FOR THE NEIGHBORHOOD, DUE TO THE RURAL NATURE OF THE NEIGHBORHOOD, FEW SIMILAR CLOSED SALES WERE AVAILABLE. SALES USED CLOSEST WITHIN THE PAST 9 MONTHS, ARE LOCATED WITHIN A 2.5 MILE RADIUS, ARE OLDER, AND HAVE LARGER GLAS. ADJUSTMENTS HAVE BEEN MADE TO REFLECT THE VARIATIONS.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	NO SALES OR LISTINGS IN PAST 36 MOS.	NO OTHER SALES OR LISTINGS IN PAST 12 MONTHS.	NO OTHER SALES OR LISTINGS IN PAST 12 MONTHS.	NO OTHER SALES OR LISTINGS IN PAST 12 MONTHS.

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:
N/A

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 1,300,000
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: THERE WERE NO OTHER CONDITIONS THAN TO ARRIVE AT FEE VALUE. THIS APPRAISAL REPORT IS INTENDED FOR USE IN / MORTGAGE FINANCE TRANSACTION ONLY AND FOR NO OTHER PURPOSE.
 Final Reconciliation: REBECCA AASTED SIGNIFICANTLY CONTRIBUTED TO THE APPRAISAL PROCESS AND ASSIGNMENT INCLUDING PERFORMING RESEARCH, INSPECTION OF SUBJECT AND COMPARABLES, PERFORMING ANALYSIS AND ARRIVING AT CONCLUSIONS.

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

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF _____ **MAY 2, 2005**
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 1,300,000

APPRAISER: Signature Nelson ViseL Name NELSON VISEL Date Report Signed May 03, 2005 State Certification # AR002692 State CA Or State License # _____ State _____

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

Did Did Not Inspect Property

SUPPLEMENTAL ADDENDUM

File No.

Borrower/Client DAVIS			
Property Address 5623 W Camino Cielo			
City SANTA BARBARA	County SANTA BARBARA	State CA	Zip Code 93105-9706
Lender GLOBAL EQUITY LENDING, INC.			

PRIMARY WEIGHT HAS BEEN GIVEN TO THE SALES COMPARISON APPROACH. EVEN THOUGH THE COST APPROACH IS INCLUDED, IT IS GIVEN SECONDARY WEIGHT DUE TO THE DIFFICULTY IN MEASURING LOSS IN VALUE OVER TIME. THE INCOME APPROACH IS NOT CONSIDERED VALID FOR THIS PROPERTY.

Subject Photo Page

Borrower/Client DAVIS			
Property Address 5623 W Camino Cielo			
City SANTA BARBARA	County SANTA BARBARA	State CA	Zip Code 93105-9706
Lender GLOBAL EQUITY LENDING, INC.			



Subject Front

5623 W Camino Cielo
 Sales Price N/A
 Gross Living Area 1,012
 Total Rooms 4
 Total Bedrooms 1
 Total Bathrooms 2
 Location GOOD
 View PANORAMIC
 Site 331,491 SF
 Quality GOOD
 Age 8 YEARS



Subject Rear



Subject Street

Subject Interior Photo Page

Borrower/Client DAVIS			
Property Address 5623 W Camino Cielo			
City SANTA BARBARA	County SANTA BARBARA	State CA	Zip Code 93105-9706
Lender GLOBAL EQUITY LENDING, INC.			



Subject Interior

5623 W Camino Cielo
Sales Price N/A
Gross Living Area 1,012
Total Rooms 4
Total Bedrooms 1
Total Bathrooms 2
Location GOOD
View PANORAMIC
Site 331,491 SF
Quality GOOD
Age 8 YEARS



Subject Interior



Subject Interior

Building Sketch (Page - 1)

Borrower/Client DAVIS			
Property Address 5623 W Camino Cielo			
City SANTA BARBARA	County SANTA BARBARA	State CA	Zip Code 93105-9706
Lender GLOBAL EQUITY LENDING, INC.			



Sketch by Apex IV™

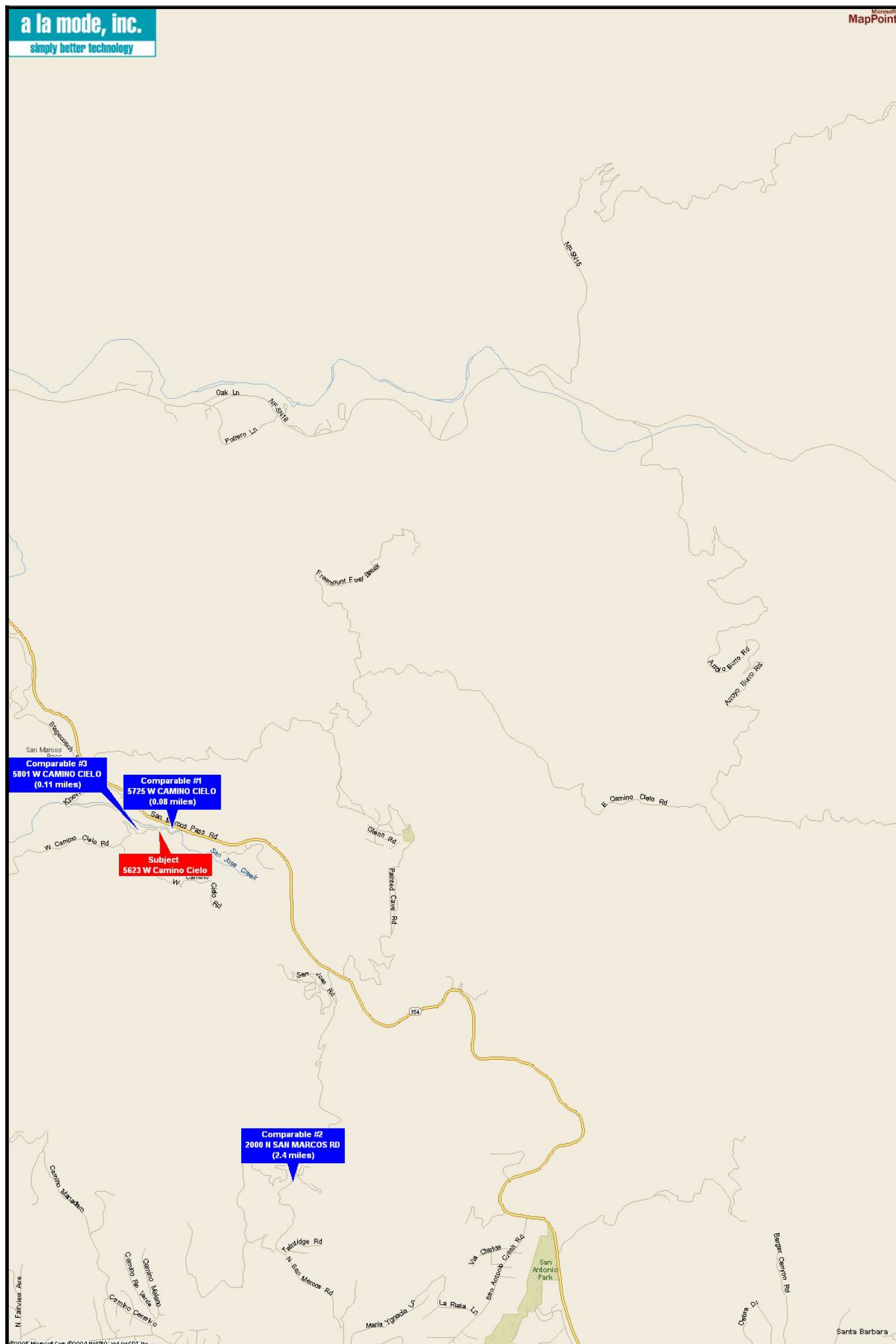
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1012.00	1012.00
P/P	Deck	352.00	352.00
GAR	Garage	440.00	440.00
TOTAL LIVABLE (rounded)			1012

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor	1012.00	
22.0 x 46.0		
1 Calculation Total (rounded)		
		1012

Location Map

Borrower/Client DAVIS			
Property Address 5623 W Camino Cielo			
City SANTA BARBARA	County SANTA BARBARA	State CA	Zip Code 93105-9706
Lender GLOBAL EQUITY LENDING, INC.			



Comparable Photo Page

Borrower/Client DAVIS			
Property Address 5623 W Camino Cielo			
City SANTA BARBARA	County SANTA BARBARA	State CA	Zip Code 93105-9706
Lender GLOBAL EQUITY LENDING, INC.			



Comparable 1

5725 W CAMINO CIELO	
Prox. to Subject	0.08 miles
Sale Price	1,252,000
Gross Living Area	1,882
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.75
Location	GOOD
View	MOUNTAIN
Site	201,682 SF
Quality	GOOD
Age	34 YEARS



Comparable 2

2000 N SAN MARCOS RD	
Prox. to Subject	2.36 miles
Sale Price	1,425,000
Gross Living Area	2,233
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	GOOD
View	OCEAN/MTN
Site	418,176 SF
Quality	GOOD
Age	14 YEARS



Comparable 3

5801 W CAMINO CIELO	
Prox. to Subject	0.11 miles
Sale Price	1,447,000
Gross Living Area	1,760
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3
Location	GOOD
View	MOUNTAIN
Site	124,146 SF
Quality	GOOD
Age	16 YEARS

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:

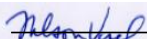
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those 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: 5623 W Camino Cielo, SANTA BARBARA, CA 93105-9706

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature: 
Name: NELSON VISEL
Date Signed: May 03, 2005
State Certification #: AR002692
or State License #: _____
State: CA
Expiration Date of Certification or License: 1/13/2007

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

Did Did Not Inspect Property