

# Summary Appraisal Report



## Date of Value

12/13/2006

## Subject Property

6610 Sabado Tarde Rd.  
Santa Barbara, CA. 93117  
Goleta, CA. 93117

## Client

Countrywide Hm. Lns. / Landsafe Appr.  
21051 Warner Center Ln. #101 & 250

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## Small Residential Income Property Appraisal Report

09114D55B  
File # 061108

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

Property Address	6610 Sabado Tarde Rd.	City	Goleta	State	CA.	Zip Code	93117
Borrower	Ringwald	Owner of Public Record	Ringwald	County	Santa Barbara		
Legal Description	Lot 20B, Block F, Isla Vista Tract						
Assessor's Parcel #	075-152-20	Tax Year	2006	R.E. Taxes \$	2,202.8		
Neighborhood Name	Isla Vista	Map Reference	994 A5	Census Tract	0029.12		
Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	<input type="checkbox"/> PUD <input type="checkbox"/> HOA \$	<input type="checkbox"/> per year <input type="checkbox"/> per month			
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Countrywide Hm. Lns. / Landsafe Appr. Address 21051 Warner Center Ln. #101 & 250						
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Per Santa Barbara MLS, subject has not been listed for sale within the past 12 months.							

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. Subject property is not under contract.

Contract Price \$	Refi.	Date of Contract	N/A	Is the property seller the owner of public record?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	N/A
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No							
If Yes, report the total dollar amount and describe the items to be paid. N/A Subject is not under contract, this section does not apply.							

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

Neighborhood Characteristics		2-4 Unit Housing Trends			2-4 Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input 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	5 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	45 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	750	Low 5	Multi-Family	45 %	
Neighborhood Boundaries	Ocean on the south, El Colegio Rd. on the north, UCSB on the east and Camino Majorca on the west side.			1,500	High 70	Commercial	5 %	
				1,100	Pred. 50	Other	%	

Neighborhood Description Subject nbhd. located in the un-incorporated area on the "southcoast" ptn. of Santa Barbara County which is a coastal plain situated between the Pacific Ocean on the south & mtns. on the north. This geography, together with a historical no-growth philosophy on the part of local govt. has limited growth resulting in a shortage of existing housing with high demand & very limited construction of new housing. Nbhd. identified as Isla Vista, approximately 1 mile square in size, it is situated adjacent to and east of the

Market Conditions (including support for the above conclusions) University of Calif. at Santa Barbara and bounded on the south by ocean front bluffs. This is a high density community with an estimated population of approx. 20,000 and primarily student oriented. Housing is primarily apartments ranging from duplex to large apartment complexes, SFR housing make up only about 1%. This location provides the highest concentration of rental stock on the southcoast. Neighborhood shopping/services are within the area, employment base is located out of the area.

Dimensions	50 X 100	Area	5,000 sf	Shape	Rectangular	View	None
Specific Zoning Classification	SR-M-18	Zoning Description	student residential housing - medium density - 18 units per acre				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe Existing site size classified as legal & conforming, existing use is a legal use improvements can be rebuilt.							

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	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 0603311361F FEMA Map Date 09/30/2005

Are the utilities and/or 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

Inside lot with all useable site area. No adverse conditions noted on or near subject. Parking at rear of site with driveway along right side of lot.

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls	Concrete	/	Aver.	Floors	Tile	/	Aver.
<input type="checkbox"/> Accessory Unit (describe below)		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	Stucco	/	Aver.	Walls	Drywall	/	Aver.
# of Stories	1 # of bldgs.	Basement Area	sq.ft.	Roof Surface	Comp. Shingl	/	Aver.	Trim/Finish	Wood	/	Aver.
Type	<input type="checkbox"/> Det. <input checked="" type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish	%	Gutters & Downspouts	Alum.	/	Fair	Bath Floor	Vinyl	/	Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	Alum.sliders	/	Aver.	Bath Wainscot	--		
Design (Style)	Ranch	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	--			<b>Car Storage</b>			
Year Built	1959	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Screens	/	Aver.	<input type="checkbox"/> None			
Effective Age (Yrs)	30	<b>Heating/Cooling</b>		<b>Amenities</b>				<input type="checkbox"/> Driveway	# of Cars		
Attic	<input checked="" type="checkbox"/> None	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Fireplace(s) #	<input type="checkbox"/> Woodstove(s) #			Driveway Surface	Asphalt		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input checked="" type="checkbox"/> Other wall furn	Fuel Nat. Gas	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Fence			<input checked="" type="checkbox"/> Garage	# of Cars converted		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool	<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"/> Other				<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			

# of Appliances	Refrigerator	Range/Oven	Dishwasher	Disposal	Microwave	Washer/Dryer	Other (describe)
Unit # 1 contains:	4	Rooms	2	Bedrooms	1	Bath(s)	821 Square Feet of Gross Living Area
Unit # 2 contains:	4	Rooms	2	Bedrooms	1	Bath(s)	821 Square Feet of Gross Living Area
Unit # 3 contains:		Rooms		Bedrooms		Bath(s)	Square Feet of Gross Living Area
Unit # 4 contains:		Rooms		Bedrooms		Bath(s)	Square Feet of Gross Living Area

Additional features (special energy efficient items, etc.). None

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). conforming single story duplex, both units are identical. Average quality construction in average condition.

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**IMPROVEMENTS**

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.

Is the property subject to rent control?  Yes  No If Yes, describe

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	6610 Sabado Tarde Rd. Goleta, CA. 93117	6798 Sueno Rd. Goleta, CA. 93117			6744 Sabado Tarde Goleta, CA. 93117			6798 Sueno Rd. Goleta, CA. 93117			
Proximity to Subject		0.41 miles NW			0.28 miles W			0.41 miles NW			
Current Monthly Rent	\$ 3,500	\$ 4,750			\$ 5,060			\$ 5,000			
Rent/Gross Bldg. Area	\$ 2.13 sq.ft.	\$ 2.02 sq.ft.			\$ 1.78 sq.ft.			\$ 2.07 sq.ft.			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)	mgmt. co.	agent			agent			agent			
Date of Lease(s)	6/06-06/07	6/06-06/07			6/06-06/07			6/06-06/07			
Location	Isla Vista	Isla Vista			Isla Vista			Isla Vista			
Actual Age	1959	1965			1962			1966			
Condition	Average	Average			Average			Average			
Gross Building Area	1,642	2,350			2,845			2,420			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	1,642	Tot Br Ba	2,350	4,750	Tot Br Ba	2,845	5,060	Tot Br Ba	2,420	5,000
Unit # 1	4 2 1	821	4 2 1	1,175	\$ 2,400	4 2 1	1,400	\$ 2,500	4 2 1	1,210	\$ 2,500
Unit # 2	4 2 1	821	4 2 1	1,175	\$ 2,350	4 2 1	1,445	\$ 2,560	4 2 1	1,210	\$ 2,500
Unit # 3					\$			\$			\$
Unit # 4					\$			\$			\$
Utilities Included											

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)

**Rent Schedule:** The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent		
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	06/06	06/07	\$ 1,600		\$ 1,600	\$ 1,600		\$ 1,600
2	06/06	06/07	1,600		1,600	1,600		1,600
3								
4								
Comment on lease data			Total Actual Monthly Rent		\$ 3,200	Total Gross Monthly Rent		\$ 3,200
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income		\$ 3,200	Total Estimated Monthly Income		\$ 3,200

Utilities included in estimated rents  Electric  Water  Sewer  Gas  Oil  Trash collection  Cable  Other

Comments on actual or estimated rents and other monthly income (including personal property)

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) First American Real Estate Solutions

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) First American Real Estate Solutions

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	prior sale not disclosed	11/2005	06/2004	06/2004
Price of Prior Sale/Transfer	N/A	\$875,000	\$1,348,000	\$1,250,000
Data Source(s)	FARES	FARES	FARES	FARES
Effective Date of Data Source(s)	Current	Current	Current	Current

Analysis of prior sale or transfer history of the subject property and comparable sales contracts not available on any prior sales.

# Small Residential Income Property Appraisal Report

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There are **4** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **995,000** to \$ **1,175,000**  
 There are **4** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **650,000** to \$ **1,500,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	6610 Sabado Tarde Rd. Goleta, CA. 93117	6793 Sabado Tarde Rd. Goleta, CA. 93117			6662 Del Playa Dr. Goleta, CA. 93117			6688 Sabado Tarde Rd. Goleta, CA. 93117		
Proximity to Subject		0.37 miles W			0.11 miles SW			0.14 miles W		
Sale Price	\$ Refi.	\$ 1,100,000			\$ 1,600,000			\$ 1,500,000		
Sale Price/Gross Bldg. Area	\$ sq.ft.	\$ 669.91 sq.ft.			\$ 484.85 sq.ft.			\$ 610.75 sq.ft.		
Gross Monthly Rent	\$ 3,200	\$ 5,600			\$ 8,400			\$ 7,400		
Gross Rent Multiplier		196.43			190.48			202.70		
Price per Unit	\$	\$ 550,000			\$ 800,000			\$ 750,000		
Price per Room	\$	\$ 137,500			\$ 160,000			\$ 150,000		
Price per Bedroom	\$	\$ 275,000			\$ 266,667			\$ 250,000		
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)		MLS,CORT, FARES			MLS,CORT, FARES			MLS,CORT, FARES		
Verification Source(s)		Doc. #06-61529			Doc. #06-73166			Doc. #06-61513		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment		DESCRIPTION	+(-) Adjustment		DESCRIPTION	+(-) Adjustment	
Sale or Financing Concessions		\$715,000 conv. financing			No concurrent financing			\$1,000,000 conv. financing		
Date of Sale/Time		08/04/2006			08/04/2006			08/04/2006		
Location	Isla Vista	Isla Vista			Isla Vista			Isla Vista		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	5,000 sf	4,791 sf			4,792 sf			4,971 sf		
View	None	None			None			None		
Design (Style)	Ranch	Ranch			Ranch			Ranch		
Quality of Construction	Average	Average			Average			Average		
Actual Age	1959	1959			1966			1962		
Condition	Average	Average			Average			Average		
Gross Building Area	1,642	1,642	0		3,300	-248,700		2,456	-122,100	
Unit Breakdown	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total
Unit # 1	4	2	1	4	2	1	-40,000	5	3	2
Unit # 2	4	2	1	4	2	1	-40,000	5	3	1
Unit # 3										
Unit # 4										
Basement Description		--			--			--		
Basement Finished Rooms		--			--			--		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Wall furn.	Wall furn.			Wall furn.			Wall furn.		
Energy Efficient Items	--	--			--			--		
Parking On/Off Site	converted	open			open			open		
Porch/Patio/Deck	patio	patio			patio			patio		
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -328,700		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -182,100	
Adjusted Sale Price of Comparables		Net Adj. %			Net Adj. 20.5 %			Net Adj. 12.1 %		
		Gross Adj. %	\$ 1,100,000		Gross Adj. 20.5 %	\$ 1,271,300		Gross Adj. 12.1 %	\$ 1,317,900	
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 550,000			\$ 635,650			\$ 658,950		
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 137,500			\$ 127,130			\$ 131,790		
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 275,000			\$ 211,883			\$ 219,650		
Value per Unit	\$ 550,000 X 2	Units = \$ 1,100,000			Value per GBA \$ 650 X 1,642	GBA = \$ 1,067,300				
Value per Rm.	\$ 135,000 X 8	Rooms = \$ 1,080,000			Value per Bdrms. \$ 275,000 X 4	Bdrms. = \$ 1,100,000				
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. Only 3 recent duplex sales were located in the I.V. nbhd.										
Sale 1 is considered most similar and given greatest weight.										

Indicated Value by Sales Comparison Approach \$ **1,100,000**

Total gross monthly rent \$ **3,200** X gross rent multiplier (GRM) **200** = \$ **640,000** Indicated value by the Income Approach

Comments on income approach including reconciliation of the GRM

Indicated Value by: **Sales Comparison Approach \$ 1,100,000** **Income Approach \$ 640,000** **Cost Approach (if developed) \$ 1,131,290**

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:

**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 \$ 1,100,000, as of 12/13/2006, which is the date of inspection and the effective date of this appraisal.**



**Small Residential Income Property Appraisal Report**09114D55B  
File # 061108

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**Small Residential Income Property Appraisal Report**09114D55B  
File # 061108**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, including all units. 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 and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, 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.

# Small Residential Income Property Appraisal Report

09114D55B  
File # 061108

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.


2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

## APPRAISER

Signature  \_\_\_\_\_  
 Name David Jasso \_\_\_\_\_  
 Company Name David Jasso \_\_\_\_\_  
 Company Address 1114 State St., ste. 317 \_\_\_\_\_  
Santa Barbara, CA. 93101 \_\_\_\_\_  
 Telephone Number 805 / 966-2340 \_\_\_\_\_  
 Email Address djasso@silcom.com \_\_\_\_\_  
 Date of Signature and Report December 19, 2006 \_\_\_\_\_  
 Effective Date of Appraisal 12/13/2006 \_\_\_\_\_  
 State Certification # AG 003336 \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA \_\_\_\_\_  
 Expiration Date of Certification or License 12/24/2008 \_\_\_\_\_

## ADDRESS OF PROPERTY APPRAISED

6610 Sabado Tarde Rd. \_\_\_\_\_  
Goleta, CA. 93117 \_\_\_\_\_

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,100,000 \_\_\_\_\_

## LENDER/CLIENT

Name \_\_\_\_\_  
 Company Name Countrywide Hm. Lns. / Landsafe Appr. \_\_\_\_\_  
 Company Address 21051 Warner Center Ln. #101 & 250 \_\_\_\_\_  
 \_\_\_\_\_  
 Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

## SUBJECT PROPERTY

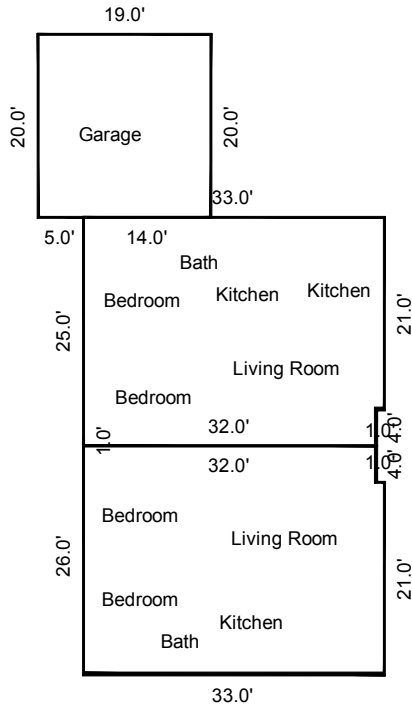
Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

### Building Sketch

Borrower/Client	Ringwald		
Property Address	6610 Sabado Tarde Rd.		
City	Goleta	County	Santa Barbara
		State	CA.
		Zip Code	93117
Lender	Countrywide Hm. Lns. / Landsafe Appr.		



Sketch by Apex IV™

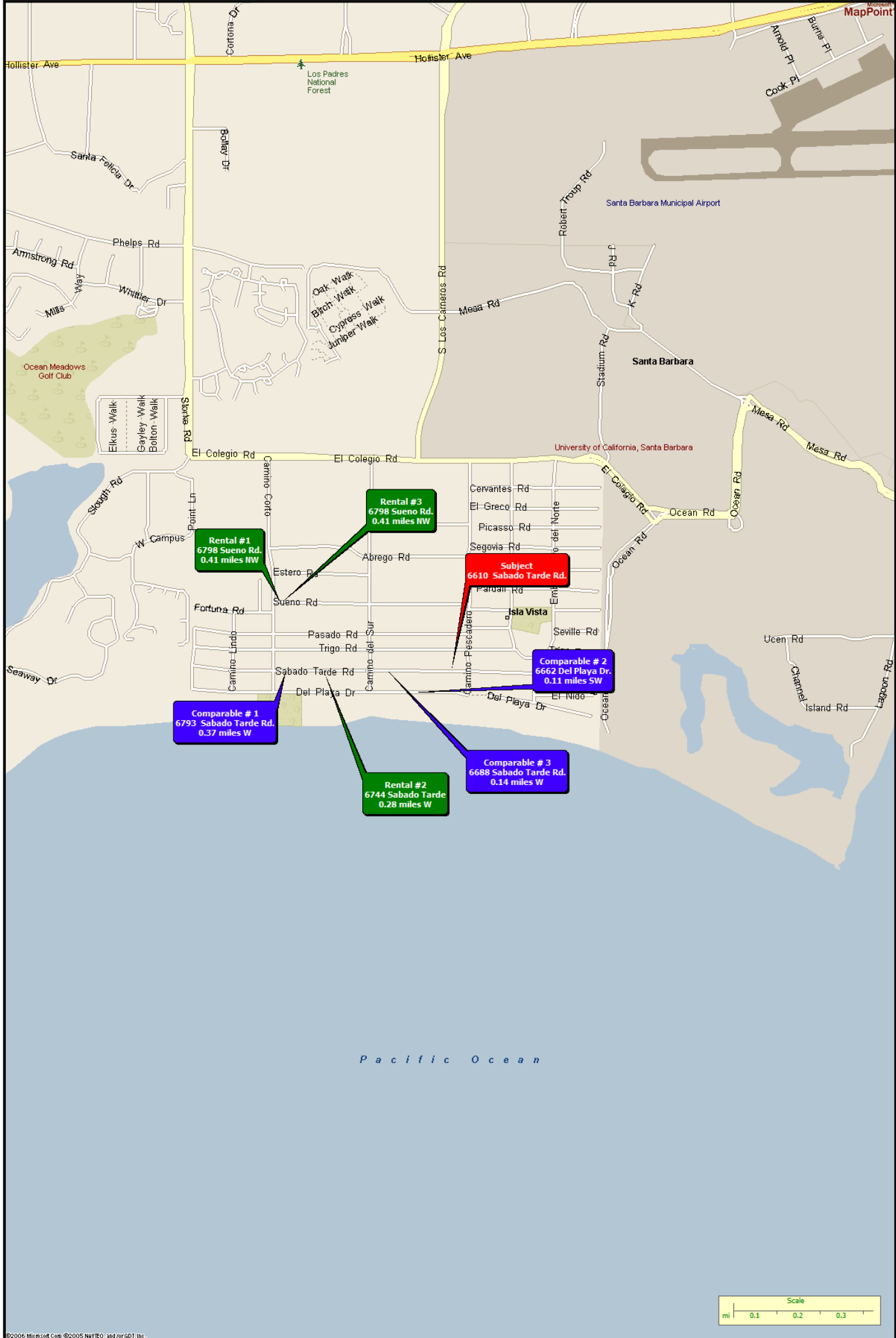
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Front Unit	821.0	
	Rear Floor	Invalid	
GAR	Garage	380.0	380.0
Net LIVABLE Area		(Rounded)	821

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
Front Unit		
	25.0 x 32.0	800.0
	1.0 x 21.0	21.0
2 Items		(Rounded)
		821

# Location Map

Borrower/Client	Ringwald		
Property Address	6610 Sabado Tarde Rd.		
City	Goleta	County	Santa Barbara
		State	CA.
		Zip Code	93117
Lender	Countrywide Hm. Lns. / Landsafe Appr.		



**Subject Photo Page**

Borrower/Client	Ringwald		
Property Address	6610 Sabado Tarde Rd.		
City	Goleta	County	Santa Barbara
		State	CA.
		Zip Code	93117
Lender	Countrywide Hm. Lns. / Landsafe Appr.		

**Subject Front**

6610 Sabado Tarde Rd.  
 Sales Price      Refi.  
 Gross Living Area  
 Total Rooms      8  
 Total Bedrooms    4  
 Total Bathrooms   2  
 Location          Isla Vista  
 View                None  
 Site                 5,000 sf  
 Quality             Average  
 Age                 1959

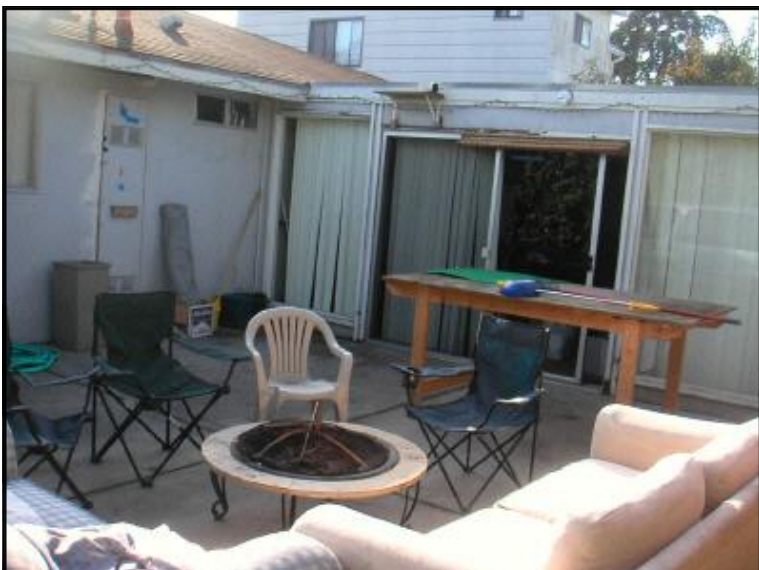
**Subject Rear****Subject Street**

**Subject Photo Page**

Borrower/Client	Ringwald		
Property Address	6610 Sabado Tarde Rd.		
City	Goleta	County	Santa Barbara
		State	CA.
		Zip Code	93117
Lender	Countrywide Hm. Lns. / Landsafe Appr.		

**Living Room**

6610 Sabado Tarde Rd.

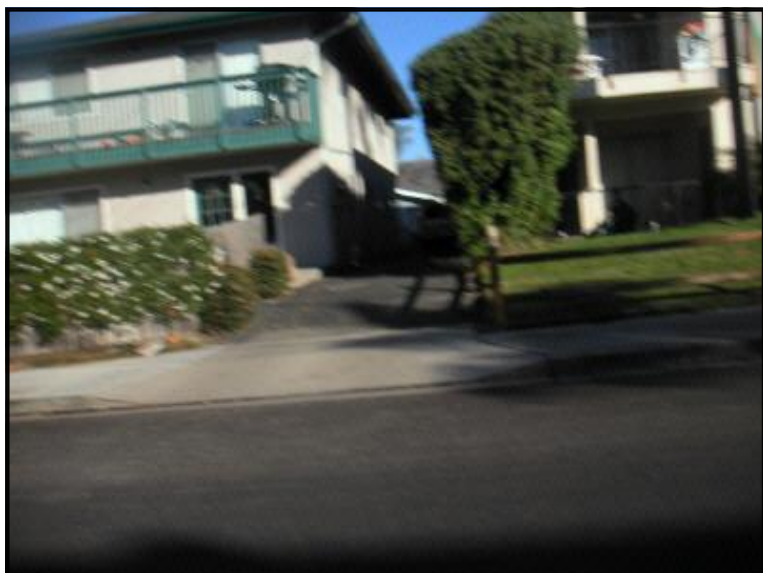
**Kitchen****Patio Area**

**Comparable Photo Page**

Borrower/Client	Ringwald		
Property Address	6610 Sabado Tarde Rd.		
City	Goleta	County	Santa Barbara
		State	CA.
		Zip Code	93117
Lender	Countrywide Hm. Lns. / Landsafe Appr.		

**Comparable 1**

6793 Sabado Tarde Rd.  
 Prox. to Subject 0.37 miles W  
 Sale Price 1,100,000  
 Gross Living Area  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 2  
 Location Isla Vista  
 View None  
 Site 4,791 sf  
 Quality Average  
 Age 1959

**Comparable 2**

6662 Del Playa Dr.  
 Prox. to Subject 0.11 miles SW  
 Sale Price 1,600,000  
 Gross Living Area  
 Total Rooms 10  
 Total Bedrooms 6  
 Total Bathrooms 4  
 Location Isla Vista  
 View None  
 Site 4,792 sf  
 Quality Average  
 Age 1966

**Comparable 3**

6688 Sabado Tarde Rd.  
 Prox. to Subject 0.14 miles W  
 Sale Price 1,500,000  
 Gross Living Area  
 Total Rooms 10  
 Total Bedrooms 6  
 Total Bathrooms 3  
 Location Isla Vista  
 View None  
 Site 4,971 sf  
 Quality Average  
 Age 1962