

Appraisal Delivery Processing Center
MAC# X4502-028
2001 Killebrew Drive
Bloomington MN 55425
R-1809756



96 2 MB 0.507

NILESH M GHUBADE
21-WOOD ACRES DRIVE
NORTH BRUNSWICK NJ 08902-2530

A-96
3
96



A-96/1686

**WELLS
FARGO**

**HOME
MORTGAGE**

NILESH GHUBADE
21-WOOD ACRES DRIVE
NORTH BRUNSWICK, NJ 08902-0000

Date: 11/5/2010
Loan #: 0313511073

Dear Valued Customer,

We sincerely hope your experience with Wells Fargo Home Mortgage is meeting your expectations. Enclosed is a copy of an appraisal that was completed for your loan application.

Please note – This appraisal is subject to underwriting review by Wells Fargo Home Mortgage. Any discrepancies discovered during the underwriting process will be addressed with the appraiser. As a result, the appraisal may be modified by the appraiser, or a subsequent appraisal may be ordered. In the event that any change is made, you will receive an updated copy of the appraisal at no additional cost to you. If you have questions related to your appraisal, please contact your mortgage consultant.

We value your comments and suggestions. Thank you for choosing Wells Fargo Home Mortgage.

A-96/1687



EAGLE ROCK APPRAISALS
18 DARTMOUTH ROAD
WEST ORANGE, NJ 07052
973-736-3637 973-453-8185 FAX

HAS APPRAISED FOR:

WELLS FARGO BANK, N.A.
210 WESTFIELD AVENUE
CLARK, NJ 07762

Re: Property: 140 KENSINGTON AVENUE
JERSEY CITY, NJ 07304-1806
Borrower: GHUBADE
File No.: RELS-3981

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

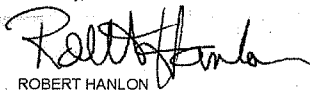
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

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,



ROBERT HANLON

Individual Condominium Unit Appraisal Report

File # RELS-3981

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		140 KENSINGTON AVENUE		Unit #	1	City	JERSEY CITY	State	NJ	Zip Code	07304-1806																																																																						
Borrower		GHUBADE		Owner of Public Record		138 KENSINGTON, LLC		County			HUDSON																																																																						
Legal Description		BLOCK 1821 LOT76 C0001																																																																															
Assessor's Parcel #		SAME AS BLOCK AND LOT		Tax Year		2010		R.E. Taxes \$			4,000 ESTIMATED																																																																						
Project Name		138-140 KENSINGTON AVE		Phase #		1		Map Reference		e.DOMINA																																																																							
Occupant		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		Special Assessments \$		0.00		HOA \$		223.00 <input type="checkbox"/> per year <input checked="" 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 checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)																																																																															
Lender/Client		WELLS FARGO BANK, N.A. Address 210 WESTFIELD AVENUE, CLARK, NJ 07762																																																																															
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																																															
Report data source(s) used, offering price(s), and date(s).		MLS #100006714 LISTED 05/19/2010-03/19/2011 AT \$199,000 IS DABO (UNDER CONTRACT) AS OF 10/04/2010 (138 DOM).																																																																															
I <input checked="" type="checkbox"/> did <input type="checkbox"/> 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 WAS ANALYZED AND IS TYPICAL FOR THIS TYPE OF TRANSACTION. SELLER IS OWNER OF RECORD.																																																																																	
Contract Price \$ 185,000 Date of Contract 08/19/2010 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) TAX RECORDS																																																																																	
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 checked="" type="checkbox"/> NO																																																																																	
If Yes, report the total dollar amount and describe the items to be paid. NONE KNOWN																																																																																	
Note: Race and the racial composition of the neighborhood are not appraisal factors.																																																																																	
<table border="1"><thead><tr><th colspan="4">Neighborhood Characteristics</th><th colspan="4">Condominium Unit Housing Trends</th><th colspan="2">Condominium Housing</th><th colspan="2">Present Land Use %</th></tr></thead><tbody><tr><td>Location</td><td><input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural</td><td>Property Values</td><td><input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td><td>PRICE</td><td>AGE</td><td>One-Unit</td><td>50 %</td></tr><tr><td>Built-Up</td><td><input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td><td>Demand/Supply</td><td><input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td><td>\$ (000)</td><td>(yrs)</td><td>2-4 Unit</td><td>20 %</td></tr><tr><td>Growth</td><td><input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td><td>Marketing Time</td><td><input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths</td><td>75</td><td>Low</td><td>NEW</td><td>Multi-Family</td><td>20 %</td></tr><tr><td>Neighborhood Boundaries</td><td colspan="3">BOUNDARIES:</td><td>995</td><td>High</td><td>150</td><td>Commercial</td><td>10 %</td></tr><tr><td></td><td></td><td></td><td></td><td>200</td><td>Pred.</td><td>90</td><td>Other</td><td>%</td></tr></tbody></table>												Neighborhood Characteristics				Condominium Unit Housing Trends				Condominium 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	50 %	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	20 %	Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	75	Low	NEW	Multi-Family	20 %	Neighborhood Boundaries	BOUNDARIES:			995	High	150	Commercial	10 %					200	Pred.	90	Other	%															
Neighborhood Characteristics				Condominium Unit Housing Trends				Condominium 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	50 %																																																																										
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	20 %																																																																										
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	75	Low	NEW	Multi-Family	20 %																																																																									
Neighborhood Boundaries	BOUNDARIES:			995	High	150	Commercial	10 %																																																																									
				200	Pred.	90	Other	%																																																																									
Neighborhood Description SEE ADDENDUM.																																																																																	
Market Conditions (including support for the above conclusions) MARKET CONDITIONS FOR RESIDENTIAL PROPERTIES IN THIS AREA APPEAR TO BE STABLE. CURRENTLY, THERE IS LITTLE OR NO IMPACT ON THE MARKET AS A RESULT OF OF LOAN DISCOUNTS, BUYDOWNS OR CONCESSIONS. THIS APPRAISAL HAS BEEN COMPLETED ACCORDING TO GUIDELINES CONSISTENT WITH A SUMMARY APPRAISAL.																																																																																	
Topography AVERAGE Size 50 X 73.91 Density AVERAGE View AVERAGE																																																																																	
Specific Zoning Classification R-3 Zoning Description MULTI-FAMILY MIDRISE																																																																																	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming -- Do the zoning regulations permit rebuilding to current density? <input type="checkbox"/> Yes <input type="checkbox"/> No																																																																																	
<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																																																																																	
<table border="1"><thead><tr><th>Utilities</th><th>Public</th><th>Other (describe)</th><th>Public</th><th>Other (describe)</th><th>Off-site Improvements - Type</th><th>Public</th><th>Private</th></tr></thead><tbody><tr><td>Electricity</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/> 100 AMPS CB</td><td>Water</td><td><input checked="" type="checkbox"/></td><td>Street ASPHALT</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>Gas</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Sanitary Sewer</td><td><input checked="" type="checkbox"/></td><td>Alley NONE</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></tbody></table>												Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/> 100 AMPS CB	Water	<input checked="" type="checkbox"/>	Street ASPHALT	<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"/>																																														
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private																																																																										
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/> 100 AMPS CB	Water	<input checked="" type="checkbox"/>	Street ASPHALT	<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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 34017C0102D FEMA Map Date 8/16/2006																																																																																	
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																																	
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																																	
NO APPARENT ADVERSE EASEMENTS OR ENCROACHMENTS NOTE AT TIME OF INSPECTION. NO SURVEY WAS AVAILABLE FOR APPRAISER'S REVIEW. FLOOD LOCATION SHOULD BE VERIFIED WITH FLOOD CERTIFICATION. SITE AREA IS APPROXIMATE.																																																																																	
Data source(s) for project information REALTOR, TAX RECORDS, MLS.																																																																																	
Project Description <input type="checkbox"/> Detached <input type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input type="checkbox"/> High-Rise <input checked="" type="checkbox"/> Other (describe) MULTI-FLOOR																																																																																	
<table border="1"><thead><tr><th colspan="2">General Description</th><th colspan="2">General Description</th><th colspan="2">Subject Phase</th><th colspan="2">If Project Completed</th><th colspan="2">If Project Incomplete</th></tr></thead><tbody><tr><td># of Stories</td><td>2</td><td>Exterior Walls</td><td>COMPST</td><td># of Units</td><td>1</td><td># of Phases</td><td>1</td><td># of Planned Phases</td><td></td></tr><tr><td># of Elevators</td><td>0</td><td>Roof Surface</td><td>ASPLT</td><td># of Units Completed</td><td>3</td><td># of Units</td><td>3</td><td># of Planned Units</td><td></td></tr><tr><td><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed</td><td></td><td>Total # Parking</td><td>6</td><td># of Units For Sale</td><td>1</td><td># of Units for Sale</td><td>1</td><td># of Units for Sale</td><td></td></tr><tr><td><input type="checkbox"/> Under Construction</td><td></td><td>Ratio (spaces/units)</td><td>2:1</td><td># of Units Sold</td><td>2</td><td># of Units Sold</td><td>2</td><td># of Units Sold</td><td></td></tr><tr><td>Year Built</td><td>1890</td><td>Type</td><td>OPEN</td><td># of Units Rented</td><td>0</td><td># of Units Rented</td><td>0</td><td># of Units Rented</td><td></td></tr><tr><td>Effective Age</td><td>20</td><td>Guest Parking</td><td>CURB</td><td># of Owner Occupied Units</td><td>2</td><td># of Owner Occupied Units</td><td>2</td><td># of Owner Occupied Units</td><td></td></tr></tbody></table>												General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete		# of Stories	2	Exterior Walls	COMPST	# of Units	1	# of Phases	1	# of Planned Phases		# of Elevators	0	Roof Surface	ASPLT	# of Units Completed	3	# of Units	3	# of Planned Units		<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Total # Parking	6	# of Units For Sale	1	# of Units for Sale	1	# of Units for Sale		<input type="checkbox"/> Under Construction		Ratio (spaces/units)	2:1	# of Units Sold	2	# of Units Sold	2	# of Units Sold		Year Built	1890	Type	OPEN	# of Units Rented	0	# of Units Rented	0	# of Units Rented		Effective Age	20	Guest Parking	CURB	# of Owner Occupied Units	2	# of Owner Occupied Units	2	# of Owner Occupied Units	
General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete																																																																									
# of Stories	2	Exterior Walls	COMPST	# of Units	1	# of Phases	1	# of Planned Phases																																																																									
# of Elevators	0	Roof Surface	ASPLT	# of Units Completed	3	# of Units	3	# of Planned Units																																																																									
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Total # Parking	6	# of Units For Sale	1	# of Units for Sale	1	# of Units for Sale																																																																									
<input type="checkbox"/> Under Construction		Ratio (spaces/units)	2:1	# of Units Sold	2	# of Units Sold	2	# of Units Sold																																																																									
Year Built	1890	Type	OPEN	# of Units Rented	0	# of Units Rented	0	# of Units Rented																																																																									
Effective Age	20	Guest Parking	CURB	# of Owner Occupied Units	2	# of Owner Occupied Units	2	# of Owner Occupied Units																																																																									
Project Primary Occupancy <input checked="" type="checkbox"/> Principle Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Tenant																																																																																	
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																	
Management Group - <input checked="" type="checkbox"/> Homeowners' Association <input type="checkbox"/> Developer <input type="checkbox"/> Management Agent - Provide name of management company. THE SELLING REALTOR																																																																																	
STATES THE COMPLEX IS GOING TO BE SELF MANAGED.																																																																																	
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Describe																																																																																	
Only 3 units. Each unit is 33.33 percent of total number of units. The one unit for sale at this time is the subject unit.																																																																																	
Was the project created by the conversion of existing building(s) into a condominium? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the original use and date of conversion.																																																																																	
In 2009 the subject building was converted from 3 rental units to 3 condominium units.																																																																																	
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																																	
Is there any commercial space in the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe and indicate the overall percentage of the commercial space.																																																																																	

Individual Condominium Unit Appraisal Report

File # RELS-3981

PROJECT INFORMATION	Describe the condition of the project and quality of construction. THE CONDITION OF THE PROJECT APPEARS TO BE GOOD. THE CONSTRUCTION APPEARS TO BE OF GOOD QUALITY.																																																																																																																																																												
	Describe the common elements and recreational facilities. YARD, WALKS, HALLS, PARKING AREAS.																																																																																																																																																												
	Are any common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe the rental terms and options.																																																																																																																																																												
	Is the project subject to a ground rent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, \$ per year (describe terms and conditions)																																																																																																																																																												
PROJECT ANALYSIS	Are the parking facilities adequate for the project size and type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on the effect on value and marketability.																																																																																																																																																												
	I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. THIS INFORMATION WAS NOT MADE AVAILABLE TO THE APPRAISER. THE APPRAISER RECOMMENDS THE LENDER TAKE CARE HAVE ANY SUCH DOCUMENTS ANALYZED BY AN ACCOUNTANT OR OTHER QUALIFIED PARTY.																																																																																																																																																												
	Are there any other fees (other than regular HOA charges) for the use of the project facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the charges and describe.																																																																																																																																																												
	Compared to other competitive projects of similar quality and design, the subject unit charge appears <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low If High or Low, describe																																																																																																																																																												
UNIT DESCRIPTION	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe and explain the effect on value and marketability.																																																																																																																																																												
	Unit Charge \$ 223.00 per month X 12 = \$ 2,676.00 per year Annual assessment charge per year per square feet of gross living area = \$ 2.80																																																																																																																																																												
	Utilities included in the unit monthly assessment <input type="checkbox"/> None <input checked="" type="checkbox"/> Heat <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Cable <input type="checkbox"/> Other (describe)																																																																																																																																																												
	<table border="1"><thead><tr><th>General Description</th><th>Interior</th><th>materials/condition</th><th>Amenities</th><th>Appliances</th><th>Car Storage</th></tr></thead><tbody><tr><td>Floor # 1</td><td>Floors</td><td>WD/CER/GOOD</td><td><input type="checkbox"/> Fireplace(s) #</td><td><input type="checkbox"/> Refrigerator</td><td><input type="checkbox"/> None</td></tr><tr><td># of Levels 1</td><td>Walls</td><td>DRYWALL/GOOD</td><td><input type="checkbox"/> WoodStove(s) #</td><td><input checked="" type="checkbox"/> Range/Oven</td><td><input type="checkbox"/> Garage <input type="checkbox"/> Covered <input checked="" type="checkbox"/> Open</td></tr><tr><td>Heating Type STRAL Fuel GAS</td><td>Trim/Finish</td><td>WOOD/GOOD</td><td><input type="checkbox"/> Deck/Patio</td><td><input type="checkbox"/> Disp <input type="checkbox"/> Microwave</td><td># of Cars 1</td></tr><tr><td><input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC</td><td>Bath Wainscot</td><td>CERAMIC/GOOD</td><td><input checked="" type="checkbox"/> Porch/Balcony FrntPor</td><td><input checked="" type="checkbox"/> Dishwasher</td><td><input checked="" type="checkbox"/> Assigned <input type="checkbox"/> Owned</td></tr><tr><td><input type="checkbox"/> Other (describe)</td><td>Doors</td><td>WOOD/GOOD</td><td><input type="checkbox"/> Other</td><td><input type="checkbox"/> Washer/Dryer</td><td>Parking Space # NOT NUMBERED</td></tr><tr><td colspan="6">Finished area above grade contains: 5 Rooms 2 Bedrooms 1 Bath(s) 957 Square Feet of Gross Living Area Above Grade</td></tr><tr><td colspan="6">Are the heating and cooling for the individual units separately metered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on compatibility to other projects in the market area. THIS ARRANGEMENT IS COMMON IN THE AREA FOR A COMPLEX OF THIS TYPE.</td></tr><tr><td colspan="6">Additional features (special energy efficient items, etc.) STORMS AND SCREENS. NON-REALTY ITEMS NOT INCLUDED IN ESTIMATE OF VALUE</td></tr><tr><td colspan="6">Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). ALL SYSTEMS APPEARED OPERABLE AT TIME OF INSPECTION. NO MEASURABLE FUNCTIONAL OR ECONOMIC OBSOLESCENCE OBSERVED.</td></tr><tr><td colspan="6">Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe</td></tr><tr><td colspan="6">NONE WERE NOTED DURING THE APPRAISAL INSPECTION.</td></tr><tr><td colspan="6">Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe</td></tr><tr><td rowspan="4">PRIOR SALE HISTORY</td><td colspan="6">I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain</td></tr><tr><td colspan="6">My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.</td></tr><tr><td colspan="6">Data source(s) TAX RECORDS</td></tr><tr><td colspan="6">My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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.</td></tr><tr><td colspan="6">Data source(s) TAX RECORDS</td></tr><tr><td colspan="6">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).</td></tr><tr><td colspan="6"><table border="1"><thead><tr><th>ITEM</th><th>SUBJECT</th><th>COMPARABLE SALE #1</th><th>COMPARABLE SALE #2</th><th>COMPARABLE SALE #3</th></tr></thead><tbody><tr><td>Date of Prior Sale/Transfer</td><td>08/12/2009</td><td>WITHIN PAST 1 YEAR</td><td>WITHIN PAST 1 YEAR</td><td>WITHIN PAST 1 YEAR</td></tr><tr><td>Price of Prior Sale/Transfer</td><td>\$0.00</td><td>NO SALE/TRANSFER</td><td>NO SALE/TRANSFER</td><td>NO SALE/TRANSFER</td></tr><tr><td>Data Source(s)</td><td>TAX RECORDS</td><td>TAX RECORDS</td><td>TAX RECORDS</td><td>TAX RECORDS</td></tr><tr><td>Effective Date of Data Source(s)</td><td>10/2010</td><td>10/2010</td><td>10/2010</td><td>10/2010</td></tr></tbody></table></td></tr><tr><td colspan="6">Analysis of prior sale or transfer history of the subject property and comparable sales. THE ABOVE NOTED IS THE RESULT OF REVIEW OF TAX AND MLS INFORMATION. THE PRIOR SALE OF THE SUBJECT WAS A TRANSFER TO AN LLC.</td></tr></tbody></table>						General Description	Interior	materials/condition	Amenities	Appliances	Car Storage	Floor # 1	Floors	WD/CER/GOOD	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None	# of Levels 1	Walls	DRYWALL/GOOD	<input type="checkbox"/> WoodStove(s) #	<input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Garage <input type="checkbox"/> Covered <input checked="" type="checkbox"/> Open	Heating Type STRAL Fuel GAS	Trim/Finish	WOOD/GOOD	<input type="checkbox"/> Deck/Patio	<input type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 1	<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot	CERAMIC/GOOD	<input checked="" type="checkbox"/> Porch/Balcony FrntPor	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Assigned <input type="checkbox"/> Owned	<input type="checkbox"/> Other (describe)	Doors	WOOD/GOOD	<input type="checkbox"/> Other	<input type="checkbox"/> Washer/Dryer	Parking Space # NOT NUMBERED	Finished area above grade contains: 5 Rooms 2 Bedrooms 1 Bath(s) 957 Square Feet of Gross Living Area Above Grade						Are the heating and cooling for the individual units separately metered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on compatibility to other projects in the market area. THIS ARRANGEMENT IS COMMON IN THE AREA FOR A COMPLEX OF THIS TYPE.						Additional features (special energy efficient items, etc.) STORMS AND SCREENS. NON-REALTY ITEMS NOT INCLUDED IN ESTIMATE OF VALUE						Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). ALL SYSTEMS APPEARED OPERABLE AT TIME OF INSPECTION. NO MEASURABLE FUNCTIONAL OR ECONOMIC OBSOLESCENCE OBSERVED.						Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe						NONE WERE NOTED DURING THE APPRAISAL INSPECTION.						Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe						PRIOR SALE HISTORY	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain						My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.						Data source(s) TAX RECORDS						My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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) TAX RECORDS						Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).						<table border="1"><thead><tr><th>ITEM</th><th>SUBJECT</th><th>COMPARABLE SALE #1</th><th>COMPARABLE SALE #2</th><th>COMPARABLE SALE #3</th></tr></thead><tbody><tr><td>Date of Prior Sale/Transfer</td><td>08/12/2009</td><td>WITHIN PAST 1 YEAR</td><td>WITHIN PAST 1 YEAR</td><td>WITHIN PAST 1 YEAR</td></tr><tr><td>Price of Prior Sale/Transfer</td><td>\$0.00</td><td>NO SALE/TRANSFER</td><td>NO SALE/TRANSFER</td><td>NO SALE/TRANSFER</td></tr><tr><td>Data Source(s)</td><td>TAX RECORDS</td><td>TAX RECORDS</td><td>TAX RECORDS</td><td>TAX RECORDS</td></tr><tr><td>Effective Date of Data Source(s)</td><td>10/2010</td><td>10/2010</td><td>10/2010</td><td>10/2010</td></tr></tbody></table>						ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	Date of Prior Sale/Transfer	08/12/2009	WITHIN PAST 1 YEAR	WITHIN PAST 1 YEAR	WITHIN PAST 1 YEAR	Price of Prior Sale/Transfer	\$0.00	NO SALE/TRANSFER	NO SALE/TRANSFER	NO SALE/TRANSFER	Data Source(s)	TAX RECORDS	TAX RECORDS	TAX RECORDS	TAX RECORDS	Effective Date of Data Source(s)	10/2010	10/2010	10/2010	10/2010	Analysis of prior sale or transfer history of the subject property and comparable sales. THE ABOVE NOTED IS THE RESULT OF REVIEW OF TAX AND MLS INFORMATION. THE PRIOR SALE OF THE SUBJECT WAS A TRANSFER TO AN LLC.				
General Description	Interior	materials/condition	Amenities	Appliances	Car Storage																																																																																																																																																								
Floor # 1	Floors	WD/CER/GOOD	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None																																																																																																																																																								
# of Levels 1	Walls	DRYWALL/GOOD	<input type="checkbox"/> WoodStove(s) #	<input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Garage <input type="checkbox"/> Covered <input checked="" type="checkbox"/> Open																																																																																																																																																								
Heating Type STRAL Fuel GAS	Trim/Finish	WOOD/GOOD	<input type="checkbox"/> Deck/Patio	<input type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 1																																																																																																																																																								
<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot	CERAMIC/GOOD	<input checked="" type="checkbox"/> Porch/Balcony FrntPor	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Assigned <input type="checkbox"/> Owned																																																																																																																																																								
<input type="checkbox"/> Other (describe)	Doors	WOOD/GOOD	<input type="checkbox"/> Other	<input type="checkbox"/> Washer/Dryer	Parking Space # NOT NUMBERED																																																																																																																																																								
Finished area above grade contains: 5 Rooms 2 Bedrooms 1 Bath(s) 957 Square Feet of Gross Living Area Above Grade																																																																																																																																																													
Are the heating and cooling for the individual units separately metered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on compatibility to other projects in the market area. THIS ARRANGEMENT IS COMMON IN THE AREA FOR A COMPLEX OF THIS TYPE.																																																																																																																																																													
Additional features (special energy efficient items, etc.) STORMS AND SCREENS. NON-REALTY ITEMS NOT INCLUDED IN ESTIMATE OF VALUE																																																																																																																																																													
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). ALL SYSTEMS APPEARED OPERABLE AT TIME OF INSPECTION. NO MEASURABLE FUNCTIONAL OR ECONOMIC OBSOLESCENCE OBSERVED.																																																																																																																																																													
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																																																																																																													
NONE WERE NOTED DURING THE APPRAISAL INSPECTION.																																																																																																																																																													
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																																																																																																													
PRIOR SALE HISTORY	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain																																																																																																																																																												
	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																																																																																																												
	Data source(s) TAX RECORDS																																																																																																																																																												
	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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) TAX RECORDS																																																																																																																																																													
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																																																																																																																																																													
<table border="1"><thead><tr><th>ITEM</th><th>SUBJECT</th><th>COMPARABLE SALE #1</th><th>COMPARABLE SALE #2</th><th>COMPARABLE SALE #3</th></tr></thead><tbody><tr><td>Date of Prior Sale/Transfer</td><td>08/12/2009</td><td>WITHIN PAST 1 YEAR</td><td>WITHIN PAST 1 YEAR</td><td>WITHIN PAST 1 YEAR</td></tr><tr><td>Price of Prior Sale/Transfer</td><td>\$0.00</td><td>NO SALE/TRANSFER</td><td>NO SALE/TRANSFER</td><td>NO SALE/TRANSFER</td></tr><tr><td>Data Source(s)</td><td>TAX RECORDS</td><td>TAX RECORDS</td><td>TAX RECORDS</td><td>TAX RECORDS</td></tr><tr><td>Effective Date of Data Source(s)</td><td>10/2010</td><td>10/2010</td><td>10/2010</td><td>10/2010</td></tr></tbody></table>						ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	Date of Prior Sale/Transfer	08/12/2009	WITHIN PAST 1 YEAR	WITHIN PAST 1 YEAR	WITHIN PAST 1 YEAR	Price of Prior Sale/Transfer	\$0.00	NO SALE/TRANSFER	NO SALE/TRANSFER	NO SALE/TRANSFER	Data Source(s)	TAX RECORDS	TAX RECORDS	TAX RECORDS	TAX RECORDS	Effective Date of Data Source(s)	10/2010	10/2010	10/2010	10/2010																																																																																																																															
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3																																																																																																																																																									
Date of Prior Sale/Transfer	08/12/2009	WITHIN PAST 1 YEAR	WITHIN PAST 1 YEAR	WITHIN PAST 1 YEAR																																																																																																																																																									
Price of Prior Sale/Transfer	\$0.00	NO SALE/TRANSFER	NO SALE/TRANSFER	NO SALE/TRANSFER																																																																																																																																																									
Data Source(s)	TAX RECORDS	TAX RECORDS	TAX RECORDS	TAX RECORDS																																																																																																																																																									
Effective Date of Data Source(s)	10/2010	10/2010	10/2010	10/2010																																																																																																																																																									
Analysis of prior sale or transfer history of the subject property and comparable sales. THE ABOVE NOTED IS THE RESULT OF REVIEW OF TAX AND MLS INFORMATION. THE PRIOR SALE OF THE SUBJECT WAS A TRANSFER TO AN LLC.																																																																																																																																																													

Individual Condominium Unit Appraisal Report

File # RELS-3981

There are 108 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 120,000 to \$ 250,000				
There are 75 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 120,000 to \$ 250,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address and Unit #	140 KENSINGTON AVENUE JERSEY CITY, NJ 07304-1806	81 ROMAINE AVENUE #4 JERSEY CITY, NJ	88 BOORAEM AVENUE #2 JERSEY CITY, NJ	54 MAGNOLIA AVENUE #32 JERSEY CITY, NJ
Project Name and Phase	138-140 KENSINGTON AVE Phase 1	ROMAINE ARMS CONDOS 1	88 BOORAEM AVENUE 1	MAGNOLIA COURT 1
Proximity to Subject		0.72 miles	1.81 miles	1.13 miles
Sale Price	\$ 185,000	\$ 175,000	\$ 187,000	\$ 190,000
Sale Price/Gross Liv. Area	\$ 193.31/sq. ft.	\$ 188.17/sq. ft.	\$ 180.68/sq. ft.	\$ 276.56/sq. ft.
Data Source(s)		MLS/CLSD #100008405 (34 DOM)	MLS/CLSD #100006212 (44 DOM)	MLS/CLSD #90013997 (100 DOM)
Verification Source(s)		TAX RECORDS/ASSESSOR	TAX RECORDS/ASSESSOR	TAX RECORDS/ASSESSOR
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions		NONE KNOWN CONV	NONE KNOWN CONV	NONE KNOWN CONV
Date of Sale/Time		09/30/2010	07/31/2010	06/02/2010
Location	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
HOA Mo. Assessment	223.00	350.00	250.00	160.00
Common Elements and Rec. Facilities	GRNDS/WALKS HALLS	GRNDS/WALKS HALLS	GRNDS/WALKS HALLS	GRNDS/WALKS HALLS
Floor Location	1	2	2	3
View	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Design (Style)	MULTI-FLOOR	MULTI-FLOOR	MULTI-FLOOR	MULTI-FLOOR
Quality of Construction	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Actual Age	120	90	120	100
Condition	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Above Grade Room Count	Total Bdrms. Baths 5 2 1	Total Bdrms. Baths 6 2 1	Total Bdrms. Baths 5 2 1	Total Bdrms. Baths 5 2 1
Gross Living Area	957 sq. ft.	930 sq. ft.	1,035 sq. ft.	687 sq. ft.
Basement & Finished Rooms Below Grade	NONE N/A	NONE N/A	NONE N/A	NONE N/A
Functional Utility	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	CENT/NO CAC	CENT/NO CAC	CENT/NO CAC	CENT/NO CAC
Energy Efficient Items	STRMS/SCRN	STRMS/SCRN	STRMS/SCRN	STRMS/SCRN
Garage/Carport	1	NONE	NONE	NONE
Porch/Patio/Deck	PORCH	NONE	Shared porch/yard	TERRACE
Kitchen & Baths	GOOD K&B	GOOD K&B	GOOD K&B	GOOD K&B
Fireplace	1 PARKING SPOT	NONE	NONE	NONE
Net Adjustment (Total)		⊗ + □ - \$ 8,675	⊗ + □ - \$ 3,050	⊗ + □ - \$ 11,750
Adjusted Sale Price of Comparables		Net Adj. 5.0 % Gross Adj. 5.0 % \$ 183,675	Net Adj. 1.6 % Gross Adj. 3.7 % \$ 190,050	Net Adj. 6.2 % Gross Adj. 6.2 % \$ 201,750
Summary of Sales Comparison Approach THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.				
NO PERSONAL ITEMS ARE INCLUDED IN THE OPINION OF VALUE.				
THE APPRAISAL IS NOT A HOME INSPECTION AND SHOULD NOT BE RELIED UPON TO REPORT THE CONDITION OF THE PROPERTY BEING APPRAISED				
SEE SUPPLEMENTAL ADDENDUM FOR ADDITIONAL COMMENTS.				
Indicated Value by Sales Comparison Approach \$ 185,000				
INCOME APPROACH TO VALUE (not required by Fannie Mae)				
Estimated Monthly Market Rent \$	N/A	X Gross Rent Multiplier	N/A	= \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH WAS CONSIDERED BUT NOT PERFORMED DUE TO INSUFFICIENT DATA BEING AVAILABLE TO FORM A GROSS RENT MULTIPLIER. THE COST APPROACH WAS CONSIDERED BUT NOT PERFORMED SINCE THE COST APPROACH IS NOT CONSIDERED APPLICABLE IN THIS INSTANCE.				
Indicated Value by: Sales Comparison Approach \$ 185,000 Income Approach (if developed) \$				
UTILIZING THE THREE APPROACHES TO VALUE, THE APPRAISER GAVE MOST WEIGHT TO THE MARKET DATA APPROACH WHICH IS CONSIDERED THE BEST INDICATOR FOR DETERMINING FAIR MARKET VALUE FOR THIS PROPERTY IN THIS INSTANCE. ***THE REMAINING ECONOMIC LIFE OF THE SUBJECT IS EXPECTED TO EXCEED 50 YEARS, WITH PROPER MAINTAINENCE.***				
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. THE SUBJECT IS APPRAISED IN ITS "AS IS" CONDITION. ALL UTILITIES WERE OPERATIONAL.				
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 \$ 185,000 , as of 11/01/2010 , which is the date of inspection and the effective date of this appraisal.				

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

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

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.

Individual Condominium Unit Appraisal Report

File # RELS-3981

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 ROBERT HANLON
 Company Name EAGLE ROCK APPRAISALS
 Company Address 18 DARTMOUTH RD, WEST ORANGE, NJ 07052

Telephone Number 973-736-3637
 Email Address eagle-rock@comcast.net
 Date of Signature and Report November 04, 2010
 Effective Date of Appraisal 11/01/2010
 State Certification # 42RC00150900
 or State License # _____
 or Other _____ State # _____
 State NJ
 Expiration Date of Certification or License 12/31/2011

ADDRESS OF PROPERTY APPRAISED

140 KENSINGTON AVENUE, # 1
JERSEY CITY, NJ 07304-1806

APPRAISED VALUE OF SUBJECT PROPERTY \$ 185,000

LENDER/CLIENT

Name _____
 Company Name WELLS FARGO BANK, N.A.
 Company Address 210 WESTFIELD AVENUE, CLARK, NJ 07762
 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 _____

Individual Condominium Unit Appraisal Report

File # RELS-3981

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address and Unit #	140 KENSINGTON AVENUE JERSEY CITY, NJ 07304-1806	75 LIBERTY AVENUE #D-32 JERSEY CITY, NJ		101 KENSINGTON AVENUE #C5 JERSEY CITY, NJ		102 FLEET STREET #1L JERSEY CITY, NJ	
Project Name and Phase	138-140 KENSINGTON AVE 1	BRUNSWICK TOWERS 1		101 KENSINGTON AVENUE 1		102 FLEET STREET 1	
Proximity to Subject		1.18 miles		0.09 miles		1.37 miles	
Sale Price	\$ 185,000	\$ 205,000		\$ 189,000		\$ 200,000	
Sale Price/Gross Liv. Area	\$ 193.31/sq. ft.	\$ 319.31/sq. ft.		\$ 207.69/sq. ft.		\$ 259.74/sq. ft.	
Data Source(s)		MLS/CLSD #100000696 (70 DOM)		MLS/UC #80014136 (211 DOM)		MLS/A #100002223 (251 DOM)	
Verification Source(s)		TAX RECORDS/ASSESSOR		TAX RECORDS/ASSESSOR		TAX RECORDS/ASSESSOR	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		NONE KNOWN		NONE KNOWN		NONE KNOWN	
Concessions		CONV		N/A		N/A	
Date of Sale/Time		06/16/2010		PENDING SALE	-7,560	ACTIVE LISTING	-12,000
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
HOA Mo. Assessment	223.00	257.00		347.00		180.00	
Common Elements and Rec. Facilities	GRNDS/WALKS HALLS	GRNDS/WALKS HALLS		GRNDS/WALKS HALLS		GRNDS/WALKS HALLS	
Floor Location	1	4		3		1	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	MULTI-FLOOR	MULTI-FLOOR		MULTI-FLOOR		MULTI-FLOOR	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	120	90		90		90	
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Above Grade Room Count	Total Bdrms. Baths 5 2 1	Total Bdrms. Baths 3 1 1		Total Bdrms. Baths 5 2 1		Total Bdrms. Baths 5 2 1	
Gross Living Area	957 sq. ft.	642 sq. ft.	+7,875	910 sq. ft.	+1,175	770 sq. ft.	+4,675
Basement & Finished Rooms Below Grade	NONE N/A	NONE N/A		NONE N/A		NONE N/A	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	CENT/NO CAC	CENT/CAC	-5,000	CENT/NO CAC		CENT/CAC	-5,000
Energy Efficient Items	STRMS/SCRN	STRMS/SCRN		STRMS/SCRN		STRMS/SCRN	
Garage/Carport	1	1 SPOT GARAGE	-5,000	NONE	+5,000	NONE	+5,000
Porch/Patio/Deck	PORCH	NONE	+3,000	NONE	+3,000	NONE	+3,000
Kitchen & Baths	GOOD K&B	GOOD K&B		GOOD K&B		GOOD K&B	
Fireplace	1 PARKING SPOT	NONE		NONE		NONE	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 875		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,615		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 4,325	
Adjusted Sale Price of Comparables		Net 0.4 % Gross 10.2 %	\$ 205,875	Net 0.9 % Gross 8.9 %	\$ 190,615	Net 2.2 % Gross 14.8 %	\$ 195,675
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 # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer	08/12/2009	5/6/2010 \$205,000 Sale by Guardian		WITHIN PAST 1 YEAR		WITHIN PAST 1 YEAR	
Price of Prior Sale/Transfer	\$0.00			NO SALE/TRANSFER		NO SALE/TRANSFER	
Data Source(s)	TAX RECORDS	TAX RECORDS		TAX RECORDS		TAX RECORDS	
Effective Date of Data Source(s)	10/2010	10/2010		10/2010		10/2010	
Analysis of prior sale or transfer history of the subject property and comparable sales							
Analysis/Comments							

Freddie Mac Form 465 March 2005

Fannie Mae Form 1073 March 2005

Form 1073.(AC) — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

A-96/1695

Borrower/Client	GHUBADE			File No.	RELS-3981
Property Address	140 KENSINGTON AVENUE				
City	JERSEY CITY	County	HUDSON	State	NJ
Lender	WELLS FARGO BANK, N.A.			Zip Code	07304-1806

Neighborhood Comments

The subject property is a 2 bedroom condominium located in a predominately residential area of Jersey City. The subject neighborhood consists primarily of residential single dwellings. In addition, there are a smaller number of multi-family dwellings and local commercial and retail properties nearby. This mixture is common to the area and is not considered a detriment to market value. The subject neighborhood possesses adequate convenience to employment, shopping, schools, transportation, utilities and recreational facilities. The general appearance of the properties is average and future marketability should continue to be satisfactory.

Concerning the subject complex: The subject building/complex was purchased by Joesph Chanin 03/18/2004 for \$400,100, as a 3 family house. On 08/12/2009 the subject complex was sold for \$0 to 138 Kensington, LLC. According to the listing Realtor for the subject unit, unit #3, 2173 square feet, was sold 05/08/2010 for \$411,000. Tax records show such a sale but incorrectly list it as a sale of the subject complex, according to the Realtor, Ryan McFarland. Unit #3 is being occupied by Mr. Chanin, who will retain ownership of this unit, and owns it in the name of the LLC. Unit #1 is the subject unit being sold, the subject of this report. Therefore, the subject complex is 3 units, 2 having been sold, and both of those are considered owner occupied.

Comments on Sales Comparison

Comparables 1-4 are closed sales and comparables 5-6 are pending sales and active listings of condominiums from the subject market area featuring similar appeal as the subject. GLA of the comparables is based on MLS and tax data as well as exterior analysis and a \$25 per square foot (rounded) gross living area adjustment was utilized. All bath adjustments are made on the comparables grid as per the marketplace.

Since the location of the subject is in an area with a compatible mix of single and multi-family, condos and apartments, and local commercial-retail properties, comparables were used exceeding the 1 mile guideline. All are good value indicators due to style, appeal and location in competitive neighborhoods. Other adjustments made for varying amenities as indicated by the market place. All comparables used deemed the best available. Consideration was given to all sales. The final value of the subject property is not based on a requested minimum or loan approval.

This report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Foundation.

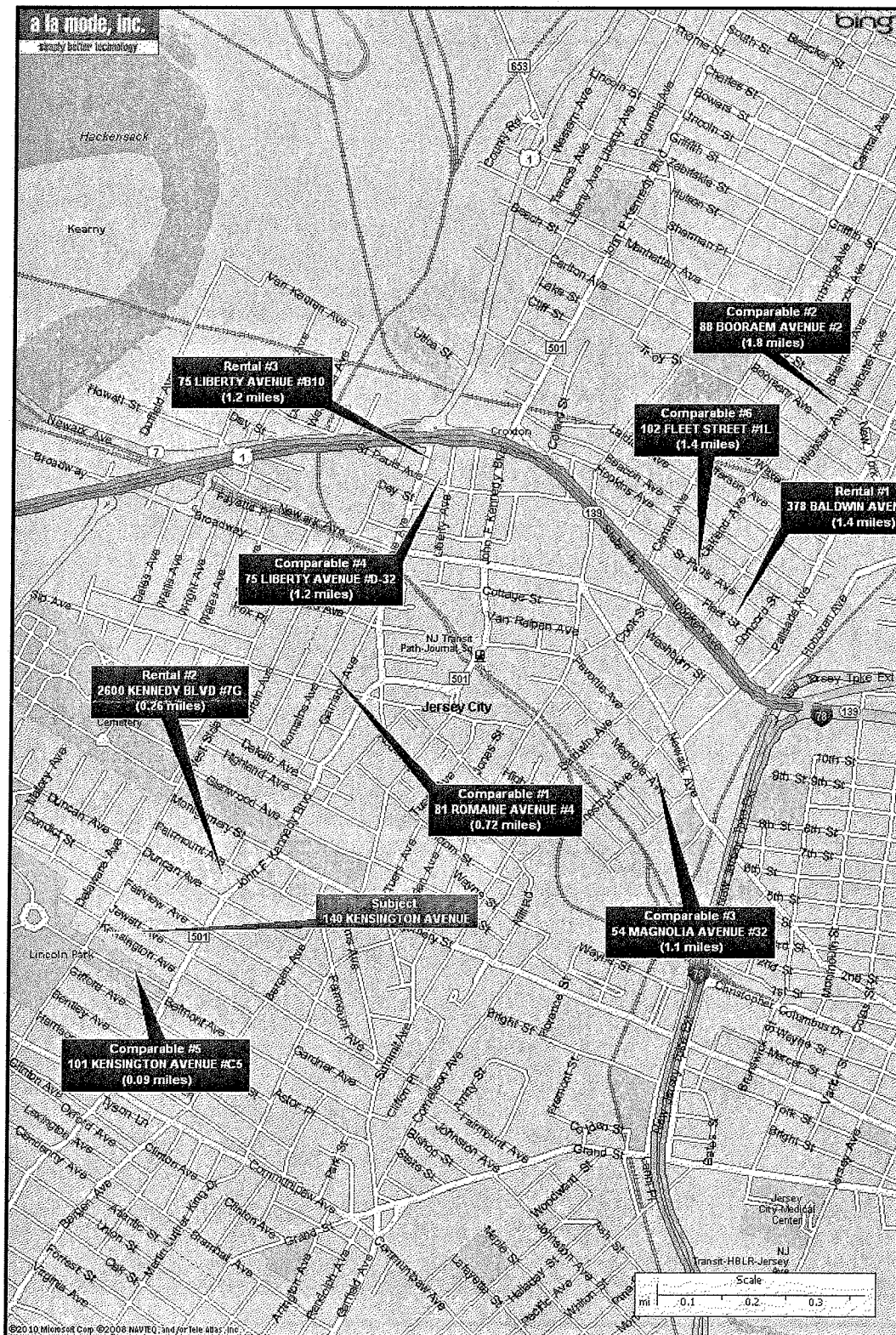
The photographs used in this report are digital and have not been altered or enhanced.

The appraisal is not a home inspection and should not be relied upon to report the condition of the property being appraised.

Robert Hanlon
Eagle Rock Appraisals
18 Dartmouth Road, West Orange, NJ 07052
973-736-3637 973-453-8185 fax

Location Map

Borrower/Client	GHUBADE				
Property Address	140 KENSINGTON AVENUE				
City	JERSEY CITY	County	HUDSON	State	NJ
Lender	WELLS FARGO BANK, N.A.				
				Zip Code	07304-1806



Form MAP.LOC — *TOTAL for Windows* appraisal software by a la mode, inc. — 1-800-ALAMODE

A-96/1705