

Client	American Guaranty Mortgage				File No. 08083136	
Property Address	24152 Cherry Hills Place					
City	Laguna Niguel	County	Orange	State	CA	Zip Code 92677-2478
Borrower	Porcella					

TABLE OF CONTENTS



Table of Contents 1

Appraiser Disclosure Statement 2

URAR 3

Additional Comparables 4-6 9

Supplemental Addendum w/sig block 10

Supplemental Addendum w/sig block 13

Subject Photos 18

Subject Photos 19

Subject Photos 20

Subject Photos Interior 21

Subject Photos Interior 22

Subject Photos Interior 23

Comparable Photos 1-3 24

Comparable Photos 4-6 25

Building Sketch (Page - 1) 26

Location Map 27

Subject Aerial Map 28

Plat Map 29

Flood Map 30

Appraisal License 31

Summary Appraisal Report

Uniform Residential Appraisal Report

File # 08083136

SUBJECT	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 24152 Cherry Hills Place				City Laguna Niguel		State CA		Zip Code 92677-2478		
	Borrower Porcella		Owner of Public Record Porcella		County Orange						
	Legal Description Lot 37 Tract 10136										
	Assessor's Parcel # 659-203-01				Tax Year 08/09		R.E. Taxes \$ 4,283.20				
	Neighborhood Name El Niguel Heights				Map Reference 951/G6		Census Tract 0423.17				
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$ N/A		<input checked="" type="checkbox"/> PUD		HOA \$ 155.00		<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 type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Reverse Mortgage/Fair Market Value										
	Lender/Client American Guaranty Mortgage Address 6160 South Syracuse Way , Ste. 220, Greenwood Village, CO 80111										
CONTRACT	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). NDC/FARES/MLS.										
	I <input type="checkbox"/> did <input checked="" 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. Reverse Mortgage/Fair Market Value										
	Contract Price \$ N/A 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 Reverse Mortgage/Fair Market Value										
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.										
	Neighborhood Characteristics				One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining			PRICE AGE		One-Unit 85 %			
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply			\$ (000) (yrs)		2-4 Unit %			
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths			410 Low 14		Multi-Family 10 %			
	Neighborhood Boundaries Subject market boundaries are Crown Valley Parkway to the North and West, Niguel Road to the East, Ridgeway Avenue to the South.				1.65M High 43		Commercial 5 %				
					900 Pred. 30		Other %				
	Neighborhood Description The subject property is located within the City of Laguna Niguel, a rolling hillside neighborhood of conforming 1-2 story average to good quality single family residence's, with good levels of maintenance. Employment centers, hospitals, schools, parks, shopping and freeway access all located within 5 miles of subject. Appeal to market considered good.										
	Market Conditions (including support for the above conclusions) Property values in Orange County appear to be declining due to the recent Southern California Real Estate market, between approx. 0% to 51% depending on the area. Financing is predominately conventional with few loan discounts or interest buydowns, but some sales concessions reported. See Attached Addendum for Additional Comment.										
	SITE	Dimensions Irregular - See Attached Plat Map		Area 18,700		Shape Irregular (Corner Lot)		View City Lights			
Specific Zoning Classification Laguna Niguel - RS-3		Zoning Description Single Family Residential - District 3									
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											
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"/> <input 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"/> <input 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 # 06059C0439H		FEMA Map Date 2/18/2004					
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											
Extraordinary Assumption: A title report was not available to the appraiser. Site has typical utility easements with no adverse effects noted.											
IMPROVEMENTS											
	General Description		Foundation		Exterior Description materials/condition		Interior materials/condition				
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit		<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls Concrete/Average		Floors Hdw/Crpt/Gd-Upgrd				
	# of Stories One		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls Stucco/Wood/Good		Walls Drywall/Good				
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit		Basement Area None sq.ft.		Roof Surface Tile/Good		Trim/Finish Wood/Good				
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish None %		Gutters & Downspouts Adeq. Ovrhang/Avg		Bath Floor Carpet/Good				
	Design (Style) Ranch		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type Aluminum/Average		Bath Wainscot Tile/Good				
	Year Built 1980		Evidence of <input type="checkbox"/> Infestation None Notec		Storm Sash/Insulated None		Car Storage <input type="checkbox"/> None				
	Effective Age (Yrs) 25 Years		<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens Aluminum/Average		<input checked="" type="checkbox"/> Driveway # of Cars 2-3				
	Attic <input type="checkbox"/> None		Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities <input type="checkbox"/> Woodstove(s) #		Driveway Surface Concrete				
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel Gas		<input checked="" type="checkbox"/> Fireplace(s) # 2 <input checked="" type="checkbox"/> Fence Stuc Block		<input checked="" type="checkbox"/> Garage # of Cars 2-Car					
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Conc. <input checked="" type="checkbox"/> Porch Entry		<input type="checkbox"/> Carport # of Cars					
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in					
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Fan Hood											
Finished area above grade contains: 8 Rooms 3 Bedrooms 2.5 Bath(s) 2,180 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.). See Attached Addendum.											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property's condition and quality of construction appears to be good with no repairs needed at time of physical inspection.											
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											
No apparent physical inadequacies were noted by appraiser at time of inspection. Appraiser is not a qualified home inspector; expert home inspection is advised.											
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											
The subject is a ranch style single family residence which conforms to the neighborhood in functional utility, style, use and construction.											

Uniform Residential Appraisal Report

File # 08083136

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 699,000 to \$ 1,449,000 .														
There are 22 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 469,000 to \$ 1,650,000 .														
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3				
Address		24152 Cherry Hills Place Laguna Niguel, CA 92677-2478		23806 Inverness Place APN 659-131-12			30771 Concord Lane APN 659-121-19			23891 Pebble Beach Place APN 659-121-16				
Proximity to Subject				0.39 miles SW - Same Tract			0.24 miles W - Same tract			0.27 miles W - Same Tract				
Sale Price		\$ N/A		\$ 850,000			\$ 1,135,000			\$ 1,140,000				
Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 398.31 sq.ft.			\$ 426.37 sq.ft.			\$ 427.13 sq.ft.				
Data Source(s)				MLS/FARES/NDC/Exterior Insp.			MLS/FARES/NDC/Exterior Insp.			MLS/FARES/NDC/Exterior Insp.				
Verification Source(s)				MLS# S529038 DOM 11			MLS# S524684 DOM 47			MLS# S534309 DOM 57				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment				
Sales or Financing Concessions				Conv. 47% Doc. # 247401			Conv. 29% Doc. # 275880			Undisclosed Doc. # 406364				
Date of Sale/Time				5/23/8@-2.5%M -21,250			06/09/2008			08/27/2008				
Location		Good		Good			Good			Good				
Leasehold/Fee Simple		Fee Simple		Fee Simple			Fee Simple			Fee Simple				
Site		18,700		7,350 +34,050			7,875 +32,475			13,500 +15,600				
View		City Lights		City Lights			CityLgts/GlfCrS -50,000			CityLgts/GlfCrS -20,000				
Design (Style)		Ranch		Ranch			2-Story Conv.			2-Story Conv.				
Quality of Construction		Good		Good			Good			Good				
Actual Age		28 Years		30 Years			30 Years			30 Years				
Condition		Good		Good			Good/Upgraded -10,000			Good/Upgraded -10,000				
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	
Room Count		8	3	2.5	8	3	2.5	9	4	2.5	9	4	2.5	
Gross Living Area		2,180 sq.ft.		2,134 sq.ft.			-0- 2,662 sq.ft.			-31,330 2,669 sq.ft.			-31,785	
Basement & Finished Rooms Below Grade		None		None			None			None				
Functional Utility		Average		Average			Average			Average				
Heating/Cooling		FAU/CAC		FAU/CAC			FAU/CAC			FAU/CAC				
Energy Efficient Items		None Noted		None Noted			None Noted			None Noted				
Garage/Carport		2-Car Garage		2-Car Garage			3-Car Garage -10,000			3-Car Garage -10,000				
Porch/Patio/Deck		Patio		Patio			Patio			Patio				
Fireplace(s)		Two Fireplace		Two Fireplace			Two Fireplace			Two Fireplace				
Pool/Spa		Spa		No Pool/Spa +10,000			Spa			Pool/Spa -75,000				
Net Adjustment (Total)				☒ + ☐ - \$ 22,800			☐ + ☒ - \$ -76,855			☐ + ☒ - \$ -139,185				
Adjusted Sale Price of Comparables				Net Adj. 2.7 %			Net Adj. 6.8 %			Net Adj. 12.2 %				
				Gross Adj. 7.7 % \$ 872,800			Gross Adj. 12.5 % \$ 1,058,145			Gross Adj. 14.9 % \$ 1,000,815				
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) MLS/FARES/NDC/Title														
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) MLS/FARES/NDC/Title														
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		12/05/1997			05/15/1981			05/09/2002			06/21/2004			
Price of Prior Sale/Transfer		\$360,000			\$156,000			\$695,000			\$950,000			
Data Source(s)		Doc. # 627509			Doc. # 14059-1031			Doc. # 391521			Doc. # 559540			
Effective Date of Data Source(s)		August 2008			August 2008			August 2008			August 2008			
Analysis of prior sale or transfer history of the subject property and comparable sales Subject property transferred 12/05/1997, \$360,000, Doc. # 627509. No other prior sales or listings noted of subject property within the past 36 months per MLS/NDC/FARES.														
See Attached Addendum For Additional Comment.														
Summary of Sales Comparison Approach Primary elements of comparison: similar living area and bedroom count; similar interior/exterior condition; lot size; age; location; amenities.														
Indicated Value by Sales Comparison Approach \$ 900,000														
Indicated Value by: Sales Comparison Approach \$ 900,000 Cost Approach (if developed) \$ 904,568 Income Approach (if developed) \$														
The market approach is considered most indicative of buyer and seller actions in the current marketplace. The cost and income approaches to value are typically considered not applicable to attached/detached condominium housing by real estate appraisers.														
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: Appraisal made "as is"; no conditions made. (See Attached Addendum)														
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 \$ 900,000 , as of August 29, 2008 , which is the date of inspection and the effective date of this appraisal.														

Uniform Residential Appraisal Report

File # 08083136

ADDITIONAL COMMENTS

The appraiser's routine inspection of and inquiries about the subject and neighborhood did not develop any information that indicated adverse conditions exist that would adversely affect the livability or marketability of the subject. Appraiser is not an expert in the detection of items such as mold, radon gas, formaldehyde, asbestos, lead paint, hidden needed repairs, nor any other environmental conditions that would make the property less valuable. Inspection by qualified home inspector professionals is always advised.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The site value was based upon "land only" sales which have occurred within the past twenty-four months in the subject's immediate area. Cost approach per Marshall Swift, L.P.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....=\$ 600,000		
Source of cost data Marshall&Swift, BuildingCost.net and/or Local Builders.	DWELLING	2,180 Sq.Ft. @ \$ 175.00	=\$ 381,500
Quality rating from cost service Average Effective date of cost data August 2008	None	Sq.Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			=\$
The Land/Improvements ratio is typical to the area considered, where the land value is generally near or exceeds the depreciated value of the improvements due to high demand factors and unavailability of comparable sales of vacant sites. The site value is by abstraction method. Cost approach per Marshall & Swift, BuildingCost.net and/or Local Builders. Cost approach not to be utilized for Insurance	Garage/Carport	504 Sq.Ft. @ \$ 75.00	=\$ 37,800
	Total Estimate of Cost-New		=\$ 419,300
	Less Physical	Functional	External
	Depreciation	149,732	=\$ (149,732)
	Depreciated Cost of Improvements		=\$ 269,568
	"As-is" Value of Site Improvements		=\$ 35,000
Purposes. Remaining Economic Life is 45 years.			
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH		=\$ 904,568

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 to value is typically considered not applicable to amenity-type housing by real estate appraisers.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

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

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

Uniform Residential Appraisal Report

File # 08083136

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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

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

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

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

Uniform Residential Appraisal Report

File # 08083136

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.

Uniform Residential Appraisal Report

File # 08083136

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 David Moore
Name David Moore
Company Name Moore Appraisals
Company Address 2 Scrub Oak, Aliso Viejo, CA 92656

Telephone Number (949) 360-9449
Email Address dave@mooreappraisals.com
Date of Signature and Report September 03, 2008
Effective Date of Appraisal August 29, 2008
State Certification # AR031738
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 9/4/2009

ADDRESS OF PROPERTY APPRAISED
24152 Cherry Hills Place
Laguna Niguel, CA 92677-2478
APPRAISED VALUE OF SUBJECT PROPERTY \$ 900,000
LENDER/CLIENT
Name Kevin Klaess
Company Name American Guaranty Mortgage
Company Address 6160 South Syracuse Way , Ste. 220,
Greenwood Village, CO 80111
Email Address kklaess1@verizon.net

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 _____

Uniform Residential Appraisal Report

File # 08083136

SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
	Address		24152 Cherry Hills Place Laguna Niguel, CA 92677-2478		23832 Pebble Beach Place APN 659-121-08			23931 Innisbrook Lane APN 659-121-23					
	Proximity to Subject				0.29 miles W - Same Tract			0.26 miles SW - Same Tract					
	Sale Price		\$ N/A					\$ 1,449,000					
	Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 542.90 sq.ft.						\$ 454.83 sq.ft.		
	Data Source(s)				MLS/FARES/NDC/Exterior Insp.			MLS/FARES/NDC/Exterior Insp.					
	Verification Source(s)				MLS# S538632 DOM 35			MLS# S539199 DOM 52					
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION		
	Sales or Financing				MLS Neg. 5%			-72,450			MLS Neg. 5%		
	Concessions										-64,450		
	Date of Sale/Time				Pending Sale						Active Listing		
	Location		Good		Good						Good		
	Leasehold/Fee Simple		Fee Simple		Fee Simple						Fee Simple		
	Site		18,700		13,600			+15,300			18,900		
	View		City Lights		City Lights						City Lights		
	Design (Style)		Ranch		2-Story Conv.						2-Story Conv.		
	Quality of Construction		Good		Good						Good		
	Actual Age		28 Years		30 Years						30 Years		
	Condition		Good		Good/Upgraded			-10,000			Good		
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	-8,000	Total	Bdrms.	Baths	-8,000
Room Count		8	3	2.5	8	4	2.5		9	4	2.5		
Gross Living Area		2,180 sq.ft.		2,669 sq.ft.			-31,785			2,834 sq.ft.			
Basement & Finished		None		None						None			
Rooms Below Grade		None		None						None			
Functional Utility		Average		Average						Average			
Heating/Cooling		FAU/CAC		FAU/CAC						FAU/CAC			
Energy Efficient Items		None Noted		None Noted						None Noted			
Garage/Carport		2-Car Garage		3-Car Garage			-10,000			3-Car Garage			
Porch/Patio/Deck		Patio		Patio						Patio			
Fireplace(s)		Two Fireplace		One Fireplace			+5,000			Two Fireplace			
Pool/Spa		Spa		Pool/Spa			-75,000			Pool/Spa			
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -186,935			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			
Adjusted Sale Price				Net Adj. 12.9 %						Net Adj. 15.5 %			
of Comparables				Gross Adj. 15.7 %			\$ 1,262,065			Gross Adj. 15.5 %			
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).													
SALE HISTORY	ITEM		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
	Date of Prior Sale/Transfer		12/05/1997		06/29/2004			02/05/2003					
	Price of Prior Sale/Transfer		\$360,000		\$1,425,000			\$765,000					
	Data Source(s)		Doc. # 627509		Doc. # 591421			Doc. # 137578					
	Effective Date of Data Source(s)		August 2008		August 2008			August 2008					
	Analysis of prior sale or transfer history of the subject property and comparable sales Subject property transferred 12/05/1997, \$360,000, Doc. # 627509. No other prior sales or listings noted of subject property within the past 36 months per MLS/NDC/FARES.												
	See Attached Addendum For Additional Comment.												
ANALYSIS / COMMENTS	Analysis/Comments Primary elements of comparison: similar living area and bedroom count; similar interior/exterior condition; lot size; age; location; amenities.												

Supplemental Addendum

File No. 08083136

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				

LOCATION COMMENTS

Laguna Niguel is a city located in southern Orange County, California. The name "Laguna Niguel" is derived from the Spanish word "Laguna" which means lagoon, and the word "Nigueli" which was the name of a Juaneño Indian village that was once located on Aliso Creek. The population was 61,891 at the 2000 census. The city was primarily built after 1980 as an unincorporated master planned community located in the San Joaquin Hills near Laguna Beach. It borders Laguna Beach, Dana Point, San Juan Capistrano, Mission Viejo, Laguna Hills, and Aliso Viejo.

The Laguna Niguel Corporation, started by Cabot, Cabot, and Forbes from Boston in 1959, made it one of the first master planned communities in California. Victor Gruen, a Vienna architect, and Associates developed a community plan for 7,100 acres. The Avco Community Developer in 1969 continued the plan, which by then held 6,500 residents.

The construction of the San Diego, I-5 Freeway in 1959 allowed more people to arrive. The first communities developed in Laguna Niguel were right along the coast, touching the southern border of Laguna Beach. These communities were called Monarch Bay and the Monarch Bay Terrace built between 1960 and 1962.

In 1973, Laguna Niguel Regional Park opened, and in 1974 a one-million square-foot ziggurat building was given to the United States government. These two projects constituted the largest ever in the city, up to present day.

On December 1, 1989, Laguna Niguel became an incorporated city in Orange County and became its 29th city.

CONDITION OF IMPROVEMENT

Subject property appears to be in good overall condition.

Subject property is a 3 bedroom, 2.5 bathroom, approximately 2,180s/f ranch style single family residence built in 1980, with attached two-car garage parking, located on a 18,700s/f corner lot, with in-ground spa and city lights view. The subject property is located in the City of Laguna Niguel within the El Niguel Heights Home Owners Association.

Subject property additional features include extensive brick exterior walkway with gated entry; hardwood entry; quality hardwood cabinetry, tiled countertops, built-in range, oven, microwave and dishwasher, recessed lighting, and quality hardwood flooring in kitchen; custom built-in wooden cabinetry, tiled fireplace, cathedral ceilings, and quality hardwood flooring in family room; brick fireplace, cathedral ceilings, and carpeted floor coverings in living room; an inside laundry room; carpeted floor coverings with tiled wainscot in bathrooms; separate shower enclosure in bathroom suite; recessed lighting throughout; ceiling fans; mirrored closet doors; forced air heating and central air conditioning; two-car attached garage parking, city light views.

Subject property is located in the El Niguel Heights Home Owners Association, a 250 unit development located within the City of Laguna Niguel. Owner pays Home Owner's Association dues of \$155.00 per month, which includes maintenance of common area greenbelts. No pending litigation reported by the management company. Progressive Community Management - Ph# (949) 582-7770.

Subject property is located within close proximity to El Niguel Country Club (approx: 0.10 miles), Crown Valley Community Park (approx: 0.80 miles), La Hermosa Park (approx: 0.60 miles), Marina Hills Park (approx: 0.60 miles), Salt Creek Corridor Regional Park (approx: 0.60 miles), Aliso and Wood Canyons Wilderness Park (approx: 1.20 miles), Pacific Ocean (approx: 2.50 miles), all considered common to the area with no effect on marketability.

Upon physical inspection, appraiser noted the in-ground spa was empty and completely covered. Subject spa did not appear to be a health or safety hazard.

Subject property spa is not considered to be a functional obsolescence within the subject's price range.


No external or functional inadequacies noted at time of inspection.

CURRENT MARKET CONDITION COMMENTS

The Southern California market has slowed in recent months and inventory levels have increased in general. Current market data suggest some downward pressure on listing prices, however, exposure time for properly priced listings within the subject's market area appears to be within a 180 days or less in most cases.

Property values in Orange County appear to be declining between approximately 0% to 55% over the same month one year ago depending on the specific area (July 2008 versus July 2007), although it should be noted that some areas have also shown positive gain results. Based upon review of MLS data, sales data provided by Data Quick and other local real estate home sales trend services, values in the subject's area, City of Laguna Niguel, have declined approximately 30.44% over the same period one year ago, and therefore a negative 2.5% (rounded) date of sale adjustment per month was necessary for comparable sales on the sales grid for all sales older than 3 months (90 days); considered to be adequate for today's market in this area.

Signature



Name

David Moore

Date Signed

September 03, 2008

State Certification #

AR031738

State

CA

Or State License #

State

Signature

Name

Date Signed

State Certification #

State

Or State License #

State

Supplemental Addendum

File No. 08083136

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				

Appraiser considered both sales and listings in the final determination of market value, with much consideration given to listings due to the principal of substitution and the fact that they are setting the price trend in the immediate neighborhood.

SALES COMPARISON COMMENTS

All available data was exhausted including MLS, NDC Data, Dataquick, FARES, and conversations with local realtors familiar with the area considered.

Subject property is a 3 bedroom, 2.5 bathroom, approximately 2,180s/f ranch style single family residence built in 1980, with attached two-car garage parking, located on a 18,700s/f corner lot with in-ground spa and city light views.

Subject property is located in the El Niguel Heights Home Owners Association, a 250 unit development built by Broadmoor builders.

A search of the subject's market area was performed for recent comparable sales similar in lot size, bedroom count, living area, and location, however, due to the subject's lot size, no recent similar lot size sales were found. Due to this fact, all comparable sales have smaller lots, however all comparables in used in this report are located within the same builder tract.

Appraiser was able to provide an active listing, comparable #5, which is similar in lot size and serves to bracket the subject's lot size.

Comparable #2 is a 4 bedroom improvement which is slightly over the 20% size difference (by 46s/f), however, located within the same builder tract, similar in appeal.

Comparable #3 is a 4 bedroom improvement which is slightly over the 20% size difference (by 53s/f), however, located within the same builder tract, similar in appeal.

Comparable #4 is a 4 bedroom improvement which is slightly over the 20% size difference (by 53s/f), however, located within the same builder tract, similar in appeal, and used as further support to the final conclusion of value.

Comparable #5 is a pending sale of a 4 bedroom improvement which is over the 20% size difference (by 218s/f), however, located within the same builder tract, similar in appeal, and used as further support to the final conclusion of value.

Appraiser is aware that a few comparables are slightly above the 20% size difference, however all comparables are located within the same builder tract; further, these properties are simply the closest and most similar comparables that are currently available within the market area at this time.

The search produced a sufficient amount of data to provide for a reasonable analysis and determination of a value indication that can be applied to the subject property.

Comparables selected are considered to present reasonable and reliable support of the estimate of fair market value of the subject. All comparable sales were given equal consideration in the final conclusion of value.

Comp #1 was adjusted for date of sale, lot size, and spa.

Comp #2 was adjusted for lot size, view, condition, bedroom count, living area, and garage parking. Per MLS data, MLS photographs and appraiser curbside inspection, it was determined that this property has a significantly better overall view as compared to that of the subject property, therefore a view adjustment was made. Per MLS data and MLS photographs, this property has more overall upgrading compared to the subject property, therefore a condition adjustment was made.


Comp #3 was adjusted for lot size, view, condition, bedroom count, living area, garage parking, and pool. Per MLS data, MLS photographs and appraiser curbside inspection, it was determined that this property has a better overall view as compared to that of the subject property, therefore a view adjustment was made. Per MLS data and MLS photographs, this property has more overall upgrading compared to the subject property, therefore a condition adjustment was made.

Comp #4 was adjusted for MLS negotiation, lot size, condition, bedroom count, living area, garage parking, fireplace, and pool. Per MLS data and MLS photographs, this property has more overall upgrading compared to the subject property, therefore a condition adjustment was made.

Comp #5 was adjusted for MLS negotiation, bedroom count, living area, garage parking, and pool.

Date of sale adjustments made on differences of 3 months (90 days) at 2.5% per month.

Lot size adjustments made on differences of 2,500s/f or greater at \$3.00s/f.

Signature 
Name David Moore
Date Signed September 03, 2008
State Certification # AR031738 State CA
Or State License # State

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Supplemental Addendum

File No. 08083136

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				

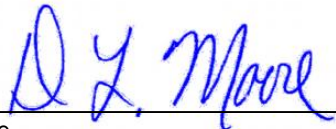
Appraiser was not quite able to bracket the subjects age, however the properties in this report are considered to be competing properties in this market area.

Condition adjustments were based upon information obtained from MLS data, review of MLS photographs where available, conversations with realtors familiar with the comparables used in this report, inspection of the subject property, and the appraisers overall exterior condition rating of the comparable properties from the curbside.

All adjustments made are based on current market analysis.

ANALYSIS OF PRIOR SALE OR TRANSFER OF THE COMPARABLE SALES

- Comp #1 transferred 05/15/1981, \$156,000, Doc. # 14059-1031.
- Comp #2 transferred 05/09/2002, \$695,000, Doc. # 391521.
- Comp #3 transferred 06/21/2004, \$950,000, Doc. # 559540.
- Comp #4 transferred 06/29/2004, \$1,425,000, Doc. # 591421.
- Comp #5 transferred 02/05/2003, \$765,000, Doc. # 137578.

Signature 
Name David Moore
Date Signed September 03, 2008
State Certification # AR031738 State CA
Or State License # State

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Supplemental Addendum

File No. 08083136

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				

ASSIGNMENT DESCRIPTION

Do not separate from the rest of the report!

Any segregation of this multi-page report may jeopardize the user.

The client is the "lender" named in this report. This client is considered a sophisticated and knowledgeable user of the appraisal and report. Further, the client is considered to be an expert in the field of mortgage lending.

The intended user is the herein stated client and/or its assigns. Regardless of who pays for this appraisal the intended user is the client only. The scope of work in this appraisal is customized for the intended user. This appraisal and report may be inappropriate for other users and may put them in jeopardy. Therefore, regardless of the means of possession of this report, this appraisal may not be used or relied on by anyone other than the herein stated intended user. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability to any third party.

The intended use is for mortgage underwriting for the purpose of reverse mortgage. This appraisal and report may be inappropriate for other uses and jeopardize the user. This appraisal may not be used or relied on for any use except the stated use without the express written consent of the appraiser. The appraiser, appraiser's firm, and related parties assume no obligation, liability, or accountability for any other use without such written consent.

Primary Appraiser Generated Information (PAGI) is the information which the appraiser provides to the intended user that the user will isolate and consider. The appraiser has diagnosed the intended user's problem and the purpose of this appraisal is to provide the following PAGI: Main Value Opinion.

The purpose of this appraisal is to form an opinion of Market Value.

Market Value is defined here as: 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 and 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 acting in what they consider their own best interests; (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. Source: OCC [12 CFR, Part 34, Subpart C-Appraisals, §34

No personal property, trade fixtures, or intangible items that are not real property are included in the appraisal.

My original signature has been copied to this report electronically. This report was delivered to the client by Email. While there is no way to prevent unethical or criminal tampering, this signature is password protected. If you are an intended user, as described in this report, and have concerns about its authenticity you may send the report to me for verification.

This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 (b) of USPAP for a real property appraisal report. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's work file. The information contained in the report is specific to the needs of the client and for the intended use stated in this report.

SCOPE OF WORK

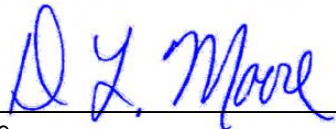
The subject property was identified to the appraiser by the client providing the property address and the current owner's name. A tax card and plat were pulled for that address via a third party provider.

This appraisal is intended to be in compliance with FIRREA.

The following approaches to value have been performed in conjunction with the main opinion of value:

- 1) The Cost Approach was not performed. The market approach is considered most indicative of knowledgeable buyers and sellers in the current marketplace and is given the most consideration in the final conclusion of value.
- 2) The Direct Comparison Approach was performed.
- 3) The Income Approach was not performed. The income approach to value is typically considered not applicable to amenity-type housing by real estate appraisers.

Additional information concerning the scope of work is conveyed throughout the report.

Signature 
Name David Moore
Date Signed September 03, 2008
State Certification # AR031738 State CA
Or State License # State

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Supplemental Addendum

File No. 08083136

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				

Please be aware that the term "Inspection" may be used on some standard appraisal forms which the appraiser cannot modify. The term inspection found anywhere in this report is to mean a "Visual Inventory" of the subject's or comparable property's components from interior/exterior inspection and measurement of the subject, and curbside inspection of the comparables. This is opposed to a "Home Inspection", which investigates the appropriateness and soundness of various components of the improvements.

The American Disability Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property or comparables to determine whether or not they are in conformity with one or more of the requirements of the act.

At least one of the signee(s) on the Certification are competent in all aspects of this assignment.

A Level "A" market analysis was performed which is general and descriptive in nature. Historic data and selected comparables are analyzed to gauge the economic climate of the subject's market.

EXTENT OF RESEARCH OF THE SUBJECT PROPERTY

The Census Tract information for the subject property was obtained from a third party provider based on the property address via my appraisal software. The subject property's County Tax Assessor's information, via a third party source, was researched for past sales and physical characteristic information. The location of the subject property was found by a computer mapping system based on the address of the property that was provided to the appraiser. The flood zone information for the subject property was obtained from a third party provider based on the property address via my appraisal software. The subject property's zoning information was obtained via the City of Laguna Niguel Planning Department located on the world wide web at:http://www.ci.laguna-niguel.ca.us/.

Validation of Information: The physical property interior and exterior characteristics were obtained by physical inspection of the subject. Second hand data records were analyzed for errors and inconsistencies. The records with obvious errors and inconsistencies were not relied on.

I, David L. Moore, did personally make a visual inventory of the subject property in conjunction with this appraisal. I did walk over/through the property components.

Unless specifically stated in this report; the specific information/details regarding the subject property were obtained by a method of data gathering known as a "Personal Visual Inventory". This consists of the appraiser compiling notes of what components are there and how many of them there are. This personal visual inventory may be made on-site or from the curb, but not from photos or a video presentation. The extent of the subject property accessed was stated above; and did not include accessing any part of the property that could not be walked through in an upright manner, or that required the use of special equipment such as a ladder. None of the property components were dissected or inspected by the appraiser.

The appraiser has not performed a "Home Inspection" which is a process utilized to rate the appropriateness and usability of the various components of the structure. This process involves inspecting and testing. Should you have concerns about these issues please seek a qualified professional to investigate these issues for you. The information obtained from a home inspection may affect the value of the subject property, so the appraisal should be made after the home inspection rather than visa versa.

Neither police records nor past issues of newspapers have been researched concerning the subject property's past use for anything that might effect the safety or health of present and future occupants. This includes but is not limited to the by-products of methamphetamine production, infectious disease, or environmental hazards.

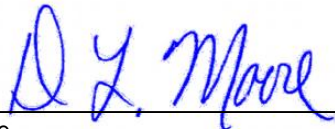
If available in the normal course of business the appraiser has evaluated any previous sales within the past 3 years prior to the effective date of the appraisal, and current contract, listing, or option of the subject property for its applicability in forming an opinion of current market value and/or marketability.

EXTRAORDINARY ASSUMPTIONS

The extraordinary assumption of this appraisal report is there are no adverse conditions to property or title, and property is in conformance with all zoning.

HYPOTHETICAL CONDITIONS

Hypothetical Conditions: None.

Signature 

Name David Moore

Date Signed September 03, 2008

State Certification # AR031738State CA

Or State License # State

Signature

Name

Date Signed

State Certification # State

Or State License # State

Supplemental Addendum

File No. 08083136

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				

EXTENT OF THE ANALYSIS & ASSOCIATED RESEARCH

The comparable properties were obtained from the local MLS and/or Tax office. The tax data was supplied by a third party provider.

The Direct Sales Comparison was performed by an analysis in which the subject is compared to similar properties that have a recent marketing history.

An opinion of the value was formed by the Direct Comparison Approach. A quantitative line by line adjustment grid was utilized. Many of the property characteristics were considered including; the size of the improvements, land size, date of sale, view, topography and location.

APPRAISER'S CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT:

My analysis, opinions, and conclusions, were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

I, David L. Moore, did personally make a visual inventory of the subject property in conjunction with this appraisal. I did walk over/through the property components.

The credibility of the reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analysis, opinions and conclusions.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon the development or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development and reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

To the best of my knowledge and belief I did not base, either partially or completely, the analysis and/or the opinion of value on race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.

Neither the signee(s) or anyone that assisted with the preparation of this report have any present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

No one provided significant real property appraisal assistance to the person(s) signing this certification.

No fees were paid or received in the procurement of this assignment.

PREVIOUS MARKET ACTIVITY OF THE SUBJECT

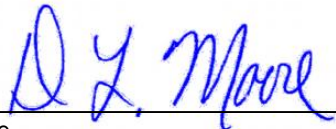
Subject property transferred 12/05/1997, \$360,000, Doc. # 627509.

No other prior sales or listings noted of subject property within the past 36 months per MLS/NDC/FARES.

ADDITIONAL INFORMATION

The opinion of reasonable exposure time for the subject property is from 0-6 months. This was determined by an analysis based on one or more of the following; statistical information about days on market, information gathered through sales verification, or interviews of market participants.

Marketing Time: Reasonable marketing time is defined as an opinion of the amount of time it might take to sell the property interest being appraised at the concluded market value immediately after the effective date of the appraisal. It is a function of price, time, use, and anticipated market conditions. The user should rely on this opinion with caution, as the appraiser cannot foresee spastic changes in the economy. There are no significant changing environmental, economic, government, or social trends in this market. No major events have occurred or are expected to occur subsequent to the data analyzed in the "exposure time" analysis that indicate changes in the market conditions. For this reason the anticipated marketing time is the same as my opinion of the subject's exposure time of from 0-6 months.

Signature 

Name David Moore

Date Signed September 03, 2008

State Certification # AR031738State CA

Or State License # State

Signature

Name

Date Signed

State Certification # State

Or State License # State

Supplemental Addendum

File No. 08083136

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				

This appraisal report represents the appraiser's opinion of value only, without any warranty or guarantee that the subject property will sell for the appraised value. Should the home owner decide to list the subject property for sale, it is suggested the home owner consult with realtors familiar with the area prior to the listing of the subject property.

LIMITING CONDITIONS

This appraisal and report were customized for a specific property, use, and user, at a specific time. **Therefore, this appraisal and report are only reliable under the following limited conditions...**

...that the appraiser is not required to give further consultation, testimony, or attend in court with reference to the property in question unless arrangements have been previously made.

...possession of this report or a copy thereof does not carry with it the right of publication or distribution. Neither all nor any part of the contents of this report (especially any opinions and conclusions, the identity of the appraiser or the appraisal firm) shall be disseminated to the public or distributed to any individual or entity by any means without prior written permission of the appraiser.

...when it is being used only for the herein stated intended use, by the herein stated intended user.

...when it is used in a timely matter as the appraiser cannot be responsible for unforeseen market changes that occur after the value date.

...when the distribution of the total valuation, if any, in this report between land and improvements is applied only under the reported highest and best use of the property. The allocation of value for land and improvements must not be used in conjunction with the subject property and other properties may result in an unreliable conclusion.

...that it is understood any sketches and maps are presented only to assist the reader of the report in visualizing the property.

...when the user has read and understands the report in its entirety. Any lack of understanding about this appraisal could result in its misuse, which might put the user in jeopardy.

...secondary opinions and conclusions made by the appraiser are formed only to contribute to the Primary Appraiser Generated Information (PAGI). This is the information that the intended user will isolate and rely on. Unless specifically listed as a PAGI these secondary opinions include but are not limited to square footage calculations, effective age, highest and best use, replacement cost new, etc. Isolating and inappropriately using any of the secondary appraiser generated information out of context could jeopardize the user.

GENERAL ASSUMPTIONS

This assignment can not proceed without making some general assumptions. However, these assumptions should not be taken lightly or as a matter-of-fact. If any of these assumptions are found to be inaccurate, the opinions and conclusions reached herein could be in error, and jeopardize the user. The appraiser(s) are not competent in these fields, however, each of these assumptions can be explored by other experts and professions. The user should decide if these assumptions are acceptable. The appraiser is not competent in the following fields and makes no guarantees, express or implied, regarding the topics of these assumptions.

Unless otherwise stated, described, and considered in this report it is assumed that:

...the title to the property is good and marketable. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. And, that the property is free and clear of any liens or encumbrances.

...the property is under responsible ownership and competent management.

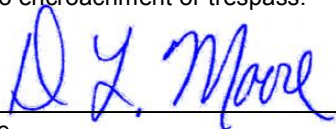
...all engineering studies, land surveys, and other professional reports relied on by the appraiser are correct. Should such studies not be provided to the appraiser it is assumed that there are no hidden or unapparent conditions of the property, subsoil, structure, or any other property component that would render it more or less valuable.

...the property is in full compliance with all applicable federal, state, and local laws and regulations.

...the property conforms to all applicable zoning and use regulations and restrictions.

...all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any state, or national government, or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value is based. This includes the American Disabilities Act.

...the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass.

Signature 
Name David Moore
Date Signed September 03, 2008
State Certification # AR031738 State CA
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Supplemental Addendum

File No. 08083136

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				

...there are no hazardous or toxic materials on, in, or near the property. The presence of substances such as, but not limited to, asbestos, urea formaldehyde foam insulation, radon, mold and other potentially hazardous or toxic materials would significantly affect the value opinion formed. The opinions and conclusions are predicated on the assumption that there is no such material on, in, or near the property that would cause a loss in value.

...any proposed improvements are assumed to be completed in a good competent manner in accordance with the submitted plans and specifications.

...the structure was properly designed and constructed. This means that each individual building component is reliable and have been properly installed. There have been instances in this market where roof shingles, siding, plumbing, etc. have not performed satisfactorily. That no defects have occurred over time. This includes, but is not limited to termite damage. All mechanical components are assumed to be in operable condition and are appropriate for the structure. All electrical and plumbing equipment is appropriate and in working order. That the insulation is adequate.

...the property has a plentiful supply of potable water, and that adequate sewage disposal is available.

...if a survey was not provided to the appraiser the public records are correct with respect to size and shape.

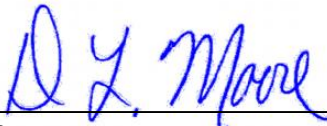
...the property has a legal and physical means of ingress and egress.

...the subject property is legally and physically suitable for occupancy and livability. If vacant land, that the site is approved to sell and ready to be built on and occupied.

...market forces remain relatively constant in the future. If an opinion of marketing time is formed the user should be cautious when relying on this opinion as the appraiser cannot foresee spastic changes in these forces.

DIGITAL SIGNATURES

The signature(s) affixed to this report and certification were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts' opinions, and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence, these signatures have more safeguards and carry the same validity as the individual's hand signature. If the report has a hand-applied signature, this comment does not apply.

Signature 

Name David Moore

Date Signed September 03, 2008

State Certification # AR031738State CA

Or State License # State

Signature

Name

Date Signed

State Certification # State

Or State License # State

Subject Photo Page

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Subject Front

24152 Cherry Hills Place	
Sales Price	N/A
Gross Living Area	2,180
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.5
Location	Good
View	City Lights
Site	18,700
Quality	Good
Age	28 Years



Subject Rear



Subject Street

Subject Photo Page

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Subject Rear

24152 Cherry Hills Place	
Sales Price	N/A
Gross Living Area	2,180
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.5
Location	Good
View	City Lights
Site	18,700
Quality	Good
Age	28 Years



Subject Side/Rear



Subject Side

Subject Photo Page

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



City Lights View

24152 Cherry Hills Place
Sales Price N/A
Gross Living Area 2,180
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.5
Location Good
View City Lights
Site 18,700
Quality Good
Age 28 Years



City Lights View



Subject Spa

Subject Interior Photo Page

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Subject Interior

24152 Cherry Hills Place
Sales Price N/A
Gross Living Area 2,180
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.5
Location Good
View City Lights
Site 18,700
Quality Good
Age 28 Years



Subject Interior



Subject Interior

Subject Interior Photo Page

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Subject Interior

24152 Cherry Hills Place
Sales Price N/A
Gross Living Area 2,180
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.5
Location Good
View City Lights
Site 18,700
Quality Good
Age 28 Years



Subject Interior



Subject Interior

Subject Interior Photo Page

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Subject Interior

24152 Cherry Hills Place
Sales Price N/A
Gross Living Area 2,180
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.5
Location Good
View City Lights
Site 18,700
Quality Good
Age 28 Years



Subject Interior

Subject Interior

Comparable Photo Page					
Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Comparable 1

23806 Inverness Place	
Prox. to Subject	0.39 miles SW - Same Tract
Sales Price	850,000
Gross Living Area	2,134
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.5
Location	Good
View	City Lights
Site	7,350
Quality	Good
Age	30 Years



Comparable 2

30771 Concord Lane	
Prox. to Subject	0.24 miles W - Same tract
Sales Price	1,135,000
Gross Living Area	2,662
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.5
Location	Good
View	CityLgts/GlfCrS
Site	7,875
Quality	Good
Age	30 Years



Comparable 3

23891 Pebble Beach Place	
Prox. to Subject	0.27 miles W - Same Tract
Sales Price	1,140,000
Gross Living Area	2,669
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.5
Location	Good
View	CityLgts/GlfCrS
Site	13,500
Quality	Good
Age	30 Years

Comparable Photo Page

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Comparable 4

23832 Pebble Beach Place	
Prox. to Subject	0.29 miles W - Same Tract
Sales Price	1,449,000
Gross Living Area	2,669
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.5
Location	Good
View	City Lights
Site	13,600
Quality	Good
Age	30 Years



Comparable 5

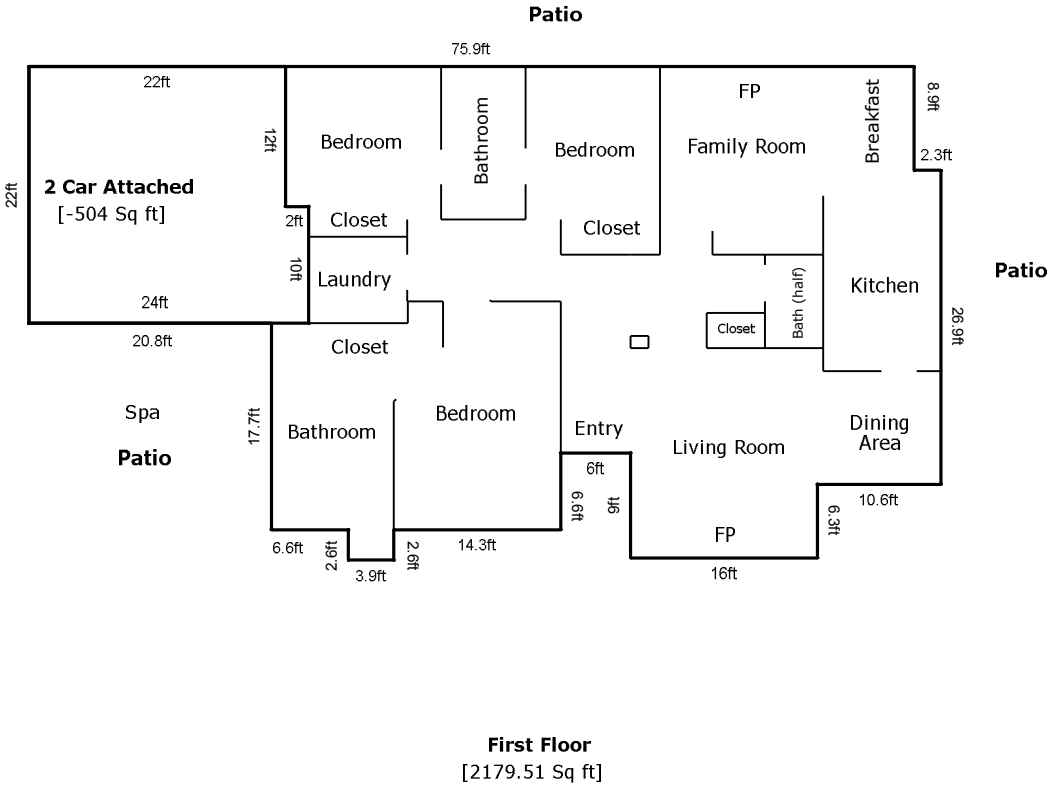
23931 Innisbrook Lane	
Prox. to Subject	0.26 miles SW - Same Tract
Sales Price	1,289,000
Gross Living Area	2,834
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.5
Location	Good
View	City Lights
Site	18,900
Quality	Good
Age	30 Years

Comparable 6

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

Building Sketch

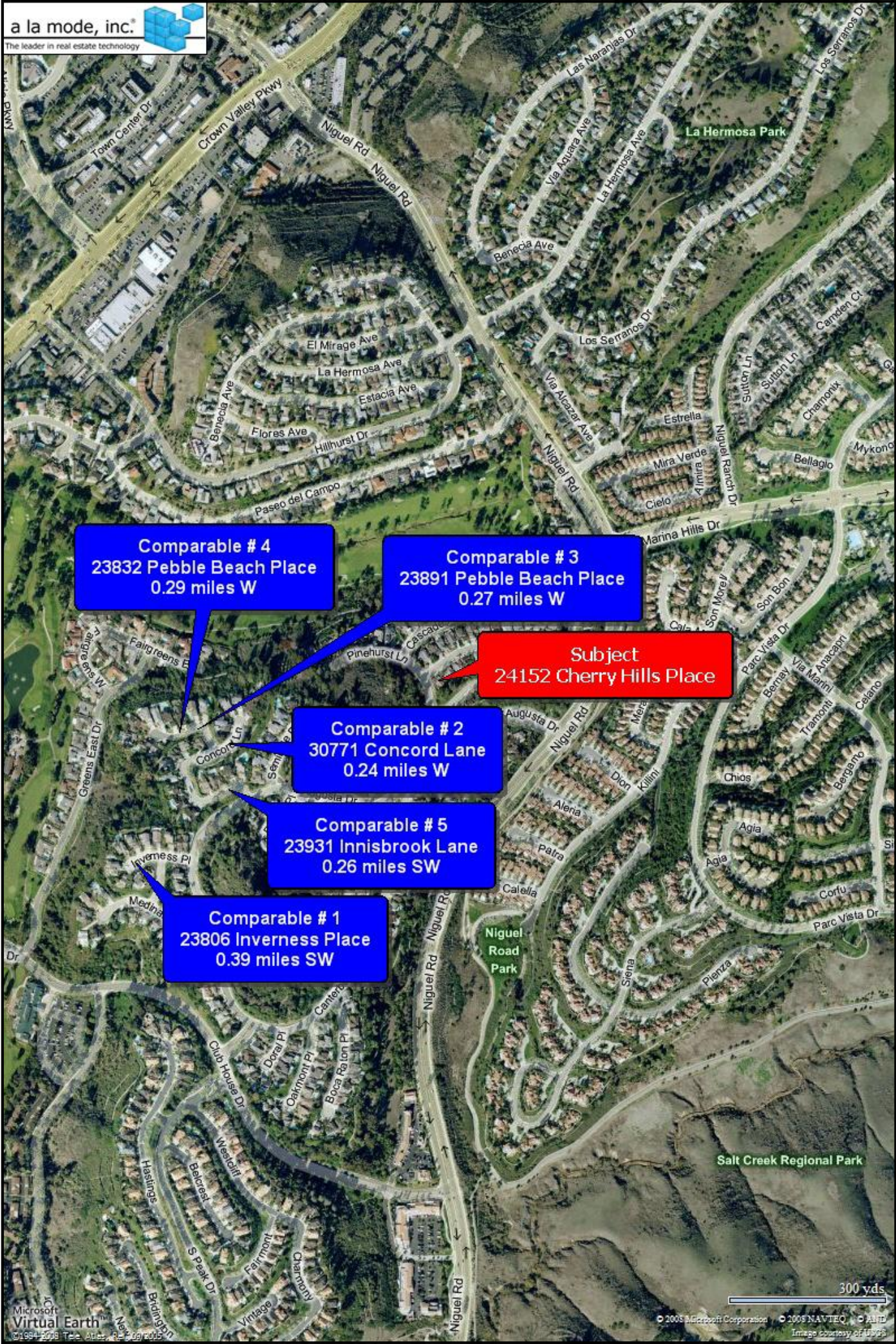
Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Area Calculations Summary			
Living Area		Calculation Details	
First Floor	2683.5 Sq ft	3.9 × 2.6	= 10.14
		22 × 20.8	= 457.6
		39.7 × 24.8	= 984.56
		16 × 6.3	= 100.8
		30.3 × 8.9	= 269.67
		26.9 × 26.6	= 715.54
		6 × 24.2	= 145.2
2 Car Attached	-504 Sq ft	22 × 22	= 484
		2 × 10	= 20
Total Living Area (Rounded):	2180 Sq ft		

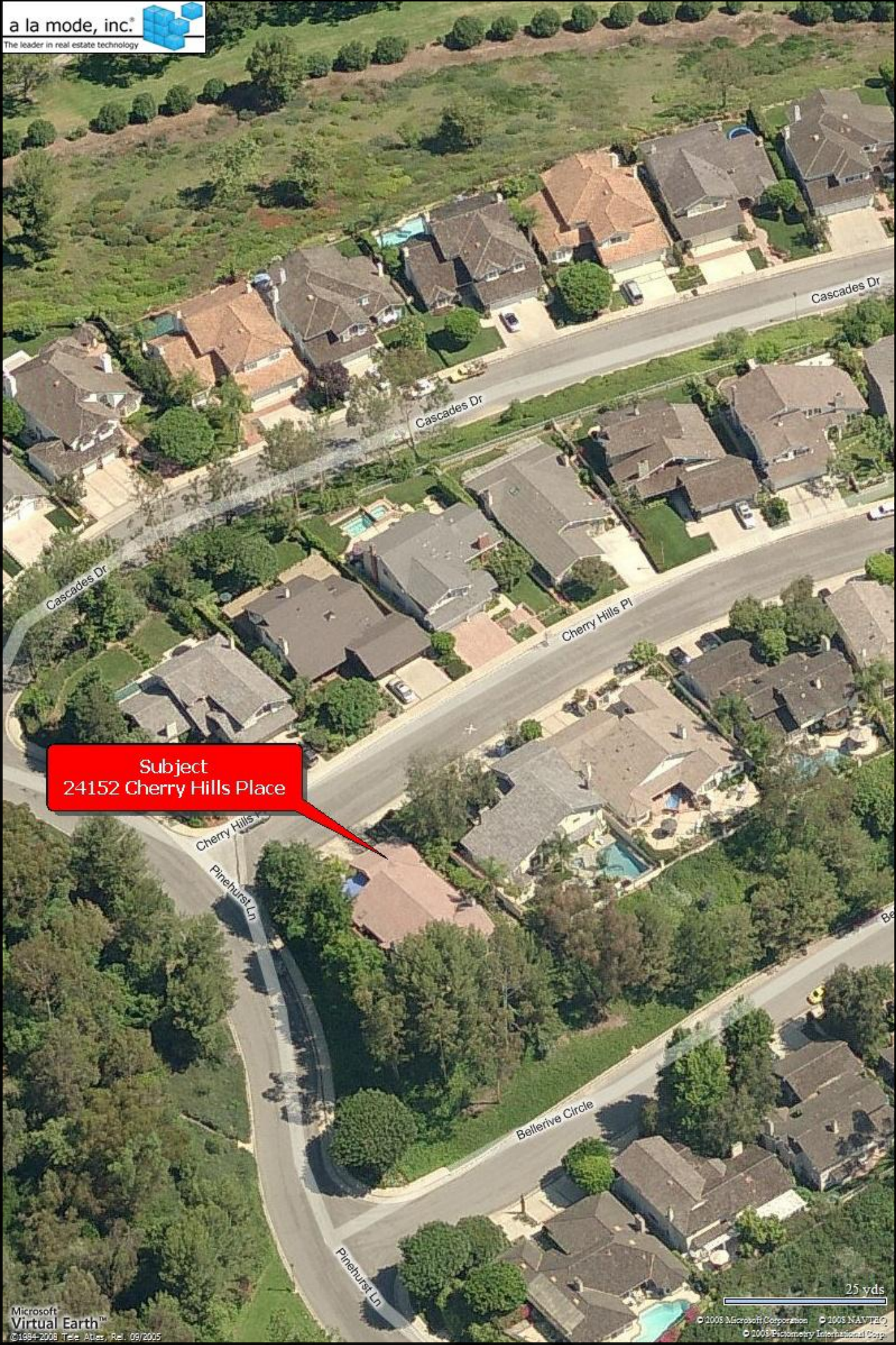
Location Map

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA
				Zip Code	92677-2478
Borrower	Porcella				



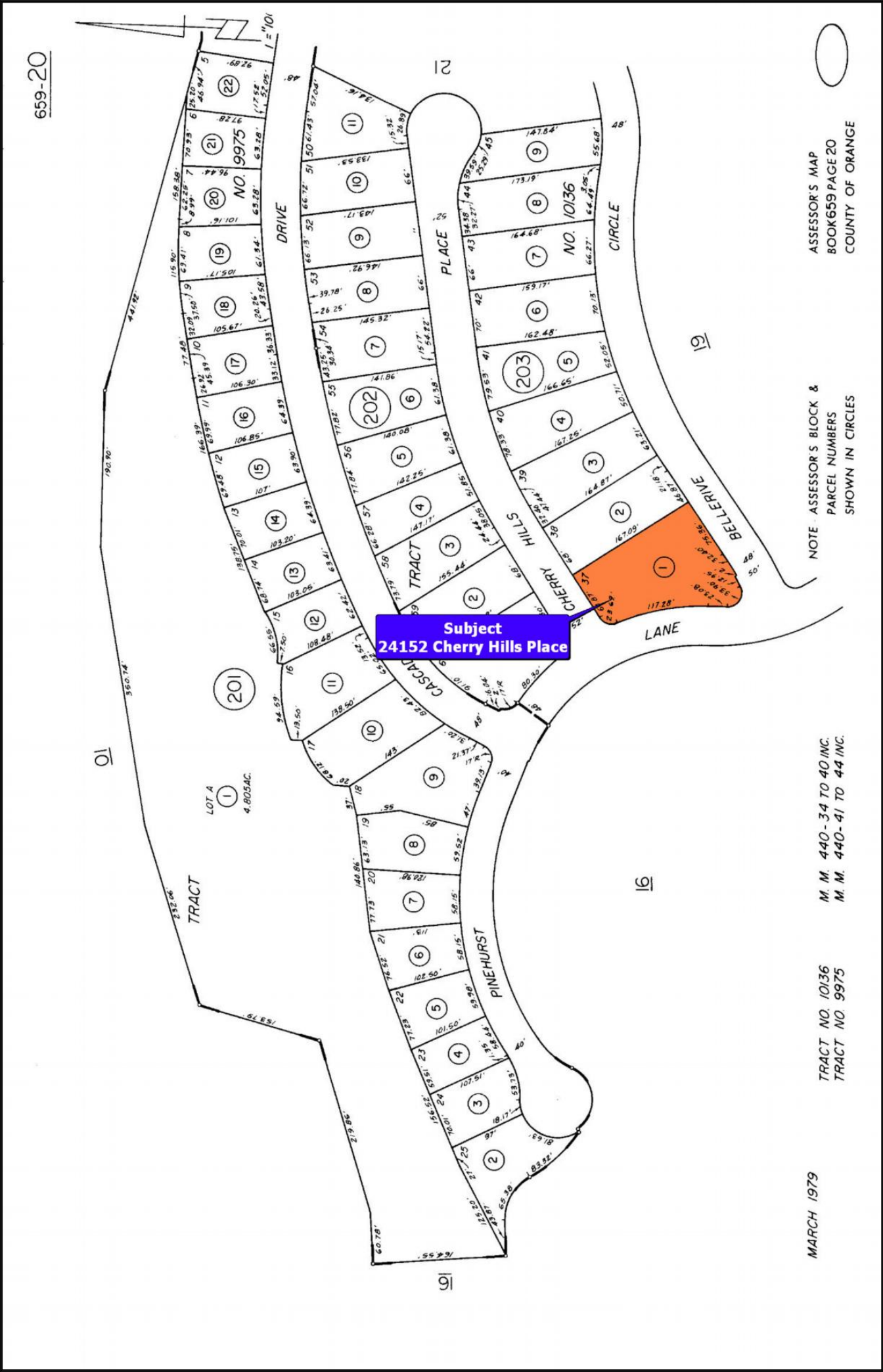
Subject Aerial Map

Client	American Guaranty Mortgage				
Property Address	24152 Cherry Hills Place				
City	Laguna Niguel	County	Orange	State	CA Zip Code 92677-2478
Borrower	Porcella				



Plat Map

Client	American Guaranty Mortgage			
Property Address	24152 Cherry Hills Place			
City	Laguna Niguel	County	Orange	State CA Zip Code 92677-2478
Borrower	Porcella			



Flood Map

Client	American Guaranty Mortgage			
Property Address	24152 Cherry Hills Place			
City	Laguna Niguel	County	Orange	State CA Zip Code 92677-2478
Borrower	Porcella			

