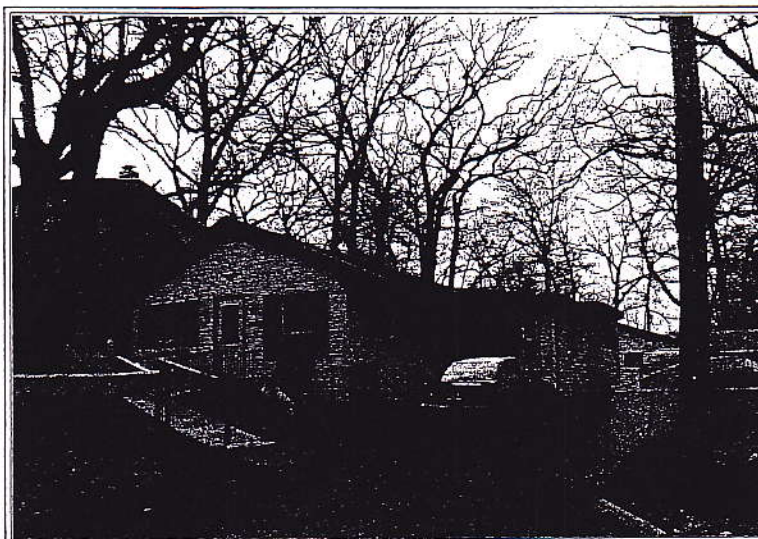




APPRAISAL OF



LOCATED AT:

14515 Lake Shore Drive
Cedar Lake, In 46303-9146

FOR:

Marjorie Zemkewicz
NA

BORROWER:

NA

AS OF:

April 9, 2008

BY:

Mark McKechnie
Warren E. Albert, SRA ASA



UNIFORM RESIDENTIAL APPRAISAL REPORT File No.

Property Description
 Property Address 14515 Lake Shore Drive City Cedar Lake State IN Zip Code 46303-9146
 Legal Description Lot 37 in South Shore Subdivision, County Lake
 Assessor's Parcel No. 31-25-0097-0035 Tax Year 2006 R.E. Taxes \$ 875.98 Special Assessments \$ 0.00
 Borrower NA Current Owner Robert/Donna Bolin (tax records) Occupant: Owner Tenant Vacant
 Property rights appraised Fee Simple Leasehold Project Type PUD Condominium (HUD/VA only) HOA \$ /Mo.
 Neighborhood or Project Name Lake Shore Map Reference SMSA 23844 Census Tract 0432.01

Sale Price \$ NA Date of Sale 04/08-INSPC. Description and \$ amount of loan charges/concessions to be paid by seller
 Lender/Client Marjorie Zemkewicz Address NA
 Appraiser Mark McKechnie Address 320 W. 202nd Street, Chicago Heights IL
 Location Urban Suburban Rural
 Built up Over 75% 25-75% Under 25% Predominant occupancy Single family housing PRICE AGE (Yrs)
 Growth rate Rapid Stable Slow Owner 100 Low 5 Present land use % One family 65% Not likely Likely
 Property values Increasing Stable Declining Tenant 250 High 85 2-4 family In process
 Demand/supply Shortage In balance Over supply Vacant (0-5%) Predominant Commercial 5% To:
 Marketing time Under 3 mos. 3-6 mos. Over 6 mos. Vacant (over 5%) 170 60 Vacant 30%

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Neighborhood boundaries and characteristics: North: 129th Avenue, East: Morse Street, south: 147th Avenue, west: Route 41.
 Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
 The subject is located in the South Shored section of Cedar Lake, Indiana. The area consists primarily of brick/frame, ranch, split level, and 2 story style dwellings built over the past 15-25 years. The neighborhood exhibits average maintenance levels and market appeal. Schools, neighborhood shopping, as well as other public amenities are located within close proximity to the subject property.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
 Property values have been relatively stable in the past 12-months, with demand/supply in balance. Typical marketing times are between 3-6 months. Financing in the subject's market area is primarily conventional with prevailing rates and terms as follows: 5.30% to 6.75% interest rates, 15-30 year amortization schedules and 70% to 80% loan to value ratios. Interest buydowns, concessions, and loan discounts not prevalent at present.

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? YES NO
 Approximate total number of units in the subject project Approximate total number of units for sale in the subject project
 Describe common elements and recreational facilities: N/A.

Dimensions 50' x 125' (per assessor) Topography Generally Level
 Site area 6250 Sq.Ft. Corner Lot Yes No Size Average
 Shape Rectangular
 Specific zoning classification and description R2 Single Family Drainage Adequate
 Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal No zoning View Lake
 Highest & best use as improved: Present use Other use (explain) Landscaping Average
 Utilities Public Other Off-site Improvements Type Public Private Driveway Surface Asphalt
 Electricity Street Asphalt Apparent easements None
 Gas Curb/gutter None FEMA Special Flood Hazard Area Yes No
 Water Sidewalk None FEMA Zone C Map Date 03/15/1982
 Sanitary sewer Street lights Yes FEMA Map No. 180127 0003B
 Storm sewer Alley None
 Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): There were no adverse site conditions, easements, encroachments, or adverse environmental conditions noted.

GENERAL DESCRIPTION	EXTERIOR DESCRIPTION	FOUNDATION	BASEMENT	INSULATION
No. of Units 1	Foundation Concrete	Slab NA	Area Sq.Ft. 0	Roof <input type="checkbox"/>
No. of Stories 1	Exterior Walls Vinyl	Crawl Space 100%	% Finished 0	Ceiling <input type="checkbox"/>
Type (Det./Att.) Detached	Roof Surface Asp Shingle	Basement NA	Ceiling NA	Walls <input type="checkbox"/>
Design (Style) Bungalow	Gutters & Dwnspnts. Aluminium	Sump Pump None	Walls NA	Floor <input type="checkbox"/>
Existing/Proposed Existing	Window Type Vin/DH	Dampness NA	Floor NA	None <input type="checkbox"/>
Age (Yrs.) 93	Storm/Screens Thermopane	Settlement Yes	Outside Entry NA	Unknown <input checked="" type="checkbox"/>
Effective Age (Yrs.) 45	Manufactured House No	Infestation NA		

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq.Ft.
Basement								3	1			1,353
Level 1		1		1	1							0
Level 2												0

Finished area above grade contains: 6 Rooms, 3 Bedroom(s), 1 Bath(s), 1,353 Square Feet of Gross Living Area

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Materials/Condition Crpt/Vl/Avg	Type Gas	Refrigerator <input type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # -1 <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Floors Plaster/Panel/Av	Fuel Gas	Range/Oven <input type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <input type="checkbox"/>	Garage # of cars
Walls Wd//Avg	Condition	Disposal <input type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <input type="checkbox"/>	Attached
Trim/Finish Vt/Good	COOLING	Dishwasher <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Porch <input type="checkbox"/>	Detached
Bath Floor Fiberglass/Good	Central	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence <input type="checkbox"/>	Built-in
Bath Wainscot	Other	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input type="checkbox"/>	Carport
Doors	Condition	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Driveway 1-2 car

Additional features (special energy efficient items, etc.): Updated bathroom, newer floor coverings, newer windows, 40 gallon water heater, and 100 ampere electrical service with circuit breakers.
 Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: See Attached Addendum.
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: See Attached Addendum.

ESTIMATED SITE VALUE		= \$	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Due to the age of the subject improvements, as well as the large amounts of physical depreciation, the Cost Approach to Value is deemed not appropriate in this instance.
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:			
Dwelling	1,353 Sq. Ft. @ \$	= \$ 0	
Bsmt.	0 Sq. Ft. @ \$	= \$ 0	
Garage/Carport		0 Sq. Ft. @ \$ = \$ 0	
Total Estimated Cost New		= \$ 0	
Less	65 Physical Functional External	Est. Remaining Econ. Life: 20	
Depreciation	\$0	= \$ 0	
Depreciated Value of Improvements		= \$ 0	
"As-is" Value of Site Improvements		= \$ NA	

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
14515 Lake Shore Drive		13960 Huseman Street	14621 Bryan Street	7600 W. 135th Place
Address Cedar Lake		Cedar Lake	Cedar Lake	Cedar Lake
Proximity to Subject		0.79 miles NNW	0.11 miles SE	1.28 miles N
Sales Price	\$ NA	\$ 99,900	\$ 94,500	\$ 80,999
Price/Gross Liv. Area	\$ 0.00	\$ 135.55	\$ 57.69	\$ 111.26
Data and/or Verification Sources	Inspection	NW Indiana MLS #179379 198 DOM	NW Indiana MLS #180268 46 DOM	NW Indiana MLS #182566 114 DOM
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions	0.0	Conventional None	Cash None	FHA Points paid -4,300
Date of Sale/Time	04/08-Inspc.	10/23/07-closed	07/27/07-closed	08/17/07-closed
Location	Sub/Lake Rites	Sub/Lake Rites	Sub/Lake Rites	Sub/Lake Rites
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	6250 Sq.Ft.	6621 SF	7500 SF	3500 SF
View	Lake	Lake	Residential	Residential
Design and Appeal	Bungalow	Bungalow	Ranch	Bungalow
Quality of Construction	Frame/Avg	Frame/Avg	Frame/Avg	Frame/Avg
Age	93 Years	51+/- Years	87 Years	32 +/- Years
Condition	Avg/Fair	Avg/Good	Average	Avg/Good
Above Grade	Total: 6' 3' 1.00	Total: 5' 3' 1.00	Total: 6' 3' 1.50	Total: 4' 2' 1.00
Room Count	15	5	4	4
Gross Living Area	1,353 Sq.Ft.	737 Sq.Ft.	1,638 Sq.Ft.	728 Sq.Ft.
Basement & Finished Rooms Below Grade	None Unfinished	None Unfinished	None Unfinished	None Unfinished
Functional Utility	3Bedroom/Avg	3Bedroom/Avg	3Bedroom/Avg	2Bedroom/Avg
Heating/Cooling	FWA C/Air	Baseboard/None	GFA/CAC	GFA/CAC
Energy Efficient Items	Average	Average	Average	Average
Garage/Carport	1 car driveway	1 car driveway	1 Car Garage	None
Porch, Patio, Deck, Fireplace(s), etc.	Deck	Patio	None	Patio
Fence, Pool, etc.	None	None	1 Fireplace	None
Net Adj. (total)		\$ 1,800	\$ 8,800	\$ 3,100
Adjusted Sales Price of Comparable		Gross: 22.2% Net: -1.8% \$ 98,100	Gross: 21.0% Net: -9.3% \$ 85,700	Gross: 44.1% Net: 3.8% \$ 84,099

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): See Attached Addendum.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Date Source for prior sales within year of appraisal	See Attached MPASA	None Assessor GNIAR MLS	None Assessor GNIAR MLS	None Assessor GNIAR MLS
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: There have been no ownership transfers during the 36 months prior to the date of valuation, other than indicated here.				

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 85,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ Mo. x Gross Rent Multiplier N/A = \$ NA

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans and specifications.
 Conditions of Appraisal: The value reported herein is based on conventional financing and a marketing period of 90-120 days. See addendum for additional comments.
 Final Reconciliation: The Sales Comparison Approach was given greatest consideration in this instance as it bests reflects typical buyer/seller negotiations in the subject's general market area. See attached addendum.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 06/93).
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF April 9, 2008 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 85,000
 APPRAISER: Signature *Mark McKechnie*
 Name Mark McKechnie
 Date Report Signed 04/15/2008
 State Certification # CR60500446 State IN
 Or State License #
 SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature *Warren E. Albert*
 Name Warren E. Albert, SRA ASA
 Date Report Signed 04/15/2008
 State Certification # CG40300499 State IN
 Or State License #

ADDENDUM

Borrower: NA	File No.:
Property Address: 14515 Lake Shore Drive	Case No.:
City: Cedar Lake	State: In Zip: 46303-9146
Lender: Marjorie Zemkewicz	

Condition of Improvements

The subject improvements were found to be in below average condition at the time of the inspection with items of deferred maintenance observed.

At the time of the inspection, the subject kitchen floor was sloping to the north and to the south. The client informed the appraiser that the estimated cost to correct the sloping floors was \$2,500.00. This figure has been factored into the condition adjustments applied in the Market Approach to Value.

The appraiser is not a home inspector and this appraisal report is not part of a home inspection. The appraiser only performed a typical visual appraisal inspection. A professional home inspection is suggested.

The subject property appears to have a room addition which was added at some point in time after the property was originally built in 1914. The addition appears to include the 2 rear bedrooms and the den. This type of improvement is not uncommon for the area and does not have a negative impact on value or marketability.

Adverse Environmental Conditions

No environmental hazards were apparent or suspect at the time of the inspection and the value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. However, since the appraiser is not an expert in this field, it is possible that the test and inspections made by a qualified hazardous materials and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

Comments on Sales Comparison

The subject property is located in a very stable market area of Cedar Lake, Indiana. Sales of residences which are similar to the subject property in terms of square footage, room count, and architectural style have been limited in the preceding twelve months. Therefore, after consulting with the N.W. Indiana MLS service and area brokers, the appraiser found it necessary to utilize sales which varied from the subject.

In addition, it was necessary to include sales from outside the desired one mile radius. No location adjustment to reconcile proximity was necessary as all properties are located in the same general market with similar appeal, housing prices, and housing stock.

Finally, the appraiser has included sales which are smaller than the subject. All three of the comparable sales have lake rights similar to the subject. Location and lake rights have a significant impact on value and the appraiser has chosen comparables sales with these similar features. No additional sales with 900 to 1,500 square feet of gross living area (with similar lake rites/influences) were noted.

Although the sales used vary in the aforementioned areas, they are believed to provide a reliable indication of market value as of the date of inspection. Adjustments were necessary and are outlined as follows: Lot size adjustments are based upon the contributory value the excess land has on the overall value of the property. A condition adjustment was applied to sales #1 and #3 and are based upon the MLS listing for each sale. Room count and amenity adjustments are based upon the most probable market reaction to these differences in terms of price. Gross living area adjustments are applied at \$15.00 per square foot of above grade gross living area.

After all pertinent adjustments, the three closed sales reflect an adjusted value range of \$84,099 to \$98,100. The subject identifies most closely with the lower end of this range in terms of location, design, condition, and room count similarities, indicating an estimated value of \$85,000.

**MULTI-PURPOSE SUPPLEMENTAL ADDENDUM
FOR FEDERALLY RELATED TRANSACTIONS**

Borrower/Client <u>NA</u>			
Property Address <u>14515 Lake Shore Drive</u>			
City <u>Cedar Lake</u>	County <u>Lake</u>	State <u>IN</u>	Zip Code <u>46303-9146</u>
Lender <u>Marjorie Zemkewicz</u>			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC) and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on NA supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to GNIAR MLS the subject property;
- has not been offered for sale in the past: 30 days 1 year 3 years Other _____
 - is currently offered for sale for \$ _____
 - was offered for sale within the past: 30 days 1 year 3 years Other _____ for \$ _____
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to GNIAR MLS Statistical Data the subject property;
- has not transferred in the past 1 year 3 years Other _____
 - has transferred in the past 1 year 3 years Other _____
 - All prior sales which have occurred in the past _____ months or 3 years are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
 - Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel# | Map Date | Name of Community |
|------|-----------------|------------|---------------------|
| C | 180127 0003B | 03/15/1982 | Cedar Lake, Indiana |
- The community does not participate in the National Flood Insurance Program.
 - The community does participate in the National Flood Insurance Program.
 - It is covered by a regular program.
 - It is covered by an emergency program.

X CURRENT SALES CONTRACT

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

X MARKET OVERVIEW

1-4 _____ months is considered a reasonable marketing period for the subject property based on GNIAR MLS data

X ADDITIONAL CERTIFICATION

- The Appraiser certifies and agrees that:
- (1) Their analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
 - (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
 - (3) This appraisal assignment was not based on the requested minimum valuation, a specific valuation, or the approval of a loan.


X ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

X ADDITIONAL COMMENTS

The subject property was built prior to 1978 and may contain lead based paint. No chipping, cracking, or peeling paint was noted at the subject site. It should be noted that the inspecting appraiser does not have the capacity or expertise to make a positive determination as to the presence or absence of lead based paint.

APPRaiser'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature 

Appraiser's Name (print) Mark McKechnie Phone # (708) 799-9000 Effective Date April 9, 2008


State IN License Certification # CR60500446 Date Prepared 04/15/2008

Tax ID # NA

X CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser
- The co-signing appraiser has not personally inspected the interior of the subject property and:
- has not inspected the exterior of the subject property and all comparable sales listed in the report.
- has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes a level of inspection performed by co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

X CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature 

Appraiser's Name (print) Warren E. Albert, SRA ASA Phone # (708) 799-9000 Effective Date 04/09/2008

State IN License Certification # CG40300499 Date Prepared 04/15/2008

Tax ID # NA

Borrower NA		F.L. No.	
Property Address: 14515 Lake Shore Drive			
City: Cedar Lake	County: Lake	State: IN	Zip Code: 46303-9146
Lender: Mariorie Zemkewicz			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report, and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or 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.
- My analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have (or have not) made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report.)

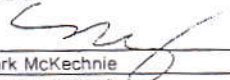
Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:


Clarification of Intended Use and Intended User:

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 determination of a purchase price, 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.

APPRAISER:

Signature: 
 Name: Mark McKechnie
 Date Signed: 04/15/2008
 State Certification #: CR60500446
 or State License #: _____
 State: IN
 Expiration Date of Certification or License: 06/30/2008
 Effective Date of Appraisal: April 9, 2008

SUPERVISORY APPRAISER (only if required):

Signature: 
 Name: Warren E. Albert, SRA ASA
 Date Signed: 04/15/2008
 State Certification #: CG40300499
 or State License #: _____
 State: IN
 Expiration Date of Certification or License: 06/30/2008
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: NA

File No.:

Property Address: 14515 Lake Shore Drive

Case No.:

City: Cedar Lake

State: In

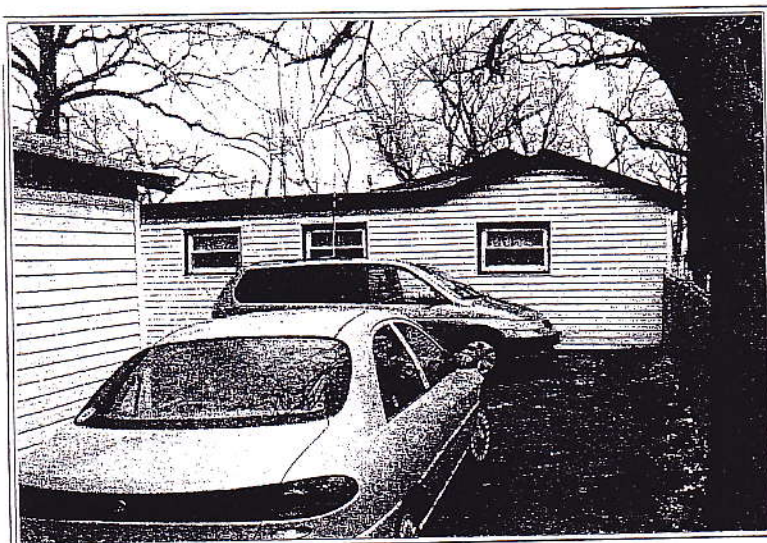
Zip: 46303-9146

Lender: Mariorie Zemkewicz

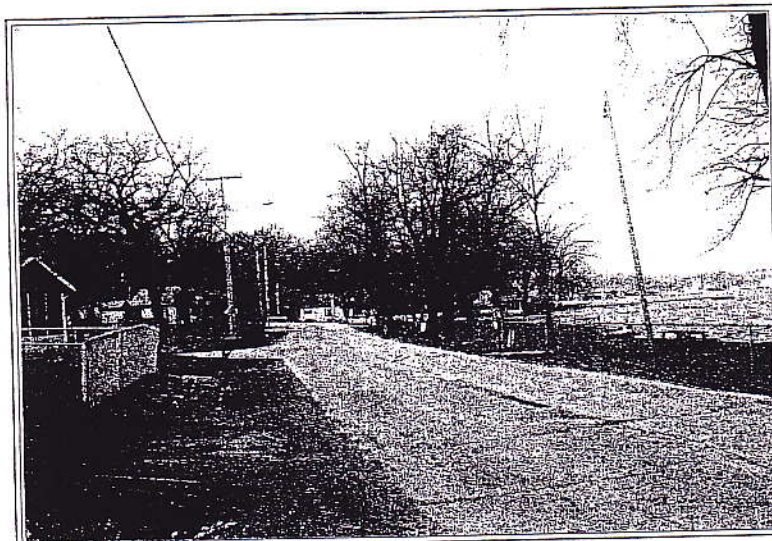


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: April 9, 2008
Appraised Value: \$ 85,000

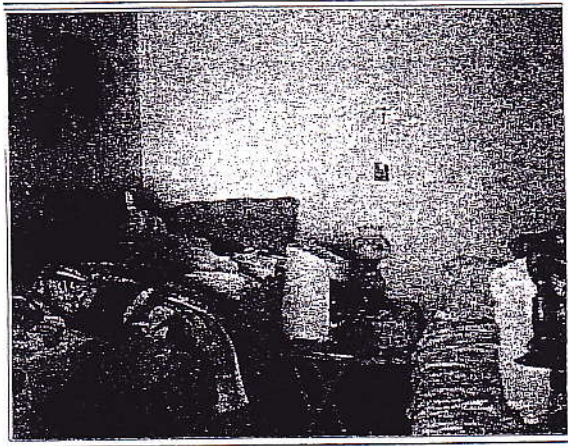


REAR VIEW OF
SUBJECT PROPERTY

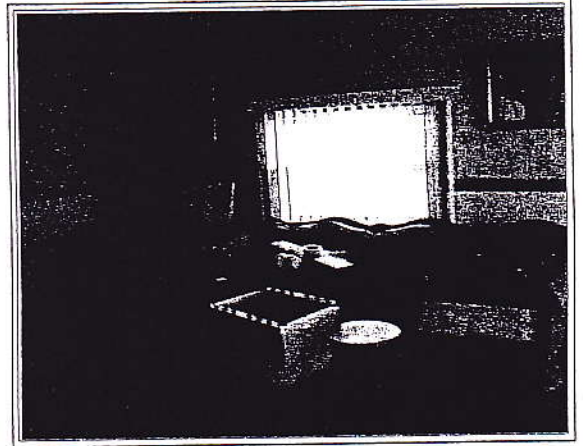


STREET SCENE





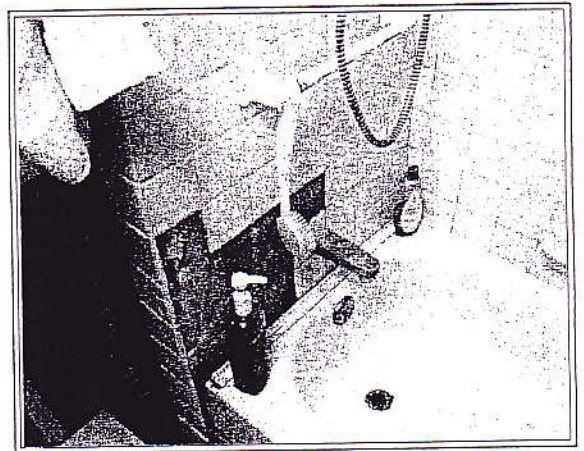
Bedroom



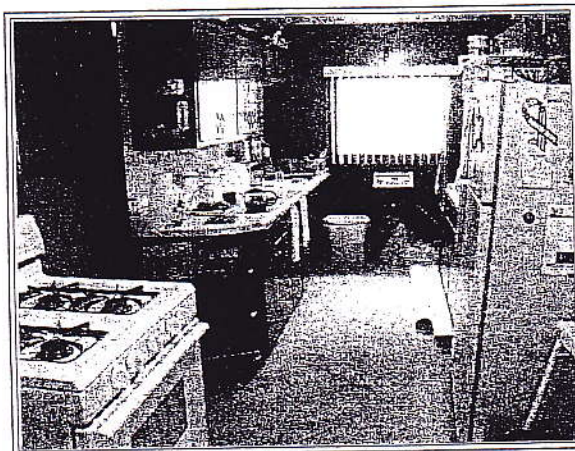
Living room



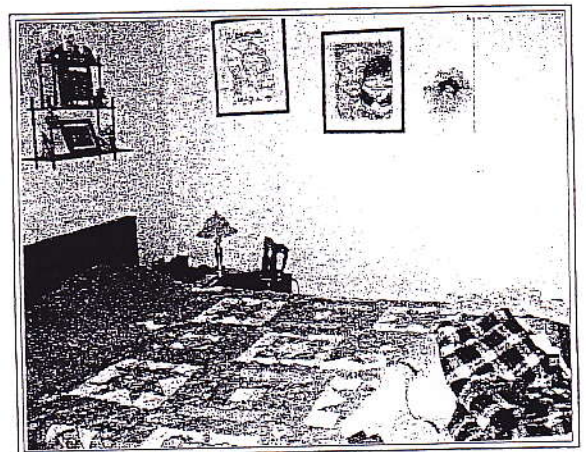
Bathroom



Bathroom wainscoting

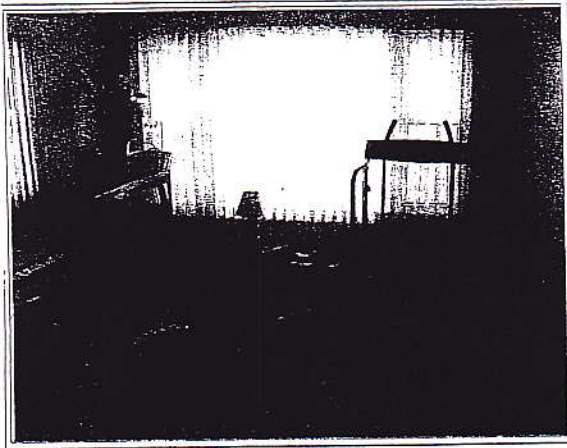


Kitchen



Bedroom

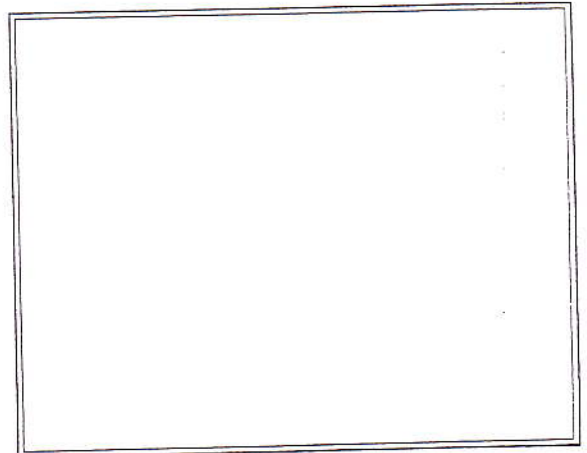
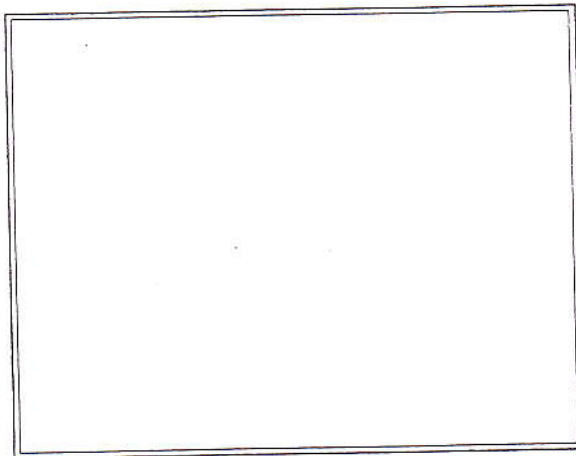
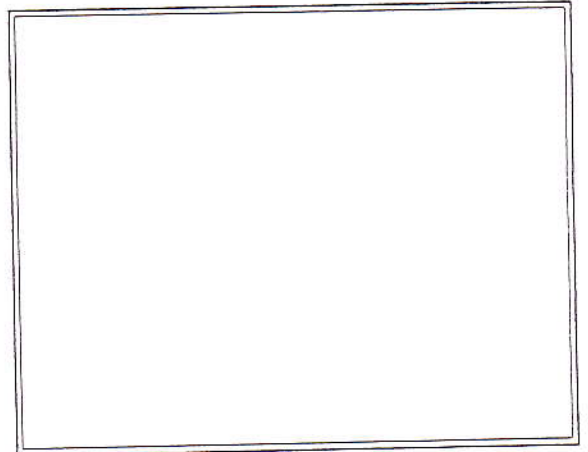
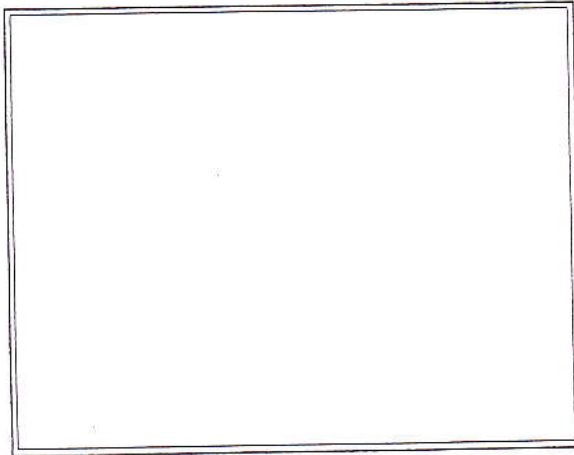
Borrower: NA
Property Address: 14515 Lake Shore Drive
City: Cedar Lake
Lender: Mariorie Zemkewicz
File No.:
Case No.:
State: In
Zip: 46303-9146



Den

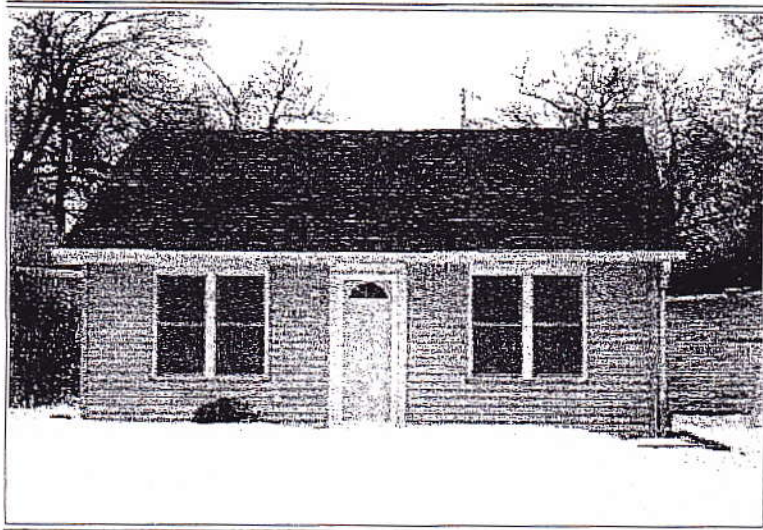


Lake View



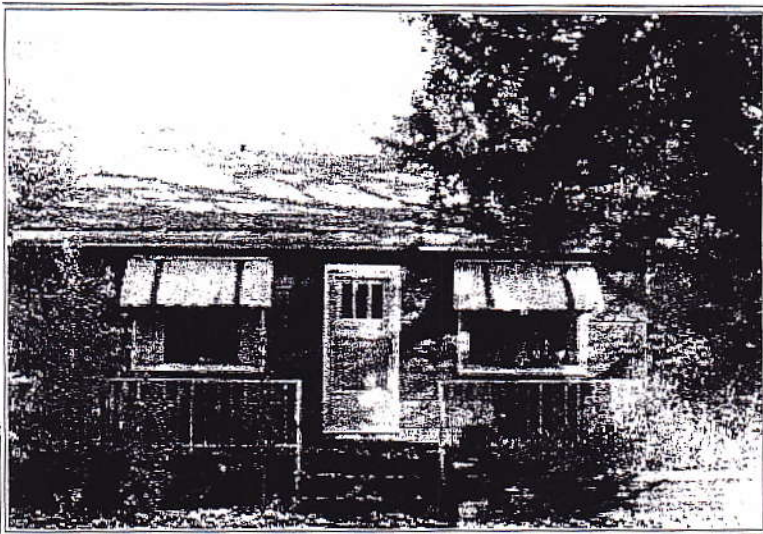
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: NA	File no.:	
Property Address: 14515 Lake Shore Drive	Case No.:	
City: Cedar Lake	State: In	Zip: 46303-9146
Lender: Marjorie Zemkewicz		



COMPARABLE SALE #1

13960 Huseman Street
Cedar Lake
Sale Date: 10/23/07-closed
Sale Price: \$ 99,900



COMPARABLE SALE #2

14621 Bryan Street
Cedar Lake
Sale Date: 07/27/07-closed
Sale Price: \$ 94,500



COMPARABLE SALE #3

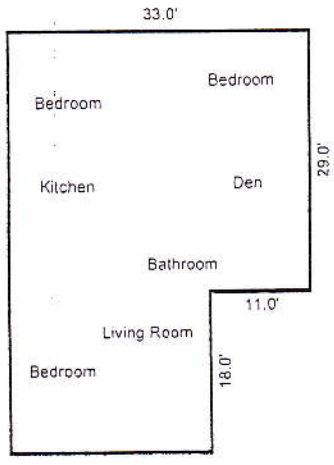
7600 W. 135th Place
Cedar Lake
Sale Date: 08/17/07-closed
Sale Price: \$ 80,999



FLOORPLAN

Borrower: NA
 Property Address: 14515 Lake Shore Drive
 City: Cedar Lake
 Lender: Marjorie Zemkewicz

File No.:
 Case No.:
 State: In
 Zip: 46303-9146



1 Level over Crawl Space

Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1353.00	1353.00
TOTAL LIVABLE (rounded)		1353	

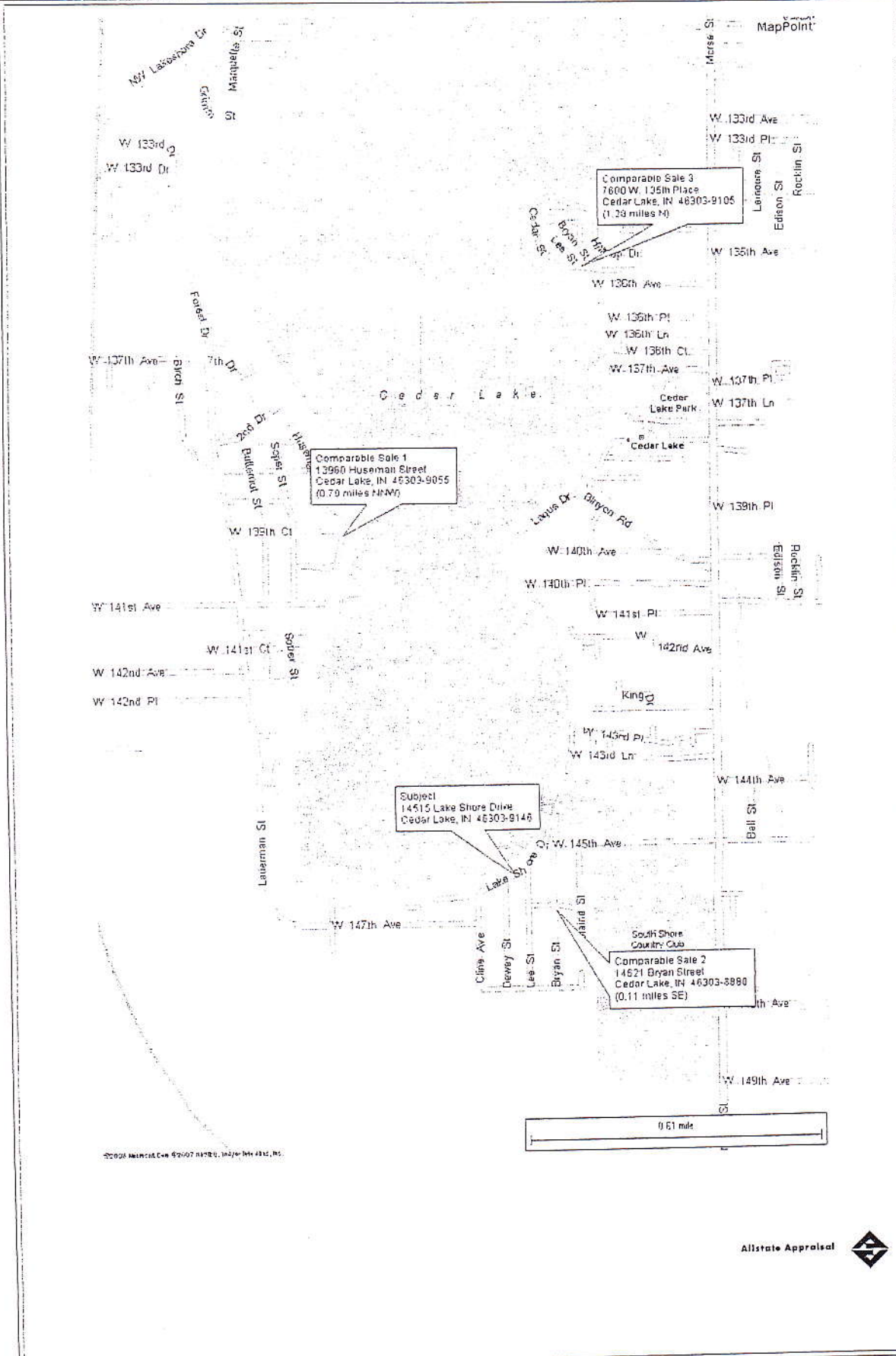
LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
22.0	x	47.0	1034.00
11.0	x	29.0	319.00
2 Areas Total (rounded)			1353



LOCATION MAP

Borrower: NA
Property Address: 14515 Lake Shore Drive
City: Cedar Lake
Lender: Marjorie Zemkewicz

File No.:
Case No.:
State: In
Zip: 46303-9146



Appraiser's Qualifications

MARK MCKECHNIE

Allstate Appraisal



LICENSURE:	State of Illinois Certified Residential Real Estate Appraiser #556.002157 State of Indiana Licensed Real Estate Appraiser #LR49500211
EDUCATION:	Bachelors Degree – Mass Communication/Supervisory Management, Purdue University, West Lafayette, Indiana Successfully completed courses: <ul style="list-style-type: none">- Real Estate Appraisal Principals, 1A1, Appraisal Institute- Residential Property Valuation, 8-2; Appraisal Institute- Standards of Professional Practice, Part A; Appraisal Institute- HUD/FHA Valuation Analysis; Real Estate Education Company- HP12C Calculator; Real Estate Education Company- Home Inspection; Real Estate Education Company- Appraisal Methods App. IV; Real Estate Education Company- Residential Report Writing App. V1, Real Estate Education Company- USPAP- Residential Construction- Appraising the Oddball: Nonconforming & Difficult Properties- Indiana Rules and Regulations
PROFESSIONAL EXPERIENCE:	Staff Appraiser, Allstate Appraisal, Since 1991
APPRAISAL ASSIGNMENTS:	Single family residences; 2, 3 and 4-flats; condominium apartment units and vacant residential sites on URAR and ERC forms and on Fannie Mae forms #1004, #1025, #704, #1073 and #2055. Appraisals for the purpose of: condemnation, mortgages, inheritance, real estate taxes, proposed construction, buying and selling, construction progress, insurance and disputes.
CLIENTELE SERVED:	Banks, savings and loan associations, major corporations, charitable agencies, private investors, various law firms and attorneys, and private individuals.
MARKET AREA SERVED:	Primarily the six-county Chicagoland metropolitan area and Northwest Indiana.

State of Illinois
Department of Finance and Professional Regulation
Division of Professional Regulation

LICENSE NO.
556.002157

Certified Residential Real Estate Appraiser
MARK J MCKECHNIE

Expires 09/30/2009 Issue Date 9/24/2007

DEAN MARTINEZ Secretary DANIEL E. BLUTHARD Director

The official status of this license can be verified at www.dfsir.com
87600-5296861837

Indiana Professional Licensing Agency
Appraiser
407 W. Washington St., Room 7072, Indianapolis IN 46204
(317) 234-3000

CERTIFIED RESIDENTIAL APPRAISER LICENSE

License Number	Expiration Date	License Status
CR60500446	06/30/2008	Active

Mark J. McKechnie
1448 Melbrook Drive
Munster IN 46331

VOID Unless Signed as Issued

Appraiser's Qualifications

WARREN E. ALBERT, SRA ASA

Allstate Appraisal



LICENSURE:	State of Illinois Certified General Real Estate Appraiser #553.000633 State of Indiana Certified General Real Estate Appraiser #CG40300499
EDUCATION:	Roosevelt University; Chicago, Illinois; 1949-1953 Appraisal courses: Various courses on fundamentals, principals, procedures, residential valuation and income property valuation, including: Central Y.M.C.A. CollegeI, II, III Moraine Valley College#308 Joliet Junior College#204 Appraisal Institute.....1A-1, 1A-2, 8-2 Seminars/workshops: Sponsor: Reviewing The U.R.A.R.....George Harrison, MAI Mini-Math For Appraisers.....National Association of Independent Fee Appraisers Relocation Appraisals.....Employee Relocation Council Computers For Appraisers.....Hewlett Packard Professional practice: Standards/Ethics A & B.....Appraisal Institute State Certification.....National Association of Independent Fee Appraisers Demonstration Appraisal Workshop.....Society of Real Estate Appraisers Feasibility Analysis and Highest and Best Use – Non Residential.....Appraisal Institute Condemnation.....Appraisal Institute Real Estate Risk Analysis.....Appraisal Institute The Changing Role of the Real Estate Analyst.....Appraisal Institute Appraisal Reporting for Fair Lending.....Appraisal Institute The Appraiser's Legal Liabilities.....Appraisal Institute Automated Valuation Models.....Appraisal Institute Fundamentals of Relocation Appraising.....Appraisal Institute Appraisals of Retail Properties.....Appraisal Institute Valuation of Detrimental Conditions.....Appraisal Institute Litigation Skills for Appraisers.....Appraisal Institute USPAP Update #400.....Appraisal Institute
PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS:	SRA – Senior Residential Appraiser, Appraisal Institute. Certified under the Mandatory Program of Continuing Education to December 31, 2007. ASA – Senior Member #2645, American Society of Appraisers. Recertified to March 16, 2007 under the American Society of Appraisers Program of Continuing Education.
COMMITTEES AND POSTS:	National Association of Independent Fee Appraisers, Chicago Chapter – Chairman of Admissions Committee, 1973; Secretary, 1974; Third Vice President, 1975; First Vice President, 1976; President, 1977. Narrative Report Writing Subcommittee/NAIFA – Chairman, 1978; Member of National Education Council/NAIFA, 1978 to 1979.
TEACHING EXPERIENCE:	Taught Mortgage Finance Course, Indianapolis, Indiana – 1960 Taught appraisal course at Chicago City College, Fenger Branch – 1969 to 1970 Part time appraisal instructor at Joliet Junior College, 1978 to 1984 Part time appraisal instructor at Prairie State College, 1986 National certified instructor, National Association of Independent Fee Appraisers
PROFESSIONAL EXPERIENCE:	Mortgage Loan Solicitor For Salk, Ward & Salk, Inc., Chicago Mortgage Bankers – 1954 to 1959 Chief Appraiser for Allstate Appraisal, 1960 through Present
GOVERNMENT ENDORSEMENTS:	Approved Appraiser for General Services Administration, Small Business Administration and U.S. Marshal's office.
MISCELLANEOUS:	Instructor at 2, 3 and 4-day appraisal seminars for National Association of Independent Fee Appraisers. Qualified as expert witness in circuit court in numerous condemnation, zoning and partition suit cases concerning the value or utility of real estate. Authored numerous published articles including: Records and Bookkeeping System for Appraisal Office, Appraisal of a Bowling Recreational Complex, Function and Purpose, The Appraiser's Heartbeat and "How to Inspect a House", which was a 30-minute feature program in a 13-week televised series.

State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO.
553.000633

Certified General Real Estate Appraiser

WARREN E ALBERT

Expires
09/30/2009

Issue Date
9/26/2007

SEAN MARTINEZ
Secretary

DANIEL E. BILIMANUIT
Director

The official status of this license can be verified at www.ifpfr.com
87761-5371/2565723

Indiana Professional Licensing Agency
Appraiser
402 W. Washington St., Room 1077, Indianapolis IN 46204
(317) 234-3089

CERTIFIED GENERAL APPRAISER LICENSE

License Number	Expiration Date	License Status
CG40300499	06/30/2008	Active

WARREN E ALBERT
ALLSTATE APPRAISAL, LP
320 WEST 202ND ST.
Chicago Heights IL 60411

Valid Until
Special # 103

Warren E. Albert

CORPORATE QUALIFICATIONS

Allstate Appraisal



ALLSTATE APPRAISAL, INC. is a full service valuation and appraisal review firm engaged in the business of appraising in Metropolitan Chicago, throughout Illinois and ALL other states and has completed over 200,000 appraisal reports and appraisal review reports on property having an aggregate value in excess of 50 billion dollars.

EXPERIENCE: Appraisal assignments have covered residential, commercial, industrial and special purpose real estate, as well as machinery, equipment, contents and inventory, plus intangibles such as businesses, logos, investment portfolios, goodwill and even the monetary value of employees to going concerns. Additionally, we operate a national appraisal review service.

ALLSTATE'S ASSIGNMENTS HAVE BEEN FOR: Market value, appraisal review, insurable value, salvage value, orderly liquidation and forced liquidation.

ALLSTATE'S REPORTS HAVE BEEN USED FOR: Buying, selling, financing, insuring, construction, demolition, condemnation, litigation, PMI removal, relocation, tax abatement, estate planning, portfolio review, feasibility and more.

ALLSTATE'S REVIEW DIVISION helps maintain quality control for Lenders nationwide by reviewing their loan portfolio appraisals for quality and compliance with USPAP & FIRREA, as well as FAIR LENDING PRACTICE.

CLIENTS: A partial list of local and national clients includes the following:

BANKS/SBA LENDERS/THRIFTS

Banco Popular
Citibank
Colorado Federal
Cosmopolitan Bank
Downey Savings
First National Bank
GreatBanc
Harris Bank & Trust Company
Heritage Bank
Korea Exchange Bank
LaSalle National Bank
MidAmerica Bank
Ocwen Federal Bank
Pullman Bank and Trust
Shore Bank
Standard Federal Bank

INSURANCE COMPANIES

Genworth Financial
MGIC
PMI
Radian Guaranty
State Farm
Triad Guaranty
United Guaranty

TITLE COMPANIES

Fidelity National Title
First America
Lawyers Title Insurance Corporation
Stewart Title
TICOR Title Insurance Company
CLT

WALL STREET

Bear Stearns
CS First Boston
Goldman Sachs
Lehman Brothers
UBS

MORTGAGE COMPANIES

Accredited Home Lenders
AccuBanc Home Lenders
Aurora Loan Services
Citi Residential Lending
Cornerstone Mortgage
Countrywide Relocation
E*trade
First Franklin Financial
GMAC Mortgage
IndyMac Bank
IndyMac Construction Lending
Merrill Lynch Mortgage Corp.
Sovereign Mortgage
Washington Mutual
Wells Fargo Home Mortgage
West America Mortgage

LAW FIRMS

Amari & Locallo
Claussen Miller P.C.
John Fritchey
Frumm & Frumm
Katz, Randall, Weinburg & Richmond
Law Offices of Victoria Almeida
Mauck & Frumm
Rudnick and Wolf
Schiller, DeCanto & Fleck
Schoenberg & Fischer
Sidley & Austin
Vrdolyak & Vrdolyak
Wildman Harrold Allen & Dixon

CORPORATIONS

Baird & Warner
Borg-Warner Chemicals Division
Campbell Soup Company
Coca-Cola Company
Coldwell Banker
DuPont Company
Eastman Kodak
General Motors Corp.
Kraft, Inc.
Inland Steel Corporation
McDonald's Corporation
McGraw-Hill, Inc.
National Can Company
Procter and Gamble

CREDIT UNIONS

Chicagoland F.C.U.
DuPage Credit Union
HF Credit Union
IBM Mid America Credit
Navy Federal Credit Union

MUNICIPALITIES AND GOVERNMENT

City of Chicago
Chicago Housing Authority
City of Gary, IN
FDIC
Little Calumet River Basin
Small Business Administration
U.S. Army Corp of Engineers
U.S. Attorney
U.S. Marshals Office
U.S. Dept. of Housing & Urban Dev.

GSE'S

Fannie Mae
Freddie Mac
Federal Home Loan Bank Board