

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description

| | | | | | | | | | | |
|------------------------------|--|---|--|--------------------------------------|---|---|-----------------------|---|--------------------|--|
| Property Address | | 921 Dewitt Street | | City Panama City | | State FL | | Zip Code 32401 | | |
| Legal Description | | Lots 29, 30, 31 & the East 1/2 of Lot 32, Block 54, Sudduth's 2nd Addition | | | | County Bay County | | | | |
| Assessor's Parcel No. | | 20933-000-000 | | Tax Year 2005 | | R.E. Taxes \$ 550.00 | | Special Assessments \$ 0.00 | | |
| Borrower | | Scott S. & Claire G. Noyes | | Current Owner | | Cecilia Mundt | | Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant | | |
| Property rights appraised | | <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold | | Project Type | | <input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only) | | HOA \$ 0.00 /Mo. | | |
| Neighborhood or Project Name | | The Cove | | Map Reference | | Bay County | | Census Tract 0019.00 | | |
| Sale Price \$ | | 130,000 | | Date of Sale | | 08/2005 | | Description and \$ amount of loan charges/concessions to be paid by seller 0.00 | | |
| Lender/Client | | American Spirit Mortgage Inc | | Address | | 1501 S. Pinellas Avenue Suite F, Tarpon Springs, FL 34689 | | | | |
| Appraiser | | Eugene H. Bay, Jr | | Address | | | | | | |
| Location | | <input type="checkbox"/> Urban | <input checked="" type="checkbox"/> Suburban | <input type="checkbox"/> Rural | Predominant occupancy | | Single family housing | | Present land use % | |
| Built up | | <input checked="" type="checkbox"/> Over 75% | <input type="checkbox"/> 25-75% | <input type="checkbox"/> Under 25% | | | PRICE \$ (000) | AGE (yrs) | | |
| Growth rate | | <input type="checkbox"/> Rapid | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Slow | <input checked="" type="checkbox"/> Owner | | 100k | Low 10 | | |
| Property values | | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining | <input type="checkbox"/> Tenant | | 2million | High 70 | | |
| Demand/supply | | <input type="checkbox"/> Shortage | <input checked="" type="checkbox"/> In balance | <input type="checkbox"/> Over supply | <input checked="" type="checkbox"/> Vacant (0-5%) | | Predominant | | | |
| Marketing time | | <input type="checkbox"/> Under 3 mos. | <input type="checkbox"/> 3-6 mos. | <input type="checkbox"/> Over 6 mos. | <input type="checkbox"/> Vac.(over 5%) | | 175-185 | 40 | | |
| | | | | | | | | | | |

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

Neighborhood boundaries and characteristics: The subject neighborhood is bounded on the North by Business Hwy. 98, on the South by St. Andrews Bay, on the East by Watson Bayou and on the West by Beach Dr.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
The subject neighborhood is located in one of Bay County's older established areas known as the Cove. This section of the county is one of the most desirable neighborhoods due to its close proximity to schools and residential amenities. The area is developed with older style tract homes to large custom waterfront homes. This area was developed after World War II and has kept pace with the changing times with many of the homes remodeled or removed from their site for the land value. The predominant value for homes in this area vary due to their location within the neighborhood. The higher value homes front the bay and many bayou's in the Cove.

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 in Bay County have steadily increasing during the past 24 months which is due to the high demand and low interest rates.

There are many popular neighborhoods which continue to experience higher than typical property values. Panama City Beach has been the primary area that has become the most desirable location in the county. Panama City and the surrounding communities have benefited dramatically from the real estate market of Panama City Beach, which has resulted in an unprecedented rate of growth and values. Most of the homes which have sold and were listed at market value sold within 30 days after being exposed to the open market.

| | | | | | |
|-----|--|---|--|---|-----------------------------|
| PUD | | Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | | Approximate total number of units in the subject project | | Approximate total number of units for sale in the subject project | |
| | | Describe common elements and recreational facilities: | | Not located in a PUD. | |

| | | | | | | | | | | |
|--|--|---|--|--|------------------------------------|-------------------------------------|--------------------------|--------------------------------|---|--------------------|
| Dimensions | | 150.0+- x 140.0+- x 50.0+- x 172.0+- | | Corner Lot <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | Topography | | Level Topo/Avg Elev | | |
| Site area | | 14,000+-sf | | | | Size | | Typical for Neighbor. | | |
| Specific zoning classification and description | | RLD-2, Single Family | | | | Shape | | Rectangular | | |
| Zoning compliance | | <input checked="" type="checkbox"/> Legal | <input type="checkbox"/> Legal nonconforming (Grandfathered use) | <input type="checkbox"/> Illegal | <input type="checkbox"/> No zoning | Drainage | | Appears Adequate | | |
| Highest & best use as improved: | | <input checked="" type="checkbox"/> Present use | <input type="checkbox"/> Other use (explain) | | | View | | Sgl Family/Average | | |
| Utilities | | Public | Other | Off-site Improvements | Type | Public | Private | Landscaping | Typical for area | |
| Electricity | | <input checked="" type="checkbox"/> | | Street | Asphalt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway Surface | Concrete slab | |
| Gas | | <input checked="" type="checkbox"/> | | Curb/gutter | Yes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Apparent easements | See Comments | |
| Water | | <input checked="" type="checkbox"/> | | Sidewalk | Yes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | FEMA Special Flood Hazard Area | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Sanitary sewer | | <input checked="" type="checkbox"/> | | Street lights | Yes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | FEMA Zone | x | Map Date 9/18/2002 |
| Storm sewer | | <input type="checkbox"/> | | Alley | Yes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | FEMA Map No. | 12005C0337G | |

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): A recent survey was not made available to the appraiser, a visual inspection of the site did not reveal any adverse factors The appraiser's estimated the site size from the legal description. If a survey reveals a different size the appraiser reserves the right to revise the final value estimate.

| | | | | | | | | | | | | |
|--|-------|----------------------|--------------------|---------------|-----|-------------|------------|---------------|---------|---------|-------|--------------|
| GENERAL DESCRIPTION | | EXTERIOR DESCRIPTION | | FOUNDATION | | BASEMENT | | INSULATION | | | | |
| No. of Units | | 1 | Foundation | Concrete | | Slab | No | Roof | None | | | |
| No. of Stories | | 1 | Exterior Walls | Stucco | | Crawl Space | Yes | % Finished | N/A | | | |
| Type (Det./Att.) | | Det | Roof Surface | Fiberglass | | Basement | No | Ceiling | N/A | | | |
| Design (Style) | | Rambler | Gutters & Dwnspts. | Yes | | Sump Pump | No | Walls | Yes | | | |
| Existing/Proposed | | Exst | Window Type | Sgl Pane/Alum | | Dampness | None noted | Floor | N/A | | | |
| Age (Yrs.) | | 1944 | Storm/Screens | Yes | | Settlement | None noted | Outside Entry | N/A | | | |
| Effective Age (Yrs.) | | 30yrs | Manufactured House | No | | Infestation | None noted | Unknown | n/A | | | |
| ROOMS | Foyer | Living | Dining | Kitchen | Den | Family Rm. | Rec. Rm. | Bedrooms | # Baths | Laundry | Other | Area Sq. Ft. |
| Basement | | | | | | | | | | | | N/A |
| Level 1 | x | 1 | Area | 1 | | | | 2 | 1.5 | 1 | | 1,392 |
| Finished area above grade contains: 5 Rooms; 2 Bedroom(s); 1.5 Bath(s); 1,392 Square Feet of Gross Living Area | | | | | | | | | | | | |

| | | | | | | | | | | | | |
|---|--|---------------------|--|-----------|----------------|--------------|-------------------------------------|----------------|-------------------------------------|--|---------------------------------|--|
| INTERIOR | | Materials/Condition | | HEATING | KITCHEN EQUIP. | | ATTIC | AMENITIES | | CAR STORAGE: 2 Carport | | |
| Floors | | Hardwood | | Type | Central | Refrigerator | <input type="checkbox"/> None | Fireplace(s) # | None | <input type="checkbox"/> None | <input type="checkbox"/> Garage | |
| Walls | | Drywall/Avg | | Fuel | Electric | Range/Oven | <input checked="" type="checkbox"/> | Patio | | <input type="checkbox"/> # of cars | | |
| Trim/Finish | | Wood/Avg | | Condition | Good | Disposal | <input type="checkbox"/> | Drop Stair | <input type="checkbox"/> | <input checked="" type="checkbox"/> Attached | | |
| Bath Floor | | Vinyl | | COOLING | | Dishwasher | <input checked="" type="checkbox"/> | Scuttle | <input checked="" type="checkbox"/> | <input type="checkbox"/> Detached | | |
| Bath Wainscot | | Tile | | Central | Central | Fan/Hood | <input type="checkbox"/> | Floor | <input checked="" type="checkbox"/> | <input type="checkbox"/> Built-In | | |
| Doors | | Solid core | | Other | n/a | Microwave | <input type="checkbox"/> | Heated | <input type="checkbox"/> | <input type="checkbox"/> Carport | | |
| | | | | Condition | Good | Washer/Dryer | <input type="checkbox"/> | Finished | <input type="checkbox"/> | <input type="checkbox"/> 2 Car | | |
| Additional features (special energy efficient items, etc.): Kitchen, entry porch, rear deck, irrigation well, storage room. | | | | | | | | | | | | |

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|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: Deferred Maintenance: rotten wood is noted in various places of the soffit, overhangs and exterior wood, portions of the wood floors need repairing in the foyer dining area. The home has typical depreciation for homes of this age which have not been upgraded. | | | | | | | | | | | | |
| 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.: None noted upon inspection. See attached disclaimer on certification page. The age of the subject property was obtained from the Bay County Property Appraiser's office and assumed to be correct. | | | | | | | | | | | | |

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

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|---------------|--|------|---------|--|
| COST APPROACH | ESTIMATED SITE VALUE | = \$ | 45,000 | Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): The cost estimate was extracted from the Marshall and Swift Cost Handbook. The subject's site was determined from sales of similar lots in this market area. The subject has an acceptable floorplan and conforms reasonably with the surrounding homes. Therefore, no deductions were made for any functional or external inadequacies. Note the attached floor plan for the area calculations. Remaining Economic life: 30yrs |
| | ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS: | | | |
| | Dwelling 1,392 Sq. Ft. @\$ 105.00 | = \$ | 146,160 | |
| | Sq. Ft. @\$ | = | | |
| | Appliances | = | 1,000 | |
| | Garage/Carport 543 Sq. Ft. @\$ 22.00 | = | 11,946 | |
| | Total Estimated Cost New | = \$ | 159,106 | |
| | Less Physical Functional External | | | |
| | Depreciation 79,553 | = \$ | 79,553 | |
| | Depreciated Value of Improvements | = \$ | 79,553 | |
| | "As-is" Value of Site Improvements | = \$ | 15,000 | |
| | INDICATED VALUE BY COST APPROACH | = \$ | 139,553 | |

| SALES COMPARISON ANALYSIS | ITEM | SUBJECT | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 |
|--|----------------------------|-------------------------------|---|---|--|
| | Address | 921 Dewitt Street Panama City | 108 North Clair Drive Panama City, FL 32401 | 331 North Bonita Avenue Panama City, FL 32401 | 1118 Magnolia Avenue Panama City, FL 32401 |
| Proximity to Subject | | 1/2+-miles away | | 3/4+-miles away | 1+-miles away |
| Sales Price | \$ 130,000 | \$ 133,000 | \$ 126,000 | \$ 155,000 | |
| Price/Gross Living Area | \$ 93.39 \square | \$ 110.83 \square | \$ 109.38 \square | \$ 88.02 \square | |
| Data and/or Verification Source | Client Inspection | Realtor/MLS Orb 2579 P.797 | Realtor/MLS Orb 2579 P.1337 | Realtor/MLS Orb 2642 P.1472 | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-)\$ Adjust. | DESCRIPTION | +(-)\$ Adjust. |
| Sales or Financing Concessions | | Convtl.Mtg | 0 | Convtl.Mtg | 0 |
| Date of Sale/Time | | 03/16/2005 | 0 | 03/11/2005 | 0 |
| Location | Average | Average | 0 | Average | 0 |
| Leasehold/Fee Simple | Fee | Fee | 0 | Fee | 0 |
| Site | 14,000+-sf | 10,780sf | 0 | 9,100sf | 0 |
| View | Sgl Family/Avg | Sgl Family/Avg | 0 | Sgl Family/Avg | 0 |
| Design and Appeal | Rambler | Rambler | 0 | Rambler | 0 |
| Quality of Construction | Average | Average | 0 | Average | 0 |
| Age | 1944 | 1949 | 0 | 1947 | 0 |
| Condition | Average | Average | 0 | Average | 0 |
| Above Grade | Total Bdrms Baths | Total Bdrms Baths | | Total Bdrms Baths | |
| Room Count | 5 2 1.5 | 5 3 2 | -1,500 | 5 3 1 | +1,500 |
| Gross Living Area | 1,392 Sq. Ft. | 1,200 Sq. Ft. | +7,680 | 1,152 Sq. Ft. | +9,600 |
| Basement & Finished Rooms Below Grade | N/A | N/A | 0 | N/A | 0 |
| Functional Utility | Typical | Typical | 0 | Average | 0 |
| Heating/Cooling | Central H/C | Central H/C | 0 | Central H/C | 0 |
| Energy Efficient Items | Insulated feats | Insulated feats | 0 | Insulated feats | 0 |
| Garage/Carport | 2 Carport/Storg | 1Garg/1 Carport | -3,000 | Open Site | +5,000 |
| Porch, Patio, Deck, Fireplace(s), etc. | Pch/Deck None | Entry Porch FP-1 | +500 -500 | Entry Porch FP-1 | +500 -500 |
| Fence, Pool, etc. | Partial | Partial | 0 | Partial | 0 |
| | Irrigation well | Irrigation well | 0 | None | +500 |
| Net Adj. (total) | \square + \square - \$ | 3,180 | \square + \square - \$ | 16,600 | \square + \square - \$ |
| Adjusted Sales Price of Comparable | Net 2.4 % Gross 9.9 % | \$ 136,180 | Net 13.2 % Gross 14.0 % | \$ 142,600 | Net 10.8 % Gross 10.8 % |
| | | | | | \$ 138,240 |

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): All three sales utilized are located within the same general market area of Panama City and are all equal in condition. An age adjustment for all three sales was not used due to the similar condition. The older homes in this area are consistently being remodeled and upgraded which is the primary reason for the higher predominant for this area.

| ITEM | SUBJECT | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 |
|---|---|-----------------------------|-------------------------|---|
| Date, Price and Data Source, for prior sales within year of appraisal | No prior history during the past 36 months. | 03/16/2005 No prior 3yrs | 10/30/2003 \$100,000 | No prior history during the past 36 months. |

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: A review of the public records did not reveal a sale involving the subject during the past 36 months. However, the subject is currently listed for sale and is under contract.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 138,000

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

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.

Conditions of Appraisal: There is inadequate rental and rental sales data for a reliable indication of value utilizing the Gross Rent Multiplier Analysis.

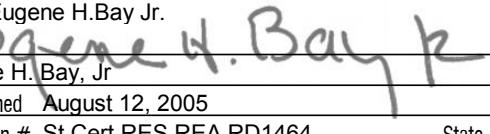
Final Reconciliation: The final estimate of value is more closely supported by the market approach, with the cost approach representing the upper value. All above sales are indicative of current market values.

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

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF August 11, 2005

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 138,000

APPRAISER: Eugene H. Bay Jr.

Signature 

Name Eugene H. Bay, Jr.

Date Report Signed August 12, 2005

State Certification # St.Cert.RES.REA RD1464

Or State License #

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature

Did Did Not

Name

Inspect Property

Date Report Signed

State Certification #

State

Or State License #

State

FIRREA / USPAP ADDENDUM

Borrower Scott S. & Claire G. Noyes

Property Address 921 Dewitt Street

City Panama City

County Bay County

State FL

Zip Code 32401

Lender/Client American Spirit Mortgage Inc

Purpose

The purpose of this appraisal is to estimate the fair market value.

Scope

The term "scope of the appraisal" is defined as the extent of the process of collecting, confirming and reporting data. The scope of this assignment includes an inspection of the property, interior and exterior (unless otherwise noted), the subject neighborhood, as well as, an analysis of market conditions and appropriate transactions. Unless otherwise noted herein, the appraiser has verified each comparable sale with either a principal to the transaction or a related party such as a closing agent or selling agent. This appraisal is intended to represent a completed appraisal prepared in a summary format in accordance with USPAP.

Intended Use / Intended User

The intended use of the appraisal is for mortgage loan purposes. The intended user/client is American Spirit Mortgage Inc.. No third parties are authorized to rely upon this report without the express written consent of the appraiser.

History of Property

Current listing information: The subject is currently listed for sale and is under contract.

Prior sale: Research of the public records did not reveal a sale of the subject during the past 36 months.

Exposure Time / Marketing Time

Based on historical sales activity and current market trends, it is estimated that a marketing period of six months is applicable. This marketing period is based on the assumption that the subject property would be listed at or near market value.

Personal (non-realty) Transfers

The subject property was valued without personal property.

Additional Comments

This appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects. The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection or environmental inspection is recommended.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a 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.

Eugene H. Bay Jr.
Appraiser(s): Eugene H. Bay, Jr

Effective date / Report date: August 11, 2005

Supervisory Appraiser(s):

Effective date / Report date:

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

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

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 921 Dewitt Street, Panama City, FL 32401

APPRAISER:

Signature: Eugene H. Bay Jr.
 Name: Eugene H. Bay, Jr.
 Date Signed: August 12, 2005
 State Certification #: St.Cert.RES.REA RD1464
 or State License #: FL
 State: FL
 Expiration Date of Certification or License: 11/30/2006

SUPERVISORY APPRAISER (only if required):

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

Did Did Not Inspect Property

Subject Photo Page

Borrower/Client Scott S. & Claire G. Noyes

Property Address 921 Dewitt Street

City Panama City

County Bay County

State FL

Zip Code 32401

Lender American Spirit Mortgage Inc



Subject Front

921 Dewitt Street

Sales Price 130,000

Gross Living Area 1,392

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1.5

Location Average

View Sgl Family/Avg

Site 14,000+-sf

Quality Average

Age 1944



Subject Rear



Subject Street

Comparable Photo Page

Borrower/Client Scott S. & Claire G. Noyes

Property Address 921 Dewitt Street

City Panama City

County Bay County

State FL

Zip Code 32401

Lender American Spirit Mortgage Inc



Comparable 1

108 North Clair Drive
 Prox. to Subject 1/2+-miles away
 Sale Price 133,000
 Gross Living Area 1,200
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2
 Location Average
 View Sgl Family/Avg
 Site 10,780sf
 Quality Average
 Age 1949



Comparable 2

331 North Bonita Avenue
 Prox. to Subject 3/4+-miles away
 Sale Price 126,000
 Gross Living Area 1,152
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1
 Location Average
 View Sgl Family/Avg
 Site 9,100sf
 Quality Average
 Age 1947



Comparable 3

1118 Magnolia Avenue
 Prox. to Subject 1+-miles away
 Sale Price 155,000
 Gross Living Area 1,761
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2
 Location Average
 View Sgl Family/Avg
 Site 18,000sf
 Quality Average
 Age 1935

Building Sketch (Page - 1)

Borrower/Client Scott S. & Claire G. Noyes

Property Address 921 Dewitt Street

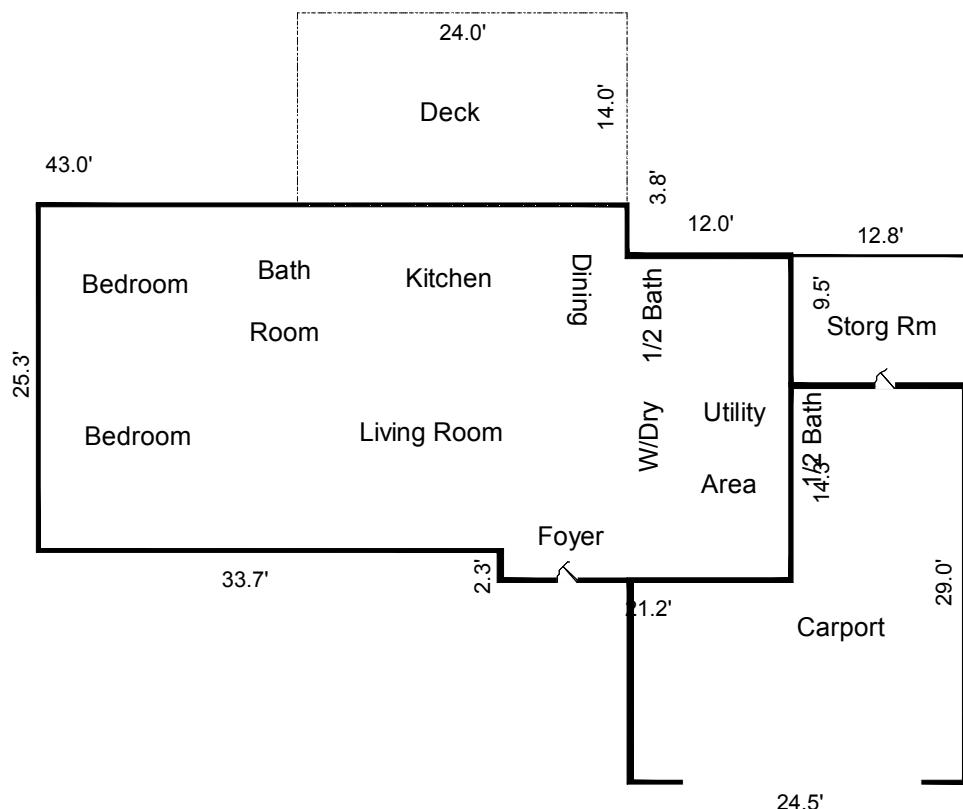
City Panama City

County Bay County

State FL

Zip Code 32401

Lender American Spirit Mortgage Inc



Sketch by Apex IV™

Comments:

| AREA CALCULATIONS SUMMARY | | | |
|---------------------------|-------------|-----------|------------|
| Code | Description | Size | Net Totals |
| GLA1 | First Floor | 1391.56 | 1391.56 |
| P/P | Rear Deck | 336.00 | 336.00 |
| GAR | Carport | 543.06 | 543.06 |
| OTH | Storage | 121.13 | 121.13 |
| TOTAL LIVABLE | | (rounded) | 1392 |

| LIVING AREA BREAKDOWN | | | |
|--------------------------------|---|-----------|--------|
| Breakdown | | Subtotals | |
| First Floor | | | |
| 9.5 | x | 21.3 | 201.88 |
| 14.3 | x | 21.3 | 302.81 |
| 3.8 | x | 9.3 | 34.69 |
| 25.3 | x | 33.8 | 852.19 |
| 4 Calculations Total (rounded) | | 1392 | |

Building Sketch (Page - 2)

Borrower/Client Scott S. & Claire G. Noyes

Property Address 921 Dewitt Street

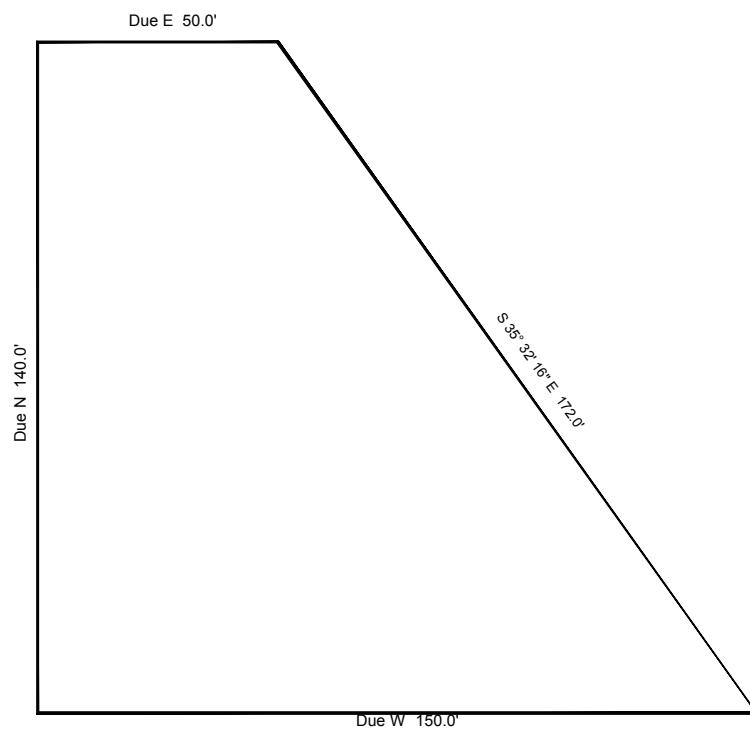
City Panama City

County Bay County

State FL

Zip Code 32401

Lender American Spirit Mortgage Inc



Sketch by Apex IV™

Comments:

Subject Site

Beginning at a point of the Tract described by Metes and Bounds as follows:

THENCE Due West, a distance of 150.0 Feet;

THENCE Due North, a distance of 140.0 Feet;

THENCE Due East, a distance of 50.0 Feet;

THENCE South 35° 32' 16" East, a distance of 172.0 Feet to point of beginning;

Said tract containing 0.3 acres (14000.0 sqft.) of land, more or less.

Perimeter = 512.0 Feet

No significant error of closure.

Legal/Plat

Borrower/Client Scott S. & Claire G. Noyes

Property Address 921 Dewitt Street

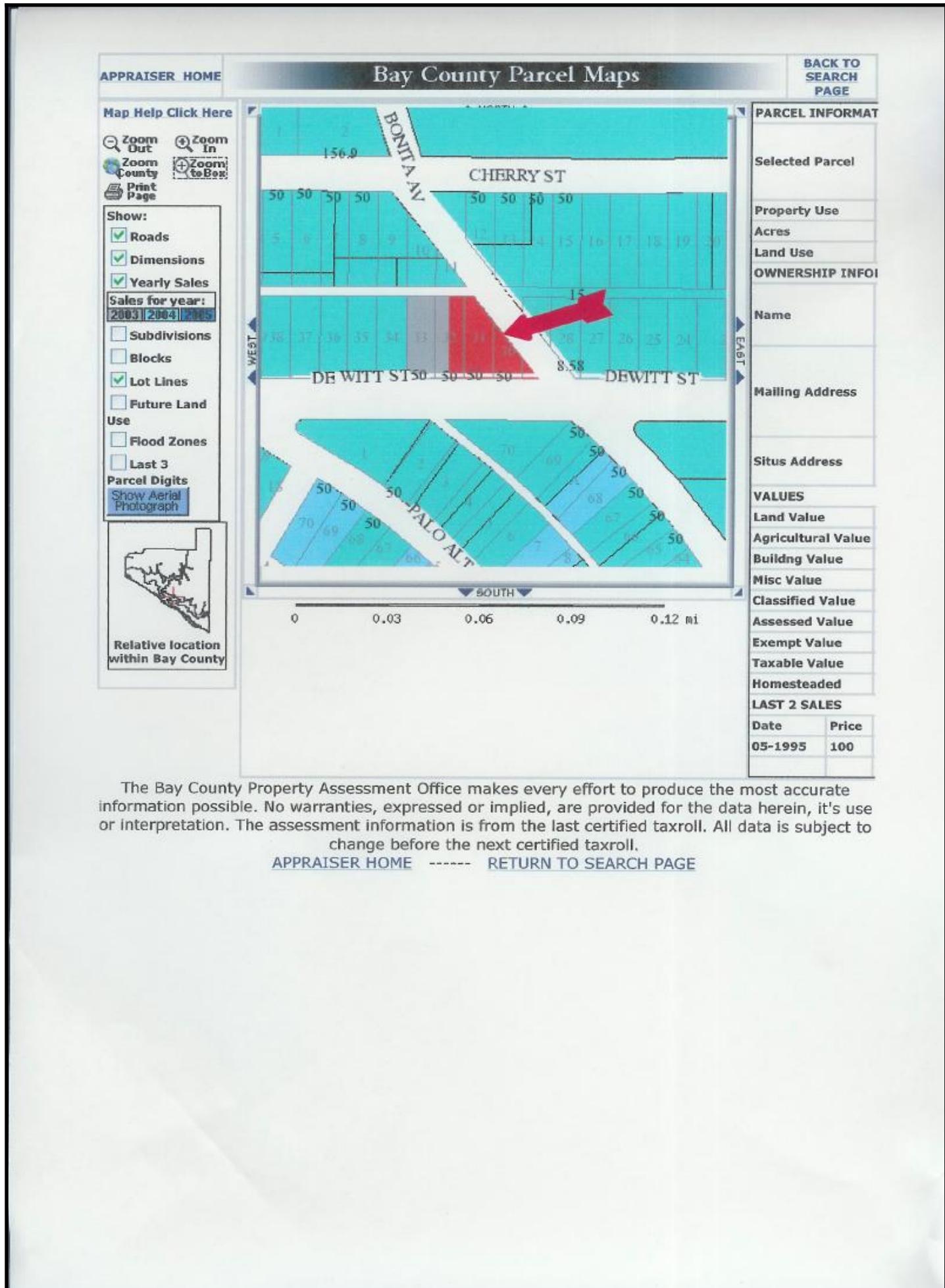
City Panama City

County Bay County

State FL

Zip Code 32401

Lender American Spirit Mortgage Inc

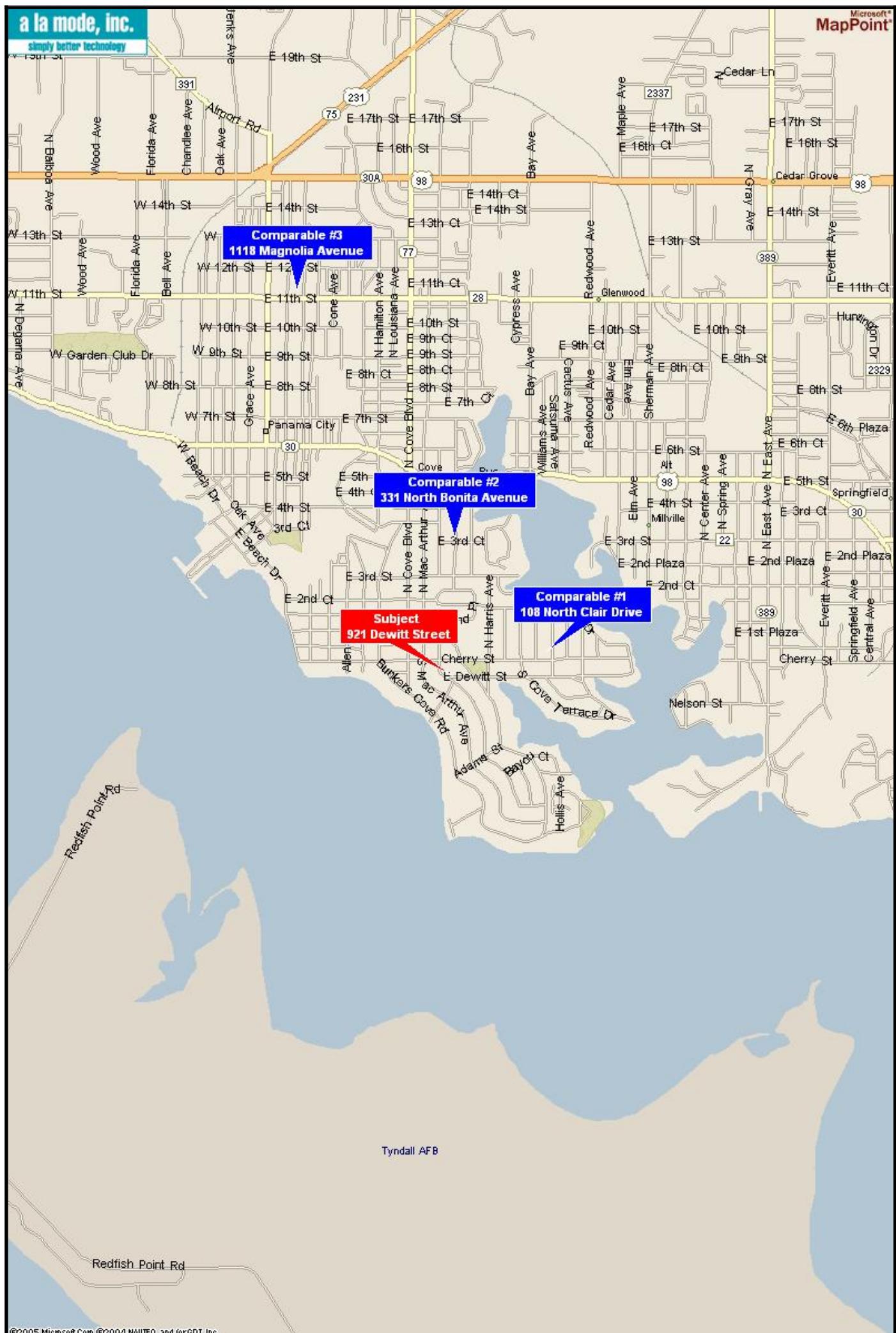


The Bay County Property Assessment Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[APPRASIER HOME](#) ----- [RETURN TO SEARCH PAGE](#)

Location Map

| | |
|------------------|------------------------------|
| Borrower/Client | Scott S. & Claire G. Noyes |
| Property Address | 921 Dewitt Street |
| City | Panama City |
| County | Bay County |
| State | FL |
| Zip Code | 32401 |
| Lender | American Spirit Mortgage Inc |



FROM:
 Chandler & Associates, Inc
 Chandler & Associates, Inc.
 11 W.23rd Street
 Suite D
 Panama City, FL 32405
 Telephone Number: 850 769 9455 x25 Fax Number: 850 872 9476

TO:
 Jodi
 American Spirit Mortgage Inc
 1501 S. Pinellas Avenue
 Suite F
 Tarpon Springs, FL 34689
 Telephone Number: 727 938 8092 Fax Number: 727 943 6658
 Alternate Number: E-Mail: asmrio@yahoo.com

INVOICE

| INVOICE NUMBER | |
|-----------------------|------------|
| 05-492 | |
| DATE | |
| August 12, 2005 | |
| REFERENCE | |
| Internal Order #: | 05-492 |
| Lender Case #: | |
| Client File #: | 05-492 |
| Main File # on form: | 05-492 |
| Other File # on form: | 05-492 |
| Federal Tax ID: | 59-1818323 |
| Employer ID: | |

DESCRIPTION

Lender: American Spirit Mortgage Inc Client: American Spirit Mortgage Inc
 Purchaser/Borrower: Scott S. & Claire G. Noyes
 Property Address: 921 Dewitt Street
 City: Panama City State: FL Zip: 32401
 County: Bay County
 Legal Description: Lots 29, 30, 31 & the East 1/2 of Lot 32, Block 54, Sudduth's 2nd Addition

| FEES | AMOUNT |
|-----------|-----------|
| | 350.00 |
| | |
| SUBTOTAL | |
| | 350.00 |
| PAYMENTS | AMOUNT |
| Check #: | Date: |
| Check #: | Date: |
| Check #: | Date: |
| | |
| | |
| | |
| SUBTOTAL | |
| | 0.00 |
| TOTAL DUE | |
| | \$ 350.00 |