Beacon Appraisal Services, Inc.

File No. **Forsell**

APPRAISAL OF

LOCATED AT:

130 Washington Avenue
Chelsea, MA 02150-3920

FOR:

Innovative Mortgage Services, LLC.
184 Sumner Street
East Boston, MA 02198

BORROWER:

Eric Forsell

AS OF:

September 5, 2004

BY:

Michael F. Daly