# **APPRAISAL OF REAL PROPERTY**



# LOCATED AT

9031 California City Blvd California City, CA 93505 Tract 2447 , Block , Lot 302

# FOR

Salas Financial 9320 Chesapeake Dr. San Diego, CA 92123

# AS OF

01/28/2022

# BY

Peter K Ayaleanos 24/7 Appraisals Inc. 4302 Whitsett Ave #6 Studio City, CA 91604 (818) 691-3557 247apps@sbcglobal.net

operty Address       9031 California City Blvd         by       California City       County Kern       State CA       Zip Code 93505         APPRAISAL AND REPORT IDENTIFICATION         This Report is one of the following types:         Mainter Cited       (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)         Restricted       (A written report prepared under Standards Rule 2-2(b), 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       Icentify that, to the best of my knowledge and belief:         The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professiona analyses, opinions, and conclusions.         • Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved         • Unless otherwise indicated, I have no present or prospective interest or the parties involved with this assignment.         • Wy engagement in this assignment was not contingent upon developing or reporting of a predetermined value or direction in value that favors the cause of this report as buben vise indicated, I have more reservices, as an appraiser or in any other capacity, regarding theory ording careeting in visit assignment.         • Wy engagement in this assignment is not contingent upon theveloped mor	prrower	Joshua I					File N	0. 28JAN22MEISTER
Inder/Client       Salas Financial         APPRAISAL AND REPORT IDENTIFICATION         This Report is one of the following types:         Appraisal Report       (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)         Appraisal Report       (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)         Appraisal Report       (A written report prepared under Standards Rule 2-2(b) , 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       Intended user.)         I estimates of fact contained in this report are true and correct.       Intersort analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professiona analyses, opinions, and conclusions.         - Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.         - I have no bias with respect to the property that is the subject of this 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 engagement in this assignment was not contingent upon th				County		Ctata (	~ ^	Zin Codo, ODEOE
Appraisal AND REPORT IDENTIFICATION         This Report is one of the following types:         Appraisal Report       (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)         Restricted       (A written report prepared under Standards Rule 2-2(b), 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 reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professiona analyses, opinions, and conclusions.         Ulless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved         I have no bias with respect to the property that is the subject of this report and no personal interest with respect to the parties involved         I have no bias with respect to the property that is the subject of this report with in the three-year period immediately preceding acceptance of this assignment.         My compensation for completing this assignment us on contingent upon developing or reporting predetermined results.         My compensation for completing this assignment to 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 repo	, ,			County	Kern	State (	ĴA	Zip Code 93505
This Report is one of the following types:           ▲ Appraisal Report         (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)           ▲ Restricted         (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)           ▲ Appraisal Report         (A written report prepared under Standards Rule 2-2(b), 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.)								
<ul> <li>Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)</li> <li>Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), 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.)</li> </ul>	APPRAIS	AL AN	D REPORT IDENT	IFICATION				
Appraisal Report     (A written report prepared under Standards Rule 2-2(b), 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  Learlify 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 professiona analyses, opinions, and conclusions.     Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved     Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this segignment.     I have no bias with respect to the property that is the subject of this resport and no personal interest with respect to the parties involved.     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 that is the subject of this report.     Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.     Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions,	This Report	is <u>one</u> of	the following types:					
Appraisal 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 professiona analyses, opinions, and conclusions.  Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. 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 that were in effect at the time this report was prepared. Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each	🗙 Appraisa	al Report	(A written report prepared )	under Standards Rule	2-2(a) , pursuant t	to the Scope of Work, as d	isclosed	d elsewhere in this report.)
<ul> <li>I certify that, to the best of my knowledge and belief:</li> <li>The statements of fact contained in this report are true and correct.</li> <li>The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professiona analyses, opinions, and conclusions.</li> <li>Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.</li> <li>Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.</li> <li>I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.</li> <li>My engagement in this assignment was not contingent upon developing or reporting predetermined results.</li> <li>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.</li> <li>My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.</li> <li>Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.</li> <li>Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each</li> </ul>							disclose	ed elsewhere in this report,
	<ul> <li>The statement</li> <li>The reported a analyses, opinio</li> <li>Unless otherwi</li> <li>Unless otherwi</li> <li>Unless otherwi</li> <li>period immediat</li> <li>I have no bias</li> <li>My engageme</li> <li>My compensat client, the amout</li> <li>My analyses, of were in effect at</li> <li>Unless otherwi</li> <li>Unless otherwith</li> </ul>	s of fact cor nalyses, opin ns, and cond ise indicated ely preceding with respect nt in this ass tion for comp nt of the valu opinions, and the time this ise indicated ise indicated	tained in this report are true and nions, and conclusions are limite clusions. I have no present or prospective I have performed no services, a g acceptance of this assignment. t to the property that is the subject signment was not contingent upon pleting this assignment is not con us opinion, the attainment of a still d conclusions were developed, are s report was prepared. I, I have made a personal inspect , no one provided significant real	d only by the reported as e interest in the property s an appraiser or in any st of this report or the pa n developing or reporting tingent upon the develop pulated result, or the occ ad this report has been p ion of the property that i property appraisal assis	that is the subject of this other capacity, regarding arties involved with this a g predetermined results. pment or reporting of a p surrence of a subsequent orepared, in conformity w is the subject of this repo stance to the person(s) si	report and no personal inter the property that is the subje ssignment. redetermined value or directio event directly related to the in ith the Uniform Standards of I	rest with ect of this on in valu tended u Professio	respect to the parties involved s report within the three-year ue that favors the cause of the ise of this appraisal. onal Appraisal Practice that

APPRAISER:	SUPE
Signature:	Signatu
Name: Peter K Ayaleanos	Name:
Certified Residential	
State Certification #: AR036067	State C
or State License #:	or State
State: CA Expiration Date of Certification or License: 01/04/2023	State:
Date of Signature and Report: 02/25/2022	Date of
Effective Date of Appraisal: 01/28/2022	
Inspection of Subject: None X Interior and Exterior Exterior-Only	Inspect
Date of Inspection (if applicable): 01/28/2022	Date of

# SUPERVISORY or CO-APPRAISER (if applicable):

State Certifi	ation #			
or State Lic				
State:	Expirati	on Date of Ce	rtification or License:	
Date of Sigr	ature:			

Form ID14 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

24/7 Appraisals Inc.

niform Residential	Appraisal	Repo
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Progrint Sight Aportand         X res Simple         Description           Sestiment Type         Punchase Transaction         Moderss         9320 Chrosspeake Dr., San Dieso, CA 92123         Itelestication           Itelestication Control         Moderss         9320 Chrosspeake Dr., San Dieso, CA 92123         Itelestication         Yes         No           Heynot data source(s) used, offening price(s), and date(s).         Per table and MLS the subject has not sold or been listed in the past 12 months.         Itelestication         Yes         No           Contract Price S         Date of Contract         is the property solar the owner of public needed?         Yes         No         No           Contract Price S         Date of Contract         is the property solar the owner of public needed?         Yes         No Data Source(s)           Contract Price S         Date of Contract         is the property solar the owner of public needed?         Yes         No Data Source(s)           Contract Price S         Date of Contract         is the property solar the owner of public needed?         Yes         No Data Source(s)           Contract Price S         Date of Contract         is the owner of multi-anity on Source(s)         Notation Source(s)         Notation Source(s)           Contract Price ADE         Date of Contract         is the owner	_		Uniform Residential			28JAN22MEISTER
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Interior Time?         Status Target 72:10:21:10:21:00:1         Mit Target 72:20         Cature 72:20         Cature 72:20         Cature Target 72:20         Cature 72:20         Cature Target 72:20         Cature 72:20 <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>						
Inspection         Tark for				Samuel Floyd	Count	y Kern
Note Relation time         California City         Description         Description         Description         PDD         Into 10, 00, 11         permethy           Process Right Assertion         M Ensure Travers				Tax Year 2021	R.E. 1	axes \$ 772
Proof price August Note:         The stage of the s	L					
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specific discurced/used_listed_listed_listed_listed_in_listed_in_the_pased 12 months. <pre></pre>						Vec 💟 No
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preferinal						
Contract Plans 1         Date of Contract         Is the property safer the source of public record?         In the property safer the source of contract sectors on the public record?         In the public record?         I		I did did not analyze the contract for	r sale for the subject purchase transaction. Explain t	he results of the analysis of the contract	for sale or why th	e analysis was not
Note: Rece and the neighborhood are not appraisal factors.       Note: Place and the neighborhood Descaterinities       One-Unit Moxing Trends       One-Unit Moxing       Present Land Use %         Lostion       Ubox       Y8: 25:75%       Ubox 27%       Deschard Moxing       Present Land Use %         Served       Raid       State Time       Ubde Smith       Deschard Mission       Present Land Use %         Served       Raid       State Time       Ubde Smith       Deschard Mission       Present Land Use %         Served       Raid       State       State       Time Addition       Present Land Use %         Served       Raid       State       State       Time Addition       Present Land Use %         Served       Raid       More Monitors       State       Time Addition       Present Land Use %         Add Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       State       Noet       No.F         <		performed.				
Note: Rece and the neighborhood are not appraisal factors.       Note: Place and the neighborhood Descaterinities       One-Unit Moxing Trends       One-Unit Moxing       Present Land Use %         Lostion       Ubox       Y8: 25:75%       Ubox 27%       Deschard Moxing       Present Land Use %         Served       Raid       State Time       Ubde Smith       Deschard Mission       Present Land Use %         Served       Raid       State Time       Ubde Smith       Deschard Mission       Present Land Use %         Served       Raid       State       State       Time Addition       Present Land Use %         Served       Raid       State       State       Time Addition       Present Land Use %         Served       Raid       More Monitors       State       Time Addition       Present Land Use %         Add Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       State       Noet       No.F         <	ACT	Contract Drice ¢ Data of Co	ntraat la the property coller the	owner of public record?	No. Data Sc	
Note: Rece and the neighborhood are not appraisal factors.       Note: Place and the neighborhood Descaterinities       One-Unit Moxing Trends       One-Unit Moxing       Present Land Use %         Lostion       Ubox       Y8: 25:75%       Ubox 27%       Deschard Moxing       Present Land Use %         Served       Raid       State Time       Ubde Smith       Deschard Mission       Present Land Use %         Served       Raid       State Time       Ubde Smith       Deschard Mission       Present Land Use %         Served       Raid       State       State       Time Addition       Present Land Use %         Served       Raid       State       State       Time Addition       Present Land Use %         Served       Raid       More Monitors       State       Time Addition       Present Land Use %         Add Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       Time Addition       Present Land Use %         Mark Control       No.F       More Monitors       State       State       Noet       No.F         <	JTR.					
Note: Rece and the neighborhood are not appraisal factors.       Note: Analytic Composition of the neighborhood are not appraisal factors.         Note: No	Ś			cic.) to be paid by any party on behan of		
Neighborhood Diversetivistics         One-Unit Housing         Present and the %           Neith Q						
Neighborhood Diversetivistics         One-Unit Housing         Present and the %           Neith Q						
Location         Life         Note:         Process Name         Stable         Process Name         Process		-				
Bittley Morr 75%         Correct State 25%         DemandState 35%         DemandState 35%         DemandState 37%         DemandS		, , , , , , , , , , , , , , , , , , ,		-		
Browth         Tape         Note         The relation of the state of the relation of the relatis (relation of the relation						
Ad. (WEST) Mitchell Bivd.       251       Prix.       31       Ibbr.       10 %         Septembored Description       The subject property is located in an area that consists of mostly single family dwellings.       Schools, shopping,         employment, parks, freeways, public transportation and other support facilities are within good proximity.       The other 10% in present land use is for undereload using is family dwellings.       School (WEST) Mitchell Bivd.       The other 10% in present land use is for undereload using is family dwellings.         Binde Contine (Web in a values are increasing due to low interest rates and a low supply of inventory.       The other 10% in present land use is for undereload use is for undereload use is for undereload use is good program signated containing (bacatablese use)       Atta (Dottion upport in the other interest rates and a low supply of inventory.         Dimensions 80:0125       Atta 10019 of Dottion Commercial       Dimensions 10% containing (bacatablese use)       None         Dimensions 80:0126       Atta 10019 of Dottion Commercial       Dimensions 10% containing (bacatablese use)       None       Dimensions 10% containing (bacatablese use)         Dimensions 100:0126       Atta 10019 of Dottion (bacatablese use)       Dimensions 10% containing (bacatablese use)       Dimensions 10% containis (bacatablese use)       Dimensions 10% contai	QC					<b>V</b>
Tai. (WEST) Mitchell Blvd.       261       PRd. 31       Other       0 %         September Discovers       261       PRd. 31       Other       0 %         September Discovers       September Discovers </th <th>Ř</th> <th></th> <th></th> <th></th> <th></th> <th></th>	Ř					
Neiphoned Rescription         The subject property is located in an area that consists of mostly single family dwellings. Schools, shopping.           employment, parks, fnewaxe, public transportation and other support facilities are within good proximity. The other 10% in present land use is for undeveloped open land and parks.           Medito Cattorius ranks, fnewaxe, public transportation and other support facilities are values with typical market absorption being under 3 months. Home values are increasing due to low interest rates and a low supply of inventory.           Dimensions Rox125         Anis 10016 gf         State (antitions constraint)           Dimensions Rox125         Mais 10016 gf         State (antitions constraint)           Dimensions Rox125         Mais 10016 gf         State (antitions constraint)           Extended State of ablect horeord norms (Grandsheed Like)         In Row Mais 20020         Meta 4 and state (antitions indicate constraint)           Extende Visite To the antitic trait Resonstate.         State 4 Roy None         Alive None         Meta 4 and state (antitions constraint)           Extende Visite To the antitic trait Resonstate.         State 4 Row Mais # 0602202393E         FMA Mais Date 09/2820208	BORI	- (- )				
employment, parks, freeways, public transportation and other support facilities are within good proximity. The other 10% in present land use is for underecloped open inclined and parks.           Market Conditions (including support for its abve conductions)         Market conditions indicate increasing home values with typical market absorption being under 3 months. Home values are increasing due to low interest rates and a low supply of inventory.           Dimensions 80(x12)         Atta 10019 sf         State Rectangular         View N;Res;           Societit Zomg Quasification         C3         Zoning Description         Commercial           Zoning Quasification         C3         Zoning Description         Market conditions;         Market conditions;           Is the light and table use of subject propring is improved (or as propresed pp plane and specification) for the diversity as improved (or as propresed pp plane and specification) for the diversity as improved (or as propresed pp plane and specification) for the diversity as improved (or as propresed pp plane and specification) for discription         Market conditions;         Market condition;         Market condition	Ч		property is located in an area that con	sists of mostly single family dw		
Market Conditions indicate increasing home values with typical market absorption being under 3 months. Home values are increasing due to low interest rates and a low supply of inventory.         Dimensions 80x125       Ana 10019 sf         Situp Rectangular       Vew N;Res;         Dimensions 80x125       Ana 10019 sf         Line Holder and exite of adult property as improved (or as propered pro plane ad specification) the rest use?       Yes       No If Ne. 4000         Utilities       Public       Other (describe)       Fublic       Other (describe)       Off-site improvements - Type       Public         Itelescription       Commercial       Stroft Asphalt       Image: Commercial Asphalt       Image: Commercial Asphalt       Image: Commercial Asphalt         Sas       Sastimy Sewer       Alley Nonce       Image: Commercial Asphalt       Image: Commercial Asphalt       Image: Commercial Asphalt         Sastimus Aspecial Flood Hazed Area       Yes       Not FEM Algo Date 09:26/2008       FEM Algo Date 09:26/2008       Ana three any adverse site conditions or external factors (essements, encreachments, environmental conditions, land uses, etc.)?       Yes       No If Yes, description         The subject fronts a busy road (California Citve Divd.)       Exterior Description       materials/condition       Imaterials/condition         Yes       Dimensions       Satup Aspect       Sonttra Asphane       Commeretals/Cood	NEI O					
Under 3 months. Home values are increasing due to low interest rates and a low supply of inventory.         Dimetions 80x125       Avial 10019 of Singe Rectangular       View N;Res;         Specific Zoing Cassification C3       Legal Nonconforming Grandfathrord Using       Iwa Zoning Imaginatory       View N;Res;         Zoing Compliance X Legal       Legal Nonconforming Grandfathrord Using       Iwa Zoning Imaginatory       View N;Res;         Zoing Compliance X Legal       Legal Nonconforming Grandfathrord Using       Iwa Zoning Imaginatory       View N;Res;         Zoing Compliance X Legal       Legal Nonconforming Grandfathrord Using       Iwa Zoning Displications;       View N;Res;       View N;Res;         Zoing Compliance X Legal       Legal Nonconforming Grandfathrord Using       Iwa Zoning Displications;       View N;Res;       View N;Res;         Zoing Compliance X Legal       Legal Nonconforming Grandfathrord Using       Public Other (Secribe)       Off-sile Improvements-Type       Public Other View Publi	_					
Dimensions       BOX125       Arial       10019 sf       Shape       Rectangular       Vew       N;Res;         Specific Zoning Obussification       C3       Zoning Description       Commercial         Zoning Complance       Legal Nonconforming (Srandfatherd Use)       No Zoning       Illegal (describe)       No If No, describe         List is indivisted and test us of subject moder pairs       Simport as improvements and specifications that services       Viss       No If No, describe         List is indivisted and test us of subject pairs       Water       Simport Associations       Public       Other describe)       Other describe)         List is and and an improvements bypical for the market area?       Alley       No       If No, describe       Alley       No       If No, describe         Are ther any advect site continues or command factor (seconding)       FeMA Rapedial Road Xacondino       FeMA Rapedial Rapedial Xacondino       FeMA Rapedia					es with typical	market absorption being
Specific Zoning Classification         Construction         Commercial           Coning Complexity         All pail         Legal Neconstructing (Gradithered Using Factorial)         If the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?         Yes         No         If No.         If N		under 3 months. Home values are i	ncreasing due to low interest rates and	a low supply of inventory.		
Specific Zoning Classification         Construction         Commercial           Coning Complexity         All pail         Legal Neconstructing (Gradithered Using Factorial)         If the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?         Yes         No         If No.         If N		Dimensions 80x125	Area 10019 sf	Shape Rectangula	r	View N.Res.
Zonng Compliance       Legal       Legal <th></th> <th></th> <th></th> <th></th> <th></th> <th>14,103,</th>						14,103,
Utilities       Public       Other (describe)       Public       Other (describe)       Off-site improvements Type       Public       Philic         2 Gas						
Electricity       Water       Street Asphalt       Image: Street		Is the highest and best use of subject property a	as improved (or as proposed per plans and specifica	tions) the present use?	Yes 🗌 No	If No, describe
Electricity       Water       Street Asphalt       Image: Street		Hilling Dublis Others (describe)	Dublis Other (de			Dublis Dubusts
2 Gas			· · · · · · · · · · · · · · · · · · ·	, ,	,	
FEMA Special Flood Hazard Area       Yes       No       FEMA Map # 06029C2939E       FEMA Map # 06029C2939E         Are there any adverse site conflorms or external factors (essements, serviconmental conflors, land uses, et.)?       Yes       No       If Yes, describe         Are there any adverse site conflorms or external factors (essements, serviconmental conflors, land uses, et.)?       Yes       No       If Yes, describe         The subject fronts a busy road (California City Blvd).       Feundation       Exterior Description       materials/condition         Inits & One       One with Accessory Unit       Concrete Slab       Crawl Space       Feundation Walls       Concrete/Good       Floors       Wood/Tile/Good         Ippe & Det       Att       S-Det/End Unit       Basement Friesh       0       % Cutters & Downspotts       Meta/Cood       Bath Poor Tile/Good         Stating       Proposed       Under Const.       Basement Friesh       0       % Cutters & Downspotts       Meta/Cood       Bath Wainscot       Tile/Good         Design (Style)       Trad       Outside EntryExit       Sump Pump       Window Type       Dual Pane/ Good       Bath Wainscot       Diverset of Cass       0         Proposed       Under Const.       Basement Finish       0       % Cutters & Downspouts       Meta/Cood       Cas negatinet       Pares	SITI					
Are there any adverse site conditions or external factors (assements, environmental conditions, land uses, etc.)?       Yes       No       If Yes, describe         The subject fronts a busy road (California City BIvd).       General Description       The subject fronts a busy road (California City BIvd).         Units & One       Ine with Accessory Unit       Concrete Slab       Grawl Space       Foundation Walls       Concrete/Good       Mors       Wood/Tile/Good         Units & One       Ine with Accessory Unit       Concrete Slab       Grawl Space       Foundation Walls       Concrete/Good       Malls       Drywall/Good         Yes       Not       Interstant       Partial Basement       Partial Basement       Foundation Walls       Concrete/Good       Walls       Drywall/Good         Yes       Interstant       Status       O traine       Status       Other       Foundation Walls       Concrete/Good       Bath Floor       Tile/Good         Vear Buit       1967       Evidence of       Infinistation None       Storage       None       Eastronge       None       Eastronge       None       Eastronge       None       Eastronge       None       Inter/Good       Eastronge       None       Eastronge       None       Eastronge       None       Eastronge       None       Eastronge       None <td< th=""><th></th><th></th><th></th><th></th><th></th><th>EMA Map Date 09/26/2008</th></td<>						EMA Map Date 09/26/2008
General Description       Foundation       Exterior Description       materials/condition         Units Q Dne One with Accessory Unit Q Concrete Slab       Concrete Slab       Concrete/Good       Foundation Walls       Concrete/Good       More Wood/Tite/Good         Vision Q Date       Att:       S-Det/End Unit       Basement Finish       Q       Statism Q       Outside EntryExit       Sum Pump Window Walls       Concrete/Good       Tim/Finish       Wood//Paint/Good         Vers Pott       Att       S-Det/End Unit       Basement Finish       Q       %       Cutures & Downspouts       Metal/Good       Bath Winscord       Drivel/Good         Vers Pott       Trad       Outside EntryExit       Sump Pump Window Type       Data				,		
General Description         Foundation         Exterior Description         materials/condition         Interior         materials/condition           Units         One         One with Accessory Unit         Concrete Slab         Cravil Space         Foundation Walls         Concrete/Good         Floors         Wood/Tile/Good           # of Stories         1         Full Basement         Paral Basement         Stories         Concrete/Good         Walls         Drywall/Cood           Type         Det L         Att         S-Det/End Unit         Sasement Area         0         \$storiace         Comp/Good         Trim/Finish         Wood/Paint/Good         Bath Floor         Tile/Good         Bath Floor         Tile/Good         Bath Floor         Tile/Good         Bath Floor         Tile/Good         Bath Rolor         Tile/Good         Bath Floor         Tile/Good         Bath Floor         Tile/Good         Bath Floor         Tile/Good         Bath Floor         Tile/Good         Difeway         # of Cars         2         Attic         None         Heating         Stories         Additional         Times         Dife Area         Di				I conditions, land uses, etc.)?	🗙 Yes	No If Yes, describe
Units       One       One with Accessory Unit       Concrete Slab       Crawl Space       Foundation Walls       Concrete/Good       Floors       Wood/Tile/Good         Type       Det.       Att       S-Det/End Unit       Basement Trink       0       sq.tt.       Rod Surface       Compr/Good       Trim/Finish       Wood/Tile/Good         Design (Style)       Trad       Outside Entry/Exit       Sump Pump       Window Type       Dual Pane/ Good       Bath Floor       Tile/Good         Vera Pault       1967       Evidence of       Infestation       None       Screens       Metal/Good       Xontexes       2         Heating       Statis       Other       Floor       Screens       Metal/Good       Xontexes       0       None       Effective Age (Yrs)       20       Driveway       Yof Cars       2         Attic       None       Heating       FWA       HWBB       Radant       Amenites       Woodstove(s) # 0       Driveway W of Cars       2       0         Proposatir       Statis       Other       Floor       Vera Coulting       Paraloace(s) # 0       X Perce Wood/Chn       Gargat # of Cars       0         Prinshed       Heated       Individual       Other       Pool       None       Other (Ar		i ne subject fronts a busy road (Cali	tornia City Blvd).			
Units       One       One with Accessory Unit       Concrete Slab       Crawl Space       Foundation Walls       Concrete/Good       Floors       Wood/Tile/Good         Type       Det.       Att       S-Det/End Unit       Basement Trink       0       sq.tt.       Rod Surface       Compr/Good       Trim/Finish       Wood/Tile/Good         Design (Style)       Trad       Outside Entry/Exit       Sump Pump       Window Type       Dual Pane/ Good       Bath Floor       Tile/Good         Vera Pault       1967       Evidence of       Infestation       None       Screens       Metal/Good       Xontexes       2         Heating       Statis       Other       Floor       Screens       Metal/Good       Xontexes       0       None       Effective Age (Yrs)       20       Driveway       Yof Cars       2         Attic       None       Heating       FWA       HWBB       Radant       Amenites       Woodstove(s) # 0       Driveway W of Cars       2       0         Proposatir       Statis       Other       Floor       Vera Coulting       Paraloace(s) # 0       X Perce Wood/Chn       Gargat # of Cars       0         Prinshed       Heated       Individual       Other       Pool       None       Other (Ar						
# of Stories       1       Full Basement       Partial Basement       Exterior Walls       Stucco/Good       Walk       Drywall/Good         Type       Det.       Att       S-Det/End Unit       Basement Finish       0       %       Gutters & Downspouts       Metal/Good       Bath Floor       Tim/Finish       Wood/Paint/Good         Design (Style)       Trad       Outside Entry/Exit       Sump Pump       Dual Pane/ Good       Bath Wainscot       Tile/Good         Vear Built       1967       Evidence of       Infestation       None       Storms Sast/Insulated       None       Car Storage       None         Effective Age (Yrs)       20       Dampness       Settement       Screens       Metal/Good       Driveway Surface       Dirt         Drop Stair       Stairs       Other       Fuel Gas       Fireplace(s) # 0       Fence Wood/Chn       Garage       # of Cars       0         Ploor       Scuttle       Cooling       Central Air Conditioning       PlatoNeck       Patio       None       Bath       Dirt       Built-in         Appliances       Refrigerator       Range/Oven       Dishwasher       Dishwasher       Dishwasher       Microwave       Washer/Dryer       Other       Other       Screens       Scutthe condition:<		General Description	Foundation	Exterior Description material	s/condition Int	erior materials/condition
Type       Det       Att       S-Det/End Unit       Basement Area       0 sq.ft.       Roof Surface       Comp/Good       Trim/Finish       Wood/Paint/Good         Design (Style)       Trad       0 Utder Const.       Basement Finish       0       %       Gutters & Downspouts       Metal/Cood       Bath Floor       Tile/Good         Design (Style)       Trad       0 Utside Entry/Exit       Sump Pump       Window Type       Dual Pane/ Good       Bath Wainscot       Tile/Good         Vear Built       1967       Evidence of Infestation None       Screens       Metal/Good       Bath Wainscot       Tile/Good         Vear Built       1967       Evidence of Infestation None       Screens       Metal/Good       Driveway \$urface       Dirt         Type Stair       None       Heating       Revieway       Sufface       Other       Fuel Gas       Fireplace(s) # 0       Frence Wood/Chn       Garage       # of Cars       0         1       Boto       X Scuttle       Cooling       Central Air Conditioning       Patio/Deck Patio       Proth Cvrd       Carpot # of Cars       0         2       Finished       Heated       Individual       Other       Pool None       Other None       Att       Det       Built-in         4 <th></th> <th></th> <th></th> <th>Foundation Walls Concrete/G</th> <th></th> <th>1100u) 1110/ 000u</th>				Foundation Walls Concrete/G		1100u) 1110/ 000u
Existing       Proposed       Under Const.       Basement Finish       0       %       Gutters & Downspouts       Metal/Good       Bath Non       Tile/Good         Design (Style)       Trad       Outside Entry/Exit       Sump Pump       Window Type       Dual Pane/ Good       Bath Wainscot       Tile/Good         Year Built       1967       Evidence of       Infectation None       Storm Sath/Isulated       None       Car Storage       None         Effective Age (Yrs)       20       Dampees       Destiment       Screens       Metal/Good       Driveway Surface       Dirt         Into       Torp Stair       Stairs       Other       Fuel Gas       Fireplace(s) # 0       Fereive Mood/Chn       Garage # of Cars       0         Ploor       Scuttle       Cooling       Central Air Conditioning       Patio/Deck Patio       Porch Cvrd       Carport # of Cars       0         Appliances       Refrigerator       Range/Oven       Disbnesher       Disposal       Microwave       Washer/Dryer       Other None       Att.       Det.       Built-in         Appliances       Refrigerator       Range/Oven       Disbnesher       Disposal       Microwave       Washer/Dryer       Other None       Att.       Det.       Built-in		•				
Design (Style)       Trad       Outside Entry/Exit       Sump Pump       Window Type       Dual Pane/ Good       Bath Wainscot Tile/Good         Year Built       1967       Evidence of       Infestation       None       Car Storage       None         Effective Age (Yrs)       20       Dampness       Settlement       Storm Sash/Insulated       None       Car Storage       None         Attic       None       Starting       Other       Fuel Gas       Fireplace(s) # 0       Mineway Surface       Dirtway Surface       Dirt         Poor       XScuttle       Cooling       Central Air Conditioning       Patio/Deck Patio       Porch Cvrd       Carport       # of Cars       0         Pholon       Scuttle       Cooling       Central Air Conditioning       Patio/Deck Patio       Porch Cvrd       Carport       # of Cars       0         Appliances       Refrigerator       Starge(Oven       Dishwasher       Disposal       Microwave       Washer/Dyer       Other       Other       Det       Bet/       Bath/(s)       1,663       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject is in average condition and typical for the area. All living areas are of average       sizes with average functional utility. No functional obsolescence			• • •	00000		
Year Built       1967       Evidence of       Infestation       None       Storm Sash/Insulated       None       Car Storage       None         Effective Age (Yrs)       20       Dampness       Settlement       Screens       Metal/Good       Driveway       # of Cars       2         Attic       None       Heating       FWA       HWBB       Radiant       Mentities       Woodstove(s) # o       Driveway Surface       Dirt         Orop Stair       Stairs       Other       Fuel Gas       Fireplace(s) # o       Zentor Wood/Chn       Garage # of Cars       0         Ploor       X Scuttle       Cooling       Central Air Conditioning       P Patio/Deck Patio       Porch Cvrd       Carport # of Cars       0         appliances       Refrigerator       Range/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)         Finished       Heated       Individual       Other       Pool None       1,1       Bath(s)       1,663       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject is in average condition and typical for the area. All living areas are of average       sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at tit						
Effective Age (Yrs)       20       Dampness       Settlement       Screens       Metal/Good       Driveway       # of Cars       2         Attic       None       Heating       FWA       HWBB       Radiant       Amenities       Woodstove(s) # 0       Driveway       Driveway Surface       Dirt         Drop Stair       Stairs       Other       Fuel       Gas       Fireplace(s) # 0       Fence       Woodstove(s) # 0       Driveway Surface       Dirt         Ploor       Scuttle       Cooling       Central Air Conditioning       Patio/Deck       Patio       Patio/Deck       Patio       Patio       Carport       # of Cars       0         Appliances       Refrigerator       Agange/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other       None       Att       Det       Built-in         Appliances       Refrigerator       Range/Oven       Dishwasher       A Bedrooms       1.1       Bath(s)       1,663       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject has the typical energy efficient saving appliances and items.       Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C3;Kitchenupdated-eleven to fifteen years <td< th=""><th></th><th></th><th></th><th></th><th></th><th></th></td<>						
Attic       None       Heating X FWA       HWBB       Radiant       Amenities       Woodstove(s) # 0       Driveway Surface       Dirt         Drop Stair       Stairs       Other       Fuel Gas       Fireplace(s) # 0       X Fence Wood/Chn       Garage       # of Cars       0         Floor       Scuttle       Cooling X Central Air Conditioning       Patio/Deck Patio       Porch Cvrd       Carpott       # of Cars       0         Appliances       Refrigerator       X Range/Oven       Disbwasher       Disposal       Microwave       Washer/Dryr       Other       Att.       Det.       Built-in         Appliances       Refrigerator       X Range/Oven       Disbwasher       Disposal       Microwave       Washer/Dryr       Other (describe)         Finished area above grade contains:       7       Rooms       1.1       Bath(s)       1,663       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject has the typical energy efficient saving appliances and items.       C3;Kitchen-updated-eleven to fifteen years       ago;Bathrooms-updated-eleven to fifteen years ago;The subject is in average condition and typical for the area. All living areas are of average       sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.				-		
Floor       Scuttle       Cooling       Central Air Conditioning       Patio/Deck Patio       Porch Cvrd       Carport       # of Cars       0         c       Finished       Heated       Individual       Other       Pool None       Other None       Att.       Det.       Built-in         Appliances       Refrigerator       Range/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)         Finished area above grade contains:       7       Rooms       4       Bedrooms       1.1       Bath(s)       1,663       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject has the typical energy efficient saving appliances and items.         Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C3;Kitchen-updated-eleven to fifteen years         ago;Bathrooms-updated-eleven to fifteen years ago;The subject is in average condition and typical for the area. All living areas are of average         sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of         inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes       No       If No, describe			Heating 🗙 FWA 🗌 HWBB 🗌 Radiant	Amenities 🗌 Woodsto		
Image: Second state       Individual       Other       Pool None       Other None       Att       Det.       Built-in         Appliances       Refrigerator       Range/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)         Finished area above grade contains:       7       Rooms       4       Bedrooms       1.1       Bath(s)       1,663       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject has the typical energy efficient saving appliances and items.       Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C3;Kitchen-updated-eleven to fifteen years ago;The subject is in average condition and typical for the area. All living areas are of average         sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes       No       If No, describe         Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?       Yes       No       If No, describe						
Appliances       Refrigerator       Range/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)         Finished area above grade contains:       7       Rooms       4       Bedrooms       1.1       Bath(s)       1,663       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject has the typical energy efficient saving appliances and items.         Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C3;Kitchen-updated-eleven to fifteen years ago;The subject is in average condition and typical for the area. All living areas are of average sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes       No       If Yes, describe         Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?       Yes       No       If No, describe						
Finished area above grade contains:       7       Rooms       4       Bedrooms       1,1       Bath(s)       1,663       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject has the typical energy efficient saving appliances and items.         Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C3;Kitchen-updated-eleven to fifteen years         ago;Bathrooms-updated-eleven to fifteen years ago;The subject is in average condition and typical for the area. All living areas are of average         sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes       No       If Yes, describe         Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?       Yes       No       If No, describe	NTS					Att. Det. Built-in
Additional features (special energy efficient items, etc.). The subject has the typical energy efficient saving appliances and items.  Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-eleven to fifteen years ago;Bathrooms-updated-eleven to fifteen years ago;The subject is in average condition and typical for the area. All living areas are of average sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.  Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Ves No If Yes, describe  Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Ves No If No, describe					,	f Gross Living Area Above Grade
Describe the conductor of the property (including needed repairs, deterioration, renovations, renovation, and typical for the area. All living areas are of average sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes       No       If Yes, describe         Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?       Xes       No       If No, describe		-	· · ·			
Describe the conductor of the property (including needed repairs, deterioration, renovations, renovation, and typical for the area. All living areas are of average sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes       No       If Yes, describe         Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?       Xes       No       If No, describe	IPR					
sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.  Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes No If Yes, describe  Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes No If No, describe	M	Describe the condition of the property (including	needed repairs, deterioration, renovations, remodel	ing, etc.). C3;Kitcher	n-updated-ele	ven to fifteen years
inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes No If Yes, describe         Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?       Yes No If No, describe		ago;Bathrooms-updated-eleven to fi	fteen years ago;The subject is in avera	ge condition and typical for the	e area. All livir	ng areas are of average
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes No If Yes, describe Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe			No functional obsolescence was noted	. Typical physical depreciation	with no majo	r repairs needed at time of
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?		inspection.				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Xes No If No, describe					,	
		Are there any physical deficiencies or adverse co	onditions that affect the livability, soundness, or stru	ictural integrity of the property?	1 1	Yes 🗙 No If Yes. describe
		Are there any physical deficiencies or adverse co	onditions that affect the livability, soundness, or stru	ictural integrity of the property?		Yes 🔀 No If Yes, describe
		Are there any physical deficiencies or adverse co	onditions that affect the livability, soundness, or stru	ictural integrity of the property?		Yes 🗙 No If Yes, describe
Freddie Mac Form 70 March 2005 LIAD Version 9/2011 Page 1 of 6 Eannie Mae Form 1004 March 2005						
Freddie Mac Form 70 March 2005 LIAD Version 0/2011 Page 1 of 6 Fannie Mae Form 1004 March 2005						

# Uniform Residential Appraisal Report

			l	Jnif	orm	ı Re	sider	ntial A <sub>l</sub>	opra	aisal	Re	port		File #	28JA	N22N	/IEIS <sup>-</sup>	ΓER
There are 4 comparabl	le prop	erties c	urrently	offered	d for sa	ale in <sup>.</sup>	the subjec	t neighborh	ood rar	nging in	price	from \$ 192,5	00		to S	37	0.000	) .
												ce from \$ 202		)		to \$ ;		
FEATURE		SUBJEC					LE SALE #					E SALE # 2	,					LE # 3
Address 9031 California C	Citv B	lvd		2090	1 90th	n St			8779	N Loc	p Blv	d		7418	Calif	ornia (	Citv E	Blvd
California City, C	-			Calif	ornia (	Citv. C	CA 9350	5			-	A 93505				City, C	-	
Proximity to Subject					miles					miles				1.66				
Sale Price	\$						\$	275,000				\$ 260,	000				\$	292,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	150.44	4 sq.ft.			\$	200.62	sq.ft.			\$ ^	179.5	8 sq.ft.		
Data Source(s)				GAV	AR#2	10087	71;DON	182	GAV	AR#21	01082	29;DOM 5		GAV	AR#2	10095	573;D	OM 14
Verification Source(s)				Doc#	4315	01/1	0/2022					01/05/2022						/22/2021
VALUE ADJUSTMENTS	DI	ESCRIPT	ION		SCRIPT			Adjustment		SCRIPTI		+(-) \$ Adjustm	ent	DES	SCRIPT	ION	+(	-) \$ Adjustment
Sales or Financing				ArmL	_th				ArmL	_th				ArmL	th			
Concessions				FHA	;0				Conv	/;0				Conv	;0			
Date of Sale/Time				s01/2	22;c10	/21			s01/2	22;c12/	/21			s11/2	1;c11	/21		
Location	A;Bs	syRd;		N;Re	es;			-5,000	A;Bs	yRd;				A;Bsy	/Rd;			
Leasehold/Fee Simple	Fee	Simple	Э	Fee	Simple	9			Fee S	Simple	•			Fee S	Simple	Э		
Site	1001	19 sf		9583	sf			0	8712	sf		+2,	614	8276	sf			+3,486
View	N;Re	es;		N;Re	es;				N;Re	es;				N;Re	s;			
Design (Style)	DT1	;Trad		DT1;	Trad				DT1;	Trad				DT1;	Trad			
Quality of Construction	Q4			Q4					Q4					Q4				
Actual Age	55			35				0	28				0	18				0
Condition	C3			C3					C3					C3				
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths		
Room Count	7	4	1.1	6	3	2.0		-10,000	6	3	2.0	-10,	000	7	4	2.0		-10,000
Gross Living Area		1,663	3 sq.ft.		1,828	3 sq.ft.		-3,300		1,296			340		1,626	sq.ft.		0
Basement & Finished	0sf			0sf					0sf					0sf				
Rooms Below Grade																		
Functional Utility	Aver	age		Aver	age				Aver	age	_			Avera	age			
Heating/Cooling	FWA	VCent	ral	FWA	/Centi	ral			FWA	/Centr	al			FWA	/Cent	ral		
Energy Efficient Items	Typi	cal		Typic	cal				Typic	cal				Typic	al			
Garage/Carport	2dw			2ga2				-5,000				-5,		2ga2				-5,000
Porch/Patio/Deck	Patio	o/Porcl	h		/Porch	า		,		/Porch	ו ו	,		Patio		h		
Pool/Spa	None			None					None					None				
R S S S S S S S S S S S S S S S S S S S																		
Net Adjustment (Total)					] + [	Χ-	\$	-23,300		] + 🚺	Χ-	\$-5,	046		+	Χ-	\$	-11,514
				Net Ad				,				,		Net Adj				,
Adjusted Sale Price				INCL AU	IJ.	8.5 %			Net Ad	J.	1.9 %			ivel Auj		3.9 %		
Adjusted Sale Price of Comparables				Gross		8.5 % 8.5 %		251,700		-	1.9 % 9.6 %	\$ 254,		Gross /		3.9 % 6.3 %		280,486
	the sale	e or trans	sfer histo	Gross	Adj.	8.5 %	\$	,	Gross	Adj.	9.6 %	\$ 254,						280,486
	the sale	e or trans	sfer histo	Gross	Adj.	8.5 %	\$	,	Gross	Adj.	9.6 %	\$ 254,						280,486
	the sale	e or trans	sfer histo	Gross	Adj.	8.5 %	\$	,	Gross	Adj.	9.6 %	\$ 254,						280,486
I X did       did not research         My research       did X did				Gross bry of th	Adj. ne subjec	8.5 % ct prope	\$ erty and cor	nparable sal	Gross es. If no	Adj. t, explair	9.6 %	\$ 254,	954	Gross /				280,486
My research did Md I did not research My research did X did Data Source(s) MLS/Reali	not reve	eal any p		Gross bry of th	Adj. ne subjec	8.5 % ct prope	\$ erty and cor	nparable sal	Gross es. If no	Adj. t, explair	9.6 %		954	Gross /				280,486
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Freddie Mac Form 70 March 2005

# Uniform Residential Appraisal Report

			SIUGIILIAI A	•			File # 2	28JAN22M	
FEATURE	SUBJECT		LE SALE # 4	COM	PAKABL	E SALE # 5		COMPARABL	E SALE # 6
Address 9031 California C	-	20841 108th St	A 03505						
California City, C. Proximity to Subject	A 93202	California City, C 1.74 miles E	A 99202						
Sale Price	\$	1.74 IIIIes E	\$ 299,900			\$			\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 199.27 sq.ft.		\$	sq.ft.		\$	sq.ft.	Ŧ
Data Source(s)	- Oq.it.	FlexMLS#22001		-	- 1.10			-4.10	
Verification Source(s)		Active Listing							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPT	ION	+(-) \$ Adjustment	DES	CRIPTION	+(-) \$ Adjustment
Sales or Financing		Listing							
Concessions									
Date of Sale/Time		Active							
Location	A;BsyRd;	N;Res;	-5,000						
Leasehold/Fee Simple Site	Fee Simple	Fee Simple	0						
View	10019 sf N;Res;	10018 sf N;Res;	-5,000						
Design (Style)	DT1;Trad	DT1;Trad	-5,000						
Quality of Construction	Q4	Q4							
Actual Age	55	14	0						
Condition	C3	C3							
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total B	drms. Baths	
Room Count	7 4 1.1	6 3 2.0	-10,000						
Gross Living Area	1,663 sq.ft.	1,505 sq.ft.	+3,160		sq.ft.			sq.ft.	
Basement & Finished	0sf	0sf							
Rooms Below Grade									
Functional Utility	Average	Average							
Heating/Cooling	FWA/Central	FWA/Central							
Energy Efficient Items	Typical	Typical							
Garage/Carport Porch/Patio/Deck	2dw	2ga2dw	-5,000						
Pool/Spa	Patio/Porch None	Patio/Porch None							
Γυυησμα									
Net Adjustment (Total)		□ + X -	\$ -21,840	+	٦-	\$		+ 🗌 -	\$
Adjusted Sale Price		Net Adj. 7.3 %		Net Adj.	%		Net Adj.	%	
of Comparables		Gross Adj. 9.4 %		Gross Adj.	%	\$	Gross Ad		\$
Report the results of the research a		sale or transfer history							
ITEM	SL	IBJECT	COMPARABLE SA	LE#4	CC	OMPARABLE SALE # {	5	COMPAR	ABLE SALE # 6
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s)	MLS/Realist		MLS/Realist/Title						
Effective Date of Data Source(s)	01/28/2022		01/28/2022						
Analysis of prior sale or transfer hi				subject has	s no ki	nown 36-month p	rior trar	nster histor	/.
Comp 4 - 20841 108th St	nas no known 12-	-month prior trans	ster history.						
Analysis/Comments See tex	xt addendum.								

See text addendum.

	(not required by Fannie Mae)			
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estin due to unknown elements of the subject's. Per client instructions, the	ns. nating site value) Cost		n was not utili:	zed. This was
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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.

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.

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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Peter K Ayaleanos	Name
Company Name 24/7 Appraisals Inc.	Company Name
Company Address 4302 Whitsett Ave #6	Company Address
Studio City, CA 91604	
Telephone Number (818) 691-3557	Telephone Number
Email Address 247apps@sbcglobal.net	Email Address
Date of Signature and Report 02/25/2022	Date of Signature
Effective Date of Appraisal 01/28/2022	State Certification #
State Certification # AR036067	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State <u>CA</u>	
Expiration Date of Certification or License <u>01/04/2023</u>	SUBJECT PROPERTY
	Did not inspect subject property
ADDRESS OF PROPERTY APPRAISED	<ul> <li>Did inspect exterior of subject property from street</li> </ul>
9031 California City Blvd	Date of Inspection
California City, CA 93505	Did inspect interior and exterior of subject property
APPRAISED VALUE OF SUBJECT PROPERTY \$260,000	Date of Inspection
LENDER/CLIENT	
Name No AMC	COMPARABLE SALES
Company Name Salas Financial	
Company Address <u>9320 Chesapeake Dr., San Diego, CA 92123</u>	Did not inspect exterior of comparable sales from street
	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

Borrower	Joshua Meister						
Property Address	9031 California City Blvd						
City	California City	County Kern	State C	CA Zip	p Code	93505	
Lender/Client	Salas Financial						

# After Repair Value (ARV): \$260,000.

(After repair value opinion is based on comparable sales #1-3.)

At the client's request further research has determined an as repaired value and completed under the extraordinary assumption that the subject property has been updated and or remodeled per the attached budget (see addendum). This assumption includes that the subject property has been completely remodeled in a workmanlike manner to the standards as required within the building codes and permits of the certain county and/or area neighborhood zoning and use codes.

# <u>The subject had both carbon monoxide and smoke detectors installed and all the utilities were working at the time of inspection.</u>

The water heater was double strapped.

<u>Comments on the Sales Comparison Approach</u> DUE TO A LACK OF COMPARABLES WITH ADVERSE LOCATIONS SIMILAR TO THE SUBJECT, THE MARKET AREA WAS EXTENED OUT 2 MILES.

THE COMPARABLES WERE SELECTED BY THE FOLLOWING SPECIFIC SEARCH PARAMETERS: ALL CLOSED SALE COMPARABLES UTILIZED ARE RECORDED CLOSED/SETTLED SALES ONE MILE FROM THE SUBJECT AND 20% DIFFERENCES IN GLA WITHIN THE LAST SIX MONTHS WITH 3 SALES WITHIN THE LAST 90 DAYS, ALL COMPARABLES ARE ALL LOCATED WITHIN THE SUBJECT'S IMMEDIATE NEIGHBORHOOD AND SURROUNDING MARKET AREA.

THE COMPARABLE SALES ALL ARE SIMILAR TO THE SUBJECT, THEY ALL HAVE SIMILAR QUALITY OF CONSTRUCTION AND THEY BRACKET THE SUBJECT'S GLA.

### Adjustment Factors.

SALES AND FINANCING: No financing adjustments were required as all sales were with conventional financing, or the equivalent, with rates and terms typical of the prevailing market. There were no reported buydowns or other financing concessions that would have had an impact on market value.

DATE OF SALE: All of the comparables were recent sales, having closed within the last three to six months. All date of sales are close of escrow dates, unless otherwise noted.

LOCATION: The subject has an adverse residential location for fronting a busy road. Comparable Sales #2 & 3 were all similar to the subject with regards to location; Therefore no adjustments were applied. Comparables #1 & 4 have neutral residential locations and were adjusted downwards \$5,000 for their superior locations.

LEASEHOLD/FEE SIMPLE: All of the comparables were of fee simple ownership, like the subject. No adjustment was warranted.

SITE: Adjustments were made at \$2/SF for differences of 1,000 sf or more.

VIEW: The subject has typical residential views. Comparable Sales #1-4 all have similar views; Therefore no adjustments were applied.

DESIGN: The subject and the comparable sales #1-4 were considered to have similar design and appeal characteristics; no adjustments were needed.

QUALITY OF CONSTRUCTION: All of the comparables were average quality wood-frame dwellings similar to the subject; no adjustments were needed.

ACTUAL AGE: No age adjustment was warranted due to no significant difference in market value being noted in market research.

CONDITION: Comparables #1-4 are all similar in regards to overall condition; Therefore no adjustments were required.

GROSS LIVING AREA: The bedroom adjustments were taken into account with the gross living area adjustments, differences in gross living area greater than 100 square feet, relative to the subject, were adjusted at \$20 per square foot. Adjustments to bathrooms were made at \$20,000 per bathroom and \$10,000 per half bath.

BASEMENT AND FINISHED ROOMS: Neither the subject nor the comparables had a subterranean basement or finished rooms below grade; no adjustment was indicated.

		Supplementa	l Addendum		Fi	le No. 28JAN2	22MEIST	ER
Borrower	Joshua Meister							
Property Address	9031 California City Blvd							
City	California City	County	Kern	State	CA	Zip Code	93505	
Lender/Client	Salas Financial							

FUNCTIONAL UTILITY: No adjustment was indicated as the subject and the comparables were considered to have comparable functional utility.

GARAGE/CARPORT: The subject has a 2 car driveway. An adjustment of \$2,500 per enclosed garage space was utilized.

# **Reconciliation of the Sales Comparison Approach**

The adjusted sales prices of the closed sale comparables ranged from \$251,700 -\$280,486 all of the transactions were timely, and proximate to the subject.

Comparable #1 lends support for being the most recent sale.

Comparable #2 lends support for bracketing the subject's lot and GLA on the low end.

Comparable #3 lends support for being in similar condition and having a similarily adverse location as the subject.

The active listing lends additional support for value.

In the analysis a final estimate of value of \$260,000 is reasonable for the subject by the Sales Comparison Approach.

### **EXPOSURE TIME:**

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of an appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The appraiser has determined that the property would have to be exposed for 30 to 90 days on the open market in order to have a market value of \$260,000 on the effective date of this appraisal.

# **INTENDED USE OF THE APPRAISER'S OPINIONS AND CONCLUSIONS:**

-The intended user of this appraisal report is the lender/client. The intended use is to evaluate the subject property of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Borrower	Joshua Meister				
Property Address	9031 California City Blvd				
City	California City	County Kern	State CA	Zip Code 93505	
Lender/Client	Salas Financial				

**Additional Information** 

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

HIGHEST AND BEST USE: Unless otherwise noted the existing use as a single family residence generally conforms to those uses allowed under the current zoning within the market segment in which it competes, this existing use contributes to the overall value of the whole property when compared to the underlying site values as if vacant. There appears to be no legally permissible uses that would be economically justify the removal of the existing improvements. Accordingly, the existing use is among those determined to be legally permissible, physically possible and economically feasible. Subjects current state can be considered a reasonable expression of the concept of the highest and best use.

PERSONAL PROPERTY: Personal property includes such items as furnishings, artwork, antiques, machinery and equipment. No personal property was included in the valuation of the subject property.

STRUCTURAL/MECHANICAL DEFECTS: Unless specifically noted, this appraisal is based on the special assumption that the subject does not have any structural or mechanical defects. It is assumed that all mechanical equipment and appliances are in satisfactory working condition, unless otherwise noted, and that the electrical/plumbing systems are also adequate, unless otherwise noted. The appraisers are not experts in these areas (not licensed or qualified home inspectors) and have not tested the subject to ensure that all of the above is in working condition. The pest control report (or termite report) and home inspection report if any, were not provided to the appraisers. Lastly, this appraisal is based on the special assumption that the roof and foundation systems are adequate. But again, the appraisers are not experts in these fields and have not tested the subject in these regards.

ADVERSE ENVIRONMENTAL CONDITIONS: There were no obvious environmental hazards present in the improvements, on the site, or in the vicinity of the subject property that were noted at the time of inspection. The value estimated in this report is based on the assumption that the property is not negatively affected by the presence of hazardous substances or detrimental environmental conditions. The appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. It is possible that tests and inspections made by a qualified hazardous substances and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the subject property that would negatively affect its value.

COMPETENCY STATEMENT: The appraisers have analyzed/appraised the subject's property type before. The appraisers possess the necessary knowledge and experience to complete this report in conformity with the competency provision of USPAP.

REAL PROPERTY INTEREST DEFINED: A Fee Simple interest is defined as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." [The Dictionary of Real Estate Appraisal, 3rd Ed.]

DIGITAL SIGNATURES: This report may contain digitally-reproduced signatures, which are approved by FNMA,GNMA, FHA, and HUD. The WINTOTAL appraisal software program allows an appraiser to attach a digitally-reproduced signature by entering a secret password known only to the signing appraiser. Furthermore, after the report is digitally signed, it is locked and cannot be altered by anyone but the signing appraisers.

DIGITAL PHOTOGRAPHS: This report may contain digitally-reproduced photographs, which are approved by FNMA, GNMA, FHA, and HUD. The photos have not been altered or enhanced in anyway that would misrepresent the property or mislead the intended user of this report.

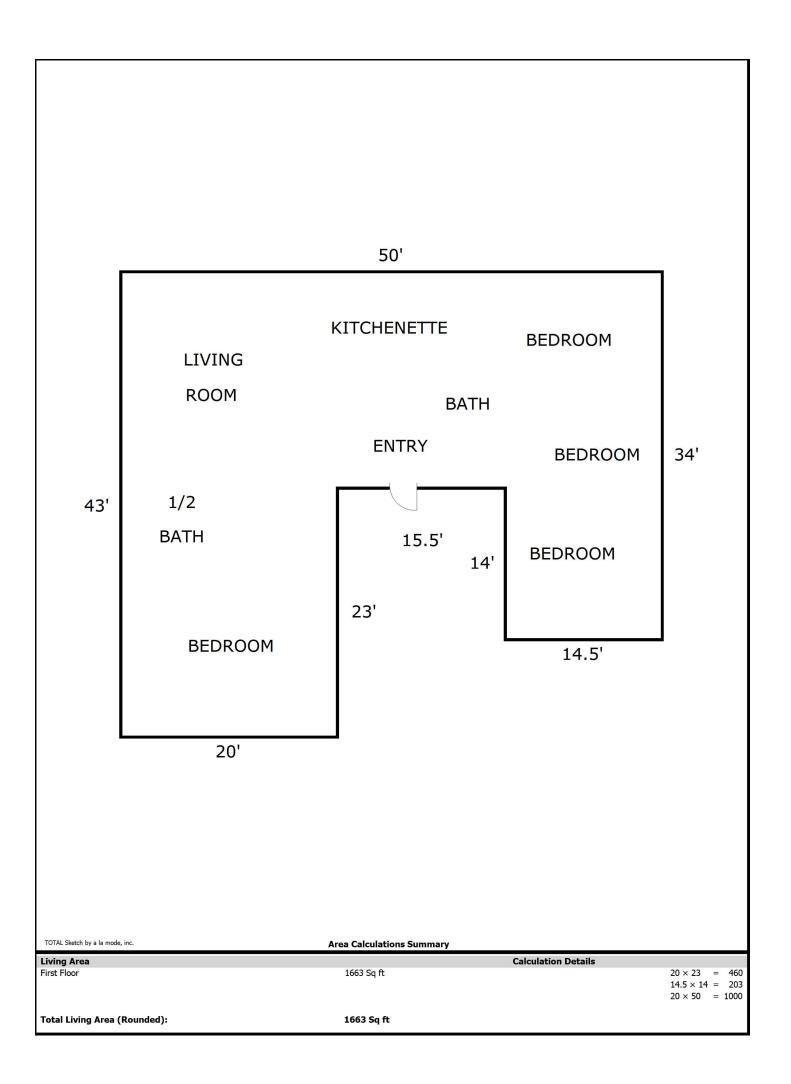
EXTRAORDINARY ASSUMPTION/HYPOTHETICAL CONDITION: It is assumed that permits are available for all structures (unless otherwise noted). It is assumed that the indicated zoning and type of utilities, are stated in the body of this report. It is assumed that this property has no unknown adverse geological issues. The physical characteristics of the comparables were either verified by county/city records, multiple listing service, Realist, or by homeowner verification. The comparable sales used in this report are assumed to have no sales concessions (unless otherwise noted). The estimated cost to cure is assumed to be as stated. If any of these items are found to be not true and correct, I reserve the right to change my appraisal.

Budget



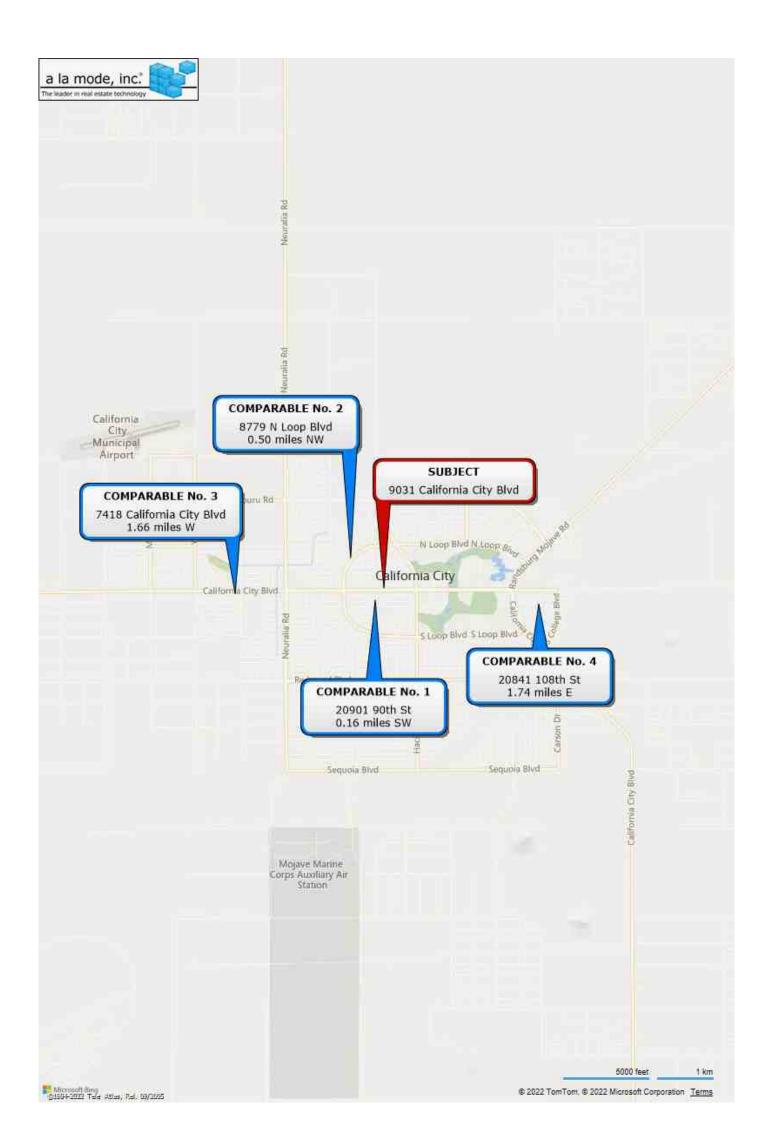
# **Building Sketch**

Borrower	Joshua Meister				
Property Address	9031 California City Blvd				
City	California City	County Kern	State CA	Zip Code 93505	
Lender/Client	Salas Financial				



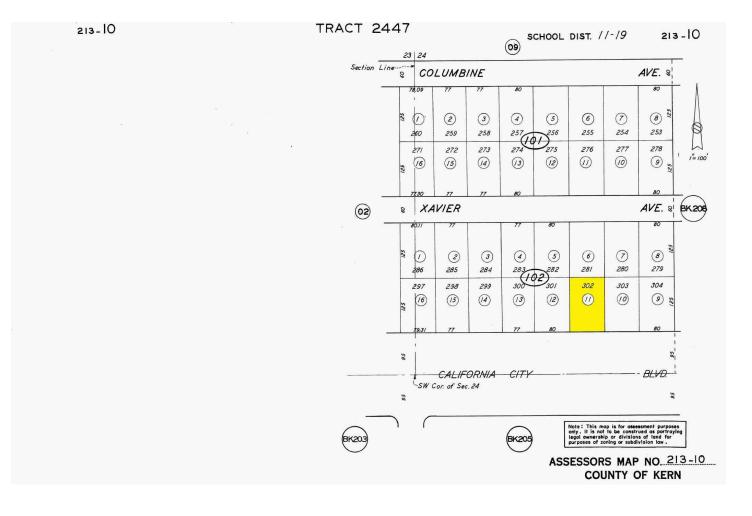
## **Location Map**

Borrower	Joshua Meister				
Property Address	9031 California City Blvd				
City	California City	County Kern	State CA	Zip Code 935	505
Lender/Client	Salas Financial				



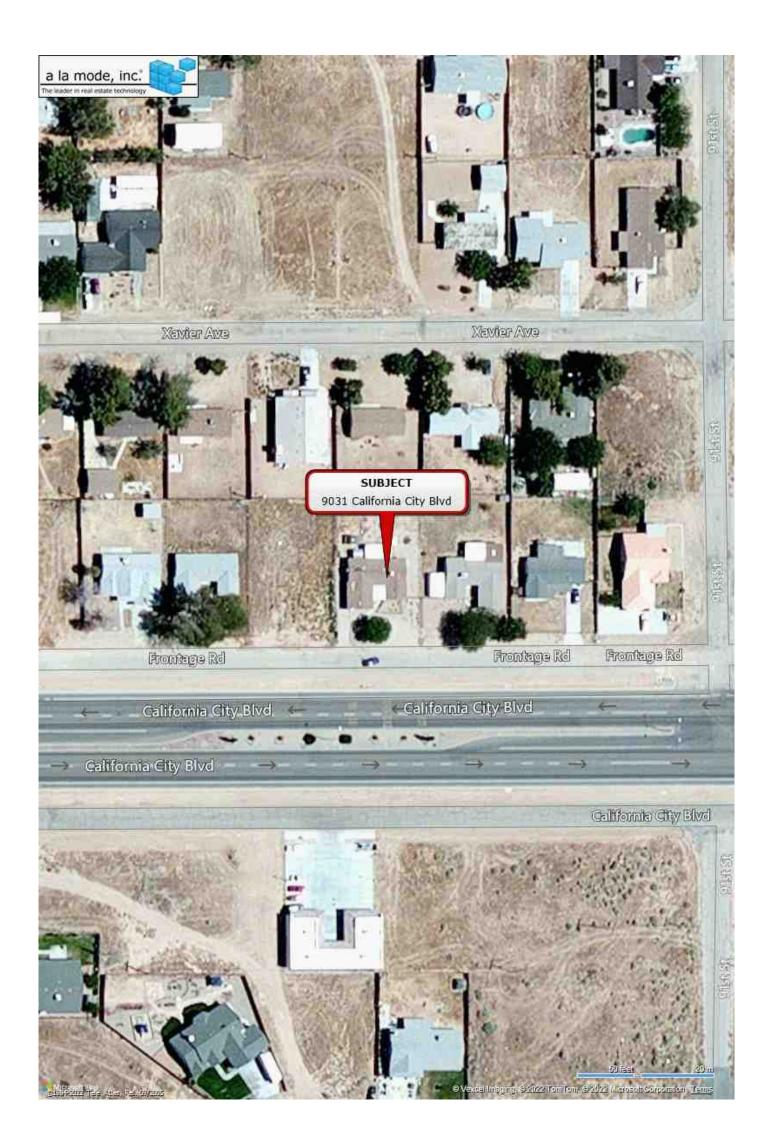
### Plat Map

Borrower	Joshua Meister				
Property Address	9031 California City Blvd				
City	California City	County Kern	State CA	Zip Code 93505	
Lender/Client	Salas Financial				



# **Aerial Map**

Borrower	Joshua Meister				
Property Address	9031 California City Blvd				
City	California City	County Kern	State CA	Zip Code 93505	
Lender/Client	Salas Financial				



# 9031 California City Blvd, California City, CA 93505-2819, Kern County APN: 213-102-11-00-7 CLIP: 2508864512

	Beds N/A	Baths 2	Sale Price <b>\$170,000</b>	Sale Date 08/23/2005	
	Bldg Sq Ft 1,665	Lot Sq Ft <b>10,019</b>	Yr Built <b>1967</b>	Type OFC BLDG	
OWNER INFORMATION					
Owner Name	Floyd Samuel		Tax Billing Zip	93505	
Mail Owner Name	Samuel Floyd		Tax Billing Zip+4	2633	
Tax Billing Address	20724 83rd St		Owner Occupied	No	
Tax Billing City & State	California City, CA				
LOCATION INFORMATION					
Zip Code	93505		School District	Mojave Mojave	
Carrier Route	C002		Comm College District Code	Kem Jt	
Zoning	C3		Census Tract	55.07	
Tract Number	2447				
TAX INFORMATION					
APN	213-102-11-00-7		Lot Number	302	
% Improved	89%		Water Tax Dist	Kem Co	
Tax Area	011019				
Legal Description	TRACT 2447 , BLO	CK, LOT 302			
ASSESSMENT & TAX					
Assessment Year	2021	202	20	2019	
Assessed Value - Total	\$52,210	\$51	1,676	\$50,664	
Assessed Value - Land	\$5,799		740	\$5,628	
Assessed Value - Improved	\$46,411		\$45,936 \$45,036		
YOY Assessed Change (\$)	\$534		012	- 10,000	
OY Assessed Change (%) 1.03%		\$1, 2%			
Tax Year	Total Tax	Cha	ange (\$)	Change (%)	
2019	\$775				
2020	\$765		-\$11 -1.36%		
2021	\$772	\$7		0.92%	
Special Assessments		Tax	Amount		
Cal City Spec Tax C		\$15	53.30		
Total Of Special Assessments			53.30		
CHARACTERISTICS					
	Office Duildles		Upor Torres	XIIU	
County Land Use	Office Building		Heat Type	Wall Even Cooler	
Universal Land Use Lot Acres	Office Building 0.23		Cooling Type	Evap Cooler Garage	
Lot Area	10,019		Garage Type Parking Type	Garage Type Unknown	
	1,665		Roof Type	Gable	
Building Sq Ft Gross Area	1,665		Roof Material	Composition Shingle	
Stories	1		Roof Shape	Gable	
Total Units	3		Construction	Frame	
Total Rooms	6		Year Built	1967	
Total Baths	2		Effective Year Built	1967	
Full Baths	2		Building Type	Single Family	
Condition	Fair		# of Buildings	1	
Quality	Average		# or buildings		
	STORY				
			Colo Turos	E210	
LAST MARKET SALE & SALES H	00/00 /0007		Sale Type	Full	
Recording Date	09/20/2005		A Real Provide A Real		
Recording Date Sale Date	08/23/2005		Deed Type	Grant Deed	
Recording Date			A Real Provide A Real		

# **Property Profile - Page 2**



# Subject Photo Page

County Kern

Borrower	Joshua Meister
Property Address	9031 California City Blvd
City	California City
Lender/Client	Salas Financial

Zip Code 93505

9031 California City Blvd				
1,663				
7				
4				
1.1				
A;BsyRd;				
N;Res;				
10019 sf				
Q4				
55				

State CA





**Subject Rear** 

Subject Street

# Photograph Addendum

Borrower	Joshua Meister						
Property Address	9031 California City Blvd						
City	California City	County Kern	State	CA	Zip Code	93505	
Lender/Client	Salas Financial						



LIVING ROOM

**DINING ROOM** 



**KITCHENTTE** 

BEDROOM #1



BEDROOM #2

BEDROOM #3

# Photograph Addendum

Borrower	Joshua Meister			
Property Address	9031 California City Blvd			
City	California City	County Kern	State CA	Zip Code 93505
Lender/Client	Salas Financial			



BATHROOM #1



WATER HEATER

# **Comparable Photo Page**

Borrower	Joshua Meister
Property Address	9031 California City Blvd
City	California City
Lender/Client	Salas Financial

County Kern

State CA Zip Code 93505



Co	mparable 1
20901 90th St	
Prox. to Subject	0.16 miles SW
Sales Price	275,000
Gross Living Area	1,828
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	9583 sf
Quality	Q4
Age	35





# Comparable 2

8779 N Loop Blvd				
Prox. to Subject	0.50 miles NW			
Sales Price	260,000			
Gross Living Area	1,296			
Total Rooms	6			
Total Bedrooms	3			
Total Bathrooms	2.0			
Location	A;BsyRd;			
View	N;Res;			
Site	8712 sf			
Quality	Q4			
Age	28			

# **Comparable 3**

7418 California City Blvd				
Prox. to Subject	1.66 miles W			
Sales Price	292,000			
Gross Living Area	1,626			
Total Rooms	7			
Total Bedrooms	4			
Total Bathrooms	2.0			
Location	A;BsyRd;			
View	N;Res;			
Site	8276 sf			
Quality	Q4			
Age	18			

# **Comparable Photo Page**

Borrower	Joshua Meister
Property Address	9031 California City Blvd
City	California City
Lender/Client	Salas Financial

County Kern



# **Comparable 4**

20841 108th St	
Prox. to Subject	1.74 miles E
Sales Price	299,900
Gross Living Area	1,505
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	10018 sf
Quality	Q4
Age	14

# **Comparable 5**

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

# **Comparable 6**

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

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### СЗ

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

#### Quality Ratings and Definitions

### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Ratings and Definitions (continued)

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

#### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

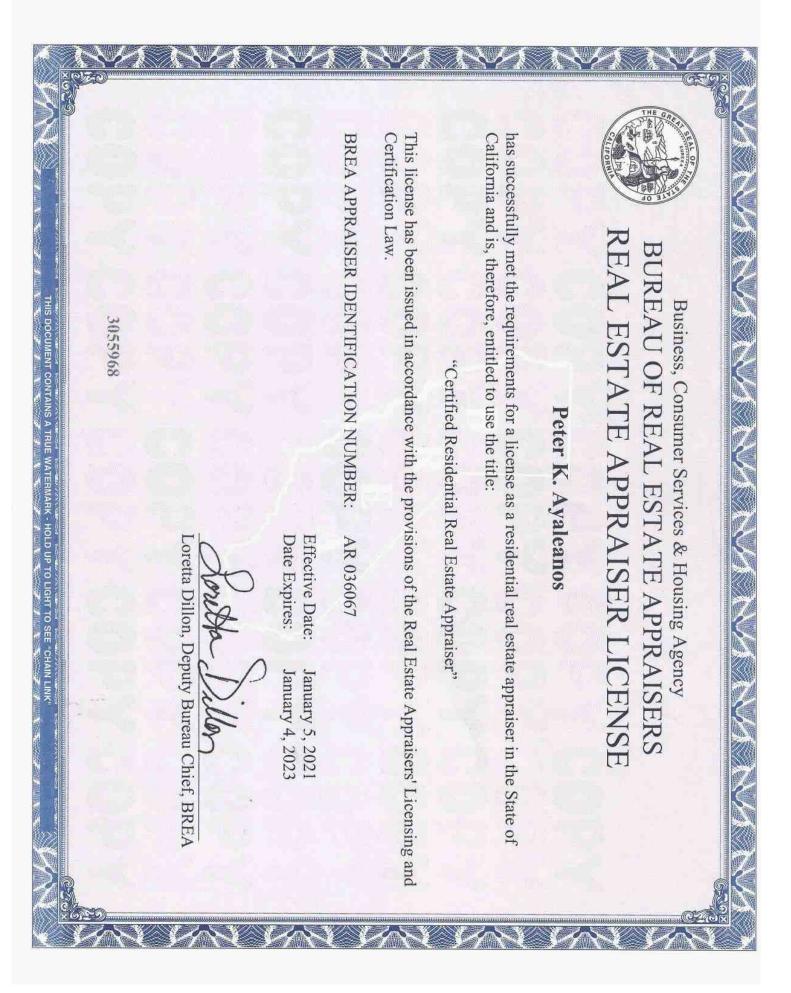
3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

# Abbreviations Used in Data Standardization Text

acAcrAdjPrkAdjiAdjPwrAdjiAdjPwrAdjiArmLthArmATAttaBBenbaBattbrBedbaBattbrBedcCorCashCassCommCorConvCorCtySkyCityCtySkyCitycvCovDOMDayDTDettdwDriveeExpEstateEstatFHAFedgGargaAttagbiBuilgdDettGlfCseGol	Jjacent to Park Jjacent to Power Lines ms Length Sale tached Structure eneficial athroom(s) edroom usy Road ontracted Date	Location & View Area, Site Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions View View Sale or Financing Concessions	
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baBatbrBedBsyRdBuscCorrCashCasCommCorrConvCorrConvCorrCpCarCrtOrdCouCtySkyCityCtyStrCityCvCovDOMDayDTDetdwDriveEstateEstateEstatFHAFedgGargaAttagbiBuilgdDetGlfCseGol	athroom(s) edroom isy Road ontracted Date ash ommercial Influence onventional arport ourt Ordered Sale ty View Skyline View ty Street View overed ays On Market etached Structure iveway spiration Date etate Sale deral Housing Authority arage tached Garage	Basement & Finished Rooms Below GradeBasement & Finished Rooms Below GradeLocationDate of Sale/TimeSale or Financing ConcessionsLocationSale or Financing ConcessionsGarage/CarportSale or Financing ConcessionsViewViewViewGarage/CarportData SourcesDesign (Style)Garage/CarportDate of Sale/TimeSale or Financing Concessions	
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	terior Only Stairs		
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	mited Sight	View	
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	eutral	Location & View	
	on-Arms Length Sale	Sale or Financing Concessions	
o Oth	-	Basement & Finished Rooms Below Grade	
0 Oth		Design (Style)	
ор Оре		Garage/Carport	
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Pstrl Pas	astoral View	View	
PwrLn Pov	ower Lines	View	
PubTrn Pub	Iblic Transportation	Location	
Relo Relo	elocation Sale	Sale or Financing Concessions	
	EO Sale	Sale or Financing Concessions	
Res Res	esidential	Location & View	
	SDA - Rural Housing	Sale or Financing Concessions	
	ecreational (Rec) Room	Basement & Finished Rooms Below Grade	
	ow or Townhouse	Design (Style)	
	ettlement Date	Date of Sale/Time	
	emi-detached Structure	Design (Style)	
	nort Sale	Sale or Financing Concessions	
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1 1	quare Meters	Area, Site	
	hknown	Date of Sale/Time	
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	alk Out Basement	Basement & Finished Rooms Below Grade	
	oods View	View	
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UAD Version 9/2011 (Updated 1/2014)





DECLARATIONS

for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

#### THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

#### THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☑ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP	3367884-21	Renewal of:	RAP3367884-20
Program Administrator:		surance Agency Inc. ive, Suite 301 Norwood, MA 0	2062
Item 1. Named Insured: Pe	ter K Ayaleanos		
Item 2. Address:	4302 Whitsett Ave #6		
City, State, Zip Code:	Studio City, CA 91604		
	<b>08/06/2021</b> To onth, Day, Year) (Month, 12:01 a.m. Standard Time at t	08/06/2022 Day, Year) the address of the Named Insure	d as stated in Item 2.)
Item 4. Limits of Liability:			
A. \$ 1,000,000	Damages Limit of Liability -	- Each Claim	
B. § 1,000,000	Claim Expenses Limit of Lia	ability – Each <b>Claim</b>	
C. S 2,000,000	Damages Limit of Liability -	- Policy Aggregate	
D. \$	Claim Expenses Limit of Lia	ability – Policy Aggregate	
Item 5. Deductible (Inclusive o	f Claim Expenses):		
A. \$ 500	Each Claim		
B. § 1,000	Aggregate		

- Item 6. Premium: \$ 967.00
- Item 7. Retroactive Date (if applicable): 08/06/2008
- Item 8. Forms, Notices and Endorsements attached: D42100 (03/15) D42300 CA (10/13) IL7324 (08/12) D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Betty a magnuon

Authorized Representative

D42101 (03/15)

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