



|                  |                     |          |           |
|------------------|---------------------|----------|-----------|
| Borrower         | Garnell-Fitz Henley | File No. | 220425B   |
| Property Address | 17469 Hwy # 94      |          |           |
| City             | Jamul               | County   | San Diego |
| Lender/Client    | Salas Financial     | State    | CA        |
|                  |                     | Zip Code | 91935     |

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# Uniform Residential Appraisal Report

Jamul In-Fill  
File # 220425B

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

|  |  |                        |  |                                     |           |  |       |
|--|--|------------------------|--|-------------------------------------|-----------|--|-------|
| Property Address   | 17469 Hwy # 94   | City                   | Jamul  | State                               | CA        | Zip Code   | 91935 |
| Borrower   | Garnell-Fitz Henley  | Owner of Public Record | Stephen J & Janice E Zwart                     | County                              | San Diego |  |       |
| Legal Description  | Por In Lot 4 Of Sec 3&in Lot 1 Sec 3-18-2e   |                        |  |                                     |           |  |       |
| Assessor's Parcel #  | 649-050-05-00  | Tax Year               | 2021   | R.E. Taxes \$                       | 978       |  |       |
| Neighborhood Name  | Jamul  | Map Reference          | 1314-B5  | Census Tract                        | 0213.02   |  |       |
| Occupant   | <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant  | Special Assessments \$ | 0  | <input type="checkbox"/> PUD HOA \$ | 0         | <input type="checkbox"/> per year <input type="checkbox"/> per month |       |
| Property Rights Appraised  | <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)  |                        |  |                                     |           |  |       |
| Assignment Type  | <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) ARV In-Fill; Jamul, CA |                        |  |                                     |           |  |       |
| Lender/Client  | Salas Financial  | Address                | 9320 Chesapeake Drive #116 San Diego, CA 92123 |                                     |           |  |       |
| Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |                        |  |                                     |           |  |       |
| Report data source(s) used, offering price(s), and date(s). Sandicor MLS   |  |                        |  |                                     |           |  |       |

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

| Neighborhood Characteristics |   | One-Unit Housing Trends |   |          | One-Unit Housing |              | Present Land Use % |  |
|------------------------------|---|-------------------------|---|----------|------------------|--------------|--------------------|--|
| Location                     | <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural      | Property Values         | <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining       | PRICE    | AGE              | One-Unit     | 85 %               |  |
| Built-Up                     | <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | Demand/Supply           | <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply   | \$ (000) | (yrs)            | 2-4 Unit     | 5 %                |  |
| Growth                       | <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow         | Marketing Time          | <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths | 350      | Low 1            | Multi-Family | 5 %                |  |
| Neighborhood Boundaries      | Highway #8 to the North, Tecate to the South, HWY#94 to the East and Wilderness Hauser to the West.             |                         |   | 1,850    | High 150         | Commercial   | 5 %                |  |
| Neighborhood Description     | See attached addenda.   |                         |   | 1,265    | Pred. 34         | Other        | %                  |  |

Market Conditions (including support for the above conclusions) See attached addenda.

SITE

Dimensions Irregular:See Plat Map Area 9.47 ac Shape Irregular View B;Panoramic;

Specific Zoning Classification Residential Zoning Description Single Family Residential

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe \_\_\_\_\_

| Utilities   | Public                              | Other (describe)                            | Public         | Other (describe)         | Off-site Improvements - Type | Public                   | Private                             |
|-------------|-------------------------------------|---|----------------|--------------------------|------------------------------|--------------------------|-------------------------------------|
| Electricity | <input checked="" type="checkbox"/> |   | Water          | <input type="checkbox"/> | Street Asphalt               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Gas         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> Propane | Sanitary Sewer | <input type="checkbox"/> | Alley None                   | <input type="checkbox"/> | <input type="checkbox"/>            |

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone D FEMA Map # 06073C1975G FEMA Map Date 05/16/2012

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe \_\_\_\_\_

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe \_\_\_\_\_

IMPROVEMENTS

| General Description  | Foundation   | Exterior Description                                 | materials/condition                             | Interior   | materials/condition           |
|--|--|--|---|--|-------------------------------|
| Units <input type="checkbox"/> One <input checked="" type="checkbox"/> One with Accessory Unit                       | <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space                         | Foundation Walls                                     | Concrete/Average                                | Floors   | HW/Tile/Average               |
| # of Stories 2   | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement                               | Exterior Walls                                       | Stucco/Average                                  | Walls  | Drywall/Average               |
| Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit | Basement Area 0 sq.ft.   | Roof Surface   | Foam/Average                                    | Trim/Finish  | Wood/Average                  |
| <input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | Basement Finish 0 %  | Gutters & Downspouts                                 | Vinyl/Average                                   | Bath Floor   | Tile/Average                  |
| Design (Style) DT1;Rnch+ADU  | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump                                 | Window Type  | Dual Pane/Average                               | Bath Wainscot  | Tile/Average                  |
| Year Built 1888  | Evidence of <input type="checkbox"/> Infestation   | Storm Sash/Insulated                                 | None  | Car Storage  | <input type="checkbox"/> None |
| Effective Age (Yrs) 2  | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement  | Screens  | Some/Average                                    | <input checked="" type="checkbox"/> Driveway # of Cars 14  |                               |
| Attic <input type="checkbox"/> None  | Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant | Amenities  | <input type="checkbox"/> Woodstove(s) # 0       | Driveway Surface   | Gravel/Dir                    |
| <input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Stairs                                       | <input type="checkbox"/> Other Fuel Propane  | <input checked="" type="checkbox"/> Fireplace(s) # 1 | <input checked="" type="checkbox"/> Fence Iron  | <input checked="" type="checkbox"/> Garage # of Cars 2   |                               |
| <input type="checkbox"/> Floor <input type="checkbox"/> Scuttle  | Cooling <input type="checkbox"/> Central Air Conditioning  | <input checked="" type="checkbox"/> Patio/Deck Patio | <input checked="" type="checkbox"/> Porch Front | <input type="checkbox"/> Carport # of Cars 0   |                               |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated  | <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None                             | <input checked="" type="checkbox"/> Pool Neg.Edge    | <input type="checkbox"/> Other None             | <input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in |                               |

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe) \_\_\_\_\_

Finished area above grade contains: 17 Rooms 11 Bedrooms 5.0 Bath(s) 5,696 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Covered Porches; New Plumbing, Electric Service, New Water Heaters, Dual Pane Windows; Negatively Edge Pool, Fireplace.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-one to five years ago;Bathrooms-updated-one to five years ago;The subject's improvements include new kitchen counters, antique sinks, stove and newer cabinets and new flooring in both houses. The home's interior is in good condition. There is a 2 car detached garage with 14 open parking spaces and a studio on top. Structure, electrical, plumbing, heating, cooling and utilities are ON & FUNCTIONAL. No functional obsolescence was noted nor were any negative external impacts observed.

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 \_\_\_\_\_

# Uniform Residential Appraisal Report

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| There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,000,000 to \$ 1,750,000 |                                   | There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 880,000 to \$ 1,750,000 |  |  |                    |  |                    |
|---|-----------------------------------|--|--|--|--------------------|--|--------------------|
| FEATURE   | SUBJECT                           | COMPARABLE SALE # 1  | COMPARABLE SALE # 2                    | COMPARABLE SALE # 3  |                    |  |                    |
| Address   | 17469 Hwy # 94<br>Jamul, CA 91935 | 3345 Razuki Ln<br>Jamul, CA 91935  | 3018 Las Brisas Trl<br>Jamul, CA 91935 | 13949 Calle Bueno Ganar<br>Jamul, CA 91935                       |                    |  |                    |
| Proximity to Subject  |                                   | 7.99 miles NW  | 8.43 miles NW                          | 7.70 miles NW  |                    |  |                    |
| Sale Price  | \$ 1,457,000                      | \$ 1,100,000   | \$ 1,275,000                           | \$ 1,240,000   |                    |  |                    |
| Sale Price/Gross Liv. Area  | \$ 255.79 sq.ft.                  | \$ 308.99 sq.ft.   | \$ 362.52 sq.ft.                       | \$ 339.08 sq.ft.   |                    |  |                    |
| Data Source(s)  |                                   | CRMLS#220000002SD;DOM 2  | CRMLS#210030649;DOM 3                  | CRMLS#210021925;DOM 61   |                    |  |                    |
| Verification Source(s)  |                                   | Doc#72083/\$1,050,000  | Doc#829357/\$1,275,000                 | Doc#764097/\$1,380,000   |                    |  |                    |
| VALUE ADJUSTMENTS   | DESCRIPTION                       | DESCRIPTION  | +(-) \$ Adjustment                     | DESCRIPTION  | +(-) \$ Adjustment | DESCRIPTION  | +(-) \$ Adjustment |
| Sales or Financing Concessions  |                                   | ArmLth Conv;0  |  | ArmLth Conv;0  |                    | ArmLth Conv;0  |                    |
| Date of Sale/Time   |                                   | s02/22;c01/22  |  | s12/21;c11/21  |                    | s11/21;c10/21  |                    |
| Location  | B;Cul de Sac;                     | N;Res;   | +10,000                                | N;Res;   | +10,000            | N;Res;   | +10,000            |
| Leasehold/Fee Simple  | Fee Simple                        | Fee Simple   |  | Fee Simple   |                    | Fee Simple   |                    |
| Site  | 9.47 ac                           | 2.06 ac  | +80,695                                | 2.4 ac   | +76,992            | 1.01 ac  | +42,129            |
| View  | B;Panoramic;                      | B;Mtn;   | +25,000                                | B;Mtn;   | +25,000            | B;Mtn;   | +25,000            |
| Design (Style)  | DT2;Rnch+2 ADU                    | DT3;Colonial   | 0                                      | DT1;Spanish  | -10,000            | DT1;Spanish  | -10,000            |
| Quality of Construction   | Q3                                | Q3   |  | Q3   |                    | Q2   | -10,000            |
| Actual Age  | 134                               | 16   | 0                                      | 18   | -116,000           | 22   | -112,000           |
| Condition   | C3                                | C2   | -40,000                                | C3   |                    | C3   |                    |
| Above Grade   | Total Bdrms. Baths                | Total Bdrms. Baths   | +70,000                                | Total Bdrms. Baths   | +70,000            | Total Bdrms. Baths   | +60,000            |
| Room Count  | 17 11 5.0                         | 9 4 4.0  | +10,000                                | 9 4 3.1  | +15,000            | 10 5 4.0   | +10,000            |
| Gross Living Area   | 5,696 sq.ft.                      | 3,560 sq.ft.   | +162,336                               | 3,517 sq.ft.   | +165,604           | 3,657 sq.ft.   | +154,964           |
| Basement & Finished Rooms Below Grade   | Osf                               | Osf  |  | Osf  |                    | Osf  |                    |
| Functional Utility  | Average                           | Average  |  | Average  |                    | Average  |                    |
| Heating/Cooling   | FAU/CAC                           | HtPmp/CAC  | +2,500                                 | FAU/CAC/Solar  | -10,000            | FAU/CAC/Solar  | -10,000            |
| Energy Efficient Items  | Dual Pane                         | Dual Pane  |  | Dual Pane  |                    | Dual Pane  |                    |
| Garage/Carport  | 2gd14dw                           | 6ga10dw  | -16,000                                | 4ga16dw  | -12,000            | 3ga6dw   | +3,000             |
| Porch/Patio/Deck  | C/Porch;2 Patio                   | CPrh/Dk;CPatio   | 0                                      | CPrh;CPat;Pat.   | 0                  | CPrh;Perg;Pat.   | 0                  |
| Pool/Spa  | Neg.Pool/Steam                    | None   | +30,000                                | None   | +30,000            | SWPool/Spa;2WFt.   | 0                  |
| Fireplace(s)  | 1 Fireplace                       | 1 Fireplace  |  | 3 FP;Outdr.Kit   | -13,000            | 1 FP;Outdr. Kit  | -10,000            |
| SP/LP Ratio   | NA                                | 105%   | 0                                      | 100%   | 0                  | 90%  | 0                  |
| Net Adjustment (Total)  |                                   | <input checked="" type="checkbox"/> + <input type="checkbox"/> -   | \$ 334,531                             | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 231,596         | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 153,093         |
| Adjusted Sale Price of Comparables  |                                   | Net Adj. 30.4 %<br>Gross Adj. 40.6 %   | \$ 1,434,531                           | Net Adj. 18.2 %<br>Gross Adj. 43.4 %                             | \$ 1,506,596       | Net Adj. 12.3 %<br>Gross Adj. 36.9 %                             | \$ 1,393,093       |

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain No Sales history was noted in the past 36 months. See Addendum for full discussion.

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MLS; Tax Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS; Tax Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM                             | SUBJECT    | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |
|----------------------------------|------------|--------------------|--------------------|--------------------|
| Date of Prior Sale/Transfer      |            |                    |                    |                    |
| Price of Prior Sale/Transfer     |            |                    |                    |                    |
| Data Source(s)                   | CoreLogic  | CoreLogic          | CoreLogic          | CoreLogic          |
| Effective Date of Data Source(s) | 04/29/2022 | 04/29/2022         | 04/29/2022         | 04/29/2022         |

Analysis of prior sale or transfer history of the subject property and comparable sales See Addendum:

Summary of Sales Comparison Approach See Addendum:

Indicated Value by Sales Comparison Approach \$ 1,457,000

Indicated Value by: Sales Comparison Approach \$ 1,457,000 Cost Approach (if developed) \$ 1,457,943 Income Approach (if developed) \$ 0

Sales Comparison Approach is the most reliable method of estimating the value of the subject. The Cost Approach and Income Approach were not required by the assignment.

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. The value is Subject To the completion of plans & specs by 12/15/2022.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,457,000 , as of 12/15/2022 , which is the date of inspection and the effective date of this appraisal.

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See Addendum:

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) COST APPROACH WAS NOT PART OF THE APPRAISAL ASSIGNMENT.

|  |   |       |           |
|--|---|-------|-----------|
| ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW  | OPINION OF SITE VALUE .....                   | =\$   | 651,000   |
| Source of cost data <b>Building, Net</b>   | DWELLING 5,696 Sq.Ft. @ \$ 76.00 .....        | =\$   | 432,896   |
| Quality rating from cost service <b>C3</b> Effective date of cost data <b>04/29/2022</b>   | 0 Sq.Ft. @ \$ .....                           | =\$   |           |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.)   | Move/Install;Remodel .....                    | =\$   | 250,000   |
| Cost approach figures derived using <b>Building Cost Net Cost Handbook.</b>  | Garage/Carport 400 Sq.Ft. @ \$ 46.00 .....    | =\$   | 18,400    |
| Land value based on extraction method as the area is fully developed and has been for the past 8 years. Land values in this market exceed 30% of value which is common for the area. Pools were adjusted for functionality as they do not retain their value in a resale market. | Total Estimate of Cost-New .....              | =\$   | 701,296   |
|  | Less Physical Functional External             |       |           |
|  | Depreciation 23,353 5,000 .....               | = \$( | 28,353)   |
|  | Depreciated Cost of Improvements .....        | =\$   | 672,943   |
|  | "As-is" Value of Site Improvements .....      | =\$   | 134,000   |
| Estimated Remaining Economic Life (HUD and VA only) <b>58 Years</b>  | <b>INDICATED VALUE BY COST APPROACH</b> ..... | =\$   | 1,457,943 |

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ **X** Gross Rent Multiplier = \$ Indicated Value by Income Approach  
 Summary of Income Approach (including support for market rent and GRM) NOT REQUIRED FOR THE ASSIGNMENT.

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

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

Describe common elements and recreational facilities.

# Uniform Residential Appraisal Report

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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.

# Uniform Residential Appraisal Report

Jamul In-Fill  
File # 220425B

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



# Uniform Residential Appraisal Report

Jamul In-Fill  
File # 220425B

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.

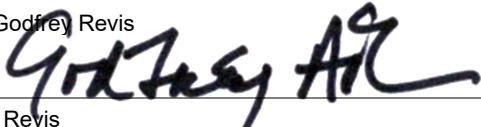
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one 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 Godfrey Revis  
Signature   
Name Godfrey A Revis  
Company Name Revis Appraisal Services  
Company Address 2834 W. Canyon Avenue  
San Diego, CA 92123  
Telephone Number (602) 561-8970  
Email Address revisg@cox.net  
Date of Signature and Report 05/18/2022  
Effective Date of Appraisal 12/15/2022  
State Certification # AR028755  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 04/16/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)  
Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
17469 Hwy # 94  
Jamul, CA 91935  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,457,000

LENDER/CLIENT  
Name No AMC  
Company Name Salas Financial  
Company Address 9320 Chesapeake Drive #116 San Diego, CA  
92123  
Email Address \_\_\_\_\_

SUBJECT PROPERTY  
 Did not inspect subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

COMPARABLE SALES  
 Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_





# Uniform Residential Appraisal Report

Jamul In-Fill  
File # 220425B

| FEATURE                               | SUBJECT                           | COMPARABLE SALE # 7  |                    |  | COMPARABLE SALE # 8  |                    |  | COMPARABLE SALE # 9  |                    |  |
|---------------------------------------|-----------------------------------|--|--------------------|--|--|--------------------|--|--|--------------------|--|
| Address                               | 17469 Hwy # 94<br>Jamul, CA 91935 | 3334 Wentworth Way<br>Jamul, CA 91935                            |                    |  | 13883 Sage Mountain Ln<br>Jamul, CA 91935                        |                    |  |  |                    |  |
| Proximity to Subject                  |                                   | 10.39 miles NW   |                    |  | 8.53 miles NW  |                    |  |  |                    |  |
| Sale Price                            | \$ 1,457,000                      | \$ 1,450,000   |                    |  | \$ 1,295,000   |                    |  | \$   |                    |  |
| Sale Price/Gross Liv. Area            | \$ 255.79 sq.ft.                  | \$ 370.37 sq.ft.   |                    |  | \$ 380.88 sq.ft.   |                    |  | \$ sq.ft.  |                    |  |
| Data Source(s)                        |                                   | CRMLS#210001105;DOM 85   |                    |  | CRMLS#OC22080648;DOM 10  |                    |  |  |                    |  |
| Verification Source(s)                |                                   | Doc#379985/\$1,599,000   |                    |  | No Doc Found   |                    |  |  |                    |  |
| VALUE ADJUSTMENTS                     | DESCRIPTION                       | DESCRIPTION  | +(-) \$ Adjustment |  | DESCRIPTION  | +(-) \$ Adjustment |  | DESCRIPTION  | +(-) \$ Adjustment |  |
| Sales or Financing Concessions        |                                   | ArmLth Conv;0  |                    |  | ArmLth Pending;0   |                    |  |  |                    |  |
| Date of Sale/Time                     |                                   | s05/21;c04/21  |                    |  | c05/22   |                    |  |  |                    |  |
| Location                              | B;Cul de Sac;                     | B;Gated;   | 0                  |  | B;Gated;   | 0                  |  | N;Res;   | +10,000            |  |
| Leasehold/Fee Simple                  | Fee Simple                        | Fee Simple   |                    |  | Fee Simple   |                    |  |  |                    |  |
| Site                                  | 9.47 ac                           | 15246 sf   | +99,317            |  | 50530.00 ac  | +90,496            |  |  |                    |  |
| View                                  | B;Panoramic;                      | B;Glfvw;180  | -50,000            |  | B;Mtn;   | +25,000            |  |  |                    |  |
| Design (Style)                        | DT2;Rnch+2 ADU                    | DT1;Spanish  | -10,000            |  | DT2;Traditional  | 0                  |  |  |                    |  |
| Quality of Construction               | Q3                                | Q2   | -10,000            |  | Q3   |                    |  | Q3   |                    |  |
| Actual Age                            | 134                               | 21   | 0                  |  | 29   | -105,000           |  |  |                    |  |
| Condition                             | C3                                | C2   | -100,000           |  | C3   |                    |  |  |                    |  |
| Above Grade                           | Total Bdrms. Baths                | Total Bdrms. Baths   | +70,000            |  | Total Bdrms. Baths   |                    |  | Total Bdrms. Baths   |                    |  |
| Room Count                            | 17 11 5.0                         | 9 4 3.1  | +15,000            |  | 11 5 3.2   | 0                  |  |  |                    |  |
| Gross Living Area                     | 5,696 sq.ft.                      | 3,915 sq.ft.   | +135,356           |  | 3,400 sq.ft.   | +174,496           |  |  | sq.ft.             |  |
| Basement & Finished Rooms Below Grade | 0sf                               | 0sf  |                    |  | 0sf  |                    |  |  |                    |  |
| Functional Utility                    | Average                           | Average  |                    |  | 3 Stall Barn   | -15,000            |  |  |                    |  |
| Heating/Cooling                       | FAU/CAC                           | FAU/CAC  |                    |  | FAU  | +5,000             |  |  |                    |  |
| Energy Efficient Items                | Dual Pane                         | Dual Pane  |                    |  | Dual Pane  |                    |  | Dual Pane  |                    |  |
| Garage/Carport                        | 2qd14dw                           | 3qa4dw   | +55,000            |  | 2ga2cp3dw  | +6,000             |  |  |                    |  |
| Porch/Patio/Deck                      | C/Porch;2 Patio                   | CPrh;CPat;Pat  | 0                  |  | Gzbo/Prh/Deck  | 0                  |  |  |                    |  |
| Pool/Spa                              | Neg.Pool/Steam                    | Community  | +15,000            |  | Pool/Spa   | 0                  |  |  |                    |  |
| Fireplace(s)                          | 1 Fireplace                       | Outdoor;Kit  | -8,000             |  | 1 Fireplace  |                    |  |  |                    |  |
| SP/LP Ratio                           | NA                                | 91%  | 0                  |  | 10 DOM   | 0                  |  |  | 0                  |  |
| Net Adjustment (Total)                |                                   | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 211,673         |  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 180,992         |  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 10,000          |  |
| Adjusted Sale Price of Comparables    |                                   | Net Adj. 14.6 %<br>Gross Adj. 39.1 %                             | \$ 1,661,673       |  | Net Adj. 14.0 %<br>Gross Adj. 32.5 %                             | \$ 1,475,992       |  | Net Adj. %<br>Gross Adj. %                                       | \$                 |  |

SALES COMPARISON APPROACH

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM                             | SUBJECT    | COMPARABLE SALE # 7 |  |  | COMPARABLE SALE # 8 |  |  | COMPARABLE SALE # 9 |  |  |
|----------------------------------|------------|---------------------|--|--|---------------------|--|--|---------------------|--|--|
| Date of Prior Sale/Transfer      |            |                     |  |  |                     |  |  |                     |  |  |
| Price of Prior Sale/Transfer     |            |                     |  |  |                     |  |  |                     |  |  |
| Data Source(s)                   | CoreLogic  | CoreLogic           |  |  | CoreLogic           |  |  |                     |  |  |
| Effective Date of Data Source(s) | 04/29/2022 | 04/29/2022          |  |  | 04/29/2022          |  |  | 04/29/2022          |  |  |

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales

Analysis/Comments

ANALYSIS / COMMENTS

## Subject Photo Page

|                  |                     |        |           |       |    |          |       |
|------------------|---------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |       |    |          |       |
| Property Address | 17469 Hwy # 94      |        |           |       |    |          |       |
| City             | Jamul               | County | San Diego | State | CA | Zip Code | 91935 |
| Lender/Client    | Salas Financial     |        |           |       |    |          |       |



### SUBJECT MAIN HOUSE

17469 Hwy # 94  
Sales Price 1,457,000  
Gross Living Area 5,696  
Total Rooms 17  
Total Bedrooms 11  
Total Bathrooms 5.0  
Location B;Cul de Sac;  
View B;Panoramic;  
Site 9.47 ac  
Quality Q3  
Age 134



### DETACHED ADU



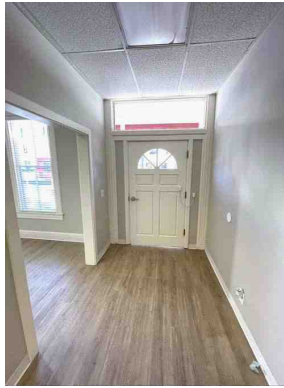
### SUBJECT STREET

# Photograph Addendum

|                  |                     |        |           |       |    |          |       |
|------------------|---------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |       |    |          |       |
| Property Address | 17469 Hwy # 94      |        |           |       |    |          |       |
| City             | Jamul               | County | San Diego | State | CA | Zip Code | 91935 |
| Lender/Client    | Salas Financial     |        |           |       |    |          |       |



**SUBJECT ENTRY**



**FOYER**



**LIVING ROOM**



**BEDROOM 1 OF 11**



**BATHROOM 1 OF 5**



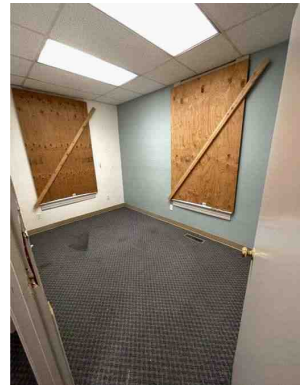
**BEDROOM 2 OF 11**



**MASTER BEDROOM 3 OF 11**



**BEDROOM 4 OF 11**



**BEDROOM 5 OF 11**



**TILE FLOORING ALL BATHS**



**BATH 2 OF 5**



**BATH 3 OF 5**



# Photograph Addendum

|                  |                     |        |           |       |    |          |       |
|------------------|---------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |       |    |          |       |
| Property Address | 17469 Hwy # 94      |        |           |       |    |          |       |
| City             | Jamul               | County | San Diego | State | CA | Zip Code | 91935 |
| Lender/Client    | Salas Financial     |        |           |       |    |          |       |

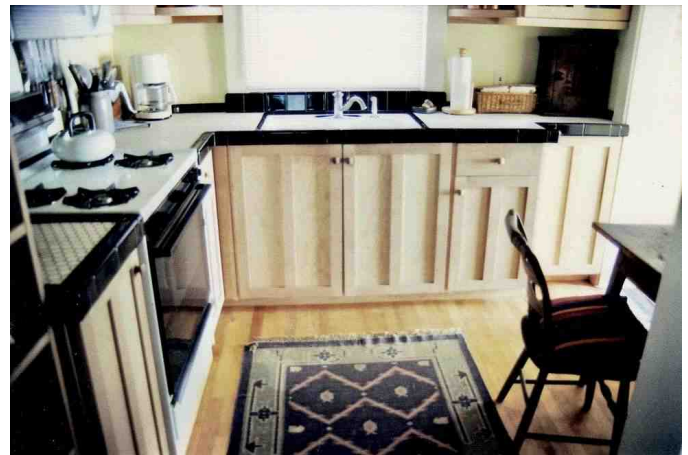


NEW KITCHEN ADDED



GLASS FRONT CABINETS

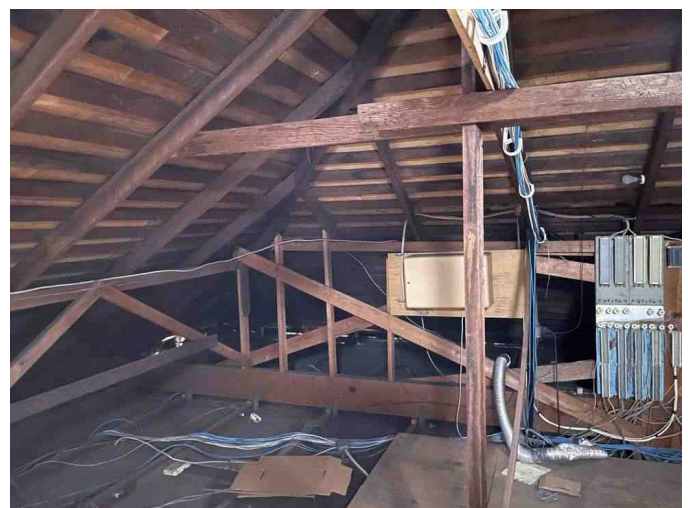
ANTIQUE STOVE & SINK



TILE COUNTERS & OAK CABINETS



CURRENT ATTIC



ATTIC CONVERTED TO 500 SF LIVING SPACE



# Photograph Addendum

|                  |                     |        |           |       |    |          |       |
|------------------|---------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |       |    |          |       |
| Property Address | 17469 Hwy # 94      |        |           |       |    |          |       |
| City             | Jamul               | County | San Diego | State | CA | Zip Code | 91935 |
| Lender/Client    | Salas Financial     |        |           |       |    |          |       |



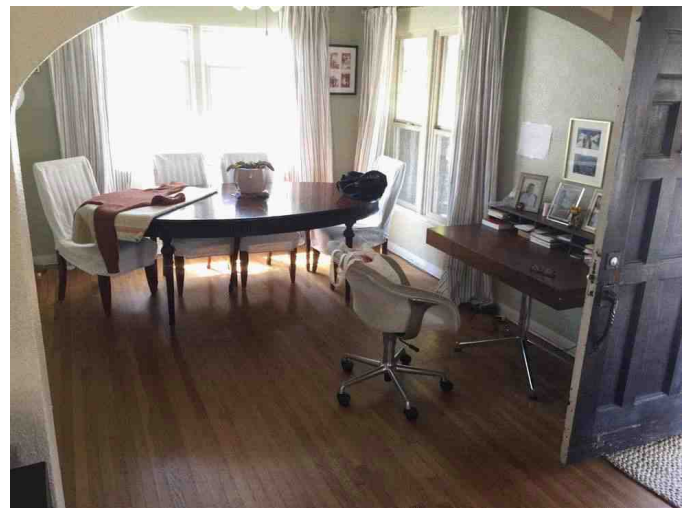
DETACHED ADU FRONT



ADU LIVING ROOM (1)



ADU LIVING ROOM (2)



ADU DINING ROOM



PANORAMIC VIEW



ENTRANCE TO PROPERTY



## Comparable Photo Page

|                  |                     |        |           |          |       |
|------------------|---------------------|--------|-----------|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |          |       |
| Property Address | 17469 Hwy # 94      |        |           |          |       |
| City             | Jamul               | County | San Diego | State    | CA    |
| Lender/Client    | Salas Financial     |        |           |          |       |
|                  |                     |        |           | Zip Code | 91935 |



### Comparable 1

|                   |               |
|-------------------|---------------|
| 3345 Razuki Ln    |               |
| Prox. to Subject  | 7.99 miles NW |
| Sale Price        | 1,100,000     |
| Gross Living Area | 3,560         |
| Total Rooms       | 9             |
| Total Bedrooms    | 4             |
| Total Bathrooms   | 4.0           |
| Location          | N;Res;        |
| View              | B;Mtn;        |
| Site              | 2.06 ac       |
| Quality           | Q3            |
| Age               | 16            |



### Comparable 2

|                     |               |
|---------------------|---------------|
| 3018 Las Brisas Trl |               |
| Prox. to Subject    | 8.43 miles NW |
| Sale Price          | 1,275,000     |
| Gross Living Area   | 3,517         |
| Total Rooms         | 9             |
| Total Bedrooms      | 4             |
| Total Bathrooms     | 3.1           |
| Location            | N;Res;        |
| View                | B;Mtn;        |
| Site                | 2.4 ac        |
| Quality             | Q3            |
| Age                 | 18            |



### Comparable 3

|                         |               |
|-------------------------|---------------|
| 13949 Calle Bueno Ganar |               |
| Prox. to Subject        | 7.70 miles NW |
| Sale Price              | 1,240,000     |
| Gross Living Area       | 3,657         |
| Total Rooms             | 10            |
| Total Bedrooms          | 5             |
| Total Bathrooms         | 4.0           |
| Location                | N;Res;        |
| View                    | B;Mtn;        |
| Site                    | 1.01 ac       |
| Quality                 | Q2            |
| Age                     | 22            |



## Comparable Photo Page

|                  |                     |        |           |          |       |
|------------------|---------------------|--------|-----------|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |          |       |
| Property Address | 17469 Hwy # 94      |        |           |          |       |
| City             | Jamul               | County | San Diego | State    | CA    |
| Lender/Client    | Salas Financial     |        |           |          |       |
|                  |                     |        |           | Zip Code | 91935 |



### Comparable 4

3215 Indian Mills Ln  
 Prox. to Subject 10.63 miles NW  
 Sale Price 1,750,000  
 Gross Living Area 6,888  
 Total Rooms 13  
 Total Bedrooms 6  
 Total Bathrooms 5.1  
 Location N;Res;  
 View B;Panoramic;  
 Site 1.0 ac  
 Quality Q3  
 Age 33



### Comparable 5

14434 Kimda Ct  
 Prox. to Subject 7.73 miles NW  
 Sale Price 1,200,000  
 Gross Living Area 4,109  
 Total Rooms 11  
 Total Bedrooms 5  
 Total Bathrooms 4.1  
 Location B;Gated;  
 View B;Greenbelt;  
 Site 1.0 ac  
 Quality Q3  
 Age 33



### Comparable 6

19520 Via Shawnty  
 Prox. to Subject 2.82 miles NE  
 Sale Price 885,000  
 Gross Living Area 4,260  
 Total Rooms 13  
 Total Bedrooms 7  
 Total Bathrooms 5.0  
 Location N;Res;  
 View B;Mtn;  
 Site 9.3 ac  
 Quality Q3  
 Age 42

## Comparable Photo Page

|                  |                     |        |           |       |    |
|------------------|---------------------|--------|-----------|-------|----|
| Borrower         | Garnell-Fitz Henley |        |           |       |    |
| Property Address | 17469 Hwy # 94      |        |           |       |    |
| City             | Jamul               | County | San Diego | State | CA |
| Lender/Client    | Salas Financial     |        | Zip Code  | 91935 |    |



### Comparable 7

3334 Wentworth Way  
 Prox. to Subject 10.39 miles NW  
 Sale Price 1,450,000  
 Gross Living Area 3,915  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location B;Gated;  
 View B;Glfvw;180  
 Site 15246 sf  
 Quality Q2  
 Age 21



### Comparable 8

13883 Sage Mountain Ln  
 Prox. to Subject 8.53 miles NW  
 Sale Price \$1,295,000  
 Gross Living Area 3400  
 Total Rooms 11  
 Total Bedrooms 5  
 Total Bathrooms 3.2  
 Location B;Gated;  
 View B;Mtn;  
 Site 50530.00  
 Quality Q3  
 Age 29

### Comparable 9

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View  
 Site  
 Quality Q3  
 Age

# Market Conditions Addendum to the Appraisal Report

Jamul In-Fill  
File No. 220425B

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 17469 Hwy # 94 City Jamul State CA ZIP Code 91935

Borrower Garnell-Fitz Henley

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

| Inventory Analysis  | Prior 7-12 Months   | Prior 4-6 Months | Current - 3 Months | Overall Trend                                  |  |  |
|---|---|------------------|--------------------|--|--|--|
| Total # of Comparable Sales (Settled)                                 | 4   | 2                | 2                  | <input type="checkbox"/> Increasing            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Absorption Rate (Total Sales/Months)                                  | 0.67  | 0.67             | 0.67               | <input type="checkbox"/> Increasing            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Total # of Comparable Active Listings                                 | 1   | 0                | 1                  | <input type="checkbox"/> Declining             | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing            |
| Months of Housing Supply (Total Listings/Ab.Rate)                     | 1.5   | 0                | 1.5                | <input type="checkbox"/> Declining             | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing            |
| Median Sale & List Price, DOM, Sale/List %                            | Prior 7-12 Months   | Prior 4-6 Months | Current - 3 Months | Overall Trend                                  |  |  |
| Median Comparable Sale Price  | \$1,099,500   | \$1,105,000      | \$1,262,500        | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable            | <input type="checkbox"/> Declining             |
| Median Comparable Sales Days on Market                                | 15.5  | 44               | 8.5                | <input checked="" type="checkbox"/> Declining  | <input type="checkbox"/> Stable            | <input type="checkbox"/> Increasing            |
| Median Comparable List Price  | \$975,000   | 0                | \$1,295,000        | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable            | <input type="checkbox"/> Declining             |
| Median Comparable Listings Days on Market                             | 67  | 0                | 22                 | <input checked="" type="checkbox"/> Declining  | <input type="checkbox"/> Stable            | <input type="checkbox"/> Increasing            |
| Median Sale Price as % of List Price                                  | 98.44   | 97.95            | 123.40             | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable            | <input type="checkbox"/> Declining             |
| Seller-(developer, builder, etc.)paid financial assistance prevalent? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                  |                    | <input type="checkbox"/> Declining             | <input type="checkbox"/> Stable            | <input checked="" type="checkbox"/> Increasing |

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The CRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Wednesday, May 18, 2022

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

| Subject Project Data                           | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend                       |                                 |                                     |
|--|-------------------|------------------|--------------------|-------------------------------------|---------------------------------|-------------------------------------|
| Total # of Comparable Sales (Settled)          |                   |                  |                    | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Absorption Rate (Total Sales/Months)           |                   |                  |                    | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Total # of Active Comparable Listings          |                   |                  |                    | <input type="checkbox"/> Declining  | <input type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Months of Unit Supply (Total Listings/Ab.Rate) |                   |                  |                    | <input type="checkbox"/> Declining  | <input type="checkbox"/> Stable | <input type="checkbox"/> Increasing |

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature   
 Appraiser Name Godfrey A Revis  
 Company Name Revis Appraisal Services  
 Company Address 2834 W. Canyon Avenue, San Diego, CA 92123  
 State License/Certification # AR028755 State CA  
 Email Address revisg@cox.net

Signature \_\_\_\_\_  
 Supervisory Appraiser Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_



## Supplemental Addendum

File No. 220425B

|                  |                     |        |           |       |    |          |       |
|------------------|---------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |       |    |          |       |
| Property Address | 17469 Hwy # 94      |        |           |       |    |          |       |
| City             | Jamul               | County | San Diego | State | CA | Zip Code | 91935 |
| Lender/Client    | Salas Financial     |        |           |       |    |          |       |

### Scope of the Appraisal:

In preparation of this report the appraiser(s) has(have) made a physical inspection of the subject site and improvements including taking measurements, photographs, and notations sufficient to adequately characterize the subject. The surrounding area was also inspected to assist in identification of neighborhood characteristics. These data were accumulated in order to determine various environmental, social, governmental, and economic factors that may influence value. Information relating to sales of lands and improved properties was collected and confirmed by public record unless otherwise noted. The method of valuation included the consideration of the Cost, Sales Comparison and Income Approaches to value with weighting of each for applicability to the property in question. Finally, the three approaches to value are reconciled into a final value estimate.

### Intended Use:

THE INTENDED USE OF THIS REPORT IS FOR ESTIMATE OF REAL ESTATE ONLY.

### Intended User:

THE INTENDED USER OF THIS REPORT IS FOR SALAS FINANCIAL, SAN DIEGO, CA 92123.

### Exposure Time:

Exposure time is 15 DAYS.

### Source of Definition of Market Value:

The source for the definition of market value is the Dictionary of Real Estate Appraisal, fourth edition, published by the Appraisal Institute.

### Not a Home Inspection:

An appraisal of the subject property has been performed. This is not to be construed as a "Home Inspection." The appraiser(s) is not a home inspector and does not warrant the condition of the improvements, its mechanical, electrical, plumbing or structural elements.

### Addresses Reported:

The address reported on the appraisal form is according to US Postal Service records as required by UAD format. The title company reports the legal address and the title report may or may not match to USPS records.

### GENERAL COMMENTS:

The Intended User of this appraisal report is SALAS FINANCIAL, SAN DIEGO, CA 92123. The Intended Use is to evaluate the property that is the subject of these appraisal for a refinance of the property, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of market Value. No Additional Intended Users are identified by the appraiser.

### Conclusion:

In conclusion, the comparable sales selected would appear to be the best available at the time of inspection. The adjustments reflect the net contributory value of the improvements relative to the subject. We have attempted to "bracket" the subject property in all area of comparison and adjusted by matched sales comparison wherever possible. This appraisal is bound by digital signatures and contains digital photography. I have not appraised this property in the past 3 years.

### • URAR : Neighborhood - Description

Jamul is a census-designated place (CDP) in San Diego County, California, United States. Jamul had a population of 6,163 at the 2010 census. According to the United States Census Bureau, the Jamul census-designated place (CDP) has a total area of 16.8 square miles of which 16.6 square miles is land and 0.3 square miles (1.49%) is water. The median household income was \$87,309 and the median family income was \$89,550. Males had a median income of \$60,808 versus \$40,568 for females. The per capita income for the CDP was \$32,450. About 5.0% of families and 8.9% of the population were below the poverty line, including 10.6% of those under age 18 and 7.5% of those age 65 or over.

### URAR : Neighborhood - Market Conditions

The CRMLS MLS indicates there were 30 closed sales during the past 12 months and 8 of those sales contained seller concessions which is 27% of the total transactions in this market area. Prior Months 7-12: 17 Sales; 4 with concessions; 24% of sales for this period. 4-6: 6 Sales; 2 with concessions; 33% of sales for this period. 0-3: 7 Sales; 2 with concessions; 29% of sales for this period. The concessions ranged between \$1,000 and \$12,000. The median concession amount is \$4,750.

### SALES ANALYSIS:

The purpose of the assignment is to estimate the AFTER REPAIR VALUE (ARV) of a "proposed" IN-Fill transaction. The borrower will be moving a main house, built in 1888 & Jr. ADU, plus a detached ADU from the Banker's Hill and North Park area of San Diego to a 9.47 ac elevated lot in Jamul, CA. The main home consists of a two story, 3,600 sf home with a 8:4 room configuration and a 500 sf attic space, 396 sf Jr.ADU above the 2 car garage, and a detached, 1,209 sf ADU with a 3:1 roomcount. The total roomcount will be 11 BRs:5 Baths and 5,696 sf. Once transported to the Jamul lot, the 134 year old main house, which is currently configured as office space, will be converted into residential living space including a full kitchen, living room, dining area, tile/hardwood flooring, FAU/CAC heat and laundry. The detached ADU will maintain its 3:1 roomcount, living room, dining room, laundry and FAU Heat. The kitchens will be remodeled with their original counters/island, custom shaker cabinets and new flooring throughout. The bathrooms will be painted but will remain in their original condition. The home(s) will be treated as in C3/Good Condition. Outside the home will have dual pane windows, a 2 car detached garage plus a negative edge in-ground pool/spa, covered front porch, a propane & septic tank, electric meter and water from 2 wells on the property.

**Supplemental Addendum**

File No. 220425B

|                  |                     |        |           |          |       |
|------------------|---------------------|--------|-----------|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |          |       |
| Property Address | 17469 Hwy # 94      |        |           |          |       |
| City             | Jamul               | County | San Diego | State    | CA    |
|                  |                     |        |           | Zip Code | 91935 |
| Lender/Client    | Salas Financial     |        |           |          |       |

The 134 year old home will be placed in a northerly direction on the Jamul lot which will offer panoramic views of the area. The lot has a private entry off HWY#94 which winds to the highest point of the lot which has been graded for residential construction. The homes will also have new strapped water heaters and CO/Smoke detectors. New Spanish tiles will be added in the roof along with stainless steel appliances and remodeled breakfast areas. The bathrooms will have new plumbing including the supply lines and tile flooring. A new electric panel, propane tank and fence will be added to the front and side patios and the interior/exterior will be repainted. The transition will begin in the first week in August 2022 and completed by mid December 2022.

The comparable Sales used in the analysis, are based on a combined 5,696 sf structure in the Jamul, CA area. The square foot selection range was 20-25% above and below of the sf of the subject from the Chula Vista area. Given the size of the average lot in the area, all Sales are within 10.63 miles of the subject and Sales 1 ~ 7 have closed within the last 12 months. Listing 8 is currently on the market. Per standard appraisal practice, the comparable Sales were selected to "bracket" the key amenities of the subject. As an example, Sales 6 & 7 "best" bracket the subject's lot size. Lots were adjusted at \$.25 psf. Sales 2 & 4 bracket the subject's GLA (Gross Living Area). GLA adjustments for the main houses and ADUs were based on \$76.00 psf which is 25% of the price per square foot of the 7 closed Sales in the analysis. Age adjustments of \$1,000 per year and were made for Sales in comparable C3 condition as the subject. All Sales are Arms Length transactions. See the discussion below for each Sale and the value it contributes to the estimated value of the subject. Also see a partial list of the subject's amenities in the Photo Section.

~ Sale 1 is the most recently closed Sale in the analysis closing on 02/16/2022. It matches the subject's dual pane windows, has comparable outdoor living space, a fireplace and an attached Jr. ADU it was negatively adjusted for its superior parking and superior C2/Very Good Condition with a granite kitchen, new stainless steel appliances, custom backsplash and remodeled baths. It was positively adjusted for not being on a cul de sac, its smaller 2 ac lot, mountain views, a smaller 4:4 roomcount, smaller 3,560 sf footprint, no FAU, and no in-ground pool. It sold in 2 days, at 105% of list price for \$1,100,000 and has an adjusted value of \$1,434,531.

~ Sale 2 is the second most recent Sale in the analysis, closing on 12/07/2021 and matches the subject's dual pane windows, has comparable out door living space and is treated as in C3/Good Condition with a granite kitchen, Wolf appliances, Italian marble counters, glass front cabinets, custom closets, but original bathrooms. It was negatively adjusted for its age, its single story design, FAU/CAC/Solar, superior parking, 3 fireplaces and an outdoor kitchen. It was positively adjusted for no being on a cul de sac, a smaller 2.4 ac lot, an inferior mountain view, a smaller 4:3.1 roomcount, smaller foot print and no pool/spa. It sold in 3 days, at 100% of list price for \$1,275,000 and has an adjusted value of \$1,506,596

~ Sale 3 matches the subject's dual pane windows, has comparable outdoor living space, a salt water pool/spa/water feature and is treated as in C3/Good Condition with a granite kitchen, new appliances, a jacuzzi in the master bath and the remaining baths were updated. It was negatively adjusted for its single story design, FAU/CAC/Solar, superior parking and a fireplace and outdoor kitchen. It sold with no concessions after 61 DOM, at 90% of list price for \$1,240,000 and has an adjusted value of \$1,383,093.

~ Sale 4 is the largest home in the analysis at 6,888 sf, which brackets the subject's GLA at the high end and is also the highest priced Sale in the analysis, selling for \$1,750,000 in 09/2021. It matches the subject's dual pane windows, has a panoramic views, an in-ground pool/spa, a fireplace and is in C3/Good Condition with oak flooring, a Corian kitchen and updated bathrooms. It was negatively adjusted for its age, larger footprint, 5.1 baths, FAU/CAC/Solar and superior parking. It was positively adjusted for not being on a cul de sac, its smaller 1 ac lot, smaller 6:5.1 roomcount and sold after 12 days on the market at 88% of list price for \$1,750,000 and has an adjusted value of \$1,699,647.

~ Sale 5 is gated and is equivalent to the subject's cul de sac location. It also has FAU/CAC, dual pane windows, a Jr ADU and is treated as in C3/Good Condition with hardwood flooring, a remodeled Quartz kitchen, with country sink, stainless steel appliances, new carpet, a walk-in shower in the master bath, but original remaining baths. It was negatively adjusted for its age, superior parking, superior outdoor living space and outdoor kitchen. It was positively adjusted for its smaller 1 ac lot, greenbelt view, smaller 5:4.1 roomcount, smaller 4,109 sf footprint and no pool/spa. It sold in 7 days at 101% of list price for \$1,200,000 and has an adjusted value of \$1,387,851.

~ Sale 6 is the lowest priced Sale in the analysis, selling for \$885,000 in 07/2021. It has the largest lot in the analysis at 9.3 ac, which "best" brackets the subject's lot and the largest roomcount in the analysis with 7 BR:5Baths, which includes a Jr. ADU. It also matches the subject's dual pane windows, has comparable outdoor living space, an in-ground pool/spa and fireplace. It was negatively adjusted for its FAU/CAC/Solar and superior parking but took 84 days the sell, the longest in the analysis, at 93% of list price for \$885,000. It has an adjusted value of \$1,094,987.

~ Sale 7 is the oldest Sale in the analysis, selling in 05/2021, but sold for over the median price of \$1,262,00 for that period for \$1,45,000, thus eliminating any time adjustments. It matches the subject's FAU/CAC, has dual pane windows, comparable outdoor living area and is gated and equivalent to the subject's cul de sac location. It was negatively adjusted for its superior parking, outdoor kitchen, it single story design, its Q2/Rating and its C2/Very Good Condition including a gourmet kitchen, new Viking appliances, a SubZero built-in refrigerator, engineered flooring, a walk-in shower in the master and custom closets in the remaining bedrooms. It was positively adjusted for its smaller lot, smaller 4:3.1 roomcount, smaller footprint and community pool. It sold in 85 days, at 91% of list price for \$1,450,000 and has an adjusted value of \$1,661,673.

~ Listing 8 is the only Active Sale in the analysis, currently listed for \$1,295,000, but is the smallest Sale in the analysis at 3,400 sf, which brackets the subject's GLA at the low end. It is in a gated community, matches the subject's dual pane windows, has comparable outdoor living space, a detached ADU, a fireplace, FAU, a solar heated pool/spa and is in C3/Good Condition with stone countertops in the kitchen and ADU kitchen, stainless steel appliances in both, but original baths in both units. It was negatively adjusted for its age and a 3 stall barn. It was positively adjusted for it smaller lot, mountain views, smaller footprint, its 5:3.2 roomcount, no CAC and inferior parking. It has an Original List Price (OLP) of \$1,295,000 where it is Pending after 10 DOM. It has an adjusted value of \$1,756,992.

**Supplemental Addendum**

File No. 220425B

|                  |                     |        |           |       |                   |
|------------------|---------------------|--------|-----------|-------|-------------------|
| Borrower         | Garnell-Fitz Henley |        |           |       |                   |
| Property Address | 17469 Hwy # 94      |        |           |       |                   |
| City             | Jamul               | County | San Diego | State | CA Zip Code 91935 |
| Lender/Client    | Salas Financial     |        |           |       |                   |

**SUMMARY:**

*The purpose of the assignment is to estimate the AFTER REPAIR VALUE (ARV) of a "proposed" IN-Fill transaction. The borrower will be moving a main house/Jr. ADU, plus a detached ADU from the Banker's Hill & North Park area of San Diego to a 9.47 ac elevated lot in Jamul, CA. The main home consists of a two story, 3,600 sf home with a 8:4 room configuration, a 500 sf attic space, 396 sf Jr. ADU above the 2 car garage, and a second detached, 1,200 sf ADU with a 3:1 roomcount. The total roomcount will be 11 BRs:5 Baths and 5,696 sf. Once transported to the Jamul lot, the main house, which is currently configured as "office space", will be converted into "residential living space" including a full kitchen, living room, dining area, tile/hardwood flooring, FAU/CAC heat and laundry. The detached ADU will maintain its 3:1 roomcount, living room, dining room, laundry and FAU Heat. The kitchens will be remodeled with their original counters/island, new cabinets, stainless steel appliances, and new flooring throughout. The bathrooms will be painted but will remain in their original condition. The home(s) will be treated as in C3/Good Condition. Outside the home will have dual pane windows, a 2 car detached garage, open RV parking, plus a negative edge in-ground pool/spa, covered front porch, a propane & septic tank, electric meter and water from 2 wells on the property.*

*In estimating the value of the subject, I gave all Sales consideration for their recent COE/List Dates, their proximity to the subject and their amenities which bracket the subject's key amenities. In addition, all Sales match the subject's dual pane windows, have a minimum of FAU, and 4 of the 7 Sales have additions/ADUs. Moreover, all Sales sold without concessions. However, none of the Sales match the subject's combined 11:5 roomcount and only 1 Sale has a comparable lot size.*

*As such, I relied on Sales 1,5,6 & Listing 8 which have ADUs like the subject. I also relied on Sale 6 with a comparable size lot; Sale 4 which match the subject's panoramic view, Sales 3,4,6 & Listing 8 which have pool/spas and Sales 2,3,4,5 & Listing 8 which match the subject's C3/Good Condition. Least weight is applied to Sales 1 & 7 which are in superior C2/Very Good Condition and required significant adjustments. I therefore estimate the value of the subject to be \$1,457,000 which is slightly above the predominate value in the market of \$1,262,500 due to the subject's larger than average 9.47 ac lot, a total roomcount of 11BR:5Baths, in-ground negative edge pool and an panoramic view. However, larger homes, with ADUs, on quiet streets and in C2/Very Good condition with views, pools and Solar can command higher prices. This does not affect the marketability of the subject.*

# MLS Sheet - Page 1



**LN**  
**MLS #: PTP2100769**  
**APN: 6490500500**  
**Addr: 17469 HIGHWAY 94 Highway**  
**City,St: Dulzura , CA**  
**Zip: 91917**

Status: **ACTIVE**

Short Sale:

Lot #:

List Price: **\$175,000 - \$190,000**

Original Price: **\$190,000**

Sold Price:

List Date: **2/2/2021**

Modified Date: **2/1/2022**

COE Date:

DOMLS **455**

MT **457**

LP/SqFt: \$20,...

SP/SqFt:

**Lot Size: 4+ to 10 AC**  
**Lot Size Source: ASOREC**  
**Lot SqFt Aprox: 412,513**

Land Use Code:  
 Zoning:  
 Additional Property Use:  
 Development:  
 Highest Best Use:

Community:  
 Neighborhd: **JAMUL-DULZURA**  
 Complex:  
 Restrictions:

Age Restrictions:  
 View:  
 Pool:

MandRem

Listing Type **ER**



### REMARKS AND SHOWING INFO

**9.47 acres of land located near and accessible from Highway 94. I estimate that the gated, upper lot is 8 1/2 acres. While the lower lot that is boat shaped on the other side of Highway 94, is 1 acre. ONE water wells exist on the upper Portion of the land. 3 Power poles are also located near the upper and lower lots. The original single-family residence was on the lower lot. The owner removed the home from the lot. Local fire station and border patrol are located nearby. While school and shopping are in a radius of 15 miles. The Dulzura Vineyards and winetasting room is located just north of the lower 1 acre lot. There are also several manufactured homes located within a 1 mile, radius of this lot. IN FULL DISCLOSURE<>The estimates above on square footage and acreage are estimates only. And not guaranteed by the broker or licensee. Square footage and acreage to**

Conf. Remarks: **Shown by appointment only. No exceptions.**

Cross Streets: Map Code: CBB%: **3.00** CBB\$: CVR:N

Directions To Property: **GPS**

Showing Instructions: **Please call 619-300-1733 to schedule a viewing appointment. Shown by appoi...**

Occupied: Occupant: Occupant Phone: Lockbox:

Listing Agent: **Steven L Guzman - Dirct: 619-874-7978**

DRE License # **01768650**

2nd Agent:

Broker ID: **CRP-88068**

Listing Office: **Rise Realty - Offic: 866-344-7473**

Fax:

Off Market Date: Close of Escrow: Financing: Concessions: **No concessions are being offered at t...**  
 Selling Agent: SA DRE# Sale Price:  
 Selling Office: Exp Date:

HO Fee Includes:  
 Home Owner Fees: **0.00** Paid: Pay Freq.  
 Other Fees: Paid: Pay Freq.  
 CFD/Mello-Roos: Paid: Pay Freq.  
 Total Monthly Fees: Assessments:  
 HOA: Other Fee Type:  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat:

Wtr Dist:  
 School District:

Fencing:  
 Frontage:  
 Irrigation:  
 Miscellaneous: **Value in Land**  
 Prop. Restrictions Known:  
 Site: **Easement Access**  
 Structures:  
 Terms: **Cal Vet, Cash, Conventional, FHA**  
 Topography:  
 Utilities Available:

Utilities to Site:

Water:  
 Sewer/Septic:



**9.47 acres of land located near and accessible from Highway 94. I estimate that the gated, upper lot is 8 1/2 acres. While the lower lot that is boat shaped on the other side of Highway 94, is 1 acre. ONE water wells exist on the upper Portion of the land. 3 Power poles are also located near the upper and lower lots. The original single-family residence was on the lower lot. The owner removed the home from the lot. Local fire station and border patrol are located nearby. While school and shopping are in a radius of 15 miles. The Dulzura Vineyards and winetasting room is located just north of the lower 1 acre lot. There are also several manufactured homes located within a 1 mile, radius of this lot. IN FULL DISCLOSURE<>The estimates above on square footage and acreage are estimates only. And not guaranteed by the broker or licensee. Square footage and acreage to be verified by the buyer(s) prior to close of escrow.**

Provided By: **Godfrey Revis**

DRE Lic. #: **CAAL028755**

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05/05/2022 12:10 PM





Tuesday, April 26, 2022



**LOCATION**

|                         |                               |  |
|-------------------------|-------------------------------|--|
| <b>Property Address</b> | Highway 94<br>Jamul, CA 91935 |  |
| <b>Subdivision</b>      |                               |  |
| <b>Carrier Route</b>    |                               |  |
| <b>County</b>           | San Diego County, CA          |  |
| <b>Map Code</b>         | 1314B5                        |  |

**GENERAL PARCEL INFORMATION**

|                             |               |
|-----------------------------|---------------|
| <b>APN/Tax ID</b>           | 649-050-05-00 |
| <b>Alt. APN</b>             |               |
| <b>City</b>                 |               |
| <b>Tax Area</b>             | 79002         |
| <b>2010 Census Trct/Blk</b> | 213.02/1      |
| <b>Assessor Roll Year</b>   | 2021          |

**PROPERTY SUMMARY**

|                         |                           |
|-------------------------|---------------------------|
| <b>Property Type</b>    | Residential               |
| <b>Land Use</b>         | Single Family Residential |
| <b>Improvement Type</b> | Single Family Residential |
| <b>Square Feet</b>      | 1205                      |
| <b># of Buildings</b>   | 1                         |

**CURRENT OWNER**

|                            |                                       |
|----------------------------|---------------------------------------|
| <b>Name</b>                | Zwart Stephen J Janice E              |
| <b>Mailing Address</b>     | 88 Pine Pl<br>Bayfield, CO 81122-9324 |
| <b>Owner Occupied</b>      | No                                    |
| <b>Owner Right Vesting</b> | Husband And Wife                      |

**SCHOOL INFORMATION**

These are the closest schools to the property

|                                  |          |
|----------------------------------|----------|
| <b>Jamul Intermediate School</b> | 7.9 mi   |
| Elementary: 4 to 5               | Distance |
| <b>Jamul Primary School</b>      | 7.8 mi   |
| Elementary: Pre K to 5           | Distance |
| <b>Oak Grove Middle School</b>   | 7.9 mi   |
| Middle: 6 to 8                   | Distance |
| <b>Valhalla High School</b>      | 12.1 mi  |
| High: 9 to 12                    | Distance |

**SALES HISTORY THROUGH 04/15/2022**

| Settlement Date | Date Recorded | Amount | Buyer/Owners               | Seller | Instrument           | No. Parcels | Book/Page Or Document# |
|-----------------|---------------|--------|----------------------------|--------|----------------------|-------------|------------------------|
| 1/18/1985       | 1/18/1985     |        | Zwart Stephen J & Janice E |        | Regular Owner Change |             |                        |

**TAX ASSESSMENT**

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Information Deemed Reliable But Not Guaranteed.

**CRS Data - Page 2**

Property Report for HIGHWAY 94, cont.

| Tax Assessment          | 2021               | Change (%)             | 2020               | Change (%)               | 2019               |
|-------------------------|--------------------|------------------------|--------------------|--------------------------|--------------------|
| Assessed Land           | \$75,039.00        | \$769.00 (1.0%)        | \$74,270.00        | \$1,456.00 (2.0%)        | \$72,814.00        |
| Assessed Improvements   | \$2,824.00         | \$28.00 (1.0%)         | \$2,796.00         | \$54.00 (2.0%)           | \$2,742.00         |
| <b>Total Assessment</b> | <b>\$77,863.00</b> | <b>\$797.00 (1.0%)</b> | <b>\$77,066.00</b> | <b>\$1,510.00 (2.0%)</b> | <b>\$75,556.00</b> |

**Exempt Reason**

|            |    |
|------------|----|
| % Improved | 4% |
|------------|----|

**TAXES**

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2021     |            |              | \$977.58    |
| 2020     |            |              | \$972.76    |
| 2019     |            |              | \$964.66    |
| 2018     |            |              | \$948.02    |
| 2017     |            |              | \$928.88    |
| 2016     |            |              | \$909.06    |
| 2015     |            |              | \$899.86    |
| 2014     |            |              | \$866.52    |
| 2013     |            |              | \$860.66    |

**MORTGAGE HISTORY**

No mortgages were found for this parcel.

**FORECLOSURE HISTORY**

No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

|                      |                           |           |         |
|----------------------|---------------------------|-----------|---------|
| Type                 | Single Family Residential | Condition | Units   |
| Effective Year Built | 2020                      | Stories   |         |
| BRs                  | 3                         | Baths     | 1 F 1 H |
| Total Sq. Ft.        | 1,205                     | Rooms     |         |

|                                     |                              |
|-------------------------------------|------------------------------|
| Building Square Feet (Living Space) | Building Square Feet (Other) |
|-------------------------------------|------------------------------|

**- CONSTRUCTION**

|                    |                   |
|--------------------|-------------------|
| Quality            | Roof Framing      |
| Shape              | Roof Cover Deck   |
| Partitions         | Cabinet Millwork  |
| Common Wall        | Floor Finish      |
| Foundation         | Interior Finish   |
| Floor System       | Air Conditioning  |
| Exterior Wall      | Heat Type         |
| Structural Framing | Bathroom Tile     |
| Fireplace          | Plumbing Fixtures |

**- OTHER**

|           |                      |
|-----------|----------------------|
| Occupancy | Building Data Source |
|-----------|----------------------|

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

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Information Deemed Reliable But Not Guaranteed.

Property Report for HIGHWAY 94, cont.

PROPERTY CHARACTERISTICS: LOT

|                    |                           |                 |         |
|--------------------|---------------------------|-----------------|---------|
| Land Use           | Single Family Residential | Lot Dimensions  |         |
| Block/Lot          | /1,4                      | Lot Square Feet | 412,513 |
| Latitude/Longitude | 32.640500°/-116.770022°   | Acreage         | 9.47    |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

|                 |  |                 |               |
|-----------------|--|-----------------|---------------|
| Gas Source      |  | Road Type       |               |
| Electric Source |  | Topography      |               |
| Water Source    |  | District Trend  |               |
| Sewer Source    |  | School District | Jamul-Dulzura |
| Zoning Code     |  |                 |               |
| Owner Type      |  |                 |               |

LEGAL DESCRIPTION

|              |  |                |       |
|--------------|--|----------------|-------|
| Subdivision  |  | Plat Book/Page |       |
| Block/Lot    | /1,4                                       | Tax Area       | 79002 |
| Tract Number |  |                |       |
| Description  | Sec 3-18-2E Lot 1 Por In Lot 4 Of Sec 3&In |                |       |

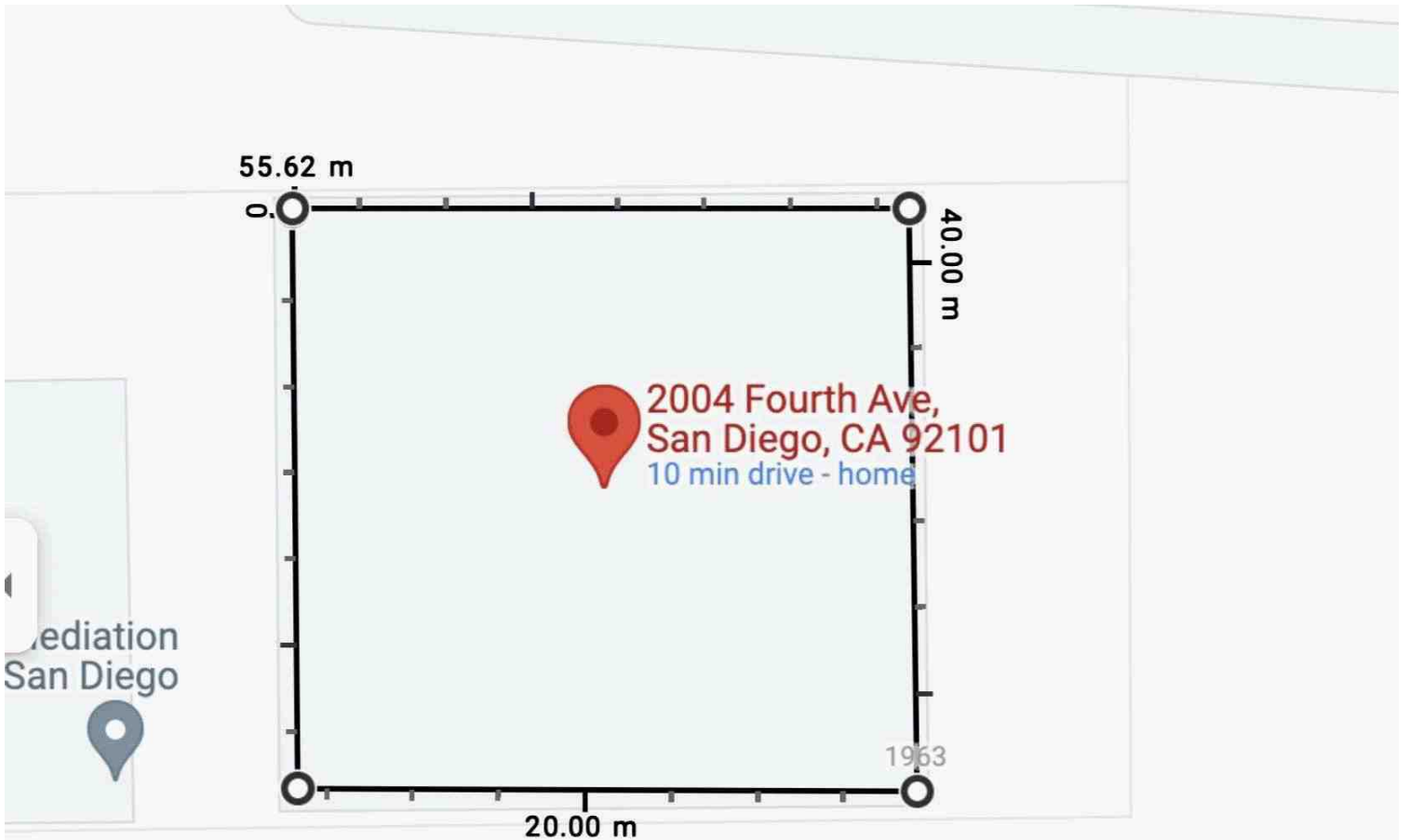
FEMA FLOOD ZONES

| Zone Code | Flood Risk   | BFE | Description  | FIRM Panel ID      | FIRM Panel Eff. Date |
|-----------|--------------|-----|--|--------------------|----------------------|
| D         | Undetermined |     | Areas of undetermined flood hazard where flooding is possible. | 060284-06073C1975G | 05/16/2012           |

LISTING ARCHIVE

| MLS #      | Status   | Status Change Date | List Date  | List Price | Closing Date | Closing Price | Listing Agent   | Listing Broker | Buyer Agent | Buyer Broker |
|------------|----------|--------------------|------------|------------|--------------|---------------|-----------------|----------------|-------------|--------------|
| PTP2100769 | For Sale | 02/03/2021         | 02/02/2021 | \$190,000  |              |               | Steven L Guzman | Rise Realty    |             |              |

# Building Sketch



326 1/2



Measure distance ✕

Click on the map to add to your path

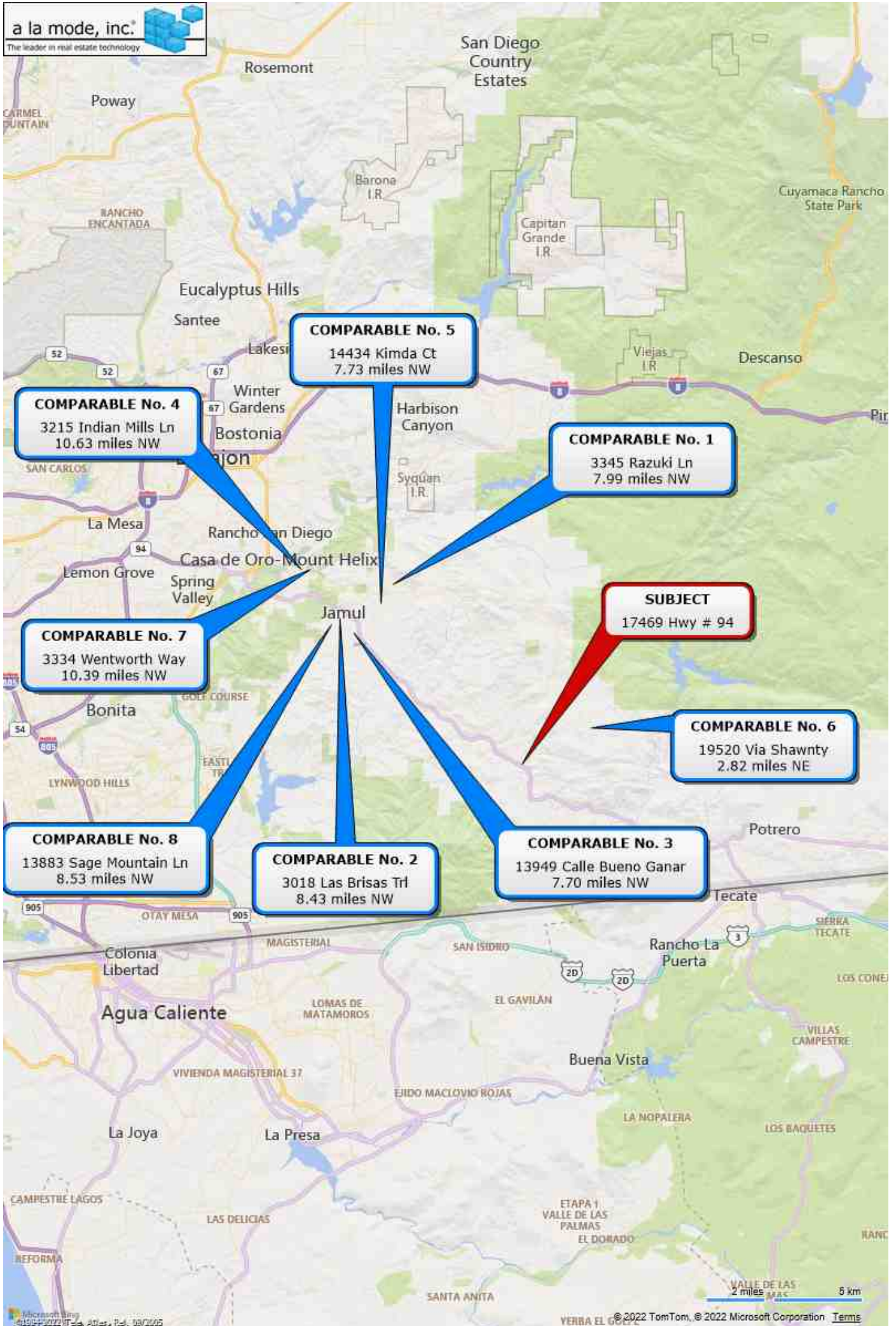
Total area: 193.15 m<sup>2</sup> (2,079.04 ft<sup>2</sup>)

Total distance: 55.62 m (182.48 ft)



## Location Map

|                  |                     |                  |                              |
|------------------|---------------------|------------------|------------------------------|
| Borrower         | Garnell-Fitz Henley |                  |                              |
| Property Address | 17469 Hwy # 94      |                  |                              |
| City             | Jamul               | County San Diego | State CA      Zip Code 91935 |
| Lender/Client    | Salas Financial     |                  |                              |



# Plat Map

4/26/22, 11:05 AM

CRS Data - Property Map for Highway 94



Map for Parcel Address: Highway 94 Jamul, CA 91935 APN: 649-050-05-00



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Information Deemed Reliable But Not Guaranteed.



# Flood Map

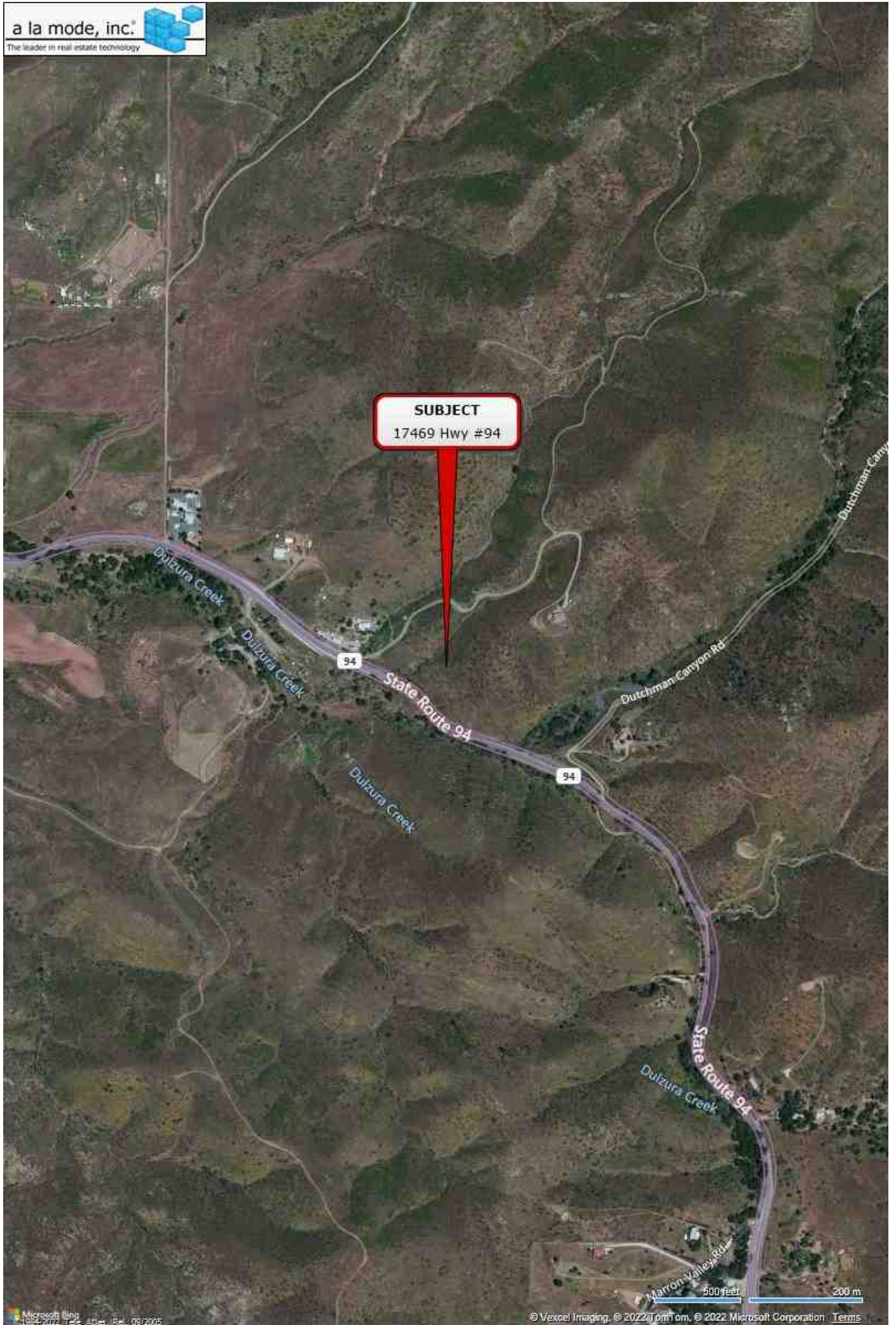
|                  |                     |        |           |       |    |          |       |
|------------------|---------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |       |    |          |       |
| Property Address | 17469 Hwy # 94      |        |           |       |    |          |       |
| City             | Jamul               | County | San Diego | State | CA | Zip Code | 91935 |
| Lender/Client    | Salas Financial     |        |           |       |    |          |       |





# Aerial Map

|                  |                     |        |           |       |    |          |       |
|------------------|---------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Garnell-Fitz Henley |        |           |       |    |          |       |
| Property Address | 17469 Hwy # 94      |        |           |       |    |          |       |
| City             | Jamul               | County | San Diego | State | CA | Zip Code | 91935 |
| Lender/Client    | Salas Financial     |        |           |       |    |          |       |



## 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.

#### C3

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.





**Appraiser License**

**Appraiser License 2023**



Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**

**Godfrey A. Revis**

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER:


AR 028755

Effective Date:

April 17, 2021

Date Expires:

April 16, 2023

  
Loretta Dillon, Deputy Bureau Chief, BREA

3057503

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"





**Form W-9**  
 (Rev. October 2018)  
 Department of the Treasury  
 Internal Revenue Service

**Request for Taxpayer Identification Number and Certification**

Give Form to the requester. Do not send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**GODFREY REVIS**

2 Business name/disregarded entity name, if different from above  
**REVIS APPRAISAL SVU. LLC**

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.  
 Individual/sole proprietor or single-member LLC  
 C Corporation  
 S Corporation  
 Partnership  
 Trust/estate  
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_  
**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  
 Other (see instructions) ▶ \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
 Exempt payee code (if any) \_\_\_\_\_  
 Exemption from FATCA reporting code (if any) \_\_\_\_\_  
*(Applies to accounts maintained outside the U.S.)*

5 Address (number, street, and apt. or suite no.) See instructions.  
**2834 W. Canyon Ave.**

6 City, state, and ZIP code  
**San Diego, CA 92123**

7 List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**  
 597 - 62 - 5550

or  
**Employer identification number**

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person ▶ **Godfrey Alvarez** Date ▶ **10/30/2018**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.