

**SUMMARY OF SALIENT FEATURES
& OPINION OF VALUE**

File No.: 0922/A22/02.1-SF

SALIENT FEATURES

Location of Subject Property: 217-225 W 7th Street
Holtville, CA 92250

Asset Name/Identification: United Methodist Church, plus Rectory

Legal Description: Parcel I: Lots 9 & 10, Block 14 Townsite of Holtville, Map No. 908, Book 1, Page 12;
Parcel II: East 1/2 of Lots 11 & 12, Block 14; See attached for full legal description

Parcel ID #(s): APN: 045-163-006-000 & 045-163-007-000
Map Reference: 20940

Current Owner of Record: South District Union of the California-Pacific Conference of United Methodist Church
Occupant: Vacant

Site: 16,910 SF plus 8,451 SF or 25,361 SF combined, 0.58 acre in two parcels
N/A

Description of the Improvements: Subject is located in the Township of Holtville in Imperial County in the sphere of influence of the City of El Centro. Subject is located in a mixed residential neighborhood. Church Building of 15,112 SF total, plus a 3-Bedroom Single Family Residence of 1,780 SF on two legal lots, operated as one economic unit. Frame & Stucco construction, in good condition with regular maintenance.. Total Gross building area is 16,892 SF combined. **Distressed Sale due to quiet title action / The sale is considered a non-market liquidation.**

Zoning Classification: R-1 (with C.U.P.)
Zoning Description: Single Family Residential

Highest & Best Use: As-Is / Redevelop to Multi-Family

Real Estate Taxes: \$ Religious Exempt
Tax Year: 2020-21

Date of Inspection: September 2, 2022


Date of Signature & Report: 09/09/2022

OPINION OF VALUE

<u>APPROACH TO VALUE</u>	<u>INDICATION OF VALUE</u>
Cost Approach:	\$ N/A
Income Approach:	\$
Sales Comparison Approach:	\$ 550,000
Total Site Value:	\$
Personal Property/Non-Realty Interests (if included):	\$
Appraiser's Opinion of Value (as defined):	\$ 550,000
Effective Date of Appraisal ('As Of'):	September 2, 2022

APPRAISAL STAFF

The value on a price-per-square foot basis is estimated to be within the range of adjusted values. The subject is deemed to be in "good" overall condition with no significant deferred maintenance or deficiencies noted. THIS APPRAISAL IS RESTRICTED TO INTERNAL RISK ANALYSIS ONLY AND IS NOT INTENDED FOR ANY OTHER USE. This appraisal was done during the second phase of the COVID-19 pandemic quarantine. While it is anticipated that the quarantine will have adverse effects on market values, there is no market evidence to corroborate any adverse impact on values at this time. **SEE ATTACHED JUDGMENT, CASE NO. ECU001351.**



A.J. Ortiz & Associates
Armando J. Ortiz
Certification #: AG027708
State: CA Expires: 11/23/2022
ajortiz365@gmail.com



RESTRICTED USE APPRAISAL REPORT
Restricted Use, Limited Appraisal

File No. 0922/A22/02.1-SF
 Loan No.

FOR INTERNAL RISK ANALYSIS

VALUE ESTIMATED FROM PUBLIC RECORD AND MLS DATA ONLY

Intended Purpose: Portfolio Evaluation: QC/Audit: Junior Lien: REO/Foreclosure: Other: Validation
 Data Source(s) Used: Tax Record Appraiser Files MLS Other: Equity Title
 Interest: Fee Simple Leasehold

CLIENT AND PROPERTY IDENTIFICATION

Client/Lender: Salas Financial, Inc. Address: 9320 Chseapeake Dr, Suite 116, San Diego, CA 92123
 Borrower/Applicant: Mejorado, Eddie Client contact: sonia@salasfinancial.com
 Property Address: 217-225 W 7th St City: Holtville State: CA ZIP: 92250
 Census Tract: 0109.00 APN: 045-163-006 & 007 County: Imperial
 Property Type: Tract SFR Custom Condominium Townhouse Other: Church + Residence

MARKET AREA AND COMPARABLES

Market Value Trend: Increasing Stable Declining
 Typical Market Price Range: \$ 95,000 to \$ 775,000
 Typical Market Property Age: 25 years to 99 years
 Estimated marketing time for the subject property: Under 3 months 3-6 months Over 6 months

FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address	217-225 W 7th St Holtville, CA	123 E 5th St Holtville, CA 92250	38088 Chuperosa Ln Cathedral City, CA 92234	516 Main St Brawley, CA 92227
Data Sources	CRS Tax / Equity Title APN:045-163-006 & 007	APN: 045-261-040-000 Doc# 2020-0012814	APN: 686-260-007 Doc# 2021-0084321	APN: 049-021-002 Doc# 2021-0027563
Proximity to Subject		0.29 miles SE	91.08 miles NW	14.32 miles NW
Sales Price	\$ 550,000	\$ 350,000	\$ 1,150,000	\$ 755,000
Price/Gross Liv. Area	\$/SF \$ 32.56	\$/SF \$ 43.42	\$/SF \$ 162.54	\$/SF \$ 55.19
Date of Sale (MO/DA/YR)		07/23/2020	02/18/2021	10/28/2021
Site	25,361 SF	26,393 SF	80,150 SF	11,252 SF
Actual Age (Yrs.)	1985	1960	1960 / 1975	1925 / 2007
Above Grade	Total Bedrooms Baths	Total Bedrooms Baths	Total Bedrooms Baths	Total Bedrooms Baths
Room Count				
Gross Living Area (GLA)	16,892 Sq. Ft.	8,061 Sq. Ft.	7,075 Sq. Ft.	13,680 Sq. Ft.
Basement	None	None	None	None
Garage/Carport	5 Off Street + Street	20 Off Street + Street	76 Spaces Off-Street	Reciprocal / Street
Pool	N/A Avg-to-Good Cond.	N/A-Fair-to-Avg Cond.	N/A - Average Cond.	N/A - Good Cond.
Use	Church & Rectory	Comm'l Retail Corner	Church & Rectory	Retail / Church
List\$/DOM	\$750,000 / 38 DOM	Unk	\$1,120,000/274 DOM	\$975,000 / 525 DOM
Overall Comparison		<input type="checkbox"/> Sup. <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Infer.	<input checked="" type="checkbox"/> Sup. <input type="checkbox"/> Similar <input type="checkbox"/> Infer.	<input checked="" type="checkbox"/> Sup. <input type="checkbox"/> Similar <input type="checkbox"/> Infer.

EVALUATION SUMMARY

Comments on Prior Sales and Current Listings: Subject last transferred prior to 1937. No subsequent transfers noted.

General Comments: Subject indicators fall within the ranges developed in the sample at \$209,166 to \$287,857 per unit and from \$255.40 to \$502.37 per square foot. Appraiser reconciles to a value strongly supported by the range at \$33.00 per square foot, or \$557,436, say \$550,000 rounded in the Sales Comparison Approach. Per the Scope of Work requested by the Client, no Income Capitalization Approach was performed for this appraisal. The appraiser concludes to a value of \$550,000 by the Sales Comparison Approach. The comparable sales data supports the purchase price. The purchase contract is counted as applicable, material and germane market data by the appraiser. The appraiser has concluded a value below the unadjusted range of values. The appraiser surmises that the subject presents a distressed sale / liquidation discount. See attached Judgment.

The Appraiser has researched the transfer and listing history of the subject property for the past 3 years and the comparable sales for the past 12 months.

Transfer History (if more than two, use comments section)	Subject In past 36 months:		Comp 1 In past 12 months:		Comp 2 In past 12 months:		Comp 3 In past 12 months:	
		\$	N/A	\$	N/A	\$	N/A	\$

Opinion of Market Value: \$ 550,000 As of: September 2, 2022

Inspection of the subject: Interior/Exterior Exterior Only No Inspection

CERTIFICATION AND LIMITING CONDITIONS

PURPOSE OF APPRAISAL: The purpose of this appraisal is to form an opinion of the market value of the real property that is the subject of this report based upon a qualitative sales comparison analysis for use in the mortgage finance transaction.

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 and 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 acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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.

LIMITED APPRAISAL: This appraisal is a Limited Appraisal, subject to the Departure Provision of the USPAP that was adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation. This Limited Appraisal is intended to comply with Standards Rules (SR): 1-1, 1-2 and 1-5, and MAY depart from SR 1-3 and 1-4, as allowed by USPAP.

RESTRICTED USE APPRAISAL REPORT: The Restricted Use Appraisal Report option limits the use of this report to the client. The appraiser's opinions and conclusions set forth in the report cannot be understood properly without additional information in the appraiser's work file.

INTENDED USE: This Restricted Use Appraisal is intended for use only by the client. The function of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.

HIGHEST AND BEST USE: The Highest and Best Use of the subject property is assumed to be its present use; that is, a single family residential property.

File No. 0922/A22/02.1-SF
Loan No.**RESTRICTED USE APPRAISAL REPORT**

SCOPE OF THE APPRAISAL: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, as previously addressed. For the subject, this is accomplished by reviewing public record data, prior appraisal files and/or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective and cannot include Leasehold properties, site areas in excess of 40 acres or multi-family properties. For the comparables, the data is derived from similar sources, reviewed for relevance, selected for use through a maximum pre-determined set of criteria (within a single mile in proximity, within 6 months time frame unless specifically addressed within the body of the report, and when the value is concluded, the sales must fall within 15% range of the final opinion of value). The report is either failed or the final opinion of value is then reconciled.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income Approaches to Value, either due to being inapplicable or in accordance with the Departure Provision of USPAP. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited appraisal is appropriate given the intended use. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available and are deemed to be reliable. The confirmation of comparable sale data; i.e., closed sale documentation and property characteristics, is via public data sources and multiple listing services, as appropriate. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed, in accordance with set parameters as defined within the scope of work identified and the intended use of the appraisal.

In the absence of an inspection, the appraiser has made some extraordinary assumptions, including the following:

- The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition, construction materials and in external and economic factors.
- There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
- There are no significant discrepancies between the public record information or other data source and the existing site or improvements.

ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale or any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported on the appraisal report (in the Transfer History section) if available from public record sources. The appraiser has reconciled the quality and quantity of data available into an indication of Market Value, in accordance with the intended use and scope of the appraisal.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

- 1 The appraiser will not be responsible for matters of a legal nature that affect the subject property.
- 2 The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- 3 The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
- 4 Except as noted herein, the appraiser has not made an exterior or interior inspection of the subject property. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make the property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser assumes that the improvements are in average condition. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report may not be considered an environmental assessment of the property.
- 5 The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 6 The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

APPRAISER'S CERTIFICATION: The appraiser certifies, to the best of my knowledge and belief:

- 1 The statements of fact contained in this report are true and correct.
- 2 The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3 I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 4 I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5 My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6 My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7 My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8 I have not made a personal inspection of the property that is the subject of this report, nor did I make inspections of the comparable sales.
- 9 No one provided significant professional assistance to the person signing this report, unless otherwise noted and acknowledged within this report.

APPRAISER Armando J. Ortiz, CGREA# AG027708

Signature 

Name Armando J. Ortiz

Company Name A.J. Ortiz & Associates

Company Address 1538 Apache Drive, Suite D
Chula Vista, CA 91910

Telephone Number 619-862-8752

Email Address ajortiz365@gmail.com

Date of Signature and Report 09/09/2022

Effective Date of Appraisal September 2, 2022

State Certification # AG027708

or State License # _____

or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 11/23/2022

ADDRESS OF PROPERTY APPRAISED

217-225 W 7th St

Holtville, CA 92250

APPRAISED VALUE OF SUBJECT PROPERTY \$ 550,000

LENDER/CLIENT

Name sonia@salasfinanciam.com

Company Name Salas Financial, Inc.

Company Address 2550 Fifth Avenue, Suite 1070

San Diego, CA 92103

Email Address info@wilshirequinn.com

Supplemental Addendum

File No. 0922/A22/02.1-SF

Borrower	Mejorado, Eddie		
Property Address	217 W 7th St # 225		
City	Holtville	County	Imperial
		State	CA
		Zip Code	92250
Lender/Client	Salas Financial, Inc.		

USPAP ADDENDA

1
2
3
4 **Purpose of this Appraisal**

5 The appraisal is to provide an opinion of the market value of the fee interest in the real estate as of a
6 current date. My work is designed to be used solely to provide an Appraisal Report in conjunction with
7 creation of a security interest in the subject property for purposes of financing.
8

9 **Scope of Work**

10 The scope of this appraisal is intended to be an "appraisal assignment" as defined in the Uniform
11 Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. It is our intent that
12 this appraisal is performed in such a manner the results of the analysis, opinions, or conclusions are that
13 of a disinterested third party. This report meets the reporting guidelines of USPAP Standards Rule 2-2
14 for an Appraisal Report.
15

16 For the estimate of value, the three traditional approaches to value were considered: the cost, sales
17 comparison, and income approaches. The existing use and conventional methods used in valuing
18 property determine the extent the approaches are utilized. In this analysis the sales comparison
19 approach was used to value the subject property. Comparison of recent home sales provide the best
20 indication of market value for the subject property.
21

22 The sources utilized to form opinions of value include: CoStar, SDMLS, Realquest.com, NDCdata.com,
23 Marshall Valuation Cost Service, local publications, various internet websites, public records, land use
24 agencies, our own library and files, and an extensive network of professional relations with agents,
25 brokers, and developers active in the market.
26

27 **Definition of Fee Interest**

28 The property rights appraised are the fee simple estate or fee interest of the subject property. The fee
29 interest is defined as:
30

31 Absolute ownership unencumbered by any other interest or estate, subject only to the
32 limitations imposed by the governmental powers of taxation, eminent domain, police power,
33 and escheat.
34

35 **Definition of Market Value**

36 As used in this appraisal, the term Market Value is defined as follows:
37

38 The *most probable price* in terms of money which a property should bring in a competitive and open
39 market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and
40 knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the
41 consummation of a sale as of a specified date, and the passing of title from the seller to buyer under
42 conditions whereby:
43

- 44 1. *Buyer and seller are typically motivated;*
45 2. *Both parties are well informed or well advised, and are acting in what they consider their*
46 *best interests;*
47 3. *A reasonable time is allowed for exposure in the open market;*
48 4. *Payment is made in terms of cash in U.S. dollars or financial arrangements comparable*
49 *thereto; and;*
50 5. *The price represents the normal consideration for the property sold unaffected by special*
51 *or creative financing, or sale concessions granted by anyone associated with the sale.*
52
53

Signature

Name Armando J. Ortiz

Date Signed 09/09/2022

State Certification # AG027708

Or State License #



Signature

Name

Date Signed

State Certification #

Or State License #

State

State

Supplemental Addendum

File No. 0922/A22/02.1-SF

Borrower	Mejorado, Eddie		
Property Address	217 W 7th St # 225		
City	Holtville	County	Imperial
		State	CA
		Zip Code	92250
Lender/Client	Salas Financial, Inc.		

Intended Use and Users of the Appraisal

This Appraisal Report was prepared for the exclusive use of: Salas Financial. No reproduction, publication, distribution, or other use of this appraisal report for other than its stated purpose is authorized without prior consent of the undersigned appraiser. Reliance by others on the information and opinions contained in this appraisal is not intended.

Use of the Report

This valuation report is intended to provide information in conjunction with the creation of a security interest in the subject property for purposes of mortgage financing.

Valuation Date

The valuation date (also known as the effective date of value is September 2, 2022 a current date of value.

Report Date

The date of the report is September 2, 2022.

Ownership and History of the Property

Subject last transferred prior to 1937. No subsequent transfers noted. **SEE ATTACHED JUDGMENT REGARDING LIS PENDENS, CASE NO. ECU001351.** Valuation assumes clear title.

Prior Appraisal Assignments

The appraiser has not performed services regarding the property that is the subject of this report within the "three-year period" immediately proceeding acceptance of this assignment.

Most Probable Exposure Time

Under paragraph 3 of the Definition of Market Value, the value estimate presumes that "a reasonable time is allowed for exposure in the open market."

Exposure time is defined, as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is presumed to precede the effective date of the appraisal and for the subject property it is estimated at 300-450 Days.

Signature

Name Armando J. Ortiz

Date Signed 09/09/2022

State Certification # AG027708

Or State License #



Signature

Name

Date Signed

State Certification #

Or State License #

State

State

Supplemental Addendum

File No. 0922/A22/02.1-SF

Borrower	Mejorado, Eddie		
Property Address	217 W 7th St # 225		
City	Holtville	County	Imperial
		State	CA
		Zip Code	92250
Lender/Client	Salas Financial, Inc.		

This appraisal has been based upon the following Assumptions and Limiting Conditions:

- 1) It is assumed that title to the property is good and marketable; any value estimates herein were arrived at without regard to question of title.
- 2) No survey of the boundaries of the property have been made. All areas and dimensions furnished are accepted to be correct.
- 3) Information, estimates and opinions furnished by others and contained in this report were obtained from sources considered reliable and believed to be true and correct; no responsibility is assumed for errors or omissions or for information not disclosed which might otherwise affect the valuation estimate. The right is reserved to evaluate new information at the time of its disclosure.
- 4) The valuation assumes that soil conditions are adequate to support standard construction consistent with the Highest and Best Use. No soil analysis or soil engineering study was conducted or provided.
- 5) The appraiser(s), by reason of this appraisal, shall not be required to give testimony or be in attendance in court or at any governmental or other hearing with reference to the subject property without prior arrangements having been made with the appraisers relative to such additional employment.
- 6) Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.
- 7) Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the author(s).
- 8) No liability is assumed for legal matters, especially any matters affecting title of the properties.
- 9) Any sketches, maps and/or photographic views in this report are included for the express purpose of assisting the reader in visualizing the concerned properties; no responsibility for accuracy of these exhibits is assumed.
- 10) It is assumed that there are no legitimate environmental or ecological conditions which would prevent the economical and feasible development of the properties to its estimated highest and best use.
- 11) A soil's report was not provided for review. This appraisal assumes, following physical inspection, that there has been no soil contamination on the subject grounds.
- 12) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraiser, however, is not qualified to detect such materials on or in the property. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of subject property. The value estimate set forth in this report is predicated on the assumption there are no hazardous materials on or in the property appraised that would cause a loss in value. No responsibility is assumed for any such conditions which may exist, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.
- 13) The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the

Signature 	Signature _____
Name <u>Armando J. Ortiz</u>	Name _____
Date Signed <u>09/09/2022</u>	Date Signed _____
State Certification # <u>AG027708</u>	State Certification # _____ State _____
Or State License # _____	Or State License # _____ State _____



Supplemental Addendum


File No. 0922/A22/02.1-SF

Borrower	Mejorado, Eddie		
Property Address	217 W 7th St # 225		
City	Holtville	County	Imperial
		State	CA
		Zip Code	92250
Lender/Client	Salas Financial, Inc.		

156 appraiser has no direct evidence relating to these issues, the appraiser did not consider possible
 157 non-compliance with the requirements of ADA in estimated the value of the property.
 158
 159

160 14) Subsequent changes in information provided could affect the valuation analysis set forth herein. If
 161 this occurs, the appraiser(s) reserve the right to re-evaluate such changes in so far as their effect
 162 on value is concerned. Contractual engagement for said subsequent services, however, will be
 163 necessary.
 164

165 15) The date of value to which the opinions expressed in this report apply is set forth in the letter of
 166 transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at
 167 some later date which may affect the opinions herein stated.
 168
 169

Signature 
 Name Armando J. Ortiz
 Date Signed 09/09/2022
 State Certification # AG027708
 Or State License # _____



Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

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Borrower	Mejorado, Eddie				
Property Address	217 W 7th St # 225				
City	Holtville	County	Imperial	State	CA Zip Code 92250
Lender/Client	Salas Financial, Inc.				

Certification of Appraiser

170

171

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

173

174 1. The statements of fact contained in this report are true and correct.

175

176 2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting
177 conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

178

179 3. I have no (or the specified) present or prospective interest in the property that is the subject of this report and no
180 (or the specified) personal interest with respect to the parties involved.

181

182 4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this
183 assignment.

184

185 5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

186

187 6. My compensation for completing this assignment is not contingent upon the development or reporting of a
188 predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the
189 attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this
190 appraisal.

191

192 7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the
193 Uniform Standards of Professional Appraisal Practice.

194

195 8. I have not made a personal inspection of the property that is the subject of this report. Per the scope of work
196 agreed to for this assignment, it is a restricted, desktop appraisal.

197

198 9. I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its
199 duly authorized representatives.

200

201 10. I the undersigned am licensed in good standing and qualified to perform this appraisal.

202

203 11. Neither all nor any part of the contents of this report, especially any conclusions as to value, the identity of the
204 appraisers, the firm with which they are connected, or any reference to the Appraisal Institute of Real Estate
205 Appraisers shall be disseminated to the public through advertising media, public relations media, news media, sales
206 media, or any other public means of communication, without the prior written consent and approval of the
207 undersigned.


208

209 12. This report is an Appraisal Report in compliance with the Uniform Standards of Professional Appraisal Practice
210 as per the Appraisal Foundation.

211

212 13. The "As-Is" Market Value of the subject property in Fee Simple Estate, as of the effective date of value,
213 September 2, 2022 is estimated to be **\$550,000**.

214

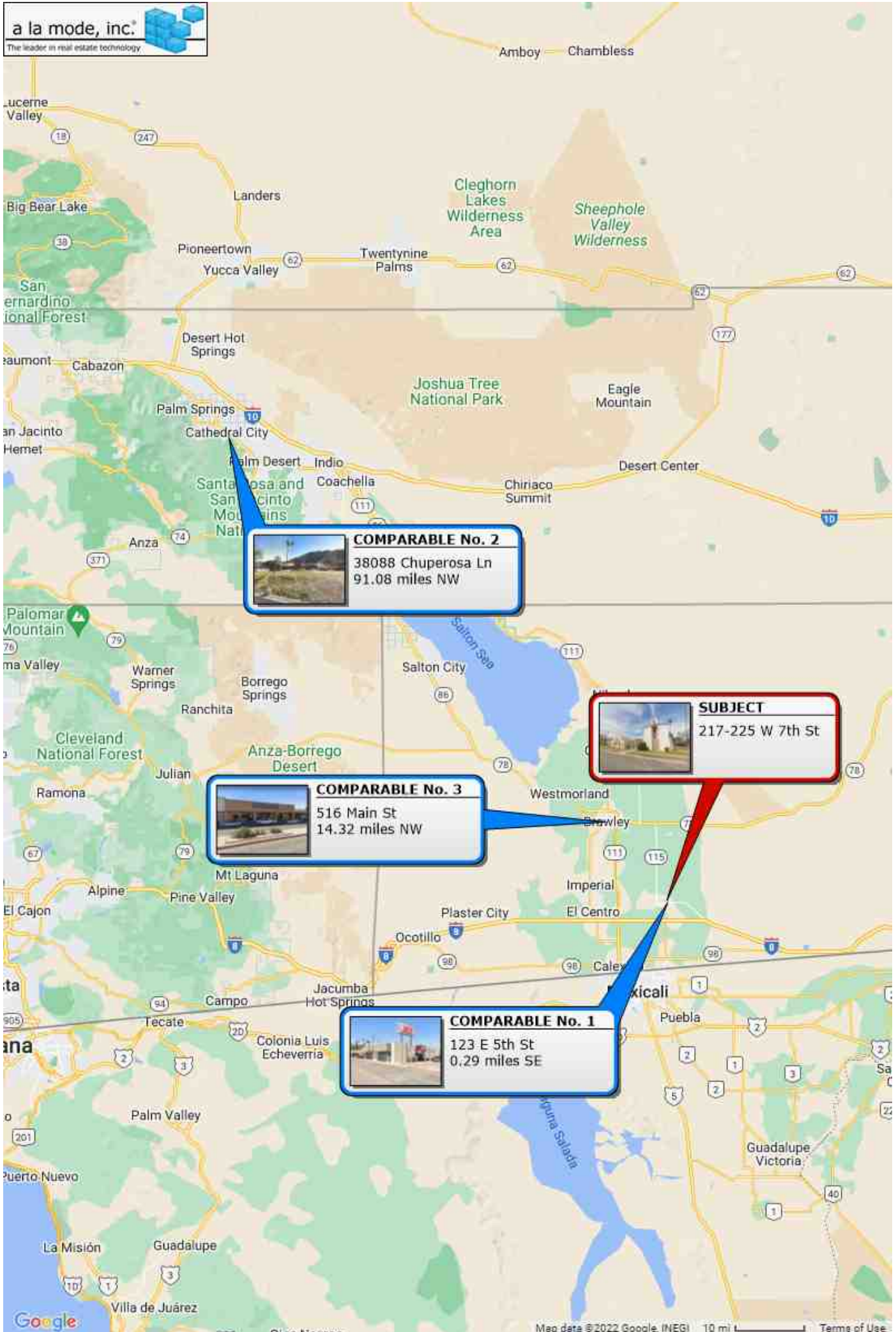
Signature 
 Name Armando J. Ortiz
 Date Signed 09/09/2022
 State Certification # AG027708
 Or State License # _____



Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

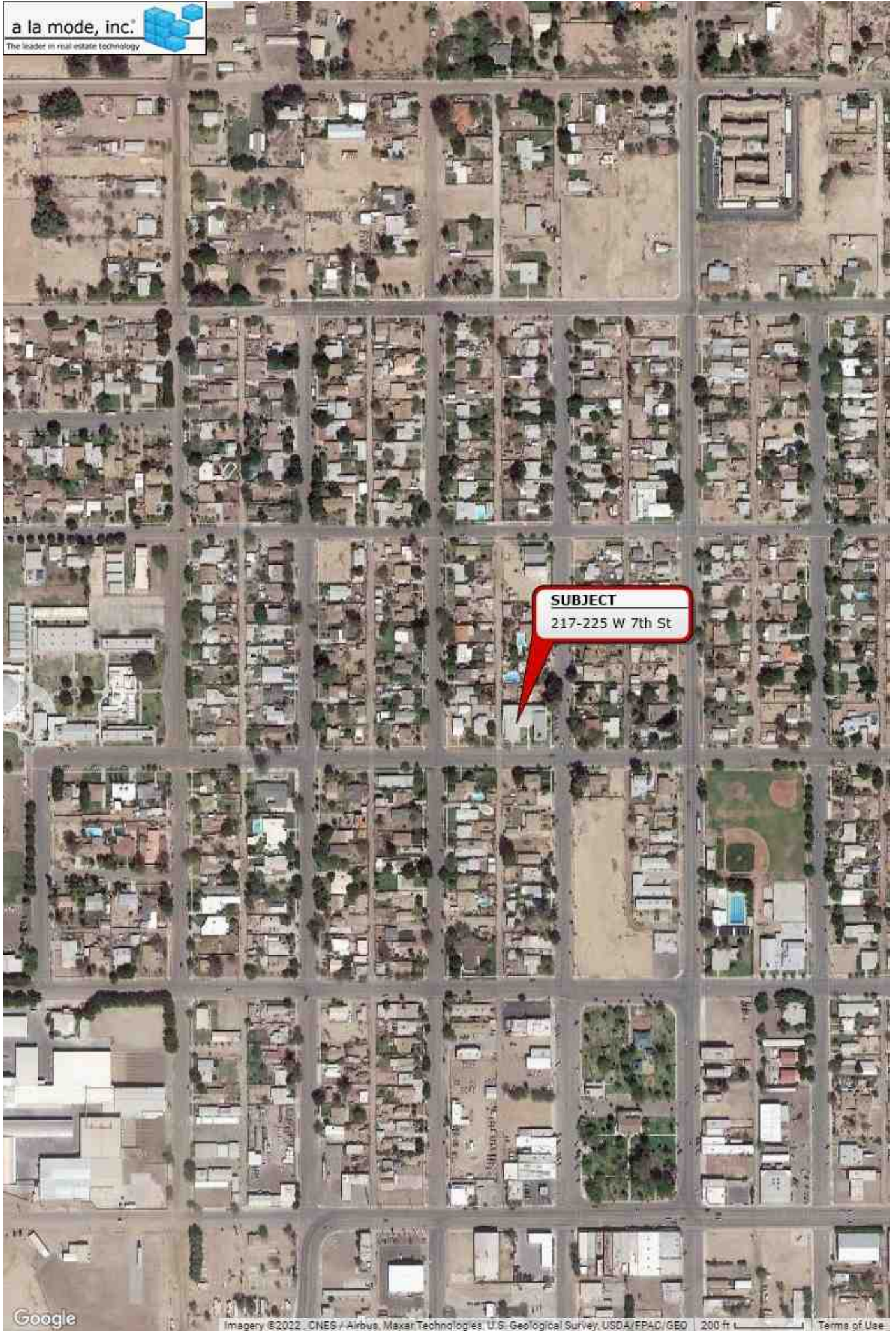
Comparable Sales Map

Borrower	Mejorado, Eddie						
Property Address	217 W 7th St # 225						
City	Holtville	County	Imperial	State	CA	Zip Code	92250
Lender/Client	Salas Financial, Inc.						



Comparable Sales Map

Borrower	Mejorado, Eddie						
Property Address	217 W 7th St # 225						
City	Holtville	County	Imperial	State	CA	Zip Code	92250
Lender/Client	Salas Financial, Inc.						



Subject Photo Page

Borrower	Mejorado, Eddie				
Property Address	217 W 7th St # 225				
City	Holtville	County	Imperial	State	CA Zip Code 92250
Lender/Client	Salas Financial, Inc.				



Subject Front

217-225 W 7th St
 Sales Price 550,000
 Gross Living Area 16,892
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site 25,361 SF
 Quality
 Age 1985



Subject Rear



Subject Street

Photograph Addendum

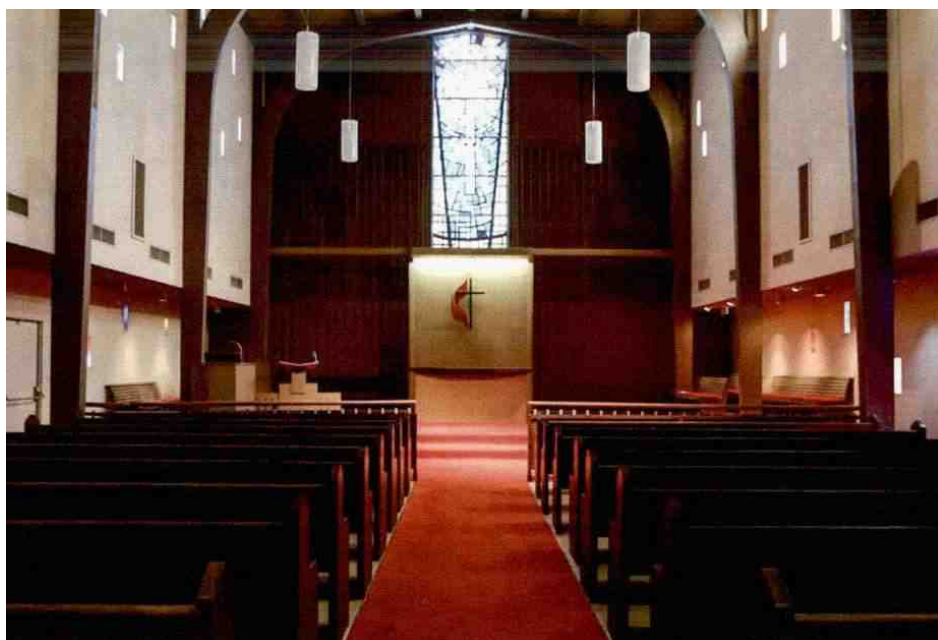
Borrower	Mejorado, Eddie				
Property Address	217 W 7th St # 225				
City	Holtville	County	Imperial	State	CA Zip Code 92250
Lender/Client	Salas Financial, Inc.				



Subject Rectory / Residence



Public alley separating the two subject parcels



Interior of Sanctuary

Photograph Addendum

Borrower	Mejorado, Eddie				
Property Address	217 W 7th St # 225				
City	Holtville	County	Imperial	State	CA Zip Code 92250
Lender/Client	Salas Financial, Inc.				



Interior of Church Hall



Interior classroom / Meeting Room



Interior Hall Kitchen

Interior Photos

Borrower	Mejorado, Eddie				
Property Address	217 W 7th St # 225				
City	Holtville	County	Imperial	State	CA Zip Code 92250
Lender/Client	Salas Financial, Inc.				



Subject Interior



Subject Kitchen



Residence Interior / Bedroom



Bath 1



Bath 2



Rear view of subject residence

Comparable Photo Page

Borrower	Mejorado, Eddie						
Property Address	217 W 7th St # 225						
City	Holtville	County	Imperial	State	CA	Zip Code	92250
Lender/Client	Salas Financial, Inc.						



Comparable 1

123 E 5th Street
 Prox. to Subject 0.29 miles SE
 Sale Price 350,000
 Gross Living Area 8,061
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site 26,393 SF
 Quality
 Age 1960

Non Arm's-Length Sale
 Value determined by
 Tax Stamp.



Comparable 2

38088 Chuperosa Ln
 Prox. to Subject 91.08 miles NW
 Sale Price 1,150,000
 Gross Living Area 7,075
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site 80,150 SF
 Quality
 Age 1960 / 1975

Confirmed Sale



Comparable 3

516 Main St
 Prox. to Subject 14.32 miles NW
 Sale Price 755,000
 Gross Living Area 13,680
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site 11,252 SF
 Quality
 Age 1925 / 2007

Confirmed Sale

Judgment / Page 1

Borrower	Mejorado, Eddie			
Property Address	217 W 7th St # 225			
City	Holtville	County	Imperial	State CA Zip Code 92250
Lender/Client	Salas Financial, Inc.			

Electronically Received 02/17/2021 09:34

BANKER & HORTON LLP
ATTORNEYS AT LAW
COSTA MESA

COSTS ADDED TO JUDGEMENT
IN THE AMOUNT OF
\$1988.65

Maria Rhinehart, Clerk of the Court
10/23/2021 at 01:39:21 PM
By: Marissa Moran, Deputy Clerk

FILED
Superior Court of California,
County of Imperial
03/03/2021 at 10:13:24 AM
By: Isaac Rodriguez, Deputy Clerk

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF IMPERIAL**

SOUTH DISTRICT UNION OF THE
CALIFORNIA-PACIFIC ANNUAL
CONFERENCE OF THE UNITED
METHODIST CHURCH, a California
nonprofit religious corporation,

Plaintiff,

v.

VICTOR DOLLENTE, an individual; ELLEN
VILLANUEVA, an individual; ROBERT
MILLER, an individual; UNITED
METHODIST CHURCH OF HOLTVILLE, a
California nonprofit religious corporation; and
DOES 1 through 10,

Defendants.

Case No. ECU001351

Assigned for All Purposes to:
The Hon. Jeffrey B. Jones

~~(PROPOSED)~~ JUDGMENT

On December 9, 2020, this Court granted the motion for summary adjudication by plaintiff South District Union of the California-Pacific Annual Conference of The United Methodist Church as to the first claim for relief for quiet title in the Verified Complaint.

On January 29, 2021, plaintiff filed a request for dismissal without prejudice of all claims in the Verified Complaint other than the claim for quiet title on which it has prevailed, which the Clerk of Court entered on January 29, 2021.

NOW, THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED THAT final judgment is entered in FAVOR of plaintiff South District Union of the California-Pacific Annual

- 1 -

(PROPOSED) JUDGMENT

Judgment / Page 2

Borrower	Mejorado, Eddie				
Property Address	217 W 7th St # 225				
City	Holtville	County	Imperial	State	CA Zip Code 92250
Lender/Client	Salas Financial, Inc.				

BARRE & HUSTON LLP
 ATTORNEYS AT LAW
 COSTA MESA

1 Conference of The United Methodist Church and AGAINST defendants Victor Dollente, Ellen
 2 Villanueva, Robert Miller, and United Methodist Church of Holtville on Plaintiff's claim for quiet
 3 title, and;

4 1. Title to all real and personal, tangible and intangible property held by or for the
 5 benefit of defendant United Methodist Church of Holtville, a California nonprofit religious
 6 corporation, is quieted in plaintiff South District Union of the California-Pacific Annual
 7 Conference of The United Methodist Church, including but not limited to the following specific
 8 parcels:

9 (a) Real property located at 217 West 7th Street, Holtville, California 92250
 10 and bearing APN 045-163-006-000, described as follows: LOTS 9 & 10, BLOCK 14, IN
 11 THE TOWNSITE OF HOLTVILLE, CITY OF HOLTVILLE, COUNTY OF IMPERIAL,
 12 STATE OF CALIFORNIA, AS PER MAP NO. 908, ON FILE IN BOOK 1, PAGE 12 OF
 13 OFFICIAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO
 14 COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE
 15 COUNTY RECORDER OF IMPERIAL COUNTY.

16 (b) Real property located at and 225 West 7th Street, Holtville, California
 17 92250 and bearing APN 045-163-007-000, described as follows: EAST 1/2 OF LOTS 11
 18 & 12, BLOCK 14, IN THE TOWNSITE OF HOLTVILLE, CITY OF HOLTVILLE,
 19 COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP NO. 908, ON
 20 FILE IN BOOK 1, PAGE 12 OF OFFICIAL MAPS IN THE OFFICE OF THE COUNTY
 21 RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN
 22 THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

23 (c) Real property located at 663 Cedar Street, Holtville, California 92250 and
 24 bearing APN 045-202-003-000, described as follows: LOTS 8,9 AND 10, BLOCK 18,
 25 TOWNSITE OF HOLTVILLE, AS PER MAP THEREOF NO. 908, FILED IN THE
 26 OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY
 27 THEREOF BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF
 28 IMPERIAL COUNTY.

Judgment / Page 3

Borrower	Mejorado, Eddie				
Property Address	217 W 7th St # 225				
City	Holtville	County	Imperial	State	CA Zip Code 92250
Lender/Client	Salas Financial, Inc.				

1 2. Plaintiff South District Union of the California-Pacific Annual Conference of The
2 United Methodist Church is adjudged to be the owner of all real and personal, tangible and
3 intangible property of defendant United Methodist Church of Holtville, including but not limited
4 to the foregoing three (3) parcels of real property.

5 3. Plaintiff South District Union of the California-Pacific Annual Conference of The
6 United Methodist Church is the prevailing party in this action and shall recover its costs in the
7 amount of \$_____ from defendants.

8
9 Dated: 03/03/2021



Judge of the Superior Court

BAKER & HOSTETLER LLP
ATTORNEYS AT LAW
COSTA MESA

22 Respectfully Submitted By:
23 Daniel F. Lula (Bar No. 227295)
24 BAKER & HOSTETLER LLP
25 600 Anton Boulevard, Suite 900
26 Costa Mesa, CA 92626-7221
27 Telephone: (714) 754-6600
28 Facsimile: (714) 754-6611
Email: dlula@bakerlaw.com

Attorneys for Plaintiff
SOUTH DISTRICT UNION OF THE
CALIFORNIA-PACIFIC ANNUAL
CONFERENCE OF THE UNITED
METHODIST CHURCH

- 3 -
[PROPOSED] JUDGMENT

Legal Description (includes parcel III / Not appraised)

Borrower	Mejorado, Eddie				
Property Address	217 W 7th St # 225				
City	Holtville	County	Imperial	State	CA Zip Code 92250
Lender/Client	Salas Financial, Inc.				

BAKER & BRISTLER LLP
ATTORNEYS AT LAW
COLTON, MICH.

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PARCEL I:

Real property located at 217 West 7th Street, Holtville, California 92250 and bearing APN 045-163-006-000 is legally described as follows: LOTS 9 & 10, BLOCK 14, IN THE TOWNSITE OF HOLTVILLE, CITY OF HOLTVILLE, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP NO. 908, ON FILE IN BOOK 1, PAGE 12 OF OFFICIAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL II:

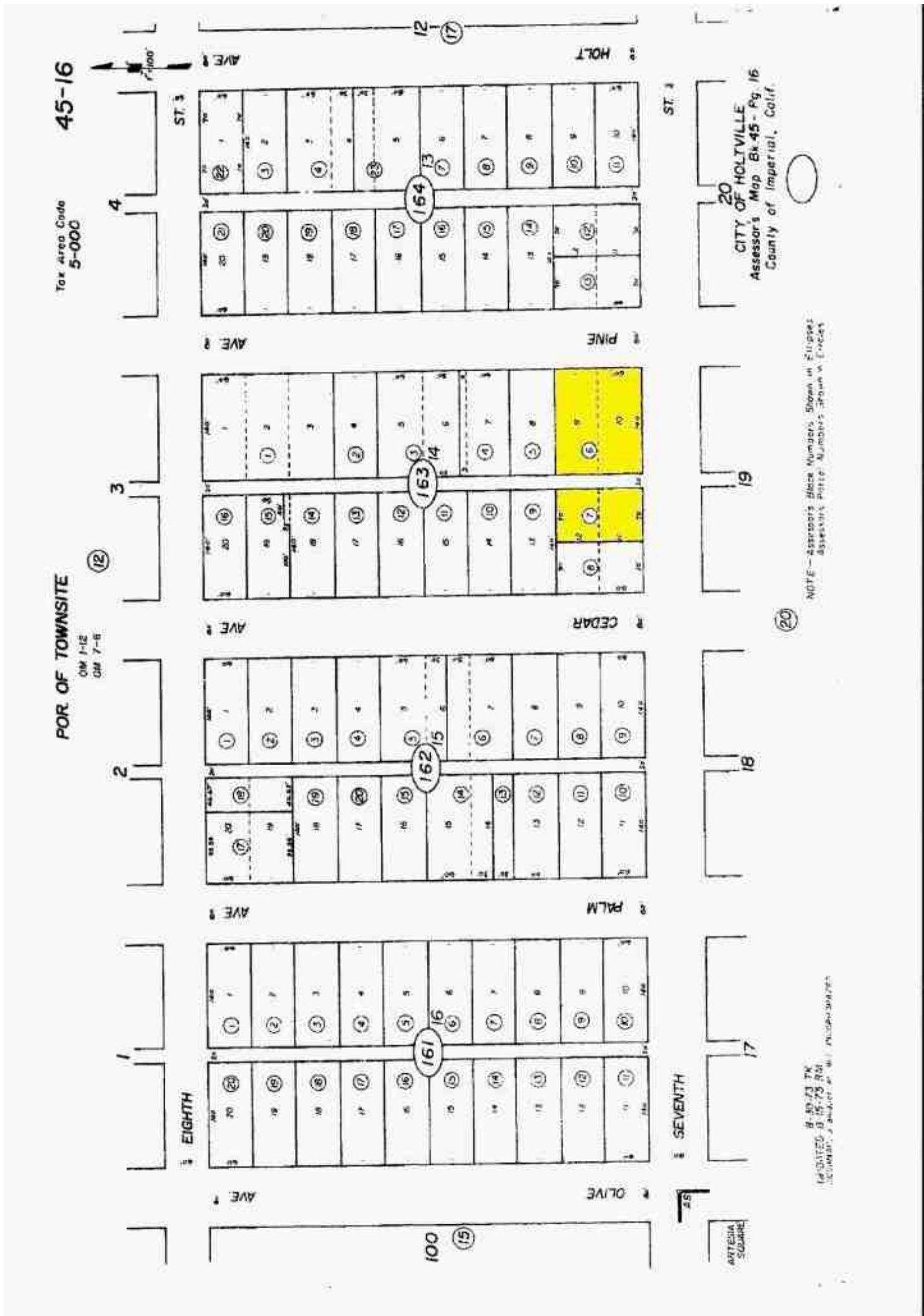
Real property located at and 225 West 7th Street, Holtville, California 92250 and bearing APN 045-163-007-000 is legally described as follows: EAST 1/2 OF LOTS 11 & 12, BLOCK 14, IN THE TOWNSITE OF HOLTVILLE, CITY OF HOLTVILLE, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP NO. 908, ON FILE IN BOOK 1, PAGE 12 OF OFFICIAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

~~PARCEL III:~~

~~Real property located at 622 Cedar Street, Holtville, California 92250 and bearing APN 045-202-003-000 is legally described as follows: LOTS 8, 9 AND 10, BLOCK 18, TOWNSITE OF HOLTVILLE, AS PER MAP THEREOF AS SUBMITTED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY THEREOF BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.~~

Plat Map

Borrower	Mejorado, Eddie						
Property Address	217 W 7th St # 225						
City	Holtville	County	Imperial	State	CA	Zip Code	92250
Lender/Client	Salas Financial, Inc.						



ST. 3
 CITY OF HOLTVILLE
 Assessor's Map Bk-45 - Pg. 16
 County of Imperial, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Rectangles

8-30-73 TK
 10-15-75 RM
 10-15-75 RM