

APPRAISAL OF



LOCATED AT:

1430 E. Main Street
Stockton, CA, 95205

FOR:

Salas Financial
6820 Pacific Avenue
Stockton, CA 95207

AS OF:

May 3, 2023

BY:

Darrell R. Sasaki

***** INVOICE *****

File Number: 1430 main-2023

May 3, 2023

Rafael Castillo
1430 E. Main Street
Stockton, CA 95205

Borrower : Rafael Castillo

Invoice # : 1430 main
Order Date : 05/01/2023
Reference/Case # :
PO Number :

1430 E. Main Street
Stockton, CA, 95205

Commercial Appraisal		\$\$\$	1,000.00
Paid		\$\$\$	-1,000.00
<hr/>			
Invoice Total		\$\$\$	0.00
State Sales Tax @	%	\$\$\$	0.00
Deposit		} (\$\$)	
Deposit			
<hr/>			
Amount Due		\$	0.00

Terms:

Please Make Check Payable To:

Darrell Sasaki
1806 W. Kettleman Lane, Suite H
Lodi, CA 95242

Fed. I.D. #:

May 3, 2023

Rafael Castillo

Salas Financial
6820 Pacific Avenue
Stockton, CA 95207

File Number: 1430 main-2023

In accordance with your request, I have appraised the real property at:

1430 E. Main Street
Stockton, CA, 95205

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 3, 2023 is:

1,152,000
One Million One Hundred Fifty-Two Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.


Darrell R. Sasaki

UNIFORM COMMERCIAL/INDUSTRIAL SUMMARY APPRAISAL REPORT - SMALL PROPERTY

Client Salas Financial File Number 1430 main-2023
 Property Use Office Commercial Industrial _____
 Property Address 1430 E. Main Street Map Reference TB:344-H6
 City Stockton County San Joaquin State CA Zip Code 95205
 Building Name N/A Census Tract 0006.00
 Owner/Occupant Rafael Castillo APN 155-210-59
 Typical Buyer: Owner/User Investor _____
 Property Rights Appraised Fee Simple Leased Fee Leasehold Other _____
 Purpose of Appraisal Loan Purposes

Intended User(s) of Report Salas Financial, Rafael Castillo

Intended Use of Report Lending Purposes

Scope of Work See Attached Addendum

Complete Appraisal Limited Appraisal due to the following departures from Standard 1 The Cost and Income Approaches were not applicable as there is a lack of data of similar land sales, age of improvements and insufficient rents and cap rates. Furthermore, the appraisal involved departure from Standards Rule 1-4 (b) and 1-4 (c) as sufficient data was unavailable.

Summary Appraisal Report

THREE YEAR OWNERSHIP HISTORY

	Owner	Recording Reference	Date	Price Paid	Terms of Sale
Most Recent	<u>Rafael Castillo</u>	<u>DOC#107765</u>	<u>08/26/2020</u>	<u>\$ 695,000</u>	<u>Unknown</u>
Previous	_____	_____	_____	\$ _____	_____
Previous	_____	_____	_____	\$ _____	_____
Previous	_____	_____	_____	\$ _____	_____
Current Contract	<input type="checkbox"/> _____ Option: <input type="checkbox"/> _____	_____	_____	\$ _____	_____
Buyer	<u>Rafael Castillo</u>	_____	Listing Price _____	Contract Price <u>\$ 695,000</u>	_____
Seller	<u>Rosa Vazquez</u>	_____	Closing Date _____	_____	_____

Analysis/Comments: The subject has been sold within the last 36 months. However, the subject was listed for sale at \$695,000 commencing on 01/29/2020 and sold for \$695,000 on August 26, 2020.

NEIGHBORHOOD DESCRIPTION

Boundaries: Weber Avenue to the north; Airport Way to the east; Highway 4 to the south; and Wilson Way to the west.

Neighborhood Built Up <u>100</u> %	Location <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Suburb <input type="checkbox"/> Urban
Land Use: Single Family <u>60</u> % Office <u>10</u> % Multifamily <u>5</u> %	Development Trend <input type="checkbox"/> Up <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Down
Industrial <u>5</u> % Retail <u>20</u> % Vacant _____ %	Value Trend <input type="checkbox"/> Up <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Down
Single Family <input type="checkbox"/> Undersupply <input checked="" type="checkbox"/> Balanced <input type="checkbox"/> Oversupply <input type="checkbox"/> Vacancy <u>2-5</u> %	Vacancy Trend <input type="checkbox"/> Up <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Down
Multifamily <input type="checkbox"/> _____	Rental Demand <input type="checkbox"/> Up <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Down
Office <input type="checkbox"/> _____	
Retail <input type="checkbox"/> _____	
Industrial <input type="checkbox"/> _____	

Change in Land Use: Unlikely Likely Taking Place
 From _____ To _____
 Rental Rate Range (Exclude Extremes) for Subject Property Type:
 From \$ N/A /SF/Year To \$ N/A /SF/Year
 Age Range (Exclude Extremes) for Subject Property Type:
 From 20 To 100

Distance-CBD 1/2 ± Miles
 Distance-Freeway 1/4 ± Miles
 Distance-Public Transportation 1/4 ± Miles

Neighboring Property Use: The subject is mainly in a commercial area with residential scattered to all directions. Wilson Way is to the east and the downtown area of Stockton is approximately 1/2 mile to the west.

Analysis/Comments: See Attached Addendum

SITE DESCRIPTION

Legal Description Lots 1, 3, 5, 7, 13 & Por. 15, East of Center, City of Stockton, San Joaquin County See Addenda

Environmental Problems Known or Suspected Yes No
 Site Size 30,000 ± SF Usable Land Area _____ Excess Land Area _____
 Site Dimensions See Attached Plat Map
 Street Frontage See Attached Plat Map

SITE DESCRIPTION (continued)

<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"></td> <td style="width:33%; text-align: center;">Gd</td> <td style="width:33%; text-align: center;">Av</td> <td style="width:33%; text-align: center;">Fr</td> </tr> <tr> <td>Ingress/Egress</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Street Frontage</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Shape</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Functional Utility</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Visibility</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Landscaping</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Drainage</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Traffic Pattern</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Traffic Volume</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Gd	Av	Fr	Ingress/Egress	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street Frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shape	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Functional Utility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Visibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traffic Pattern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic Volume	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Utility: _____ Provided By: _____</p> <p>Electricity _____ Public _____</p> <p>Gas _____ Public _____</p> <p>Water _____ Public _____</p> <p>Sewer _____ Public _____</p> <p>Telephone _____ Public _____</p> <p>Street Improvements: _____ Describe: _____</p> <p>Street Width _____ Adequate _____</p> <p>Street Paving _____ Asphalt _____</p> <p>Sidewalks _____ Concrete _____</p> <p>Curbs & Gutters _____ Concrete _____</p> <p>Storm Sewers _____ On-site _____</p> <p>Lighting _____ On-site _____</p>	<p>Topography: _____</p> <p>Level <input checked="" type="checkbox"/> Mod Slope <input type="checkbox"/> Steep Slope <input type="checkbox"/></p> <p>At Grade <input checked="" type="checkbox"/> Above Grade <input type="checkbox"/> Below Grade <input type="checkbox"/></p> <table style="width:100%; 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Soil Conditions Adequate

Easements Adequate

Encroachments Adequate

Current Zoning CG-General Commercial Legally Conforming Yes No

Zoning Change: Not Likely Likely To _____

Uses Allowed Under Current Zoning Commercial

Current Use Commercial

Analysis/Comments: The use as a commercial retail is allowed.

ASSESSMENT AND TAXES

Assessment Year <u>2022</u>	APN <u>155-210-59</u>	Total Tax Rate	Year <u>2022</u>	Taxes
Total	\$ <u>708,900</u>	Total <u>N/A</u>	Current Taxes	\$ <u>8885</u>
Land	\$ <u>336,600</u>	County	Estimated Taxes	\$ _____
Building(s)	\$ <u>372,300</u>	City	Tax Assessment	\$ _____ /SF
Other	\$ _____	Other	Year of Next Reassessment	_____

Special Assessments: None.

Reassessment Issues: None

Analysis/Comments: Typical for commercial use.

IMPROVEMENTS DESCRIPTION

Property Type Commercial Building Construction Type Class S #Buildings 1 #Stories 1

Building	Floor	Gross SF	*Net SF	Use Type	Net SF	Use %
Warehouse	1	8,000	8,000	Office		0
Storage	1	1,600	1,600	Retail		0
				Warehouse	9600	100
				Manufacturing		0
				Distribution		0
				Research / Development		0
Total		9,600	9,600			0

*Usable Area Rentable Area

<p>Year Built <u>1993</u></p> <p>Building Efficiency Ratio _____ %</p> <p>Effective Age <u>12-15</u></p> <p>Total Economic Life <u>50</u></p> <p>Remaining Economic Life <u>38</u></p> <p>Floor Area Ratio _____ %</p> <p>Ground Coverage Ratio _____ %</p>	<p>Parking: _____ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>On Site <input checked="" type="checkbox"/> # Overhead Doors _____</p> <p>Adequacy <input type="checkbox"/> Floor Height _____ FT</p> <p>Covered <input type="checkbox"/> Ceiling Height _____ FT</p> <p>Parking Garage <input type="checkbox"/> Column Spacing _____ FT x _____ FT</p> <p>Paved <input type="checkbox"/> Railroad Spur _____</p> <p>Number of Spaces <u>N/A</u> Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Spaces / 1000SFBA <u>0</u></p>
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Analysis/Comments: See Attached Addendum

IMPROVEMENTS DESCRIPTION (continued)

Building Description		Improvement Rating			
		Gd	Av	Fr	N/A
Foundation	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frame	Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor/Cover	Concrete Slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Partitions	Insulated Walls & Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Cover	Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating	None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Conditioning	None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical	Upgraded & Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevators	None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking	On-Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	Ceiling & Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Support	Adequate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site Improvements: Security gate doors for entrance and exit, cyclone fencing, concrete block wall (South Side Only).

Personal Property or Other Non-Realty Interests Included in Valuation: No Yes Walk-in cold & freezer box approximately (20' x 40'), (10' x 25') walk-in box and stainless steel sinks. Per owner the cost was approximately \$190,000.

Analysis/Comments: Good quality and condition commercial building being adequately maintained.

HIGHEST AND BEST USE

HIGHEST AND BEST USE AS IF VACANT:

Legally Permissible Uses: Commercial

Physically Possible Uses: Commercial

Financially Feasible Uses: Commercial

Maximally Productive Use: Commercial

Analysis/Comments: The current use as a commercial building is the highest and best use.

HIGHEST AND BEST USE AS IMPROVED:

Legally Permissible Uses: Commercial

Physically Possible Uses: Commercial

Financially Feasible Uses: Commercial

Maximally Productive Use: Commercial

Analysis/Comments: The current use as a commercial building is the highest and best use.

VALUATION METHODS SELECTED

Cost Approach Income Approach Direct Sales Comparison Approach
 Reasons for Excluding an Approach: This is an appraisal for loan purposes. The appraisal involved departure from the Standards rule 1-4 (b) and 1-4 (c) in that the appraiser did not use the Cost and Income Approaches to value since this approach lacked sufficient data and due to the age of the improvements a depreciation value was difficult to measure.

MARKET VALUE ESTIMATE OF NON-REALTY ITEMS

Market Value of Personal Property \$ _____ N/A
 Market Value of Other Non-Reality Interests \$ _____ N/A
 Total Market Value of Non-Reality Interests \$ _____ N/A

Analysis/Comments: N/A

COMPARABLE SITE ANALYSIS

	Subject	Comparable #1	Comparable #2	Comparable #3
Data Sheets Att <input type="checkbox"/>	1430 E. Main Street			
Location/Address	TB:344-H6			
Proximity to Subject				
Map Reference				
Deed Reference				
Date of Sale	N/A			
Exposure Time	Inspection			
Data Source				
Site Size SF <input checked="" type="checkbox"/> Acres <input type="checkbox"/>	30,000 ±			
Frontage				
Zoning	CG-General Commercial			
Utilities	On-Site			
Site Improvements				
Unit of Comparison				
Sales Price		\$	\$	\$
Price Per Unit		\$	\$	\$
Property Rights Conveyed				
Adjustment				
Financing				
Adjustment				
Conditions of Sale				
Adjustment				
Market Conditions				
Adjustment				
Other Adjustments				
Location				
Topography				
Shape/Utility				
Utilities				
Site Improvements				
Zoning				
Total Adjustments		0	0	0
Indicated Value Per Unit		\$ 0	\$ 0	\$ 0

Analysis/Comments: _____

Total Site Units: _____
 Unit Value \$ _____
 Estimated Site Value \$ _____ N/A

EXCESS LAND

Excess Land Area Units: _____
 Unit Value \$ _____
 Estimated Excess Land Value \$ _____

INCOME APPROACH / RENTAL COMPARABLE BUILDING ANALYSIS (continued)

Location	_____	_____	_____	_____
Quality	_____	_____	_____	_____
Condition	_____	_____	_____	_____
*	_____	_____	_____	_____
Total Adjustments	_____	_____	_____	_____
Indicated Market Rent	\$ _____	\$ _____	\$ _____	\$ _____

*Lease Types: Gross Lease (G), Net Lease (N), Triple Net Lease (TN), Modified Gross (MG), Expense Passthroughs (P), Sales Overage Rents (O), Common Area Maintenance (C), Renewal Options (R)

Analysis/Comments: N/A

SUMMARY OF SUBJECT LEASES

Tenant Name	Rented Area (SF)	Beginning Date	Term	Lease Types	* Current Rent	Effective Rent / SF	Estimated Market Rent / SF
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

Analysis/Comments: N/A

INCOME AND EXPENSE HISTORY AND FORECAST

Income:	Actual	Comments and Calculations	Stabilized
From _____ to _____	_____	_____	\$ _____
Gross Potential Income	\$ _____	_____	\$ _____
Vacancy and Collection	_____	_____	\$ _____
Loss _____ %	(\$ _____)	_____	(\$ _____)
Other Income	\$ _____	_____	\$ _____
Effective Gross Income	\$ _____	_____	\$ _____
Expenses:			
Property Taxes	\$ _____	_____	\$ _____
Insurance	\$ _____	_____	\$ _____
Property Management	\$ _____	_____	\$ _____
Utilities	\$ _____	_____	\$ _____
Janitorial	\$ _____	_____	\$ _____
Maintenance	\$ _____	_____	\$ _____
Reserves	\$ _____	_____	\$ _____
Total Expenses	\$ _____	_____	\$ _____
Net Operating Income (NOI)	\$ _____	Expense/SF \$ _____ 0.00 Expense Ratio _____ %	\$ _____

Analysis/Comments: N/A

DIRECT CAPITALIZATION

Overall Rate Range _____ to _____	Equity Dividend Rate Range _____ to _____
Overall Rate (Ro) _____ = _____	Mortgage _____ x _____ = _____
	Equity _____ x _____ = _____
	Overall Rate (Ro) _____ = _____
\$ _____ NOI / _____ (Ro) = \$ _____ Estimated Value	\$ _____ NOI / _____ (Ro) = \$ _____ Estimated Value

Analysis/Comments: _____

YIELD CAPITALIZATION

Cash Flow Analysis in Addenda	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Market Rent Scenario	Contract Rent Scenario
Forecast Holding Period			_____	_____
Beginning NOI			\$ _____	\$ _____
NOI Pattern			_____	_____
Reversion Assumption			_____	_____
Yield Rate			_____	_____
Value Estimate			\$ _____	\$ _____

Analysis/Comments: N/A

ADJUSTMENT FOR INTEREST APPRAISED

Value Estimate - Market Rent Scenario	\$ _____
Value Estimate - Contract Rent Scenario	\$ _____
Difference (Adjustment for Interest Appraised)	\$ _____

Analysis/Comments: N/A

Value Indicated by Direct Capitalization/Yield Analysis (excluding excess land)	\$ _____
Plus: Estimated Excess Land Value	\$ _____
Value Indication - Income Approach	\$ _____
Rounded	\$ _____

DIRECT SALES COMPARISON APPROACH/COMPARABLE BUILDING ANALYSIS

	Subject	Comparable #1	Comparable #2	Comparable #3
Comp Sheets Att <input type="checkbox"/>				
Address	<u>1430 E. Main Street</u>	<u>2324 E. Channel Street, Stockton</u>	<u>2025 E. Weber Avenue, Stockton</u>	<u>1510 E. Miner Avenue, Stockton</u>
Proximity to Subject		<u>0.85 miles NE</u>	<u>0.45 miles NE</u>	<u>0.23 miles NE</u>
Map Reference	<u>TB:344-H6</u>			
Data Source	<u>Inspection</u>	<u>DOC#133862</u>	<u>DOC#076065</u>	<u>DOC#192328</u>
Gross Building Area	<u>9,600</u>	<u>3,600</u>	<u>5,600</u>	<u>5,126</u>
Net Building Area	<u>9,600</u>	<u>3,600</u>	<u>5,600</u>	<u>5,126</u>
Site Size SF <input checked="" type="checkbox"/> Acres <input type="checkbox"/>	<u>30,000 ±</u>	<u>10,000 ±</u>	<u>66,647 ±</u>	<u>10,201 ±</u>
Land-to-Building Ratio	<u>3.12</u>	<u>2.78</u>	<u>11.90</u>	<u>1.99</u>
Year Built	<u>1993</u>	<u>1999</u>	<u>Unknown</u>	<u>1920</u>
Construction Type	<u>Metal Frame</u>	<u>Metal Frame</u>	<u>Metal Frame</u>	<u>Brick Frame</u>
Construction Quality	<u>Good</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>
Condition	<u>Good</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>
Parking	<u>On-Site</u>	<u>Street</u>	<u>On-Site</u>	<u>On-Site</u>
Other				
Sale Price	\$ <u>695,000</u>	\$ <u>515,000</u>	\$ <u>625,000</u>	\$ <u>650,000</u>
Date of Sale		<u>12/01/2022 COE</u>	<u>04/30/2021 COE</u>	<u>11/18/2021 COE</u>
Exposure Time				
Property Rights Conveyed	<u>Fee</u>	<u>Fee</u>	<u>Fee</u>	<u>Fee</u>
Adjustment				
Financing		<u>Cash</u>	<u>Creative</u>	<u>Cash</u>
Adjustment				
Conditions of Sale				
Adjustment				
Excess Land	<u>L to B: 3.12</u>	<u>L to B:2.78; +1232sf</u>	<u>L to B:11.90; -49,175sf</u>	<u>L to B:1.99; +5792sf</u>
Adjustment		<u>+6,200</u>	<u>-245,900</u>	<u>+29,000</u>
Non-Realty Interests				
Adjustment				
CE/Terms Adjusted Price	\$ <u>695,000</u>	\$ <u>521,200.00</u>	\$ <u>379,100.00</u>	\$ <u>679,000</u>
Other Adjustments:				
Market Conditions	<u>Average</u>	<u>Similar</u>	<u>Similar</u>	<u>Similar</u>
Adjustment		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Location	<u>Average</u>	<u>Similar</u>	<u>Similar</u>	<u>Similar</u>
Adjustment		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Quality	<u>Good</u>	<u>Superior</u>	<u>Inferior</u>	<u>Superior</u>
Adjustment		<u>-20.00</u>	<u>+30.00</u>	<u>-30.00</u>
Condition	<u>Good</u>	<u>Similar</u>	<u>Inferior</u>	<u>Inferior</u>
Adjustment		<u>0.00</u>	<u>+20.00</u>	<u>+20.00</u>
Adjustment	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
Adjustment		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Adjustments		<u>-20.00</u>	<u>50.00</u>	<u>-10.00</u>
Indicated Value Per Gross Bldg. Area	\$ <u>0.00</u>	\$ <u>124.78</u>	\$ <u>117.70</u>	\$ <u>122.46</u>

DIRECT SALES COMPARISON APPROACH/COMPARABLE BUILDING ANALYSIS (continued)

Analysis/Comments: See Attached Addendum

FEE SIMPLE OR LEASED FEE OPERATING DATA AND RATIOS

	Comparable #1	Comparable #2	Comparable #3
	Fee	Fee	Fee
Fee Simple or Leased Fee			
Gross Potential Income	\$ _____	\$ _____	\$ _____
Vacancy and Collection Loss %	_____	_____	_____
Effective Gross Income	\$ _____	\$ _____	\$ _____
Operating Expenses	\$ _____	\$ _____	\$ _____
Expenses/SF Gross Building Area	\$ _____ 0	\$ _____ 0	\$ _____ 0
Expense Ratio	_____	_____	_____
Net Operating Income	\$ _____	\$ _____	\$ _____
EGIM	_____	_____	_____
Overall Rate	_____ 0.00	_____ 0.00	_____ 0.00
Equity Dividend Rate	_____	_____	_____

Analysis/Comments: N/A

Building Units	Gross Bldg. Area	
Value Per Unit		\$ _____ 9,600 /Unit
Value Estimate		\$ _____ 1,152,000

Effective Gross Income	\$ _____	N/A
Effective Gross Income Multiplier (EGIM)	x _____	N/A
Value Estimate	\$ _____	\$ 0

Analysis/Comments: N/A

Value Indicated by Direct Sales Comparison Approach (excluding excess land)	\$ _____	1,152,000
Plus: Estimated Excess Land Value	\$ _____	
Plus: Adjustment for Interest Appraised	\$ _____	
Value Indication - Direct Sales Comparison Approach	\$ _____	1,152,000
Rounded	\$ _____	1,152,000

RECONCILIATION AND FINAL VALUE ESTIMATES

Cost Approach Indication	\$ _____	N/A
Income Approach Indication	\$ _____	N/A
Direct Sales Comparison Approach Indication	\$ _____	1,152,000

Reconciliation: This is an appraisal for loan purposes. Furthermore, the appraisal involved departure from the Standards Rule 1-4 (b) and 1-4 © in that the appraiser did not use the Cost Approach to value since this approach lacked sufficient data and due to the age of the improvements it was difficult to measure the amount of depreciation. In addition the Income Approach was not utilized due to lack of Cap Rates and sufficient data for rents and expenses.

Estimated Exposure Time: Due to the special use of the subject property the estimated exposure time is over 12 months.

Extraordinary Assumptions, Hypothetical Conditions, and Limiting Conditions: There were no limiting conditions set forth in this appraisal.

Estimated Market Value "As Is"	\$ _____	1,152,000
Effective Date of Valuation	_____	May 3, 2023
Market Value of Personal Property Included in Appraisal	\$ _____	N/A
Market Value of Other Non-Realty Interests Included in Appraisal	\$ _____	N/A

RECONCILIATION AND FINAL VALUE ESTIMATES (continued)

Appraiser #1		Date	05/05/2023	Property Inspected
Signature	Darrell R. Sasaki			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Name	No.: AG006808			
Certification	State: CA	Exp. Date: 03/02/2025		
Appraiser #2				Yes <input type="checkbox"/> No <input type="checkbox"/>
Signature				
Name				
Certification	No.:	Exp. Date:		
	State:			

CONTENTS OF ADDENDA

Legal Description <input type="checkbox"/> Subject Photographs <input checked="" type="checkbox"/> Area Map <input checked="" type="checkbox"/> Neighborhood Map <input type="checkbox"/> Zoning Map <input type="checkbox"/> Flood Zone Map <input checked="" type="checkbox"/> Topographic Map <input type="checkbox"/> Site Sketch <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Building Plans <input type="checkbox"/> Tax Assessment Card <input type="checkbox"/> Land Sales Data Sheets <input type="checkbox"/> Land Sales Map <input type="checkbox"/>	Land Lease <input type="checkbox"/> Segregated Cost Sheet <input type="checkbox"/> Soils Survey Map <input type="checkbox"/> Subject Leases <input type="checkbox"/> Rental Comparable Data Sheets <input type="checkbox"/> Rent Location Map <input type="checkbox"/> DCF Analysis <input type="checkbox"/> Improved Property Sales Data Sheets <input type="checkbox"/> Building Sales Location Map <input checked="" type="checkbox"/> Copy of Deed <input type="checkbox"/> Contract of Sale <input type="checkbox"/> Construction Cost Contract <input type="checkbox"/> Support for Personal Property Valuation <input type="checkbox"/>	Support for Non-Realty Interest Valuation <input type="checkbox"/> Support for Adjustment for Interest Appraised <input type="checkbox"/> Copy of Easement <input type="checkbox"/> Appraiser Qualifications <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>
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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 best interests; (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.¹

1 USAP 2001 Glossary

ASSUMPTIONS AND LIMITING CONDITIONS

1. As agreed upon with the client prior to the preparation of this appraisal, unless otherwise indicated, this is a Limited Appraisal because it invokes the Departure Provision of the Uniform Standards of Professional Appraisal Practice. As such, information pertinent to the valuation has not been considered and/or the full valuation process has not been applied. Depending on the type and degree of limitations, the reliability of the value conclusion provided herein may be reduced.
2. Unless otherwise indicated, this is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The information contained in the report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

(Continued)

ADDENDUM

Borrower: Rafael Castillo

File No.: 1430 main-2023

Property Address: 1430 E. Main Street

Case No.:

City: Stockton

State: CA

Zip: 95205

Lender: Salas Financial

Scope of Appraisal

The scope of the appraisal is the extent of the process of collecting, confirming, and reporting data. The investigation and data collection process for this appraisal included: 1) A physical inspection of the subject site, and location of comparable sales. 2) A review of Planning Department and Assessor's office data relating to the subject property. 3) A review of public records, comparable sales deeds, and trust deeds. 4) Verification of the important details of comparable sales including price, terms, and condition of the property.

General Neighborhood Comments

The subject is utilized as a commercial building which is the highest and best use for the site.

Market Conditions (including support for the above conclusions):

Market reveals little to no financing concessions being made at this time. Due to the recent covid-19 virus mobile employment has increased with numerous people working at home. This has caused an influx of people to move from the bay area to remote areas like the valley and foothills causing prices to increase. Thus, property values has shown an increase since June of 2020.

Improvements comments

The subject is a commercial property with a warehouse building of approximately 8000sf with office, restroom (men's/women's), metal platform, water tanks, warehouse space, and 4000sf metal canopy built in 1993. The subject is described as a commercial warehouse building and 1600sf open end storage building, metal exterior, metal frame construction which was enclosed costing approximately \$60,000 with metal roof on concrete slab foundation. In addition, there was a restroom building added for outside access of approximately 160sf costing around \$50,000. The interior has concrete slab flooring, metal siding, overhead fluorescent lighting, insulated walls & ceiling, overhead sprinklers, 2 roll-up doors, and 2 man doors. The east portion of the warehouse has 16ft. ceilings, and the west portion has 24ft. ceilings. Electrical and sprinkler system were upgraded. Other improvements include asphalt paving, cyclone fencing, security gate entrances on north and west sides, barbed wire, and concrete block wall on south side of lot, and street parking. The buildings are considered to be of good quality and condition.

Comments on Sales Comparison

The subject is a commercial property with building fronting on Main Street (major traffic street) with warehouse space, office, and a restroom of approximately 8000sf and an added 1600sf metal canopy which has been enclosed and used as a storage building. Thus, the 9600sf of warehouse space. Adjustments were made for land to building ratio of \$5/sf for the excess land based upon 3.12 land to building ratio difference in size to the subject vs the comparables. Sale 1 was adjusted \$20sf for quality for the greater finished space. Sale 2 were adjusted for condition being older building at \$20sf and quality at \$30sf for inferior interior/exterior materials. Sale 3 was adjusted for quality at \$30sf for the brick building and condition at \$20sf for the older building. Comparables 4 & 5 were adjusted at \$20sf for condition for older buildings. Comparable 5 was a brick building and adjusted \$30sf for quality. The adjusted range of the sales were \$112.62 to \$134.04. Sales 1, 2, 3 & 4 are the most similar to the subject with the least amount of adjustments and closed sales. Thus based upon the sales data, the market indicates a value of \$120sf for the subject.

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

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

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

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


APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

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

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

ADDRESS OF PROPERTY APPRAISED: 1430 E. Main Street, Stockton, CA 95205

APPRAISER:

Signature: 
 Name: Darrell R. Sasaki
 Date Signed: 05/05/2023
 State Certification #: AG006808
 or State License #: _____
 State: CA
 Expiration Date of Certification or License: 03/02/2025

SUPERVISORY APPRAISER (only if required)

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

Did Did Not Inspect Property

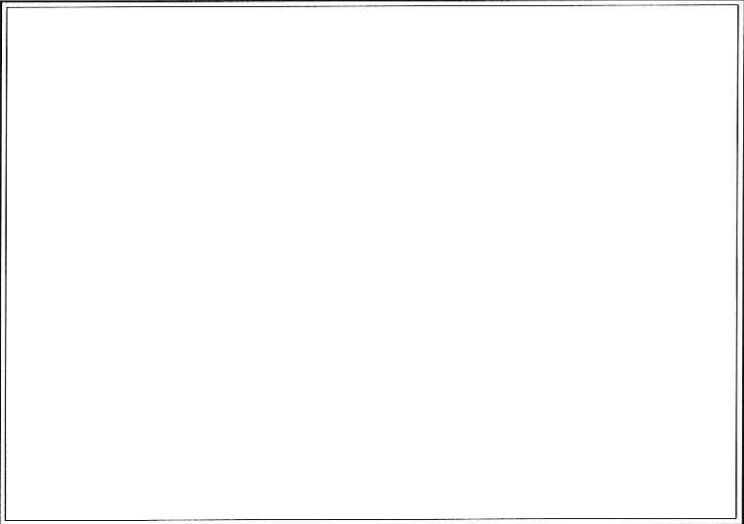
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Rafael Castillo	File No.: 1430 main-2023	
Property Address: 1430 E. Main Street	Case No.:	
City: Stockton	State: CA	Zip: 95205
Lender: Salas Financial		

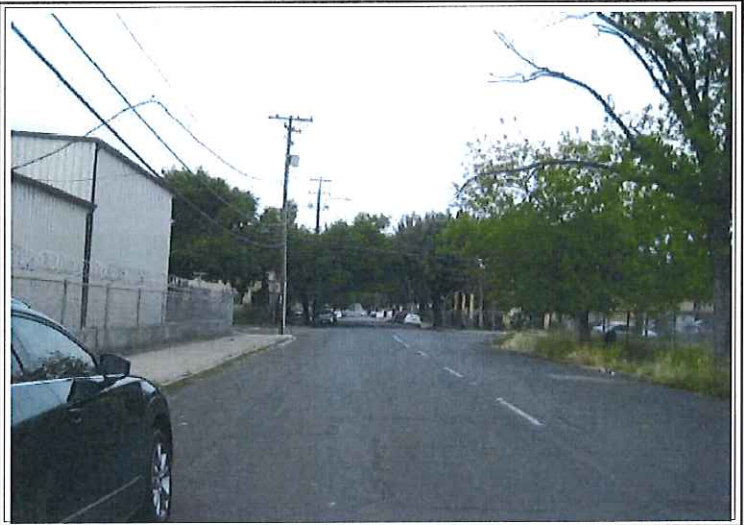


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: May 3, 2023
Appraised Value: \$ 1,152,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rafael Castillo	File No.: 1430 main-2023	
Property Address: 1430 E. Main Street	Case No.:	
City: Stockton	State: CA	Zip: 95205
Lender: Salas Financial		



COMPARABLE SALE #1

2324 E. Channel Street, Stockton

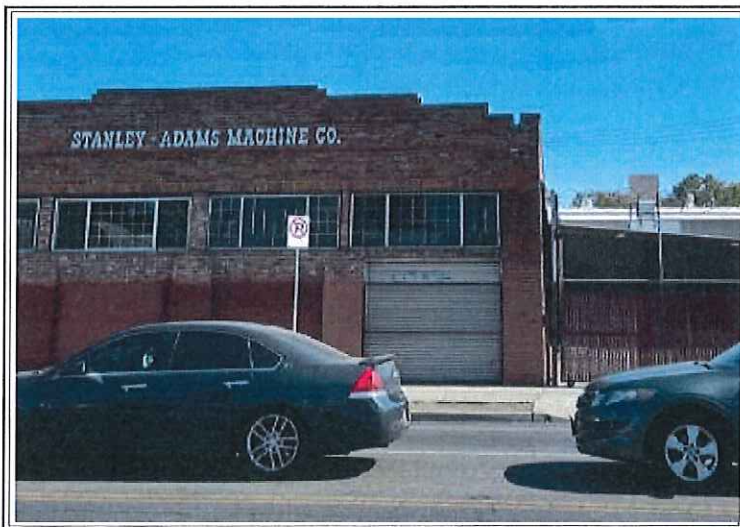
Sale Date: 12/01/2022 COE
Sale Price: \$ 515,000



COMPARABLE SALE #2

2025 E. Weber Avenue, Stockton

Sale Date: 04/30/2021 COE
Sale Price: \$ 625,000



COMPARABLE SALE #3

1510 E. Miner Avenue, Stockton

Sale Date: 11/18/2021 COE
Sale Price: \$ 650,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rafael Castillo	File No.: 1430 main-2023	
Property Address: 1430 E. Main Street	Case No.:	
City: Stockton	State: CA	Zip: 95205
Lender: Salas Financial		



COMPARABLE SALE #4

1850 S. El Dorado Street, Stockton

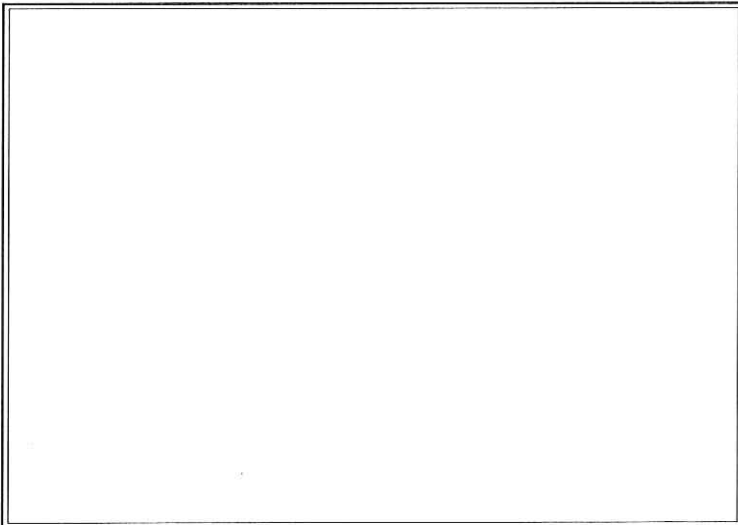
Sale Date: 03/11/2022 COE
Sale Price: \$ 1,200,000



COMPARABLE SALE #5

2402 N. Wilson Way, Stockton

Sale Date: List
Sale Price: \$ 696,300



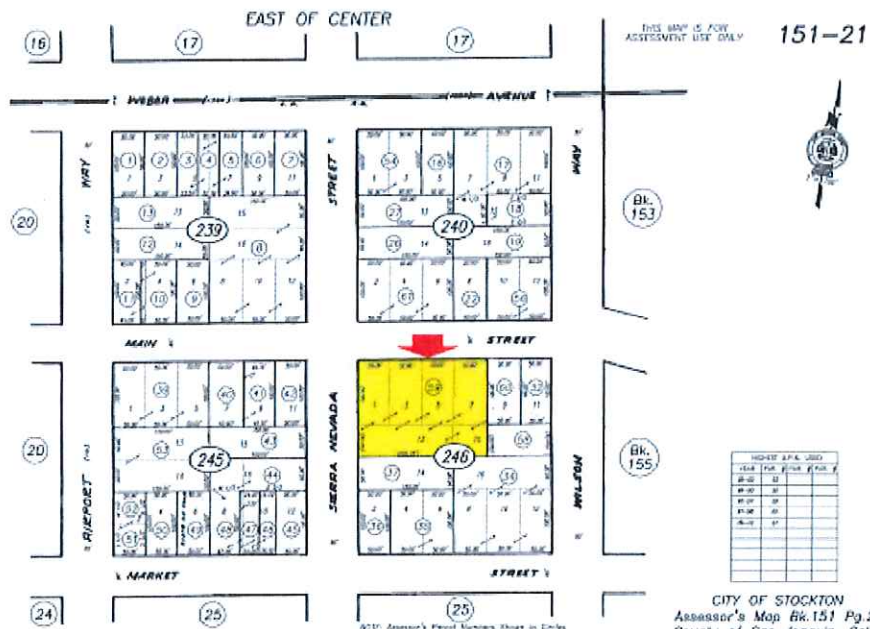
COMPARABLE SALE #6

Sale Date:
Sale Price: \$

PLAT MAP

Borrower: Rafael Castillo
 Property Address: 1430 E. Main Street
 City: Stockton
 Lender: Salas Financial

File No.: 1430 main-2023
 Case No.:
 State: CA
 Zip: 95205



NOTE: Assessor's Parcel Numbers Shown in Circles
 Assessor's Block Numbers Shown in Ovals
 NOTE: Original Dimensions are Stockton City
 Standard by U.S. Standard 100' corner
 50.00' x 100.00' and 50.00' x 101.00'

CITY OF STOCKTON
 Assessor's Map Bk. 151 Pg. 21
 County of San Joaquin, Calif.

FLOOD MAP





Borrower: Rafael Castillo	File No.: 1430 main-2023	
Property Address: 1430 E. Main Street	Case No.:	
City: Stockton	State: CA	Zip: 95205
Lender: Salas Financial		



FLOOD INFORMATION

Community: City of Stockton
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06077C0460F
Panel: 06077C0460
Zone: X
Map Date: 10-16-2009
FIPS: 06077
Source: FEMA DFIRM

LEGEND

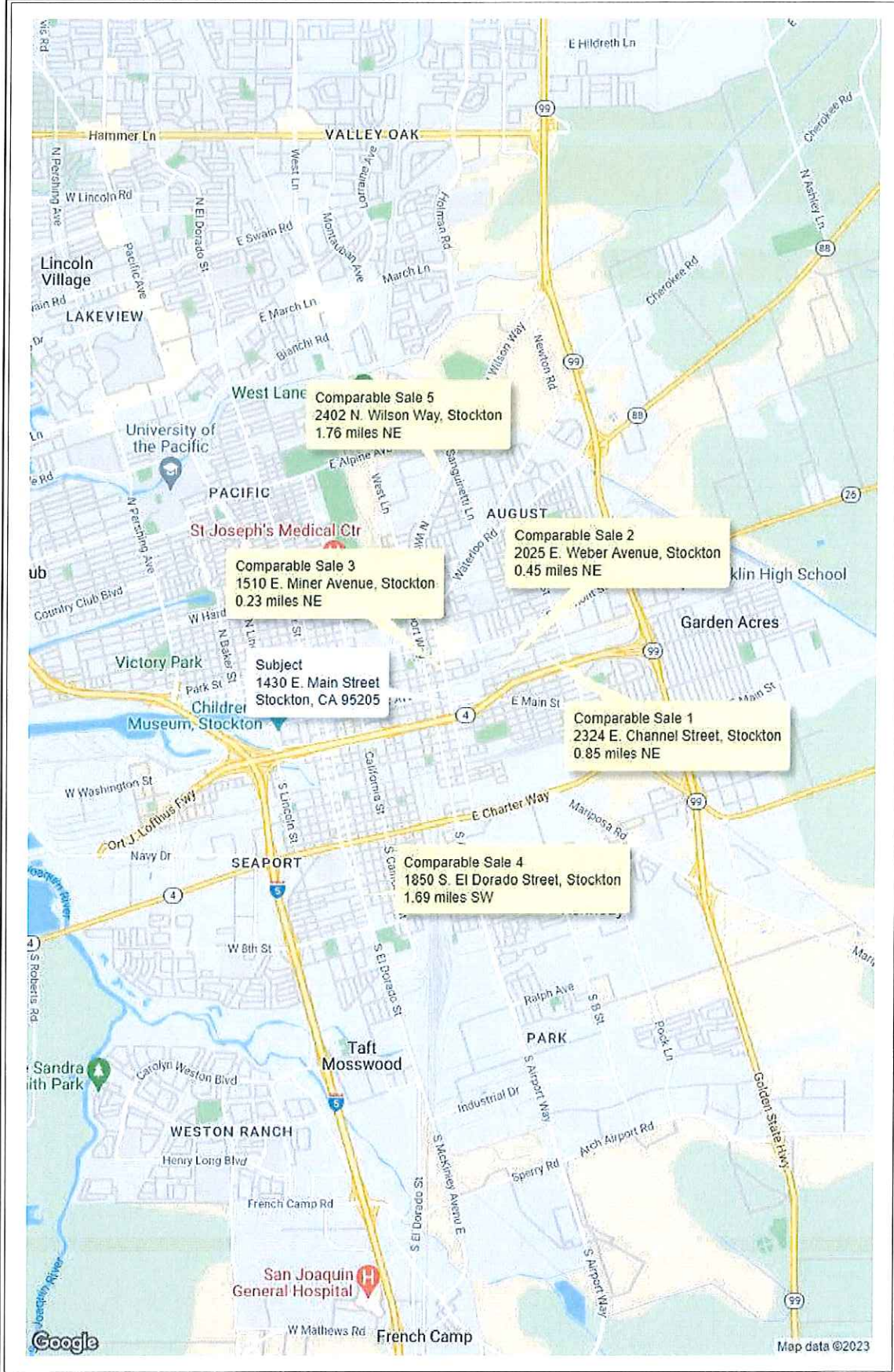
-  = FEMA Special Flood Hazard Area - High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

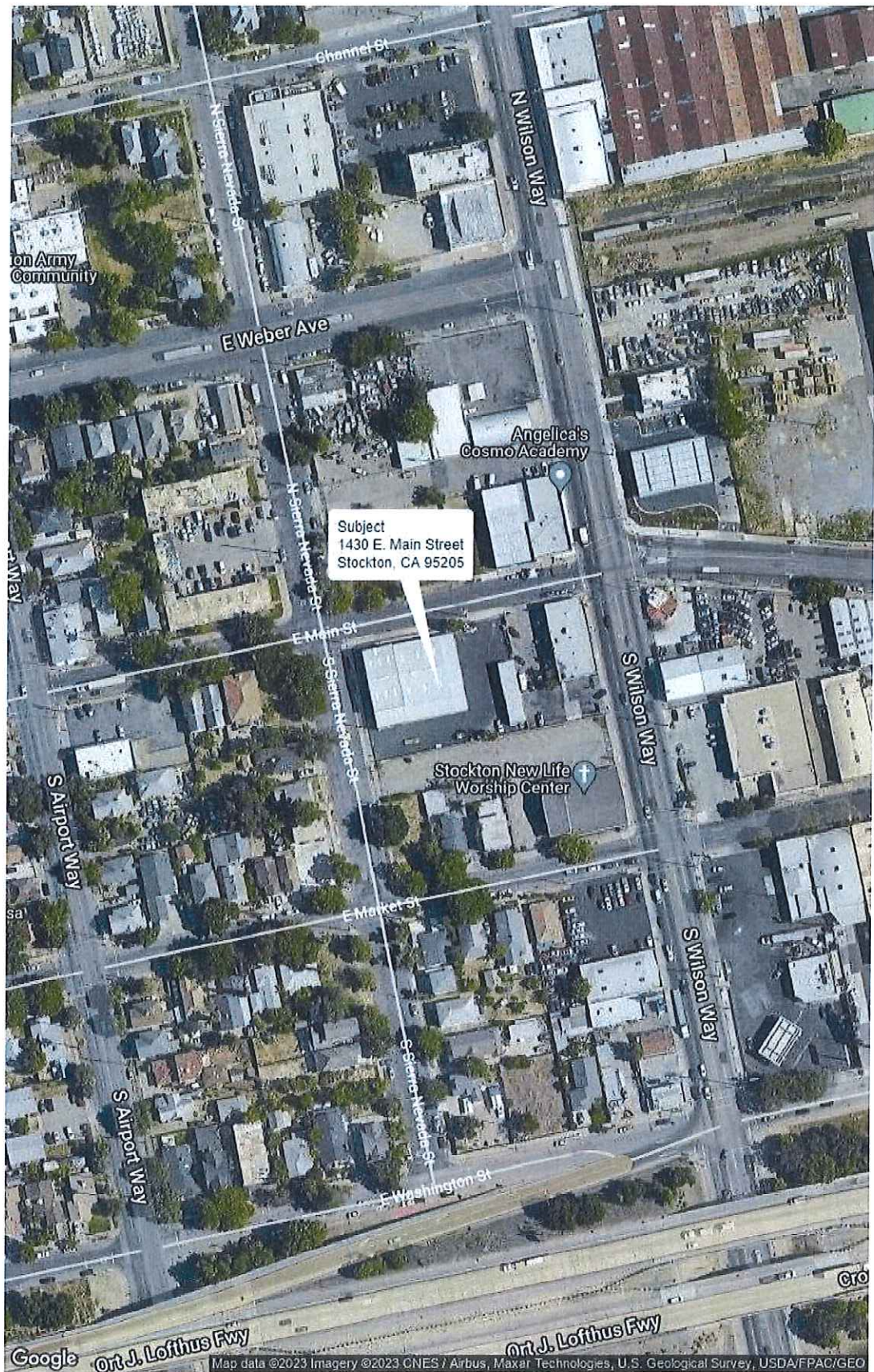
LOCATION MAP

Borrower: Rafael Castillo	File No.: 1430 main-2023	
Property Address: 1430 E. Main Street	Case No.:	
City: Stockton	State: CA	Zip: 95205
Lender: Salas Financial		



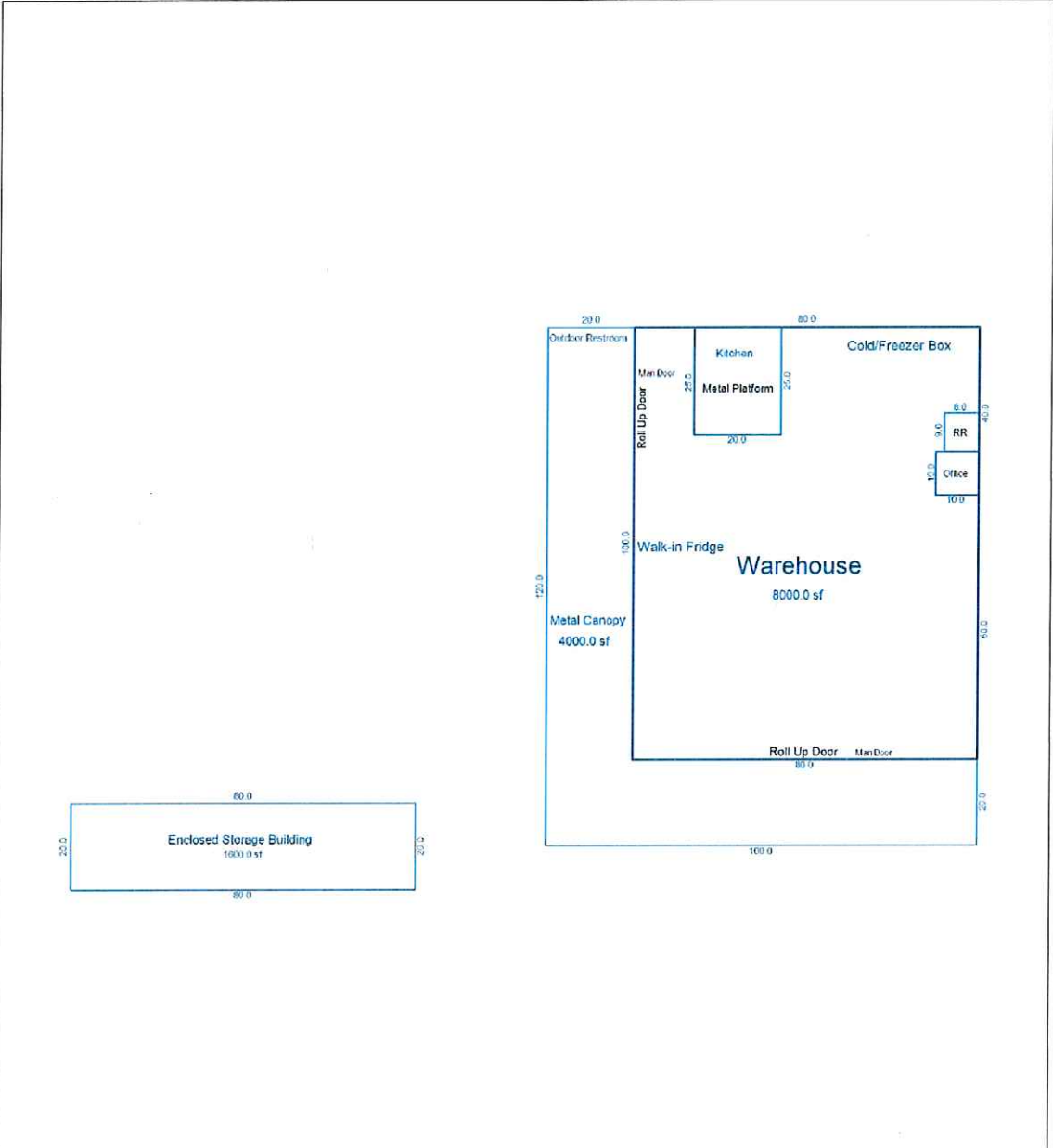
AERIAL MAP

Borrower: Rafael Castillo	File No.: 1430 main-2023	
Property Address: 1430 E. Main Street	Case No.:	
City: Stockton	State: CA	Zip: 95205
Lender: Salas Financial		



FLOORPLAN SKETCH

Borrower: Rafael Castillo	File No.: 1430 main-2023
Property Address: 1430 E. Main Street	Case No.:
City: Stockton	State: CA Zip: 95205
Lender: Salas Financial	



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	Warehouse	1.0	8000.0	360.0	8000.0	Warehouse	80.0 x	40.0 =		3200.0
							80.0 x	60.0 =		4800.0
	Net BUILDING	cnt	1 (rounded)		8,000	2 total items			(rounded)	8,000

Borrower: Rafael Castillo	File No.: 1430 main-2023
Property Address: 1430 E. Main Street	Case No.:
City: Stockton	State: CA
Lender: Salas Financial	Zip: 95205



Interior Cold Box



New outdoor building restroom



New outdoor building restroom



Interior Warehouse



Kitchen Area



Exterior Cold box



Interior Freezer Box



Office



Restroom



Interior Walk-in Box



Security Gate Entrance on Southwest Side of Subject Lot



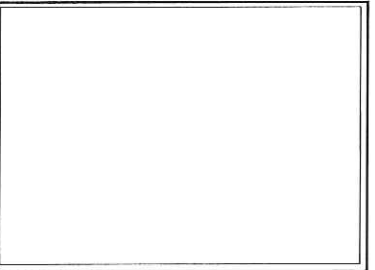
Interior Warehouse



Exterior Walk-in Box



Interior Enclosed Storage Building



Borrower: Rafael Castillo	File No.: 1430 main-2023
Property Address: 1430 E. Main Street	Case No.:
City: Stockton	State: CA
Lender: Salas Financial	Zip: 95205



Main Street Looking East



Main Street Looking West



Sierra Nevada Street Looking North



Property to West



Property to North



Property to Northwest



East Side of Warehouse



South Side of Warehouse and Asphalt Storage Area



South Side of Warehouse



Front Entrance Enclosed Storage Building



North Side of Warehouse



Rear Storage Area of Lot



East Entrance to Warehouse



Enclosed Storage Building

