

Supplemental Addendum

File No. 0065w00002BxpBbAAJ

Borrower	Sierra Crest Builders, Inc				
Property Address	4332 Pacific Ave				
City	Stockton	County	San Joaquin	State	CA Zip Code 95207
Lender/Client	Lima One Capital				

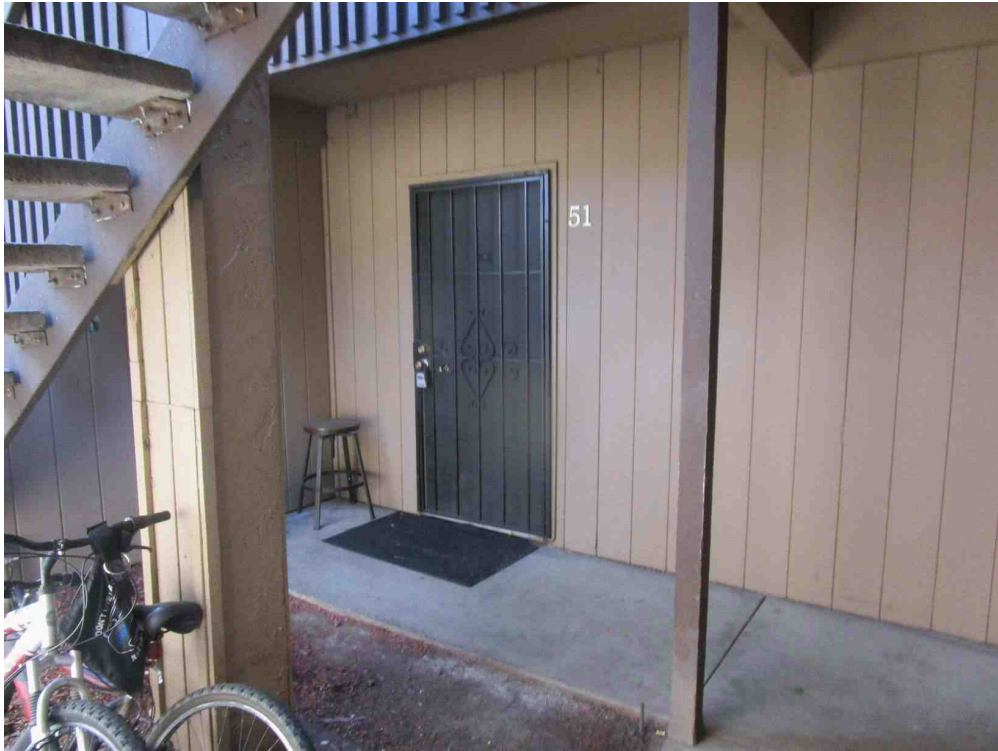
UPDATES REQUESTED 06/08/2023

- 1. Corrected to vacant.
- 2. Water heater is a community water heater in a locked area therefore I was not able to take a photo.

Signature *Mayra E. Renberg*
Name Mayra E Renberg
Date Signed 06/05/2023
State Certification # AR028060 State CA
Or State License # _____ State _____

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

APPRAISAL OF REAL PROPERTY



LOCATED AT

4332 Pacific Ave
Stockton, CA 95207
Northbank Commons Condominiums Map F2 42 Lot 40

FOR

Lima One Capital
201 E McBee Ave, Suite 300
Greenville, SC 29601

AS OF

06/01/2023

BY

Mayra E Renberg
Covarrubias Appraisal Services
1163 E. March Lane, Ste D-439
Stockton, CA 95210
(209) 465-3737
covarrubias71@aol.com

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06/05/2023

Lima One Capital
201 E McBee Ave, Suite 300
Greenville, SC 29601

Re: Property: 4332 Pacific Ave
Stockton, CA 95207
Borrower: Sierra Crest Builders, Inc
File No.: 0065w00002BxpBbAAJ

Opinion of Value: \$ 200,000
Effective Date: 06/01/2023

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

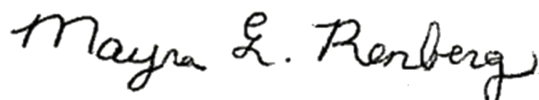
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Mayra E Renberg
License or Certification #: AR028060
State: CA Expires: 04/10/2025
covarrubias71@aol.com

Individual Condominium Unit Appraisal Report

235-00995
File # 0065w00002BxpBbAAJ

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

Property Address 4332 Pacific Ave Unit # 51 City Stockton State CA Zip Code 95207
Borrower Sierra Crest Builders, Inc Owner of Public Record Pensco Trust Co County San Joaquin
Legal Description Northbank Commons Condominiums Map F2 42 Lot 40
Assessor's Parcel # 102-340-40 Tax Year 2022 R.E. Taxes \$ 713
Project Name Northbank Phase # 1 Map Reference 44700 Census Tract 0031.16
Occupant [] Owner [] Tenant [x] Vacant Special Assessments \$ 0 HOA \$ 360 [] per year [x] per month
Property Rights Appraised [x] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [x] Purchase Transaction [] Refinance Transaction [] Other (describe)
Lender/Client Lima One Capital Address 201 E McBee Ave, Suite 300, Greenville, SC 29601
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [x] Yes [] No
Report data source(s) used, offering price(s), and date(s). DOM 0;SacMetrolist#223034705 for \$160,000 05/12/2023

SUBJECT

I [x] did [] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale; A copy of the purchase contract and addendum were provided and analyzed. The subject property is currently under a sales agreement for \$160,000 05/03/2023, with Seller to credit buyer \$1,920 towards recurring and non-recurring closing costs.
Contract Price \$ 160,000 Date of Contract 05/03/2023 Is the property seller the owner of public record? [x] Yes [] No Data Source(s) Realist
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [x] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid. \$1,920;;Seller to credit buyer \$1,920 towards recurring and non-recurring closing costs.

CONTRACT

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

Table with 4 columns: Neighborhood Characteristics, Condominium Unit Housing Trends, Condominium Housing, Present Land Use %. Includes rows for Location, Built-Up, Growth, Neighborhood Boundaries, and Neighborhood Description.

NEIGHBORHOOD

Topography Level Size Typical of Area Density Medium View N;Res;
Specific Zoning Classification R-H Zoning Description Residential, High Density
Zoning Compliance [x] Legal [] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [] Yes [] No
[] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [x] Yes [] No If No, describe

PROJECT SITE

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [x] [] Water [x] [] Street Asphalt [] [x]
Gas [x] [] Sanitary Sewer [x] [] Alley None [] []
FEMA Special Flood Hazard Area [] Yes [x] No FEMA Flood Zone X500 FEMA Map # 06077C0460F FEMA Map Date 10/16/2009
Are the utilities and off-site improvements typical for the market area? [x] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [x] No If Yes, describe
The site is conforming as to size, shape and utility. No apparent adverse easements, encroachments, or slide areas. Prelim was not furnished for review.

Data source(s) for project information HOA
Project Description [] Detached [x] Row or Townhouse [] Garden [] Mid-Rise [] High-Rise [] Other (describe)

Table with 5 columns: General Description, General Description, Subject Phase, If Project Completed, If Project Incomplete. Includes rows for # of Stories, # of Elevators, # of Units, etc.

PROJECT INFORMATION

Project Primary Occupancy [x] Principal Residence [] Second Home or Recreational [] Tenant
Is the developer/builder in control of the Homeowners' Association (HOA)? [] Yes [x] No
Management Group - [x] Homeowners' Association [] Developer [] Management Agent - Provide name of management company.
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [] Yes [x] No If Yes, Describe
Was the project created by the conversion of existing building(s) into a condominium? [] Yes [x] No If Yes, describe the original use and date of conversion.
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [x] Yes [] No If No, describe
Is there any commercial space in the project? [] Yes [x] No If Yes, describe and indicate the overall percentage of the commercial space.

Individual Condominium Unit Appraisal Report

235-00995
File # 0065w00002BxpBbAAJ

PROJECT INFORMATION	Describe the condition of the project and quality of construction. The overall improvements are Good. Quality of construction is average. No repairs or remodeling required.
	Describe the common elements and recreational facilities. Maintenance of street and common areas. exterior of unit.
	Are any common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe the rental terms and options.
	Is the project subject to a ground rent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, \$ _____ per year (describe terms and conditions)
Are the parking facilities adequate for the project size and type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on the effect on value and marketability.	

PROJECT ANALYSIS	I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. This information was not available to me at the time of inspection.
	Are there any other fees (other than regular HOA charges) for the use of the project facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the charges and describe.
	Compared to other competitive projects of similar quality and design, the subject unit charge appears <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low If High or Low, describe
	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe and explain the effect on value and marketability.

Unit Charge \$ 360 per month X 12 = \$ 4,320.00 per year Annual assessment charge per year per square feet of gross living area = \$ 6.22

Utilities included in the unit monthly assessment None Heat Air Conditioning Electricity Gas Water Sewer Cable Other (describe)

General Description	Interior materials/condition	Amenities	Appliances	Car Storage
Floor # 1	Floors Perg/Carpt/Gd	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None
# of Levels 1	Walls Drywall/Good	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Garage <input checked="" type="checkbox"/> Covered <input type="checkbox"/> Open
Heating Type Fau Fuel Gas	Trim/Finish Wood/Good	<input checked="" type="checkbox"/> Deck/Patio Cov	<input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 1
<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot Tile/Good	<input checked="" type="checkbox"/> Porch/Balcony Cov	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned
<input type="checkbox"/> Other (describe)	Doors Wood/Good	<input type="checkbox"/> Other None	<input type="checkbox"/> Washer/Dryer	Parking Space # 1

Finished area above grade contains: 5 Rooms 2 Bedrooms 1.0 Bath(s) 695 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? Yes No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.) Special Energy efficient items: Dual Pane windows, Ceiling Fans

UNIT DESCRIPTION	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;The overall improvements are Good. No External or Functional obsolescence noted upon inspection. Depreciation standards are age life method. Quality of construction is Average. No repairs or remodeling required.
	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe
	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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

Data source(s) **Metrolist**

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

Data source(s) **Metrolist**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer			09/14/2022	
Price of Prior Sale/Transfer			\$140,182	
Data Source(s)	Sac Metrolist	Sac Metrolist	Sac Metrolist	Sac Metrolist
Effective Date of Data Source(s)	06/01/2023	06/01/2023	06/01/2023	06/01/2023
Analysis of prior sale or transfer history of the subject property and comparable sales. The subject property is currently under a sales agreement for \$160,000 05/03/2023, otherwise it has not been listed sold or transferred within the past 36 months. For previous foreclosure history see additional comments. Sale #2 previously transferred on 09/14/2022 for \$140,182 Doc#108196, this was a short sale to an investor that updated the property and re sold it.				

Individual Condominium Unit Appraisal Report

235-00995
File # 0065w00002BxpBbAAJ

There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 130,000 to \$ 250,000
 There are 38 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 135,000 to \$ 255,000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address and Unit #	4332 Pacific Ave 51, Stockton, CA 95207	4332 Pacific Ave 57, Stockton, CA 95207			328 Northbank Ct 54, Stockton, CA 95207			328 Northbank Ct 79, Stockton, CA 95207		
Project Name and Phase	Northbank 1	Cal-Villa Twnhms 1			Northbank 1			Northbank 1		
Proximity to Subject		0.04 miles E			0.18 miles E			0.18 miles E		
Sale Price	\$ 160,000	\$ 185,000			\$ 225,000			\$ 235,000		
Sale Price/Gross Liv. Area	\$ 230.22 sq. ft.	\$ 253.42 sq. ft.			\$ 254.24 sq. ft.			\$ 265.54 sq. ft.		
Data Source(s)		SacMls#222111707;DOM 70			SacMls#222150051;DOM 10			SacMls#223032475;DOM 4		
Verification Source(s)		Doc#143161/Data Quick			Doc#20737/Data Quick			Doc#121057806/Data Quick		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;0		0	ArmLth Conv;7110		-7,110
Date of Sale/Time		s12/22;c11/22		0	s03/23;c02/23		0	s05/23;c04/23		0
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
HOA Mo. Assessment	360	313		0	307		0	300		0
Common Elements and Rec. Facilities	Rec area Common	Rec area Common			Rec area Common			Rec area Common		
Floor Location	1	1			1			1		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	RT1L;Condo	RT1L;Condo			RT1L;Condo			RT1L;Condo		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	45	45			43		0	43		0
Condition	C3	C3			C3			C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 2 1.0	5 2 1.0			5 2 1.0			5 2 1.0		
Gross Living Area	695 sq. ft.	730 sq. ft.		0	885 sq. ft.		-9,500	885 sq. ft.		-9,500
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA C/Air	FWA C/Air			FWA C/Air			FWA C/Air		
Energy Efficient Items	Dp windows	Dp windows			Dp windows			Dp windows		
Garage/Carport	1cv;owned	1cv;owned			1g;owned		-1,500	1g;owned		-1,500
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Fireplace	1 Fireplace	0 Fireplace		+1,000	1 Fireplace			1 Fireplace		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	1,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	-11,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	-18,110
Adjusted Sale Price of Comparables		Net Adj. 0.5 %			Net Adj. 4.9 %			Net Adj. 7.7 %		
		Gross Adj. 0.5 %	\$	186,000	Gross Adj. 4.9 %	\$	214,000	Gross Adj. 7.7 %	\$	216,890

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach Sales recited are from the subjects neighborhood and/or competing market areas and are within acceptable proximity to the subject. They are the most recent and most comparable found. Sale #1 was adjusted upwards for no fireplace. Sale was adjusted downwards for garage. Sale # was adjusted downwards for concessions and garage. All values affecting dissimilarities were adjusted to market reaction. Secondary market standards for net and gross adjustment were meet or noted. The indicated range of value brackets the value of the subject property. In the final reconciliation, most weight was given to Sale #1 for being the most similar overall with sales #2 and #3 for being the most recent sales.

Indicated Value by Sales Comparison Approach \$ 200,000

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The Income approach was not utilized.

INCOME

Indicated Value by: Sales Comparison Approach \$ 200,000 **Income Approach (if developed) \$**

Market actions or buyers and sellers are best analyzed by the Sales comparison approach. That approach is given greatest weight in the reconciliation. The cost approach provides confirmation of value only. The income approach was not developed due to property not being an income producing property. The subject property is located in a predominant owner occupied area.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Based on a hypothetical condition that updates listed in bid attached have been completed.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 200,000 , as of 06/01/2023 , which is the date of inspection and the effective date of this appraisal.

Individual Condominium Unit Appraisal Report

235-00995
File # 0065w00002BxpBbAAJ

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Individual Condominium Unit Appraisal Report

235-00995
File # 0065w00002BxpBbAAJ

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

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

Individual Condominium Unit Appraisal Report

235-00995
File # 0065w00002BxpBbAAJ

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRaiser Mayra E. Renberg
Signature *Mayra E. Renberg*
Name Mayra E Renberg
Company Name Covarrubias Appraisal Services
Company Address 1163 E. March Lane, Ste D-439
Stockton, CA 95210
Telephone Number (209) 465-3737
Email Address covarrubias71@aol.com
Date of Signature and Report 06/05/2023
Effective Date of Appraisal 06/01/2023
State Certification # AR028060
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 04/10/2025

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

ADDRESS OF PROPERTY APPRAISED
4332 Pacific Ave
51, Stockton, CA 95207
APPRAISED VALUE OF SUBJECT PROPERTY \$ 200,000

LENDER/CLIENT
Name ACT Appraisal, Inc.
Company Name Lima One Capital
Company Address 201 E McBee Ave, Suite 300, Greenville, SC
29601
Email Address _____

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

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

Individual Condominium Unit Appraisal Report

235-00995
File # 0065w00002BxpBbAAJ

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address and Unit #	4332 Pacific Ave 51, Stockton, CA 95207	4332 Pacific Ave 42, Stockton, CA 95207			3591 Quail Lakes Dr 123, Stockton, CA 95207			3591 Quail Lakes Dr 228, Stockton, CA 95207		
Project Name and Phase	Northbank 1	Northbank 1			Sunpointe Condo 1			Sunpointe Condo 1		
Proximity to Subject		0.04 miles E			1.71 miles W			1.71 miles W		
Sale Price	\$ 160,000	\$ 145,000			\$ 165,000			\$ 168,000		
Sale Price/Gross Liv. Area	\$ 230.22 sq. ft.	\$ 208.63 sq. ft.			\$ 269.61 sq. ft.			\$ 274.51 sq. ft.		
Data Source(s)		SacMIs#222096491;DOM 164			SacMIs#223015454;DOM 5			SacMIs#223009987;DOM 7		
Verification Source(s)		Doc#13813/Data Quick			Doc#26810/Data Quick			Doc#107656/Data Quick		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;0	0		ArmLth Cash;3000	-3,000	
Date of Sale/Time		s02/23;c01/23	0		s04/23;c03/23	0		s02/23;c02/23	0	
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
HOA Mo. Assessment	360	275	0		466	0		460	0	
Common Elements and Rec. Facilities	Rec area Common	Rec area Common			Rec area Common			Rec area Common		
Floor Location	1	2	0		1			2	0	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	RT1L;Condo	RT1L;Condo			RT1L;Condo			RT1L;Condo		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	45	45			43	0		43	0	
Condition	C3	C4	0		C4	0		C4	0	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths	+6,000		Total Bdrms. Baths	+6,000	
Room Count	5 2 1.0	5 2 1.0			4 1 1.0	0		4 1 1.0	0	
Gross Living Area	695 sq. ft.	695 sq. ft.			612 sq. ft.	0		612 sq. ft.	0	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA C/Air	FWA C/Air			FWA C/Air			FWA C/Air		
Energy Efficient Items	Dp windows	Dp windows			Dp windows			Dp windows		
Garage/Carport	1cv;owned	1cv;owned			1cv;owned			1cv;owned		
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Fireplace	1 Fireplace	1 Fireplace			0 Fireplace	+1,000		0 Fireplace	+1,000	
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,000	
Adjusted Sale Price of Comparables		Net Adj. 0.0 % Gross Adj. 0.0 %	\$ 145,000		Net Adj. 4.2 % Gross Adj. 4.2 %	\$ 172,000		Net Adj. 2.4 % Gross Adj. 6.0 %	\$ 172,000	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6			
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Sac Metrolist		Sac Metrolist		Sac Metrolist		Sac Metrolist			
Effective Date of Data Source(s)	06/01/2023		06/01/2023		06/01/2023		06/01/2023			
Analysis of prior sale or transfer history of the subject property and comparable sales The subject property is currently under a sales agreement for \$160,000 05/03/2023, otherwise it has not been listed sold or transferred within the past 36 months. For previous foreclosure history see additional comments.										
Analysis/Comments Sale #4, #5 and #6 were utilized to show the market value as is if not improved. Sale #5 was adjusted upwards for no fireplace and inferior bedroom count. Sale #6 was adjusted upwards for no fireplace and inferior bedroom count and adjusted downwards for concessions.										
As is value is: \$160,000 with Sale #4 for similar GLA and bedroom and bathroom count with Sale #5 for being the most recent sale with Sale #6 for support.										

Individual Condominium Unit Appraisal Report

235-00995
File # 0065w00002BxpBbAAJ

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address and Unit #	4332 Pacific Ave 51, Stockton, CA 95207	504 Northbank Ct 52, Stockton, CA 95207			4332 Pacific Ave 21, Stockton, CA 95207					
Project Name and Phase	Northbank 1	Northbank 1			Northbank 1					
Proximity to Subject		0.16 miles SE			0.04 miles E					
Sale Price	\$ 160,000	\$ 225,000			\$ 160,000			\$		
Sale Price/Gross Liv. Area	\$ 230.22 sq. ft.	\$ 258.62 sq. ft.			\$ 230.22 sq. ft.			\$ sq. ft.		
Data Source(s)		SacMIs#223024389;DOM 51			SacMIs#221113404;DOM 10					
Verification Source(s)		SacMetrolist/Data Quick			SacMetrolist/Data Quick					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Listing Pending;0			Listing Pending;0					
Date of Sale/Time		c05/23			c05/23					
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
HOA Mo. Assessment	360	420	0		360					
Common Elements and Rec. Facilities	Rec area Common	Rec area Common			Rec area Common					
Floor Location	1	2	0		1					
View	N;Res;	N;Res;			N;Res;					
Design (Style)	RT1L;Condo	RT1L;Condo			RT1L;Condo					
Quality of Construction	Q4	Q4			Q4					
Actual Age	45	40	0		45					
Condition	C3	C3			C4	0				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 2 1.0	5 2 1.0			5 2 1.0					
Gross Living Area	695 sq. ft.	870 sq. ft.	-8,500		695 sq. ft.			sq. ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf					
Functional Utility	Average	Average			Average					
Heating/Cooling	FWA C/Air	FWA C/Air			FWA C/Air					
Energy Efficient Items	Dp windows	Dp Windows			Dp Windows					
Garage/Carport	1cv;owned	1cv;Owned			1cv;Owned					
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio					
Fireplace	1 Fireplace	1 Fireplace			1 Fireplace					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -8,500		<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 3.8 %			Net Adj. 0.0 %			Net Adj. %		
		Gross Adj. 3.8 %	\$ 216,500		Gross Adj. 0.0 %	\$ 160,000		Gross Adj. %	\$	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT		COMPARABLE SALE # 7		COMPARABLE SALE # 8		COMPARABLE SALE # 9			
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Sac Metrolist		Sac Metrolist		Sac Metrolist					
Effective Date of Data Source(s)	06/01/2023		06/01/2023		06/01/2023					
Analysis of prior sale or transfer history of the subject property and comparable sales The subject property is currently under a sales agreement for \$160,000 05/03/2023, otherwise it has not been listed sold or transferred within the past 36 months. For previous foreclosure history see additional comments.										
Analysis/Comments Sales #7 and #8 Pending sales were utilized to show market trends,with Sale #7 supporting hypothetical value and #7 as is value.										

Supplemental Addendum

File No. 0065w00002BxpBbAAJ

Borrower	Sierra Crest Builders, Inc						
Property Address	4332 Pacific Ave						
City	Stockton	County	San Joaquin	State	CA	Zip Code	95207
Lender/Client	Lima One Capital						

COVID19 COMMENTS: The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal. There is a strong likelihood that an economic shock is occurring; how significant and even if market values are impacted is unknown. At the time of inspection not enough market sale activity has taken place to reach a conclusion about the effects, if any, regarding COVID-19 a/k/a Coronavirus on the subject market.

The subject has not been effected by any natural disasters that occurred within 90 days of effective date of this appraisal.

ANSI Statement: The subject property was measured using ANSI Measurement Guidelines. Finished square footage calculations for this house were made based on measured dimensions only and may include unfinished areas, openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs, all dimensions were measured and reported to the nearest inch or to the tenth of a foot.

This appraisal has been ordered, received, processed, completed, and delivered in accordance with FNMA guidelines, including the section relating to appraiser independence guidelines (AIR).

The subject is located in a FEMA declared disaster area, however it has not been effected by any natural disasters that occurred within 90 days of effective date of this appraisal.

As directed in the USPAP changes effective March 31, 1999 this appraisal is providing an opinion of value, not an estimate. This appraiser is impartial and has no bias concerning this property or the loan herein. My engagement in this assignment was not contingent upon developing or reporting a predetermined result. This report was preformed for **Lima One Capital**, and their assignee.

I am not a licensed building inspector or professional building inspector. I am not qualified to survey or analyze physical items that are not readily visible. If any parties in this transaction have any questions or concerns regarding any mechanical, structural, physical problems, conditions, infestation, contamination, or other issues regarding the subject property, an expert in that field of specialty should be consulted.

Certification Disclaimer:

" The certifications contained within this appraisal report were developed by Fannie Mae and Freddie Mac, not by this appraiser, specifically Certification #21 and #23. This appraisal was developed for no one else beside the specific client identified in the report and any intended user(s) also identified in the report. The intended use is for the client and intended users named in this report and is not to be used or relied upon by anyone else for any purpose. A party receiving a report copy from the client does not as a consequence, become a party to the appraiser-client relationship. "

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

The mechanical systems are in adequate working order. The roof appears to have at least 5 years remaining life. The subject property exhibits below normal physical Depreciation, with an assigned effective age of approximately 40 years with good condition rating assigned to the subject. No wood to earth contact noticed at the time of inspection. There is a functional floor plan.

I certify that at the time of the inspection the kitchen was functional. Kitchen cabinets were installed, and the stove and sink and all built in appliances were in operable condition. The property was habitable and mechanical equipment and utilities were on including water, gas and electricity were tested and functional at the time of the inspection.

Water heater is a community water heater in a locked area therefore I was not able to take a photo. Smoke and Co Detectors were installed at the time of inspection.

Hypothetical value: Based on bid: Install new kitchen cabinets, countertops, appliances, sink, faucet, disposal. Paint all of the interior of condo. Install new tile on tub surround. Reglaze tub. Install new mixing valve for tub/shower combo. Install new vanity, countertop, faucet and mirror. Install new bedroom closet door. Therefore is given a C-3 condition rating.

As is value:

The subject property was built in 1978, kitchen has tile flooring, fiberglass counter tops, built in appliances, and wood cabinets. bathroom has tile flooring, fiberglass wainscoting. Therefore is given a C-4 condition rating.

Comparable #1 is in good condition, it has been updated and has granite counter tops therefore is given a C-3 condition rating.

Comparable #2 is in good condition, it has been updated and has granite counter tops therefore is given a C-3 condition rating.

Supplemental Addendum

File No. 0065w00002BxpBbAAJ

Borrower	Sierra Crest Builders, Inc				
Property Address	4332 Pacific Ave				
City	Stockton	County	San Joaquin	State	CA Zip Code 95207
Lender/Client	Lima One Capital				

Comparable #3 is in good condition, it has been updated and has granite counter tops therefore is given a C-3 condition rating.

Comparable #4 is in average condition, it has been updated and has fiberglass counter tops therefore is given a C-4 condition rating.

Comparable #5 is in average condition, it has been updated and has tile counter tops therefore is given a C-4 condition rating.

Comparable #6 is in average condition, it has been updated and has fiberglass counter tops therefore is given a C-4 condition rating.

Comparable #7 is in good condition, it has been updated and has granite counter tops therefore is given a C-3 condition rating.

Comparable #8 is in average condition, it has been updated and has fiberglass counter tops therefore is given a C-4 condition rating.

The developments private streets are maintained by the HOA, this is common in the subjects market and does not negatively effect the subjects marketability.

HOA is for maintance of common elements consist of security gate, streets and roadways, recreation room, and pool.

Private streets are maintained by HOA.

To the appraiser knowledge there is no pending litigation for the HOA. Appraiser verified this with the HOA. Northbank Commons HOA(209) 915-0715 Snow Properties (209) 406-5663

No side photo were taken due to property being an attached condo and property being an interior unit.

Remaining economical life is estimated at 40 years.

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

Foreclosure History: 03/12/2012 Release of Lis Pendens/Notice Doc#30371. 06/23/2011 for \$4,685 Doc#75008. 12/03/2002 for \$26,859 Final Judgment Amount Doc#217500.

Comparables #2, #3, and #7 Size varies from subject by more than 25%, Comparables #4 and #8 Indicated value varies from subject by more than 15%, but still utilized due to it's other similarities.

Estimated exposure time : 1-3 Months

The subject property has a reasonable expose time. Exposure time is presumed to precede the effective date of the appraisal. Pursuant to USPAP Standards Rules SR1-2c; and SR1-2c, I have developed an opinion of reasonable exposure time linked to my opinion of market value of the subject property (see condition (3) in the Definition of Market Value). It is my opinion that a reasonable exposure time for the subject property is 90 days. This opinion was developed using statistical information about days on market (DOM).

Market reaction method was utilized to determine site, room count, GLA, age, Location, and quality of construction adjustments. Comp search parameters:GLA between 500 s.f. - 1,200 s.f., distance within 2 miles, age within 15 years, amenities, quality, condition 1-3 bedrooms and 1-2 bathroom count were utilized to narrow down my comparable search.

Adjustments: GLA \$50 s.f., Lot \$1/ s.f. over 2,000 s.f., rounded to the nearest \$500, Bedroom \$6,000, Bathroom \$5,000 garage \$1,500 per space Fireplace \$1,000. Adjustments are based on market reaction. No condition adjustments were warranted due to condition based on either hypothetical or as is value.

No time adjustments were utilized based on MC addendum analysis due to market being stable.

Comparable photos were taken from the street, due to not having full access to the property the photos taken from the street were the best I could get therefore photos taken from front and side were not obtained.

Due to Comparables #6 and #7 being located in an competing development, it is located across Pacific Avenue over .50 miles, this is a competing neighborhood with similar market appeal.

The subject property and all comparables are located in close proximity to commercial properties and schools, however due to therefore not being a direct access to the subject property it is not considered to pose an external obsolesce and due to this being common in the subjects market it does not negatively effect the subjects marketability.

Highest and Best Use was determined as improved based on its current use being legally permissible, physical possible, financial feasible and maximally productive.

Supplemental Addendum

File No. 0065w00002BxpBbAAJ

Borrower	Sierra Crest Builders, Inc						
Property Address	4332 Pacific Ave						
City	Stockton	County	San Joaquin	State	CA	Zip Code	95207
Lender/Client	Lima One Capital						

In my opinion the highest and best use of the subject property is as improved based on current zoning ordinance.

Highest and best use: Based on the current zoning and neighborhood characteristics, the highest and best use of the subject property would be it's current use.

I utilized the Sales comparison approach with other similar single family residence to determine the Determination of the Highest and Best use as improved.

Sales are verified and involved financing terms which are typical within this market. Comparables were listed on Metrolist and are consider to be arms length transactions and do not warrant any adjustments.

Concessions of 3-6% are common in the subjects market, due to being common in the market area and do not negatively effect the marketability of the subject property.

This is to certify that my digital signature is as authentic as my handwritten signature.

Contractors bid

Construction Budget Submission Form



Step 1: Fill out a description of the entire construction project.

<p>Scope of Work: Install new kitchen cabinets, countertops, appliances, sink, faucet, disposal. Paint all of the interior of condo. Install new tile on tub surround. Replace tile. Install new dining table for kitchen/entry. Install new vanity, countertop, faucet and mirror. Install new bathroom closet door.</p>	<p>Start Date: 6/1/2023 Estimated Completion Date: 7/1/2023 Expected Draws: 3</p>	<p>Total Budget: \$16,550.00</p>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"></td> <td style="width: 35%; text-align: center;">Current</td> <td style="width: 35%; text-align: center;">Projected</td> </tr> <tr> <td>Total Square Feet:</td> <td style="text-align: center;">730</td> <td style="text-align: center;">730</td> </tr> <tr> <td>Rooms/Units:</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Bedrooms:</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Bathrooms:</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> </table>				Current	Projected	Total Square Feet:	730	730	Rooms/Units:	2	2	Bedrooms:	1	1	Bathrooms:	1	1
	Current	Projected															
Total Square Feet:	730	730															
Rooms/Units:	2	2															
Bedrooms:	1	1															
Bathrooms:	1	1															
<p>Property Address: 4132 Pacific Ave., #51, Beverly CA 90207</p>	<p>Contractor: Sierra Crest Builders, Inc.</p>	<p>Contact: [Redacted]</p>															

Step 2: Fill in each line item with the description of the construction cost, the amount, the estimated date of completion, and the draw item name (if necessary).

Item Number	Category / Draw Item	Description	Amount	LIC Comments
Soft Costs				
1000-2	Gar Service / water seal			
1000-3	Water Service/Water Seal			
1000-4	Same Power Service / water seal			
1000-5	Temp Toilet			
1000-6	Architectural Fees			
1000-7	Engineering Fees			
1000-8	Building Permit			
1000-9	Impact Fees			
1000-10	Survey/Drawings/Plans*			
1000-11	SWPPV Erosion Control - SB Fence			
1000-12	Same Security / Privacy Fencing			
1000-13	(your description)			
1000-14	(your description)			
Total Soft Costs			-	
Demolition- Tractout				
2000-1	Demolition*	Demolition of counters, sink and faucet	300.00	
2000-2	Tractout	Demolition	150.00	
2000-3	Dumpster			
2000-4	Hazmat Testing & Abatement			
2000-5	(your description)			
2000-6	(your description)			
2000-7	(your description)			
Total Tractout			500.00	
Site Work				
3000-1	Grading*			
3000-2	Underground*			
3000-3	Consult / Electric Service			
3000-4	Water Lines*			
3000-5	Well			
3000-6	Well Testing (water press & quality)			
3000-7	Septic*			
3000-8	Septic Testing			
3000-9	Sewer Lines*			
3000-10	Fluorine -Core Drills & Sidewalks			
3000-11	Refract			
3000-12	Peavers-Hardscape			
3000-13	Landscape (Package or Maintenance)			
3000-14	Sod-Plants			
3000-15	Rock / Mulch/Pine Straw			
3000-16	Fencing			
3000-17	Pool / SPA			
3000-18	(your description)			
3000-19	(your description)			
Total Yard-Landscape			-	
Foundation				
4000-1	Pie Test			
4000-2	Excavation & Backfill			
4000-3	Footings*			
4000-4	Foundation* (Basement/Slab Walls)			
4000-5	Slab (Form/Place/Finish)			
4000-6	Concrete patches (Patching old joints.)			
4000-7	Slab Lapping			
4000-8	Basement wall repairs/waterproofing			
4000-9	CBW Structural Repairs			
4000-10	Vapor Barrier (Crawl Space)			

Contractors bid

Site/Doc Control

Constructive Budget

Item Number	Category / Draw Item	Description	Amount	LIC Comments
4000-11	Repair			
4000-12	(your description)			
4000-13	(your description)			
Total Foundation			-	
Structure				
5000-1	Framing (S, L & W)			
5000-2	Roof Trusses			
5000-3	Joist System			
5000-4	Stairs			
5000-5	Windows (S & W)			
5000-6	Ext Doors (Main access,)			
5000-7	Wall / Roof Sheathing Repairs			
5000-8	Roof Wrap			
5000-9	(your description)			
5000-10	(your description)			
5000-11	(your description)			
Total Structure			-	
Exterior				
6000-1	Roofing			
6000-2	Flashing / Roof Repairs			
6000-3	Soffit / Fascia			
6000-4	Siding			
6000-5	Stucco			
6000-6	Masonry Venues (Stucco/Block)			
6000-7	Decks			
6000-8	Painting - Exterior			
6000-9	Garage Door			
6000-10	Shutters / Trim Repair			
6000-11	Porch Repairs (Railing, columns,)			
6000-12	Gutters / Gutter Repairs (Cleaning)			
6000-13	Window Re-glass			
6000-14	Window Screens			
6000-15	Boiler			
6000-16	(your description)			
6000-17	(your description)			
6000-18	(your description)			
Total Exterior			-	
Systems				
7000-1	Rough HVAC (Ductwork)			
7000-2	Final HVAC (Equipment & Ceiling)			
7000-3	Final HVAC (Start-up / Service)			
7000-4	(your description)			
7000-5	Under-slab Plumbing (Rough)			
7000-6	Rough Plumbing (Top Out)			
7000-7	Final Trim Plumbing			
7000-8	Plumbing - Fixtures			
7000-9	(your description)			
7000-10	(your description)			
7000-11	Water Heaters			
7000-12	Fire Sprinklers Rough			
7000-13	Fire Sprinklers Trim			
7000-14	Gas Rough			
7000-15	Gas Final			
7000-16	Under-slab Electrical			
7000-17	Rough Electrical			
7000-18	Final Trim Electrical			
7000-19	Electrical Fixtures / Lighting			
7000-20	Smoke / CO2 Detectors			
7000-21	(your description)			
7000-22	Low Voltage Rough			
7000-23	Low Voltage Final			
7000-24	(your description)			
7000-25	(your description)			
Total Systems			-	
Interior				
8000-1	Insulation (Batt & Blowin)			
8000-2	Drywall			
8000-3	Drywall Patches/Repairs	Patch and repairs holes and scuffs in various areas on walls	750.00	
8000-4	Painting - Interior	Complete painting of interior of walls	2,500.00	
8000-5	Fireplaces			
8000-6	Fireplace Surrounds			
8000-7	Re-Grout Tubs / Re-glass			
8000-8	(your description)			
8000-9	(your description)			
8000-10	(your description)			
Total Interior			3,200.00	
Finishes				
9000-1	Finish Carpentry (Base,Cover,Crown,Chair)			
9000-2	Stair Rail			
9000-3	Sliding Doors (Pre-Hinge, Slide,)	New sliding door in bathroom	300.00	
9000-4	Door Repairs (Adjust, carpet cut,)			
9000-5	Finish Hardware	New knobs and other pieces on all doors	200.00	
9000-6	Cabinets (Kitchen & Bath)			

Contractors bid

Use the Capital

Constructive Budget

Item Number	Category / Draw Item	Description	Amount	L1C Comments
9000-2	Countertops (Kitchen & Bath)	Integrated sink	2,400.00	
9000-5	Cabinet Re-finishing (paint, doors, re-edges)	Free cabinet and part	1,500.00	
9000-6	Cabinet Hardware (New or replacement)	pulls	120.00	
9000-10	Mirrors	one new mirror	80.00	
9000-11	Shower Enclosures		100.00	
9000-12	Bath Accessories (Towel bars, TP MC)	Towel rack, tp holder, mat and curtain	200.00	
9000-13	Shelving			
9000-14	Window Blinds			
9000-15	(your description)	total new sink, faucet and disposal in kitchen	900.00	
Total Finishes			6,800.00	
Flooring				
10000-1	Tile / Marble			
10000-2	Wood Flooring (HW, engineered, Laminate)			
10000-3	Refinish Hardwoods (repair/finish)			
10000-4	LVP (Vinyl Plank Flooring)			
10000-5	Carpet			
10000-6	Vinyl (Sheets, Limestone)			
10000-7	Shoe Molding			
10000-8	Bath Tile (Tub/shower walls, pans, floors)	Replace tub and install new tile on shower walls (12" x 24")	3,200.00	
10000-9	Backer Board (cement, Sub-rock, Wedgerboard)	Purple board install with layer of waterproofing	400.00	
10000-10	Sub-floor / Sub floor repairs leveling			
10000-11	(your description)			
10000-12	(your description)			
Total Flooring			3,600.00	
Appliances				
11000-1	Range	Deliver and install new range	700.00	
11000-2	Cooktop			
11000-3	Microwave	Deliver and install new microwave	250.00	
11000-4	Dishwasher	Deliver and install new dishwasher	650.00	
11000-5	Refrigerator			
11000-6	Exhaust Hood	Deliver and install new hood over range	300.00	
11000-7	Total Appliance Package			
11000-8	Washer & Dryer (not hoses, duct, connection)			
11000-9	Other Appliances (Vine, Ice, Trash Compactor)			
11000-10	(your description)			
11000-11	(your description)			
Total Appliances			1,900.00	
Final - Misc				
12000-1	Cleaning (rough, final, touchup)			
12000-2	Pressure Wash			
12000-3	Carpet Cleaning			
12000-4	Grout & Tile Cleaning	Clean tile and grout throughout the entire floor	1,200.00	
12000-5	Paint Kit (Misc., walls, bathroom, ...)			
12000-6	Mattress & Boxes #			
12000-7	Fire Extinguisher			
12000-8	(your description)			
12000-9	(your description)			
12000-10	(your description)			
12000-11	(your description)			
12000-12	(your description)			
12000-13	(your description)			
Total Misc.			1,200.00	
Other				
13000-1	Staging			
13000-2	Contingency			
13000-3	Overhead (released as a % of completion)			
13000-4	Profit (released as a % of completion)			
13000-5	(your description)			
13000-6	(your description)			
13000-7	(your description)			
Total Other			-	

THESE ITEMS REQUIRE PERMITS IN MOST JURISDICTIONS. BORROWERS ARE REQUIRED TO ADHERE TO ALL LOCAL LAWS, CODES, REGULATIONS AND REQUIREMENTS AS EXPRESSED IN YOUR LOAN DOCUMENTS.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Covarrubias Appraisal Services

Borrower	Sierra Crest Builders, Inc			
Property Address	4332 Pacific Ave			
City	Stockton	County	San Joaquin	State CA Zip Code 95207
Lender/Client	Lima One Capital			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on The Marshall & Swift Cost Handbook supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to Metrolist and Assessors records the subject property:
- has not been offered for sale in the past 30 days.
 - is currently offered for sale for \$ 160000 .
 - was offered for sale within the past 30 days for \$.
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to Metrolist and Assessors records the subject property:
- has not transferred in the past twelve months.
 - has not transferred in the past thirty-six months.
 - has transferred in the past twelve months.
 - has transferred in the past thirty-six months.
 - All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
 - Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel # | Map Date | Name of Community |
|------|------------------|------------|-------------------|
| X500 | 06077C0460F | 10/16/2009 | Stockton |
- The community does not participate in the National Flood Insurance Program.
 - The community does participate in the National Flood Insurance Program.
 - It is covered by a regular program.
 - It is covered by an emergency program.

CURRENT SALES CONTRACT

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller
05/03/2023	N/A	160000	Pensco Trust Co

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: Seller to credit buyer \$1,920 towards recurring and non-recurring closing costs.
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

1-3 _____ months is considered a reasonable marketing period for the subject property based on _____ Current sales information within the _____ subjects market area.

ADDITIONAL CERTIFICATION

- The Appraiser certifies and agrees that:
- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
 - (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
 - (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature Mayra E. Renberg Effective Date 06/01/2023 Date Prepared 06/01/2023
 Appraiser's Name (print) Mayra E Renberg Phone # (209) 465-3737
 State CA License Certification # AR028060 Tax ID # 71-0899443

CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
- has not inspected the exterior of the subject property and all comparable sales listed in the report.
- has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____
 Co-Signing Appraiser's Name (print) _____ Phone # _____
 State _____ License Certification # _____ Tax ID # _____

Market Conditions Addendum to the Appraisal Report

235-00995
File No. 0065w00002BxpBbAAJ

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

Property Address **4332 Pacific Ave** City **Stockton** State **CA** ZIP Code **95207**

Borrower **Sierra Crest Builders, Inc**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	12	12	14	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	4.00	4.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	8	8	10	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	4.0	2.0	2.1	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$220,000	\$200,000	\$200,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	17	11	9	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$225,000	\$195,000	\$195,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	120	10	29	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	103.00%	100.06%	100.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **It is common for seller to offer a credit towards closing costs, seller contributions vary from 3-6%.**

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

The subject property is not located in a neighborhood with a high REO and Short sale rate. There is an decrease in listings and sales of REO properties. Some of the comparables selected have precious REO and Short Sales. Foreclosure are decreasing.Realtors.com reports a 9.6% Distressed Listings (foreclosure and short sales) suggesting there is a decrease in listings and sales of REO properties. Some of the comparables selected have precious REO and Short Sales, this is common in the subject's market however due to the decrease in these types of sales the market is not consider to be driven by REO and Short sales.

Cite data sources for above information. **Metrolist**

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

Original list price was not used, list price at the time of status was used instead. Median sale to list price is median ratio of prices of those homes sold divided by the list price of those same homes. Data derived from the multiple listing service. DOM= List date to pending date, or listed date to withdrawn/ Cancelled/ Expired. In accordance to appraisal laws, this appraiser has no bias and the market value was determined by the sales within the subjects neighborhood. REO and Short Sales are common in the subjects market area.

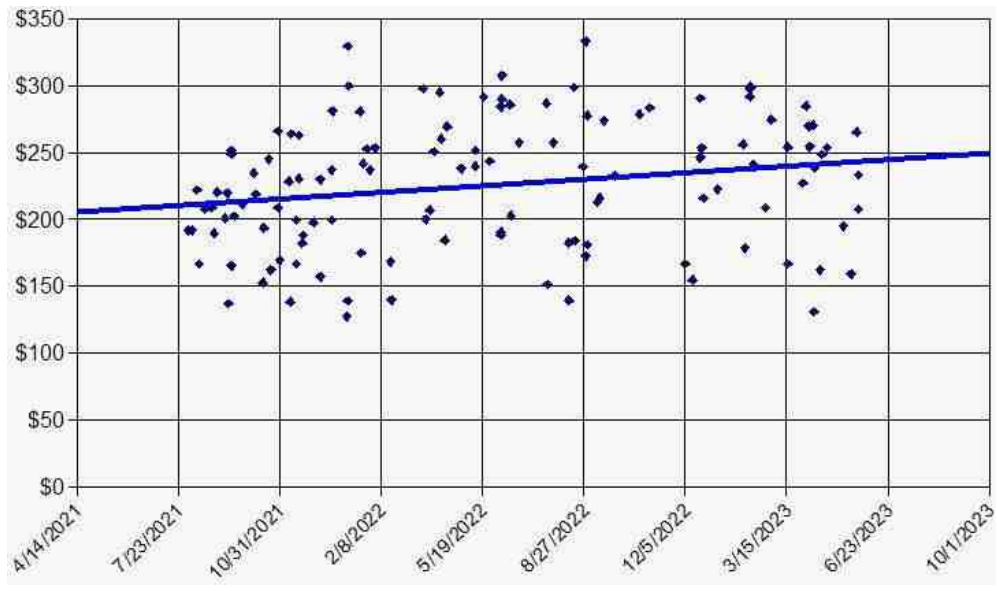
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: **Northbank**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	12	12	14	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	4.00	4.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	8	8	10	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	4.0	2.0	2.1	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing

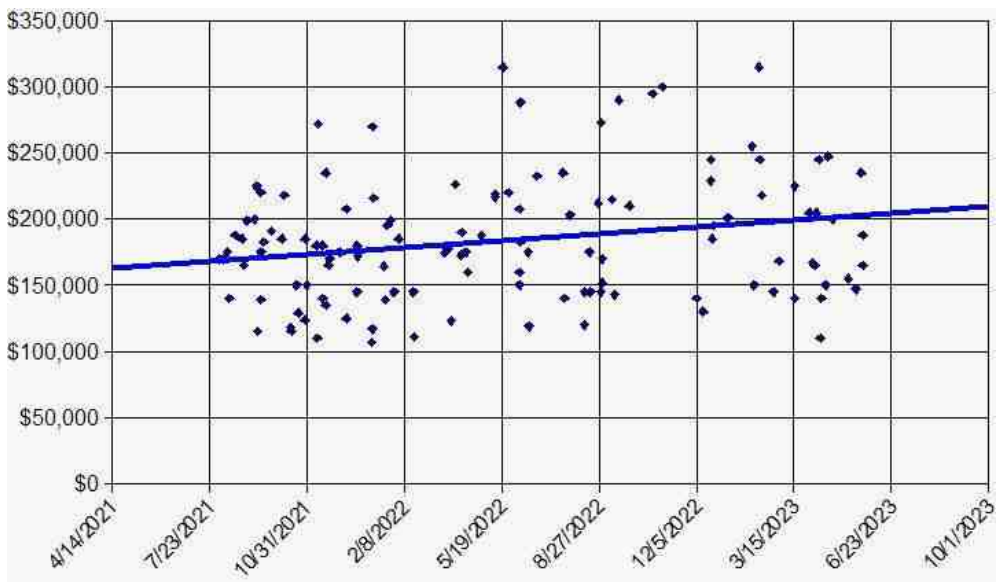
Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. **The subject property is not located in a neighborhood with a high REO and Short sale rate. There is an decrease in listings and sales of REO properties. Some of the comparables selected have precious REO and Short Sales. Foreclosure are decreasing.Realtors.com reports a 9.6% Distressed Listings (foreclosure and short sales) suggesting there is a decrease in listings and sales of REO properties. Some of the comparables selected have precious REO and Short Sales, this is common in the subject's market however due to the decrease in these types of sales the market is not consider to be driven by REO and Short sales.**

Summarize the above trends and address the impact on the subject unit and project. **Original list price was not used, list price at the time of status was used instead. Median sale to list price is median ratio of prices of those homes sold divided by the list price of those same homes. Data derived from the multiple listing service. DOM= List date to pending date, or listed date to withdrawn/ Cancelled/ Expired. In accordance to appraisal laws, this appraiser has no bias and the market value was determined by the sales within the subjects neighborhood. REO and Short Sales are common in the subjects market area.**

Signature <i>Mayra E. Renberg</i>	Signature
Appraiser Name Mayra E Renberg	Supervisory Appraiser Name
Company Name Covarrubias Appraisal Services	Company Name
Company Address 1163 E. March Lane, Ste D-439, Stockton, CA 9521	Company Address
State License/Certification # AR028060 State CA	State License/Certification # State
Email Address covarrubias71@aol.com	Email Address



PRICE PER SF VS TIME
 ALL CLOSED SALES WITHIN 13 MONTHS ARE SHOWN IN THIS GRAPH NOT JUST PAST 12 MONTHS.

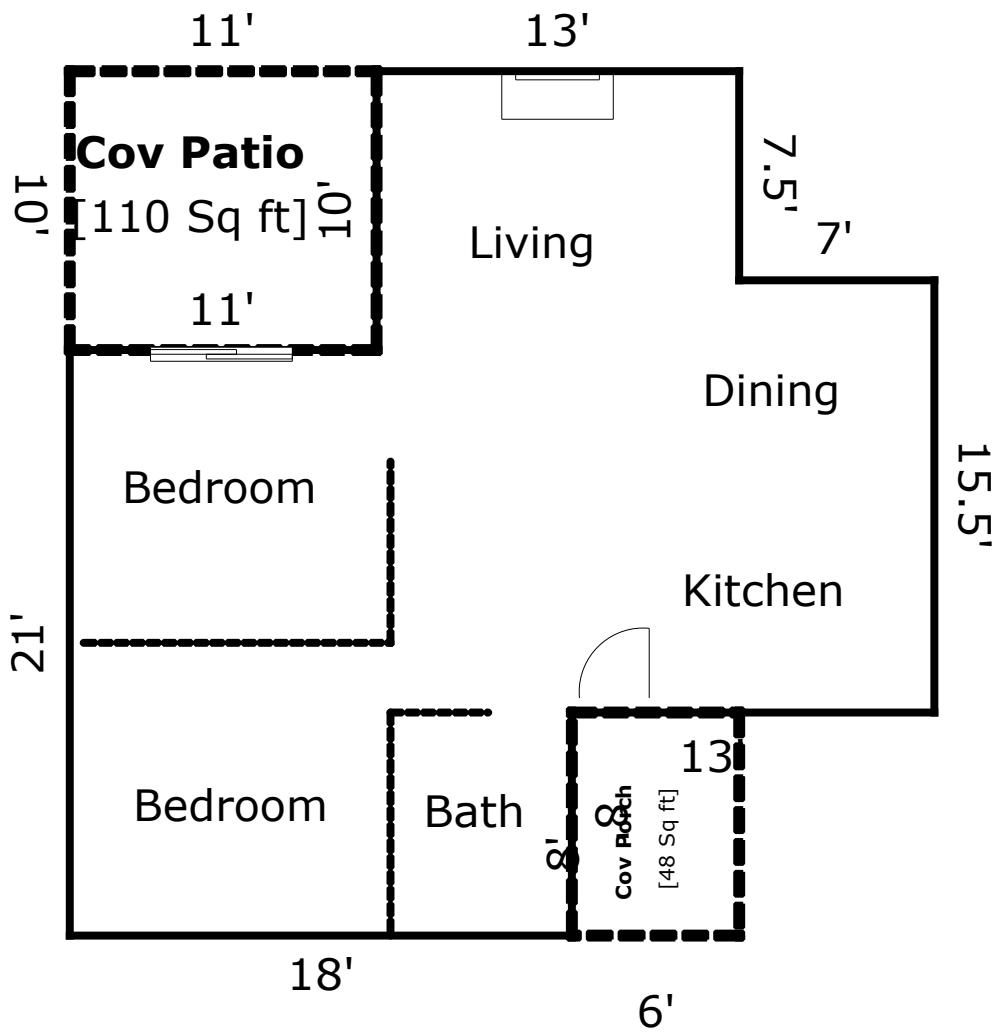


PRICE PER SF VS TIME
 ALL CLOSED SALES WITHIN 13 MONTHS ARE SHOWN IN THIS GRAPH NOT JUST PAST 12 MONTHS.

Building Sketch

Borrower	Sierra Crest Builders, Inc			
Property Address	4332 Pacific Ave			
City	Stockton	County San Joaquin	State CA	Zip Code 95207
Lender/Client	Lima One Capital			

First Floor [694.5 Sq ft]



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	694.5 Sq ft	$13 \times 7.5 = 97.5$ $15.5 \times 13 = 201.5$ $18 \times 21 = 378$ $7 \times 2.5 = 17.5$
Total Living Area (Rounded):	695 Sq ft	
Non-living Area		
Cov Porch	48 Sq ft	$6 \times 8 = 48$
Cov Patio	110 Sq ft	$11 \times 10 = 110$

Plat Map

NORTHBANK CONDOMINIUMS—FIRST FLOOR PLAN

THIS MAP IS FOR ASSESSMENT USE ONLY

102-34



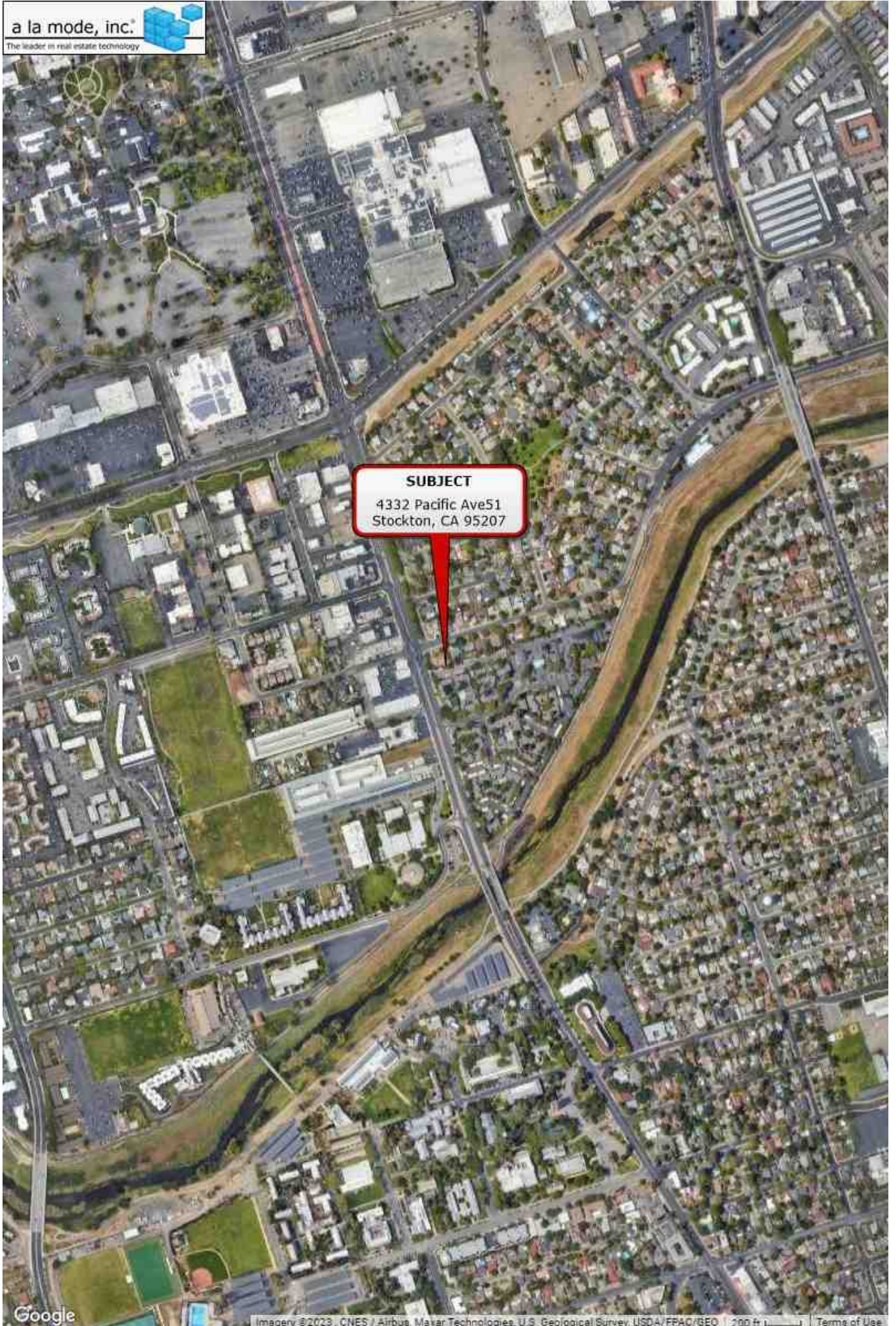
Declaration of Restrictions Doc. No. 80046542
R.M. Bk. 25—Pa. 38

Carport — C 76 P 115 — Parking Space
Patio — P
NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

CITY OF STOCKTON
Assessor's Map Bk.102 Pg.34
County of San Joaquin, Calif.

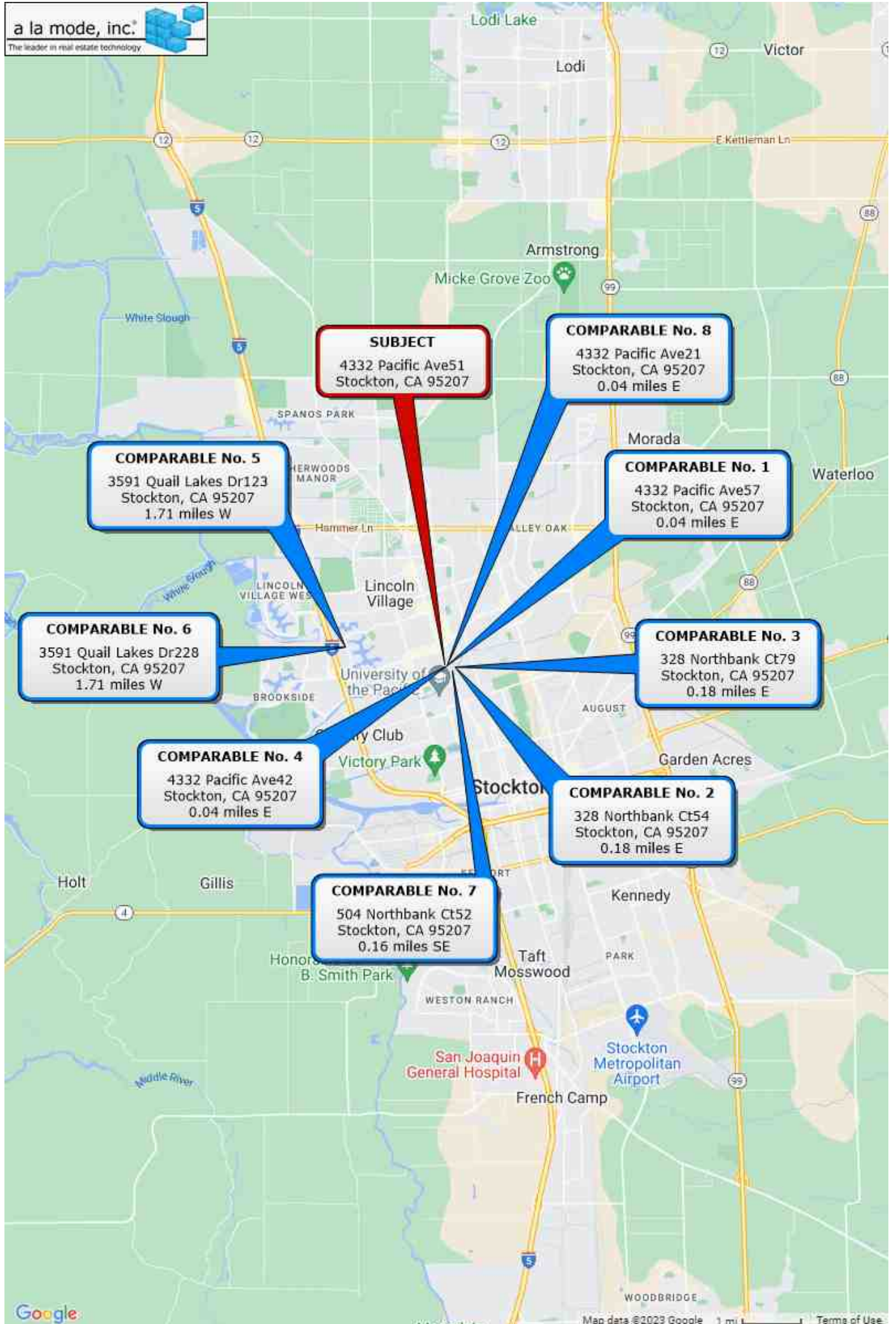
Aerial Map

Borrower	Sierra Crest Builders, Inc				
Property Address	4332 Pacific Ave				
City	Stockton	County	San Joaquin	State	CA Zip Code 95207
Lender/Client	Lima One Capital				



Location Map

Borrower	Sierra Crest Builders, Inc			
Property Address	4332 Pacific Ave			
City	Stockton	County San Joaquin	State CA	Zip Code 95207
Lender/Client	Lima One Capital			



Subject Photo Page

Borrower	Sierra Crest Builders, Inc				
Property Address	4332 Pacific Ave				
City	Stockton	County	San Joaquin	State	CA Zip Code 95207
Lender/Client	Lima One Capital				

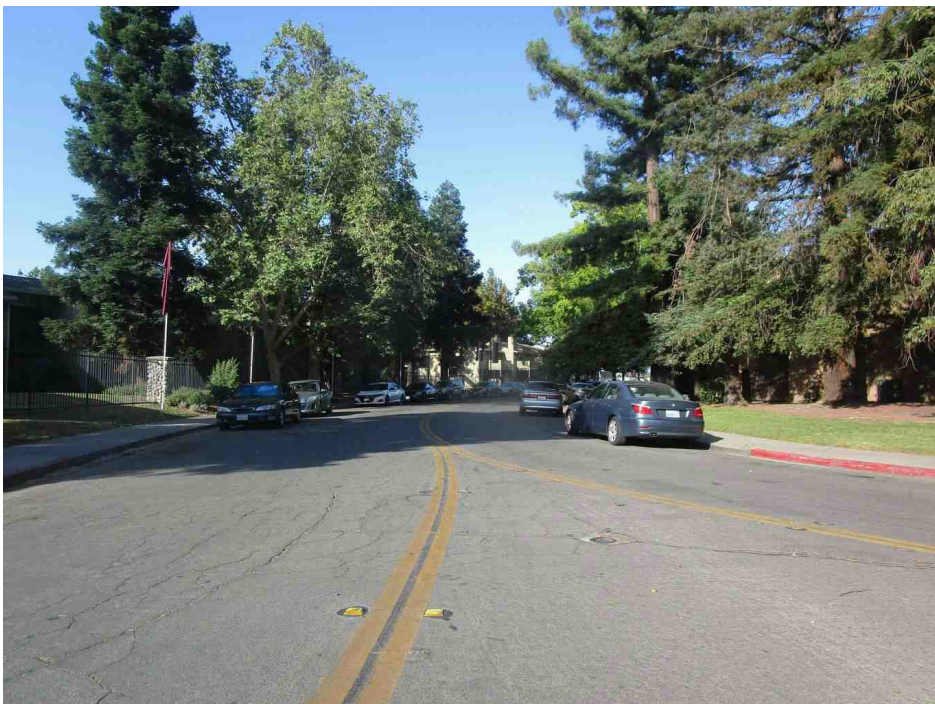


Subject Front

4332 Pacific Ave
Sales Price 160,000
Gross Living Area 695
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site
Quality Q4
Age 45



Subject Rear



Subject Street

Photograph Addendum

Borrower	Sierra Crest Builders, Inc						
Property Address	4332 Pacific Ave						
City	Stockton	County	San Joaquin	State	CA	Zip Code	95207
Lender/Client	Lima One Capital						



a/c unit



Street



smoke detector



co detector



security gate



Community pool

Photograph Addendum

Borrower	Sierra Crest Builders, Inc			
Property Address	4332 Pacific Ave			
City	Stockton	County San Joaquin	State CA	Zip Code 95207
Lender/Client	Lima One Capital			



Carport



Patio



Water on



Electrical

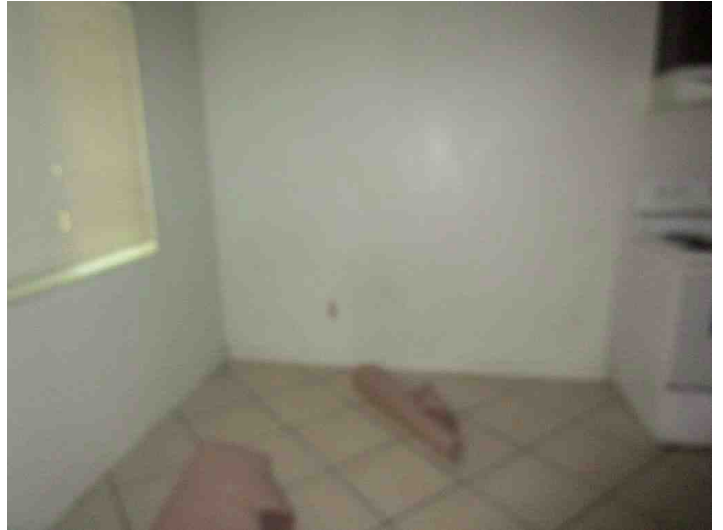
Signature Mayra E. Renberg
 Name Mayra E Renberg
 Date Report Signed 06/05/2023
 State Certification # AR028060 State CA
 Or State License # _____ State _____

Interior Photos

Borrower	Sierra Crest Builders, Inc						
Property Address	4332 Pacific Ave						
City	Stockton	County	San Joaquin	State	CA	Zip Code	95207
Lender/Client	Lima One Capital						



Living room



Dining room



Kitchen



Bedroom



Bedroom



Bathroom

Comparable Photo Page

Borrower	Sierra Crest Builders, Inc			
Property Address	4332 Pacific Ave			
City	Stockton	County	San Joaquin	State
Lender/Client	Lima One Capital			CA Zip Code 95207



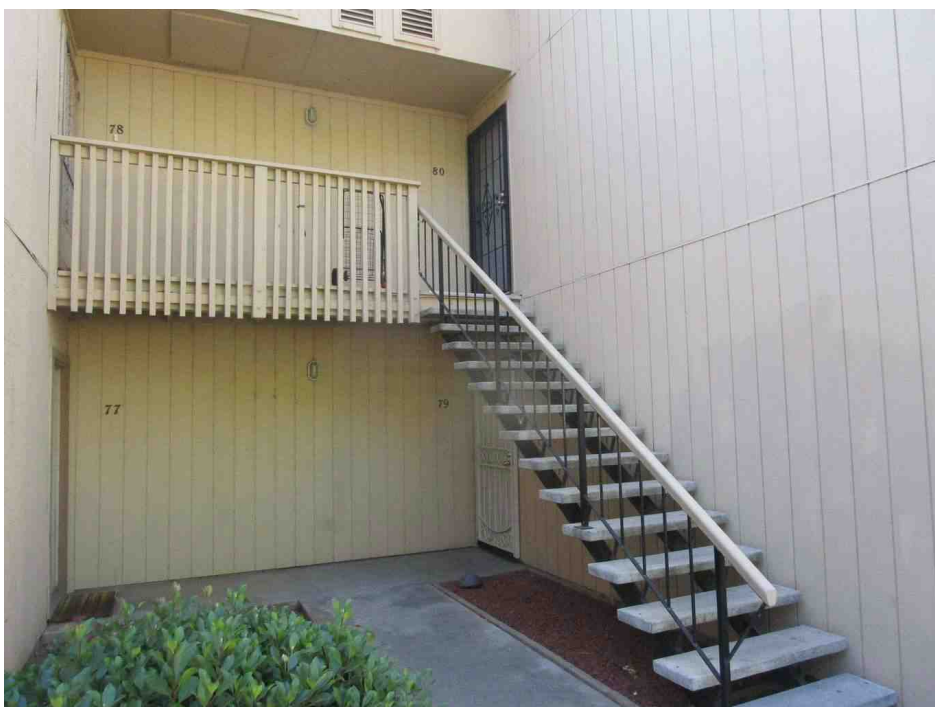
Comparable 1

4332 Pacific Ave
 Prox. to Subject 0.04 miles E
 Sales Price 185,000
 Gross Living Area 730
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 100 sf
 Quality Q4
 Age 45



Comparable 2

328 Northbank Ct
 Prox. to Subject 0.18 miles E
 Sales Price 225,000
 Gross Living Area 885
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 100 sf
 Quality Q4
 Age 43



Comparable 3

328 Northbank Ct
 Prox. to Subject 0.18 miles E
 Sales Price 235,000
 Gross Living Area 885
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site
 Quality Q4
 Age 43

Comparable Photo Page

Borrower	Sierra Crest Builders, Inc			
Property Address	4332 Pacific Ave			
City	Stockton	County San Joaquin	State CA	Zip Code 95207
Lender/Client	Lima One Capital			



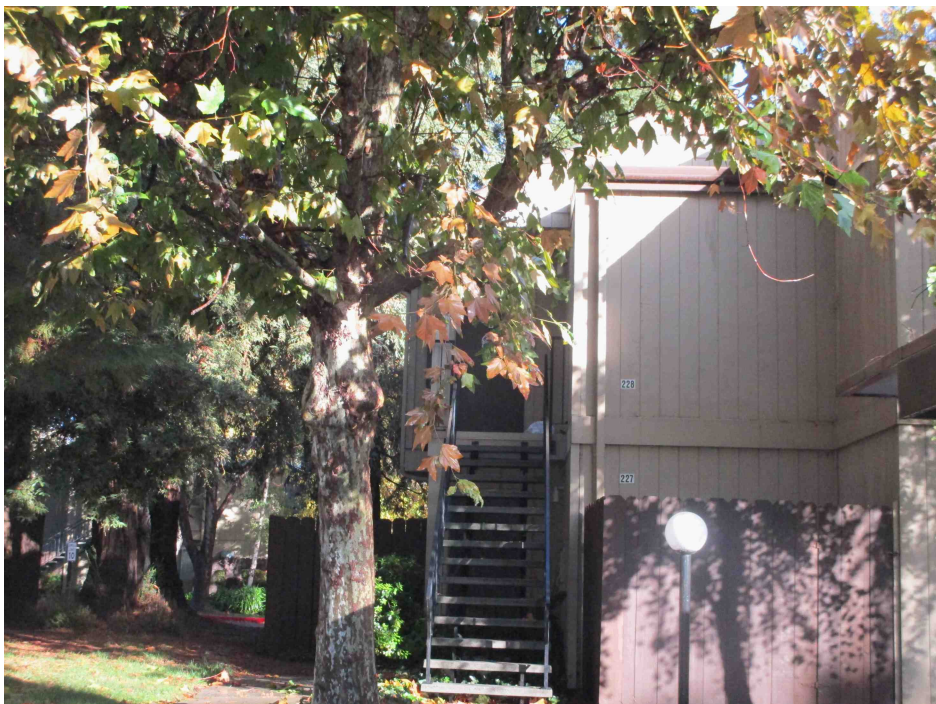
Comparable 4

4332 Pacific Ave
 Prox. to Subject 0.04 miles E
 Sales Price 145,000
 Gross Living Area 695
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site
 Quality Q4
 Age 45



Comparable 5

3591 Quail Lakes Dr
 Prox. to Subject 1.71 miles W
 Sales Price 165,000
 Gross Living Area 612
 Total Rooms 4
 Total Bedrooms 1
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site
 Quality Q4
 Age 43



Comparable 6

3591 Quail Lakes Dr
 Prox. to Subject 1.71 miles W
 Sales Price 168,000
 Gross Living Area 612
 Total Rooms 4
 Total Bedrooms 1
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site
 Quality Q4
 Age 43

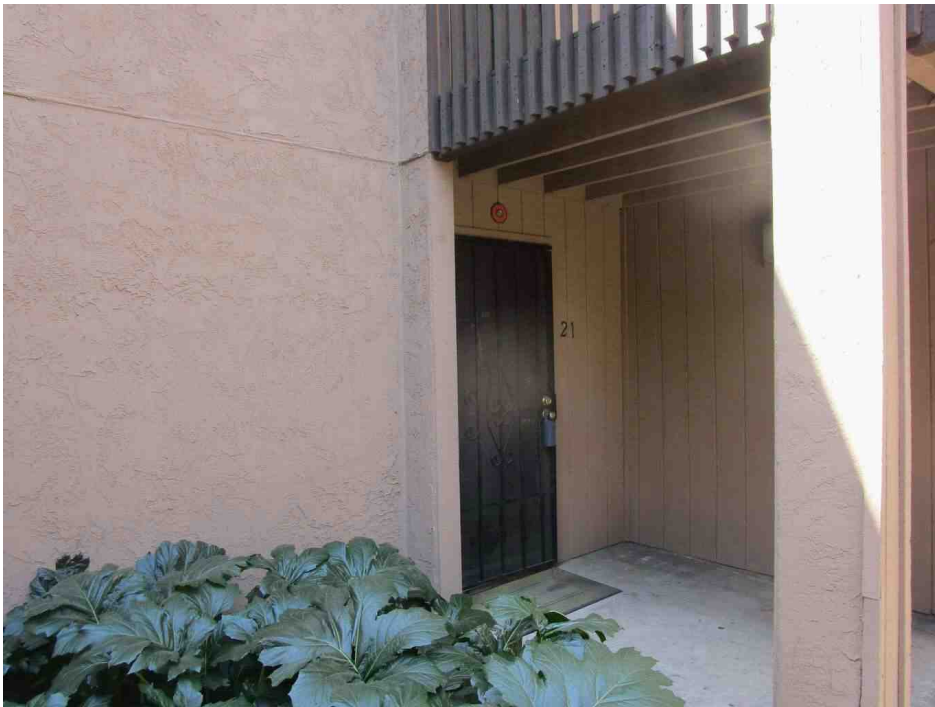
Comparable Photo Page

Borrower	Sierra Crest Builders, Inc				
Property Address	4332 Pacific Ave				
City	Stockton	County	San Joaquin	State	CA
Lender/Client	Lima One Capital				
				Zip Code	95207



Comparable 7

504 Northbank Ct
 Prox. to Subject 0.16 miles SE
 Sale Price 225,000
 Gross Living Area 870
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site
 Quality Q4
 Age 40



Comparable 8



4332 Pacific Ave
 Prox. to Subject 0.04 miles E
 Sale Price 160,000
 Gross Living Area 695
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site
 Quality Q4
 Age 45

Comparable 9

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

Listing History

Property History - 4332 Pacific Ave #51, Stockton, CA 95207-7631 - APN 102-340-40

Date**	DOM**	Change Type**	New**	Old**	Changed By**
					
Listing Number 229034705 🔗 APN 102-340-40 Jane M. Kriss 🔗 Realty ONE Group Zoom 🔗			Cancelled 5/25/2023 Property Type Residential (Condominium) Price \$160,000 DOM/DOM 18/18		Entry Date 5/12/2023 Listing Date 4/24/2023 On Market Date 4/24/2023
5/25/2023 3:23:49 PM	18	Status	Cancelled	Pending	Jane M. Kriss 🔗
5/12/2023 3:25:10 PM	18	Status	Pending	Active	Jane M. Kriss 🔗
5/12/2023 3:25:26 PM	18	Price	\$160,000	\$0	Jane M. Kriss 🔗
5/12/2023 3:26:26 PM	18	Status	Active		Jane M. Kriss 🔗
5/12/2023 3:26:26 PM	18	New Listing			Jane M. Kriss 🔗
					
Listing Number 13048088 🔗 APN 102-340-40 Fred Ostbory 🔗 RMZ Real Estate 🔗			Closed 9/13/2013 Property Type Residential (Condominium) Price \$48,000 DOM/DOM 8/8		Entry Date 9/14/2013 Listing Date 9/13/2013 On Market Date 9/13/2013
9/13/2013 2:22:33 PM	8	Price	\$48,000	\$48,000	Fred Ostbory 🔗
9/13/2013 2:22:33 PM	8	Status	Closed	Pending	Fred Ostbory 🔗
9/21/2013 1:25:20 PM	8	Status	Pending	Active	Fred Ostbory 🔗
9/14/2013 9:26:46 PM	1	Price	\$48,000	\$48,000	Fred Ostbory 🔗
9/14/2013 11:42:08 AM	0	Price	\$48,000	\$0	Diane Robinson 🔗
9/14/2013 11:42:08 AM	0	Price	\$48,000	\$0	Diane Robinson 🔗
9/14/2013 11:42:08 AM	0	Status	Active		Diane Robinson 🔗
9/14/2013 11:42:08 AM	0	New Listing			Diane Robinson 🔗

MLS Listing

Agent Full Report - Residential

Listings as of 06/01/2023 at 7:52AM

Page: 1 of 3

MLS#: 223034705		4332 Pacific Ave #51, Stockton, CA 95207-7631			
LP: \$160,000	Beds: 2	Baths: 1 (1.0)	Status: Canceled 05/25/23	DOM/CDOM: 18/18	
Price/SqFt: 230.22	Area: 20705	Year Built: 1978	SqFt: 695 Assessor Auto-Fill	Lot Sz (Ac): 0.0090	
				Pri Show Contact: Jane Kriss Agent: (209) 470-6261 Ext: Sec Show Contact: Ext: Showing Inst: Vacant Gate/Access Code: 2-4-1-3-5 Lockbox Location: Occupant Type: Vacant Current Rent: Special List Cond: Offer As Is Listing Service: Full Service	
Additional Pictures (18)		Virtual Tour Map			

Listing Agent/Co-Agent

Listing Office/Agent Office: Realty ONE Group Zoom (ID:01ZOOM01) Phone: 209-614-2011 Lic:02141534 Agent: Jane M Kriss (ID:VKRISJAN) Primary:209-470-6261 Lic:00630602 Agent Email: jane80@aol.com	Listing Co-Office/Co-Agent Office: Agent: Agent Email:
---	--

Remarks

Private Remarks: Walk-in Gate code 2-4-1-3-5. Assigned parking space 'C-1' is on north side of complex. Assigned Mailbox #D-3' located near pool.

Public Remarks: As-is 2 bd 1 bath condo with tile flooring throughout, small patio, 1 car carport.

Directions

Directions to Property: From Pacific Avenue, turn east on to Northbank Court. Condo is in complex on North side of Northbank Court. Park on street and look for entrance walk-in gate.

Cross Street: Northbank Ct.

Open House/Caravan

Open House Date: Time: Type: Comments:

Open House Date: Time: Type: Comments:

Caravan:

Caravan:

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MLS Listing

Listings as of 05/01/2023 at 7:50AM

Agent Full Report - Residential

Page: 2 of 3

ML#: 223034705 **4332 Pacific Ave #51, Stockton, CA 95207-7631**

General Information

<p>Property Subtype: Condominium County: San Joaquin APN: 102-340-40 Zoning: R-2 Census Tract: 33.06 Elevation: Lot Size/Source: 0.0090 / Assessor Auto-Fill Lot Size Dimensions: School District (County): San Joaquin Elementary School District: Stockton Unified Middle or Junior School District: Stockton Unified Senior High School District: Stockton Unified</p>	<p>Subdivision: Northbank Commons Condominiums Subdivision Developer: Hawaii & San Francisco Builder Name: Builder Model: Subtype Description: Attached Architectural Style: Contemporary Construction Materials: Stucco,Frame,Wood Siding Foundation: Concrete,Slab Parking Features: Assigned,Restrictions,Detached</p> <p>Garage Spaces: 1 Carport Spaces: 1 Open Parking Spaces: 0</p>
--	--

Disclosures/Restrictions

<p>Disclosures/Documents:</p> <p>Home Warranty: No Special Zones:</p>	<p>Bonds/Assmts/Taxes: Unknown Desc: County Transfer Tax Rate: City Transfer Tax Rate: Restrictions: Senior Community: No Pets Allowed: Number Limit, Size Limit</p>
---	---

Interior Information

<p>Stories: 1 Location of Unit: Lower Level</p> <p>Levels: One Lower Level:</p> <p>Main Level: Bedroom(s), Dining Room, Family Room, Master Bedroom, Full Bath(s), Kitchen Upper Level:</p> <p>Basement: Living Room Features: Other Dining Room Features: Breakfast Nook Family Room Features: Master Bedroom Features: Master Bathroom Features: Bath Features: Tub w/Shower Over Kitchen Features: Breakfast Area</p> <p>Appliances: Free Standing Refrigerator, Hood Over Range, Disposal, Microwave, Free Standing Electric Oven</p> <p>Number of Rooms: Room Type:</p>	<p>Laundry Features: Other</p> <p>Flooring: Tile</p> <p>Interior Features: Heating: Central Cooling: Ceiling Fan(s), Central Energy Efficient:</p> <p>Green Building Verification Type: Rating: Body: Year: Window Features:</p> <p>Fireplaces: 1 Features: Family Room, Gas Log Security Features: Carbon Mon. Detector, Smoke Detector</p> <p>Other Equipment:</p> <p>Property Condition: Remodeled/Updated: Unknown Description:</p>
--	--

Dimensions:		Second Unit	
Living Room:	Dining Room:	ADU / 2nd Unit: No	Second Unit Type:
Family Room:	Kitchen:	Second Unit Description:	
Master Bedroom:	Bedroom 2:	Approx. SqFt/Source:	
Bedroom 3:	Bedroom 4:	Rents For:	Bedrooms:
		Occupied:	Full Baths:
		Kitchen:	Partial Baths:
		Private Entrance:	

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MLS Listing

Listing as of 05/01/2023 at 7:53AM

Agent Full Report - Residential

Page: 3 of 3

MLS#: 223034705

4332 Pacific Ave #51, Stockton, CA 95207-7631

Exterior Information

Accessibility Features:

Construction Materials: Stucco,Frame,Wood Siding

Exterior Features:

Patio and Porch Features: Covered Patio

Fencing: Fenced

Roof: Shingle,Composition
Pool: Yes Features: Built-In

Spa: No Features
Other Structures:

Lot Features: Cul-De-Sac

Topography: Level

Frontage Type:

Land Use:

Current Use:
Property Faces: North
View Description:

Distance to Public Transportation: 2 Blocks
Distance To Shopping: 3 Blocks
Horse Property: No Features:

Road Responsibility: Private Maintained Road,Public Maintained Road

Road Surface Type:
Driveway/Sidewalks: Sidewalk/Curb/Gutter

Utilities: Cable Available

Electric: 220 Volts in Kitchen

Water Source: Public
Irrigation: Irrigation Connected

Sewer: In & Connected

Association

Association: Yes
Mandatory: Yes
Fee: \$360
Frequency: Monthly
Includes: Management,Common Areas,Pool,Gas,Roof,Sewer,Trash,Insurance on Structure,Water,Maintenance Exterior,Maintenance Grounds

Features: Pool

Name: Northbank Commons HOA

Phone: (209) 915-0716
Number of Units: 0

Listing Information

Commission Type: % Commission to Buyer Office: 2.0
Listing Agreement: Exclusive Right To Sell
Current Financing: Treat as Clear

Dual Variable Compensation: No
Possession: Close Of Escrow
Terms: Cash

Entry Date: 05/12/23 Listing Date: 04/24/23
Original Price: \$160,000

On Market Date: 04/24/23 Expiration Date:
Last Price Change: 05/12/23

Closing Information

Buyer Office:

Buyer Agent:

Buyer Agent Email:

Buyer Co-Office:

Buyer Co-Agent:

Buyer Co-Agent Email:

Pending Date: 05/04/23 Mult Offers: No Days/Escrow:

Escrow Company:

Escrow Number:

Close Date:

CP % LP:

Buyer Financing:

Financing Comments:

Concessions:

Concessions Comments:

Close Price:

Close Price/SqFT: 0.0000

Amount:

Search Criteria:

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Property Profile

4332 Pacific Ave #51, Stockton, CA 95207-7631, San Joaquin County

APN: 102-340-40 CLIP: B50B443624



MLS Beds 2	MLS Full Baths 1	Half Baths N/A	Sale Price \$48,000	Sale Date 09/06/2013
MLS Sq Ft 695	Lot Sq Ft 390	Yr Built 1978	Type CONDO	

OWNER INFORMATION

Owner Name	Fenoco Trust Co	Tax Billing Zip	95123
Tax Billing Address	5502 Judith St #2	Tax Billing ZIP + 4 Code	1905
Tax Billing City & State	San Jose, CA	Owner Occupied	No

LOCATION INFORMATION

Census Tract	33.08	Comm College District Code	San Joaquin Delta Jt
Mailing Carrier Route	C037	Flood Zone Code	X500L
Subdivision	Condominium Project 80048542 Northbank	Flood Zone Panel	06077C0480F
Neighborhood Code	A38-A38	Flood Zone Date	10/16/2008
School District	Stockton		

TAX INFORMATION

APN	102-340-40	Water Tax Dist	Stockton E
Tax Area	003458	% Improved	75%

ASSESSMENT & TAX

Assessment Year	2020	2021	2022
Assessed Value - Total	\$55,443	\$54,357	\$53,800
Assessed Value - Land	\$13,828	\$13,588	\$13,448
Assessed Value - Improved	\$41,594	\$40,769	\$40,351
YOY Assessed Change (\$)	\$1,086	\$557	
YOY Assessed Change (%)	2%	1.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$698		
2021	\$686	-\$13	-1.79%
2022	\$713	\$27	4%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Stockton Und 2000 Measure G Bt	Actual	\$11.30	.0204
Stockton Und 2005 Measure C Bt	Actual	\$34.92	.063
Stockton Und 2008 Measure Q Bt	Actual	\$19.84	.0368
Stockton Und 2012 Measure E Bt	Actual	\$25.10	.0463
Stockton Und 2018 Measure C Bt	Actual	\$30.16	.0544
St) Delta Coll 2004 Measure L B	Actual	\$7.08	.0144
Flood Control Dist Zone 3	Actual	\$6.72	
Water Investigation (Pw)	Actual	\$3.42	
E) Area Flood Control Agency Op	Actual	\$7.04	
San Joaquin Mosquito Abatmt	Actual	\$2.00	
E) Mosquito & Vector Ctr	Actual	\$6.36	
Sta No 53 Haz Waste Disposal	Actual	\$4.00	
Total Of Special Assessments	Actual	\$158.00	
Total Estimated Tax Rate			0.2333

CHARACTERISTICS

Lot Acres	0.008	Fireplace	Y
-----------	-------	-----------	---

Property Details Courtesy of Maple Realty, North Star Services, Inc.

The data within this report is compiled by computer from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the appropriate county or municipality.

Generated on: 08/01/23

Page 1/3

Lot Sq Ft	390	Fireplace Count	1
Gross Area	695	Cooling Type	Yes
Building Sq Ft	695	Garage Type	Carport
Stories	1	Construction	Wood
Quality	Average	Year Built	1978
Bedrooms	2	County Use Code	Condominium Unit
Total Baths	1	Universal Land Use	Condominium
Full Baths	1	# of Buildings	1

SELL SCORE			
Rating	Very High	Value As Of	2023-05-28 04:32:42
Sell Score	855		

LISTING INFORMATION			
Listing Number	22038701	Listing Price	\$180,000
Status	Cancelled	Original Listing Price	\$180,000
Status Change Date	05/25/2023	Finding Date	05/04/2023
Listing Date	04/24/2023	Listing Office Name	REALTY ONE GROUP ZOOM

Listing Number	13048088
Status	Closed
Listing Date	08/13/2013
Listing Price	\$48,000
Original Listing Price	\$45,000
Selling Date	09/12/2013
Selling Price	\$48,000

LAST MARKET SALE & SALES HISTORY			
Recording Date	09/12/2013	Sale Type	Full
Settle Date	09/06/2013	Deed Type	Grant Deed
Sale Price	\$48,000	Owner Name	Penaco Trust Co
Price Per Sq Ft	\$90.00	Seller Name	Sharifi Sarvenaz
Document Number	117286	Title Company	First American Title

Recording Date	09/12/2013	09/02/2012	09/02/2012	09/18/1980	12/31/1981
Settle Date	09/06/2013	09/29/2012	09/01/2012	09/1989	
Sale Price	\$48,000	\$16,500			
Normal			Y	Y	
MultiSplit Sale Type					
Owner Name	Frazier Richard T	Sharifi Sarvenaz	Sharifi Sarvenaz	Demmons Alan C	Demmons A & B
Seller Name	Sharifi Sarvenaz	Demmons Alan C	Keyyah Koushyer	Demmons Barbara Cuh oott	
Document Number	117546	26705	26704	85132	80208
Deed Type	Grant Deed	Grant Deed	Interposual Deed Tran ster	Quit Claim Deed	Deed (Reg)
Title Company	First American Title	Placer Title Co	Placer Title Co		

Recording Date	07/1978
Settle Date	
Sale Price	
Normal	
MultiSplit Sale Type	Multiple
Owner Name	
Seller Name	
Document Number	4430-106
Deed Type	Grant Deed
Title Company	

FORECLOSURE HISTORY				
Document Type	Release Of Lis Pendens/Notic e	Notice Of Trustee's Sale	Notice Of Default	Notice Of Trustee's Sale
Default Date			06/20/2011	
Foreclosure Filing Date		01/18/2012	06/20/2011	
Recording Date	03/12/2012	02/01/2012	06/22/2011	12/03/2002
Document Number	30371	12188	75008	217500

Default Amount			\$4,685	
Final Judgment Amount				\$26,868
Original Doc Date	06/23/2011	05/09/2011	05/09/2011	02/02/1981
Original Document Number	75008	58137	58137	6493

PROPERTY MAP:



Comparable Search Data Page

Map Report



Listings

#	Listing #	Status	Address	City	ZIP Code	Area	Type	Price	Beds	Baths	Sq Ft	Acres
1	223046301	Active	3591 Quail Lakes Dr #70	Stockton	95207	20704	REB1	\$173,000	1	1	612	0.0079
2	223039349	Active	3591 Quail Lakes Dr #206	Stockton	95207	20704	REB1	\$189,000	1	1	612	0.0068
3	223042179	Active	3591 N Quail Lakes Dr #161	Stockton	95207	20704	REB1	\$205,000	2	2	903	0.0101
4	222148874	Active	3591 Quail Lakes Dr #233	Stockton	95207	20704	REB1	\$211,000	2	2	903	0.0104
5	223041944	Active	3591 Quail Lakes Dr #225	Stockton	95207	20704	REB1	\$219,900	2	1	768	0.0074
6	223046958	Active	504 E Blanchi Rd #4	Stockton	95207	20705	REB1	\$135,000	2	1	924	0.0206
7	223013727	Active	4428 Calandra St #3	Stockton	95207	20705	REB1	\$139,500	2	1	840	0.0088
8	223048956	Active	328 Northbank Ct #4	Stockton	95207	20705	REB1	\$212,000	2	1	885	0.0074
9	223046619	Active	4455 Dorset Ct	Stockton	95207	20705	REB1	\$222,000	2	2	966	0.0313
10	81925903	Contingent - Show	4471 La Cresta Way #3	Stockton	95207	20705	REB1	\$149,998	2	1	795	0.0093
11	223033486	Pending	3591 QUAIL LAKES Dr#26	Stockton	95207	20704	REB1	\$225,000	2	2	903	0.0111
12	223044185	Pending	5824 Alexandria Pl	Stockton	95207	20704	REB1	\$230,000	1	1	619	0.0253
13	222124101	Pending	4410 Calandra St #2	Stockton	95207	20705	REB1	\$152,000	2	1	840	0.0094
14	223034022	Pending	4332 Pacific Ave #21	Stockton	95207	20705	REB1	\$160,000	2	1	661	0.0079
15	223042051	Pending	328 NORTHBANK CT #9	Stockton	95207	20705	REB1	\$210,000	2	1	885	0.0083
16	223034389	Pending	504 Northbank Ct #52	Stockton	95207	20705	REB1	\$235,000	2	1	870	0.0123
17	222062253	Closed	2421 Country Club Blvd #29	Stockton	95204	20701	REB1	\$120,000	2	1	861	0.0107
18	40995180	Closed	3591 Quail Lakes Dr #163	Stockton	95207	20704	REB1	\$145,000	2	1	788	0.0074
19	223015454	Closed	3591 Quail Lakes Dr #123	Stockton	95207	20704	REB1	\$165,000	1	1	612	0.0055
20	41015669	Closed	3591 Quail Lakes Dr #121	Stockton	95207	20704	REB1	\$166,888	1	1	586	0.0044
21	223009987	Closed	3591 Quail Lakes Dr #228	Stockton	95207	20704	REB1	\$168,000	1	1	612	0.0052
22	222083984	Closed	3591 Quail Lakes Dr #4	Stockton	95207	20704	REB1	\$170,000	1	1	612	0.0077
23	40997418	Closed	3591 Quail Lakes Dr #153	Stockton	95207	20704	REB1	\$175,000	1	1	586	
24	223031354	Closed	1707 W Swain Rd #10	Stockton	95207	20704	REB1	\$188,000	2	1	806	0.0084
25	222114777	Closed	3591 Quail Lakes Dr #247	Stockton	95207	20704	REB1	\$195,000	2	2	903	0.0132
26	41021968	Closed	3591 Quail Lakes Dr #288	Stockton	95207	20704	REB1	\$200,000	2	1	788	
27	222104487	Closed	3591 Quail Lakes Dr #25	Stockton	95207	20704	REB1	\$201,000	2	2	903	0.0066
28	223021669	Closed	3591 Quail Lakes Dr #273	Stockton	95207	20704	REB1	\$205,000	2	2	903	0.0100
29	223014630	Closed	1707 W Swain Rd #8	Stockton	95207	20704	REB1	\$205,000	2	1	806	0.0088
30	222105846	Closed	3591-3591 Quail Lakes #175	Stockton	95207	20704	REB1	\$210,000	2	2	903	0.0066
31	222098247	Closed	999 Porter Ave #1	Stockton	95207	20704	REB1	\$215,000	2	1	1011	0.0158
32	223001202	Closed	3591 Quail Lakes Dr #257	Stockton	95207	20704	REB1	\$218,000	2	2	903	0.0118
33	222133586	Closed	3591 Quail Lakes Dr #156	Stockton	95207	20704	REB1	\$229,000	2	1	788	0.0112
34	222147464	Closed	1918 Rosemarie Ln #103	Stockton	95207	20704	REB1	\$245,000	2	1	906	0.0529
35	223002349	Closed	2026 Cedar Ridge Dr	Stockton	95207	20704	REB1	\$245,000	1	1	819	0.0267
36	222130987	Closed	3591 Quail Lakes Dr #255	Stockton	95207	20704	REB1	\$245,000	3	2	995	0.0300
37	223005910	Closed	3591 Quail Lakes Dr #189	Stockton	95207	20704	REB1	\$247,500	3	2	995	0.0129
38	222149661	Closed	3591 Quail Lakes Dr #253	Stockton	95207	20704	REB1	\$255,000	3	2	995	0.0096
39	222103012	Closed	2019 Cedar Ridge Dr	Stockton	95207	20704	REB1	\$273,000	1	1	819	0.0253
40	222090042	Closed	1523 W Swain Rd	Stockton	95207	20704	REB1	\$290,000	2	2	1099	0.0196

Comparable Search Data Page

#	Listing #	Status	Address	City	ZIP Code	Area	Type	Price	Beds	Baths	Sq Ft	Acres
41	222114946	Closed	1475 W Swain Rd	Stockton	95207	20704	RES	\$295,000	2	2	1089	0.0209
42	222118092	Closed	1527 W Swain Rd	Stockton	95207	20704	RES	\$200,000	2	2	1089	0.0195
43	223000079	Closed	1489 W Swain Rd	Stockton	95207	20704	RES	\$315,000	2	2	1089	0.0200
44	223020715	Closed	414 E Bianchi Rd #2	Stockton	95207	20706	RES	\$110,000	2	1	840	0.0094
45	222124968	Closed	4409 Calandria #5	Stockton	95207	20706	RES	\$130,000	2	1	840	0.0107
46	223009663	Closed	4332 Pacific Ave #60	Stockton	95207	20706	RES	\$140,000	1	1	695	0.0089
47	222138096	Closed	428 Carbrook Way #3	Stockton	95207	20706	RES	\$140,000	2	1	840	0.0103
48	223012548	Closed	4403 Calandria St #5	Stockton	95207	20706	RES	\$140,000	2	1	840	0.0100
49	222051541	Closed	4332 Pacific Ave #24	Stockton	95207	20706	RES	\$143,000	1-2	1	661	0.0074
50	222096821	Closed	4428 Calandria St #1	Stockton	95207	20706	RES	\$145,000	2	1	795	0.0182
51	222096491	Closed	4332 Pacific Ave #42	Stockton	95207	20706	RES	\$145,000	2	1	695	0.0077
52	222062213	Closed	4414 La Cresta #2	Stockton	95207	20706	RES	\$145,000	2	1	840	0.0103
53	223013777	Closed	4422 Calandria St #4	Stockton	95207	20706	RES	\$147,000	2	1	824	0.0211
54	222127527	Closed	4443 Calandria St #5	Stockton	95207	20706	RES	\$150,000	2	1	840	0.0086
55	222130538	Closed	4439 Calandria St #6	Stockton	95207	20706	RES	\$150,000	2	1	824	0.0211
56	222086487	Closed	4440 Calandria #3	Stockton	95207	20706	RES	\$152,000	2	1	840	0.0086
57	223028055	Closed	428 Carbrook Way #1	Stockton	95207	20706	RES	\$155,000	2	1	795	0.1842
58	223037782	Closed	4412 La Cresta #1	Stockton	95207	20706	RES	\$165,000	2	1	795	0.0181
59	222111707	Closed	4332 Pacific Ave #57	Stockton	95207	20706	RES	\$185,000	2	1	730	0.0100
60	222087172	Closed	328 Northbank Ct #35	Stockton	95207	20706	RES	\$212,000	2	1	685	0.0092
61	222150051	Closed	328 Northbank Ct #54	Stockton	95207	20706	RES	\$225,000	2	1	685	0.0097
62	223030475	Closed	328 Northbank Ct #79	Stockton	95207	20706	RES	\$235,000	2	1	685	0.0086
63	222133269	Closed	123 W Swain Rd	Stockton	95207	20706	RES	\$315,000	2	2	1080	0.0243

Presented By: Mayra E Renberg Lic: AR028060 / Mayra & Covarrubias Appraisal Phone: Lic:

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker.

All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information.

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U.S. Patent 5,910,045

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E & O Insurance

HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038



REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1011648 **Renewal of:** PRA-2AX-1002995
1. Named Insured: Mayra E Renberg
2. Address: 2313 W Alpine Ave
Stockton, CA 95210
3. Policy Period: **From:** September 12, 2022 **To:** September 12, 2023

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

4. Limit of Liability

	Each Claim	Policy Aggregate
Damages Limit of Liability	A. <u>\$1,000,000</u>	B. <u>\$1,000,000</u>
Claims Expense Limit of Liability	C. <u>\$1,000,000</u>	D. <u>\$1,000,000</u>

5. Deductible (Inclusive of Claims Expenses):
5A. \$ 500 Each Claim **5B. \$ 1,000 Aggregate**

6. Policy Premium: \$680.00 **State Taxes/Surcharges:** \$0.00

7. Retroactive Date: September 12, 2008

8. Notice to Company: Notice of a Claim or Potential Claim should be sent to:
Hudson Insurance Group
100 William Street, 5th Floor
New York, NY 10038
Fax: 646-216-3786
Email: HUDSONCLAIMS300@HUDSONINSGROUP.COM

9. A. Program Administrator: Riverton Insurance Agency Corp.
B. Agent/Broker: OREP Insurance Services, LLC
(888) 347-5273

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary