

Order Form

ORDER INFORMATION	General		Status:		
	File No.: <u>San Antonio Cres-BA</u>	Loan Type: <u>N/A</u>	Dates		
	Case No.: <u>6051970</u>	Job Type: <u>Full Appraisal</u>	Ordered: <u>October 17, 2016</u>	Due: _____	
CLIENT	Client File No.: <u>6051970</u>	Property Type: <u>SFR</u>	Assigned: _____	Inspected: <u>October 19, 2016</u>	
	Tracking No.: _____	Form Type: <u>GPAR</u>	Reviewed: _____	Signed: <u>October 19, 2016</u>	
	Filename: <u>C:\Program Files (x86)\ACI32\REPORTS\Upland\San Antonio Cres-BA.aci</u>		Fax/EDI: _____	Delivered: _____	
NAME	Property Information		Billing Information		
	Address: <u>2424 San Antonio Cres W</u>		Invoice No.: <u>0138766365</u>	Fee: <u>\$325.00</u>	
	City: <u>Upland</u> County: <u>San Bernardino</u> St: <u>CA</u> Zip: <u>91784</u>	Map No: _____ Census: <u>8.04</u>	Tax: _____ <u>\$0.00</u>	Total Amount: <u>\$325.00</u>	
INSTRUCTIONS/CONTACTS	Legal: <u>See Attached Addendum</u>	Refinance: <input type="checkbox"/> Loan Amt.: <u>N/A</u> Date of Sale: <u>NA</u>	Payment 1: <u>\$325.00</u>	Check #: _____ Date: <u>10-9-2016</u>	
	Sale Price: <u>N/A</u> Rooms: <u>8</u> Bedrooms: <u>4</u> Baths: <u>2.50</u> Appraised Value: <u>\$775,000</u>	Owner: <u>Hector & Jeanne Suzanne</u>	Payment 2: _____	Check #: _____ Date: _____	
	Borrower First: <u>N/A</u> Last: <u>N/A</u>	Client Information <input checked="" type="checkbox"/> Ordered By <input type="checkbox"/> Bill To <input checked="" type="checkbox"/> Send To	Due: \$0.00		
COMMENTS	Client: <u>Hector & Jeanne Suzanne</u>		Misc: _____		
	Branch: _____	Address: <u>2424 San Antonio Cres W</u>	Client Information <input type="checkbox"/> Bill To <input type="checkbox"/> Send To		
	City: <u>Upland</u> State: <u>CA</u> Zip: <u>91784</u>	Phone: _____ Fax: _____	Client: _____		
Appraiser/Broker Information		Branch: _____		Address: _____	
Name: <u>Babken Azizyan</u> Supervisor: _____		City: _____ State: _____ Zip: _____		Phone: _____ Fax: _____	
Cert #: _____ State: _____ Cert #: _____ State: _____		Contact: _____		Misc: _____	
License #: <u>AL039186</u> State: <u>CA</u> License #: _____ State: _____		Exp. Date: <u>06/01/2018</u> Exp. Date: _____			
Primary Contact Information		Secondary Contact Information			
Primary Contact: _____ Home Phone: _____		Secondary Contact: _____ Home Phone: _____			
Best time to call: _____ Work Phone: _____		Best time to call: _____ Work Phone: _____			
Special Instructions					
Comments					

APPRAISAL OF



LOCATED AT:

2424 San Antonio Cres W
Upland, CA 91784

CLIENT:

Hector & Jeanne Suzanne
2424 San Antonio Cres W
Upland, CA 91784

AS OF:

October 19, 2016

BY:

Babken Azizyan
2Day Appraisal

October 19, 2016

Hector & Jeanne Suzanne
2424 San Antonio Cres W
Upland, CA 91784

File Number: San Antonio Cres-BA

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

2424 San Antonio Cres W
Upland, CA 91784

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

In my opinion, the defined value of the property as of October 19, 2016 is:

\$775,000
Seven Hundred Seventy-Five Thousand Dollars

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



Babken Azizyan
2Day Appraisal

323-707-8188

2Day Appraisal
Residential Appraisal Report

6051970
 File No. San Antonio Cres-BA

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User **Hector & Jeanne Suzanne** E-mail **N/A**

Client Address **2424 San Antonio Cres W** City **Upland** State **CA** Zip **91784**

Additional Intended User(s) **N/A**

Intended Use **Personal**

SUBJECT

Property Address **2424 San Antonio Cres W** City **Upland** State **CA** Zip **91784**

Owner of Public Record **Hector & Jeanne Suzanne** County **San Bernardino**

Legal Description **See Attached Addendum**

Assessor's Parcel # **1003-371-03-0000** Tax Year **2015** R.E. Taxes \$ **7,691.00**

Neighborhood Name **N/A** Map Reference _____ Census Tract **8.04**

Property Rights Appraised Fee Simple Leasehold Other (describe) _____

SALES HISTORY

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.

Prior Sale/Transfer: Date **N/A** Price **N/A** Source(s) **Realist**

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **According to Public Records, MLS, National Data Information, and conversation with owner, to the best of my knowledge the property has not been sold in the last three years. Comparables have not transferred within the last 12 months.**

Offerings, options and contracts as of the effective date of the appraisal **N/A**

NEIGHBORHOOD

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	10 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	550 Low	25	Multi-Family	10 %
Neighborhood Boundaries	The subject neighborhood's boundaries are as follows: NORTH by 26th St, SOUTH by 21st St, EAST by Campus Ave, and WEST by Mt Baldy Rd.			1,146 High	70	Commercial	5 %
Neighborhood Description	The subject is located in the city of Upland within the county of San Bernardino, California. The subject is located in an area made up of mostly SFR's reflecting average quality and condition. The area is located proximate to major support services, employment centers, schools, and transportation ways. No adverse factors noted at this time.			696 Pred.	35	Other	5 %

Market Conditions (including support for the above conclusions) **See Attached Addendum**

SITE

Dimensions **Rectangular** Area **16000** Shape **Rectangle** View **Residential**

Specific Zoning Classification **R1** Zoning Description **Single Family Residence Legal**

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

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

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

Site Comments **N/A**

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete	Floors	Carpet/Wood	
# of Stories	Two	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco	Walls	Drywall	
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0.0000 sq. ft.	Roof Surface	Shingle	Trim/Finish	Wood
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	None %	Gutters & Downspouts	Vinyl	Bath Floor	Tile
Design (Style)	Conventional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Alum. Slider	Bath Wainscot	Tile	
Year Built	1977-39 Years		Storm Sash/Insulated	Yes	Car Storage	<input type="checkbox"/> None	
Effective Age (Yrs)	19		Screens	Yes	<input type="checkbox"/> Driveway # of Cars		
Attic	<input type="checkbox"/> None	Heating	<input type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Central Fuel N. Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Garage # of Cars		
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch Covered	<input checked="" type="checkbox"/> Carport # of Cars 2	
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Empty	<input checked="" type="checkbox"/> Other Storage	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in		

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) **Fan/Hood**

Finished area above grade contains: **8** Rooms **4** Bedrooms **2.5** Bath(s) **3,632** Square Feet of Gross Living Area Above Grade

Additional Features **N/A**

Comments on the Improvements **The overall property condition appears inferior. Physical depreciation was determined by the age-life method. Driveway is improperly sloped towards the foundation. Water can infiltrate into the interior. Cracks/uneven floors and deterioration observed at the visible foundation and walls, repairs can be expensive and further settling or damage could occur. Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist. Deterioration noted do to contact with moister (repairs need). Stains/damage were present on the ceiling and walls indicating prior water infiltration. Floor, walls and ceiling damaged throughout. Appraiser estimated cost to cure subject property at approximately \$75,000. Appraiser recommends licensed contractor and inspector for further evaluation. Appraiser will not estimate/adjust any value for all unpermitted areas.**

2Day Appraisal
Residential Appraisal Report

6051970
 File No. San Antonio Cres-BA

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
2424 San Antonio Cres W Address Upland		2430 Sierra Dr Upland		2363 Park Blvd Upland		2244 N Laurel Way Upland	
Proximity to Subject		0.26 miles NE		0.44 miles SW		0.62 miles SE	
Sale Price	\$ N/A	\$ 990,000		\$ 897,000		\$ 837,500	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 278.87 sq. ft.		\$ 277.54 sq. ft.		\$ 274.77 sq. ft.	
Data Source(s)		MLS		MLS		MLS	
Verification Source(s)		Realist		Realist		Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing Concessions	NA	Conv/Financing None Noted		Conv/Financing None Noted		Conv/Financing None Noted	
Date of Sale/Time	NA	3-23-2016		6-22-2016		5-31-2016	
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	16000	69696	-53,696	26320	-10,320	21630	-10,320
View	Residential	City Lights/Mtn	-100,000	Residential		Residential	
Design (Style)	Conventional	Conventional		Conventional		Conventional	
Quality of Construction	Average	Average		Average		Average	
Actual Age	39+/- Years	1946-70 Years		1975-41 Years		1977-39 Years	
Condition	Inferior	Good		Average/Good		Good	
Above Grade Room Count	Total Bdrms Baths 8 4 2.5	Total Bdrms Baths 10 3 3	5,000	Total Bdrms Baths 8 4 3.5	-5,000	Total Bdrms Baths 8 4 2.5	
Gross Living Area 45.00	3,632 sq. ft.	3,550 sq. ft.	3,700	3,232 sq. ft.	18,000	3,048 sq. ft.	26,280
Basement & Finished Rooms Below Grade	None	None		None		None	
Functional Utility	Highest/Best Use	Highest/Best Use		Highest/Best Use		Highest/Best Use	
Heating/Cooling	Central C/Air	Central		Central		Central	
Energy Efficient Items	None	None Noted		None Noted		None Noted	
Garage/Carport	2 Car Carport	3 Car Garage	-5,000	2 Car Garage		3 Car Garage	-5,000
Porch/Patio/Deck	Porch	Porch		Porch		Porch	
Fireplace	1 F/P	2 F/P	-2,500	1 F/P		1 F/P	
	Fence,Pool,Storage	Fence,Pool		Fence,Pool		Fence	
Cost-To-Cure	Throughout	Good	-75,000	Average/Good	-50,000	Good	-75,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 227,496	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 47,320	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 64,040
Adjusted Sale Price of Comparables		Net Adj. -23.0% Gross Adj. 24.7%	\$ 762,504	Net Adj. -5.3% Gross Adj. 9.3%	\$ 849,680	Net Adj. -7.6% Gross Adj. 13.9%	\$ 773,460

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH TO VALUE	
Site Value Comments	Land value percentage to market value is typical for the area and based on the abstraction method due to the lack of recent land sales.
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 550,000
Source of cost data Marshall & Swift	Dwelling 3,632 Sq. Ft. @ \$ 90.00 = \$ 326,880
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Improvements 15,000
Physical Depreciation is based on the Marshall and Swift	Garage/Carport 400 Sq. Ft. @ \$ 40.00 = \$ 16,000
Depreciation tables. Based on a life of 70 years and an effective age of 19 years, a remaining economic life of 51 years is estimated.	Total Estimate of Cost-New = \$ 357,880
	Less 50 Physical Functional External
	Depreciation \$135,994 = \$ (135,994)
	Depreciated Cost of Improvements = \$ 221,886
The cost approach is not required for this type of appraisal.	"As-is" Value of Site Improvements = \$ 7,500
	INDICATED VALUE BY COST APPROACH = \$ 779,400

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$ NA X Gross Rent Multiplier = \$ 0	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The income approach is excluded, as the area is primarily owner occupied.	

Indicated Value by: Sales Comparison Approach \$775,000 Cost Approach (if developed) \$ 779,400 Income Approach (if developed) \$ NA

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 subject to the following:

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 775,000 as of October 19, 2016, which is the effective date of this appraisal.

Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
2424 San Antonio Cres W Address Upland		2296 Mildura Ave Upland			146 Ashbury Ln Upland								
Proximity to Subject		0.70 miles SW			0.97 miles SE			0.78 MI E					
Sale Price	\$ N/A	\$ 820,000			\$ 895,000			\$ 0					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 257.70 sq. ft.			\$ 231.39 sq. ft.			\$ 0.00 sq. ft.					
Data Source(s)		MLS			MLS			MLS					
Verification Source(s)		Realist			Realist			Realist					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment
Sale or Financing Concessions	NA	Conv/Financing None Noted				Conv/Financing None Noted				Conv/Financing None Noted			
Date of Sale/Time	NA	3-23-2016				6-1-2016				2016			
Location	Residential	Residential				Residential				Residential			
Leasehold/Fee Simple	Fee Simple	Fee Simple				Fee Simple				Fee Simple			
Site	16000	11747		4,253		20250		-4,250					
View	Residential	Residential				Residential				Residential			
Design (Style)	Conventional	Conventional				Conventional				Coventional			
Quality of Construction	Average	Average				Average				Average			
Actual Age	39+/- Years	1991-25 Years				1989-27 Years				19- Years			
Condition	Inferior	Average/Good				Average/Good				Average			
Above Grade	Total Bdrms Baths	Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths			
Room Count	8 4 2.5	8 4 3				10 4 4.5		-10,000					
Gross Living Area 45.00	3,632 sq. ft.	3,182 sq. ft.		20,250		3,868 sq. ft.		-10,620					sq. ft.
Basement & Finished Rooms Below Grade	None	None				None				None			
Functional Utility	Highest/Best Use	Highest/Best Use				Highest/Best Use				Highest/Best Use			
Heating/Cooling	Central C/Air	Central				Central				Central			
Energy Efficient Items	None	None				None				None			
Garage/Carport	2 Car Carport	3 Car Garage		-5,000		3 Car Garage		-5,000		2 Car Garage			
Porch/Patio/Deck	Porch	Porch				Porch				Porch			
Fireplace	1 F/P	1 F/P				3 F/P		-5,000		None			
	Fence,Pool,Storage	Fence				Fence,Pool				Fence			
Cost-To-Cure	Throughout	Average/Good		-50,000		Average/Good		-50,000					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 30,497		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 84,870		<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 0
Adjusted Sale Price of Comparables		Net Adj. -3.7%				Net Adj. -9.5%				Net Adj. 0.0%			
		Gross Adj. 9.7%		\$ 789,503		Gross Adj. 9.5%		\$ 810,130		Gross Adj. 0.0%			\$ 0
Summary of Sales Comparison Approach The sales utilized within the area were all considered good comparables located within the city of Upland, CA. Land areas were adjusted at \$1.00 per square foot. Building areas were adjusted at \$45.00 per square foot based upon a depreciated building cost. All of the comparables were given equal weight in determining the subject property's market value. Bathrooms and bedrooms adjusted at \$5,000 per room. Garages adjusted at \$5,000 per door. Fireplaces adjusted at \$2,500. Pool adjusted at \$10,000. Location adjustments based on matched pair analysis and adjusted according to variation in traffic pattern. All comparables were built in a similar time era and using similar building techniques. Condition adjustments are based on appraisers inspection of subject property and information gathered from Realist/MLS on comparable properties. Adjustments will vary in appraisers estimate to equalize/balance comparable sale properties to subject property condition. Short sale and REO comparable are considered typical for this market/area. Appraiser did drive by all comparable sales. Some or all comparable photos may be acquired from MLS. MLS photos are a better representation of the condition and design (style) at date/time of sale of the comparables.													

SALES COMPARISON APPROACH

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

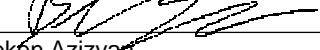
Additional Certifications:

Definition of Value: Market Value Other Value: _____

Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:
2424 San Antonio Cres W
Upland, CA 91784
 EFFECTIVE DATE OF THE APPRAISAL: **October 19, 2016**
 APPRAISED VALUE OF THE SUBJECT PROPERTY \$ **775,000**

APPRAISER

Signature: 
 Name: **Babken Azizyan**
 State Certification # _____
 or License # **AL039186**
 or Other (describe): _____ State #: _____
 State: **CA**
 Expiration Date of Certification or License: **06/01/2018**
 Date of Signature and Report: **October 19, 2016**
 Date of Property Viewing: _____
 Degree of property viewing:
 Interior and Exterior Exterior Only Did not personally view

SUPERVISORY APPRAISER

Signature: _____
 Name: _____
 State Certification # _____
 or License # _____
 State: _____
 Expiration Date of Certification or License: _____
 Date of Signature: _____
 Date of Property Viewing: _____
 Degree of property viewing:
 Interior and Exterior Exterior Only Did not personally view

ADDENDUM

Client: Hector & Jeanne Suzanne

File No.: San Antonio Cres-BA

Property Address: 2424 San Antonio Cres W

Case No.: 6051970

City: Upland

State: CA

Zip: 91784

Legal Description

SAN ANTONIO HEIGHTS PTN LOT 1 BLK 19 DES AS PTN SD BLK 19 LYING S OF CIRCLE WHOSE CEN L1 IS CEN OF S L1 BLK 19 AND WHOSE RAD IS 175 FTSee Attached Addendum

Neighborhood Market Conditions

Generally marketing conditions within the neighborhood are Stable, typical financing exists, predominantly consisting of conventional fixed and ARM's. Marketing time is approximately 1-6 months. Marketing analysis of comparative properties indicate that property values are Stable; according to market data properties are selling within about 10% of listing price with some properties selling at or below asking price. Concessions such as seller paying buyer's non recurring closing costs are not uncommon. Supply and demand appear to be in balance. No other adverse market conditions noted.

Comments on Sales Comparison

The sales utilized within the area were all considered good comparables located within the city of Upland, CA. Land areas were adjusted at \$1.00 per square foot. Building areas were adjusted at \$45.00 per square foot based upon a depreciated building cost. All of the comparables were given equal weight in determining the subject property's market value. Bathrooms and bedrooms adjusted at \$5,000 per room. Garages adjusted at \$5,000 per door. Fireplaces adjusted at \$2,500. No adjusted for pool because non functional. Location adjustments based on matched pair analysis and adjusted according to variation in traffic pattern. All comparables were built in a similar time era and using similar building techniques. Condition adjustments are based on appraisers inspection of subject property and information gathered from Realist/MLS on comparable properties. Adjustments will vary in appraisers estimate to equalize/balance comparable sale properties to subject property condition. Short sale and REO comparable are considered typical for this market/area. Appraiser did drive by all comparable sales. Some or all comparable photos may be acquired from MLS. MLS photos are a better representation of the condition and design (style) at date/time of sale of the comparables.

Extra Comments

Digital Signature

Comments on the digital signature

Our appraisals are digitally signed. This digital signature requires a security password known only by me, Babken Azizyan. Copies of the digitally signed appraisal may be delivered electronically; however, no changes can be made by anyone other than me, to any portion of the appraisal, once it has been digitally signed. The digital signature used on the appraisal is an accurate representation of my signature.

Thank you,

Babken Azizyan
CA license #AL039186

DIMENSION LIST ADDENDUM

Client: Hector & Jeanne Suzanne	File No.: San Antonio Cres-BA
Property Address: 2424 San Antonio Cres W	Case No.: 6051970
City: Upland	State: CA Zip: 91784

GROSS BUILDING AREA (GBA)		3,632
GROSS LIVING AREA (GLA)		3,632
Area(s)	Area	% of GLA % of GBA
Living	3,632	100.00
Level 1	0	0.00
Level 2	0	0.00
Level 3	0	0.00
Other	3,632	100.00
Basement	0	
Garage	400	
Other	0	

Area Measurements				Area Type					
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
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1,711.80	x 1.00	x 1.00 = 1,711.80		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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SUBJECT PROPERTY PHOTO ADDENDUM

Client: Hector & Jeanne Suzanne	File No.: San Antonio Cres-BA
Property Address: 2424 San Antonio Cres W	Case No.: 6051970
City: Upland	State: CA Zip: 91784



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: October 19, 2016
Appraised Value: \$ 775,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

Client: Hector & Jeanne Suzanne	File No.: San Antonio Cres-BA
Property Address: 2424 San Antonio Cres W	Case No.: 6051970
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Kitchen



Living Room



Bathroom



Bedroom

2Day Appraisal

Client: Hector & Jeanne Suzanne
Property Address: 2424 San Antonio Cres W
City: Upland

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Case No.: 6051970
State: CA Zip: 91784



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Hector & Jeanne Suzanne	File No.: San Antonio Cres-BA
Property Address: 2424 San Antonio Cres W	Case No.: 6051970
City: Upland	State: CA Zip: 91784



COMPARABLE SALE #1

2430 Sierra Dr
Upland
Sale Date: 3-23-2016
Sale Price: \$ 990,000



COMPARABLE SALE #2

2363 Park Blvd
Upland
Sale Date: 6-22-2016
Sale Price: \$ 897,000



COMPARABLE SALE #3

2244 N Laurel Way
Upland
Sale Date: 5-31-2016
Sale Price: \$ 837,500

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Hector & Jeanne Suzanne	File No.: San Antonio Cres-BA
Property Address: 2424 San Antonio Cres W	Case No.: 6051970
City: Upland	State: CA Zip: 91784



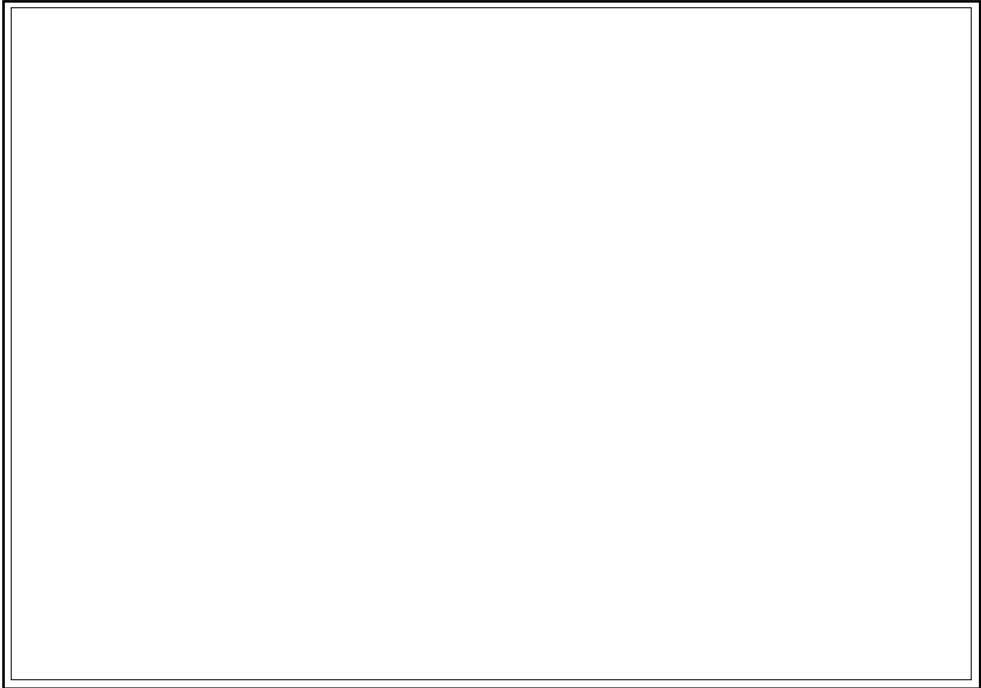
COMPARABLE SALE #4

2296 Mildura Ave
Upland
Sale Date: 3-23-2016
Sale Price: \$ 820,000



COMPARABLE SALE #5

146 Ashbury Ln
Upland
Sale Date: 6-1-2016
Sale Price: \$ 895,000



COMPARABLE SALE #6

Sale Date: 2016
Sale Price: \$ 0

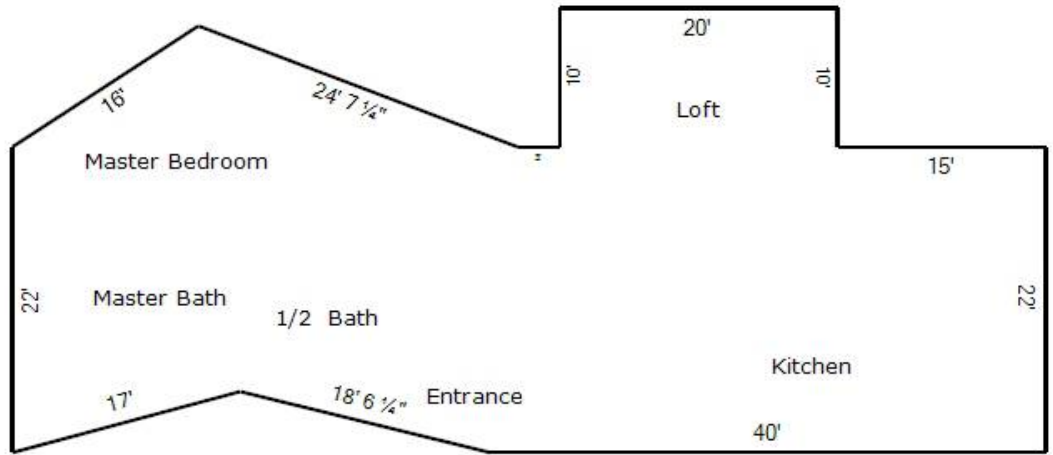
FLOORPLAN SKETCH

Client: Hector & Jeanne Suzanne	File No.: San Antonio Cres-BA
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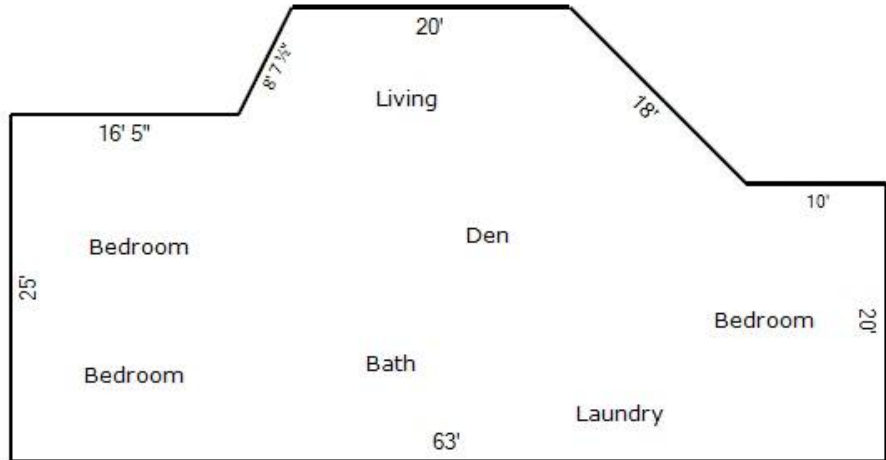
Sketch

*The sketch is not an exact rendering
but it is intended to help the reader in visualizing the subject property

Second Floor



First Floor



12 ft ↔

Living Area	Area Calculation			
Second Floor	1920.52 ft ²	Second Floor		x 1.00 = 1920.52 ft ²
First Floor	1711.8 ft ²	Δ	10' x 20'	0.50 = 100 ft ²
		Δ	22' 4 1/4" x 10'	0.45 = 100 ft ²
		Δ	22' x 17'	0.48 = 180.63 ft ²
		Δ	16' x 24' 0 3/4"	0.49 = 189.67 ft ²
		Δ	22' x 15'	0.50 = 165 ft ²
		Δ	24' 7 1/4" x 26' 6"	0.44 = 289.82 ft ²
		Δ	26' 7 5/8" x 18' 6 1/4"	0.41 = 202.40 ft ²
		Δ	3' x 22' 1"	0.50 = 33 ft ²
		Δ	40' x 26' 7 1/2"	0.41 = 440 ft ²
		Δ	33' 3 1/2" x 20'	0.33 = 220 ft ²
		First Floor		x 1.00 = 1711.8 ft ²
		Δ	20' x 10'	0.50 = 100 ft ²
		Δ	20' x 8' 7 1/2"	0.45 = 77.28 ft ²
		Δ	16' 5" x 25'	0.50 = 205.26 ft ²
		Δ	18' x 25' 0 3/4"	0.45 = 200.97 ft ²
		Δ	29' 10 1/8" x 63'	0.42 = 787.5 ft ²
Total Living Area (rounded):	3632 ft²	Δ	22' 4 1/4" x 36' 11"	0.41 = 340.79 ft ²

PLAT MAP

Client: Hector & Jeanne Suzanne
Property Address: 2424 San Antonio Cres W
City: Upland

File No.: San Antonio Cres-BA
Case No.: 6051970
State: CA
Zip: 91784

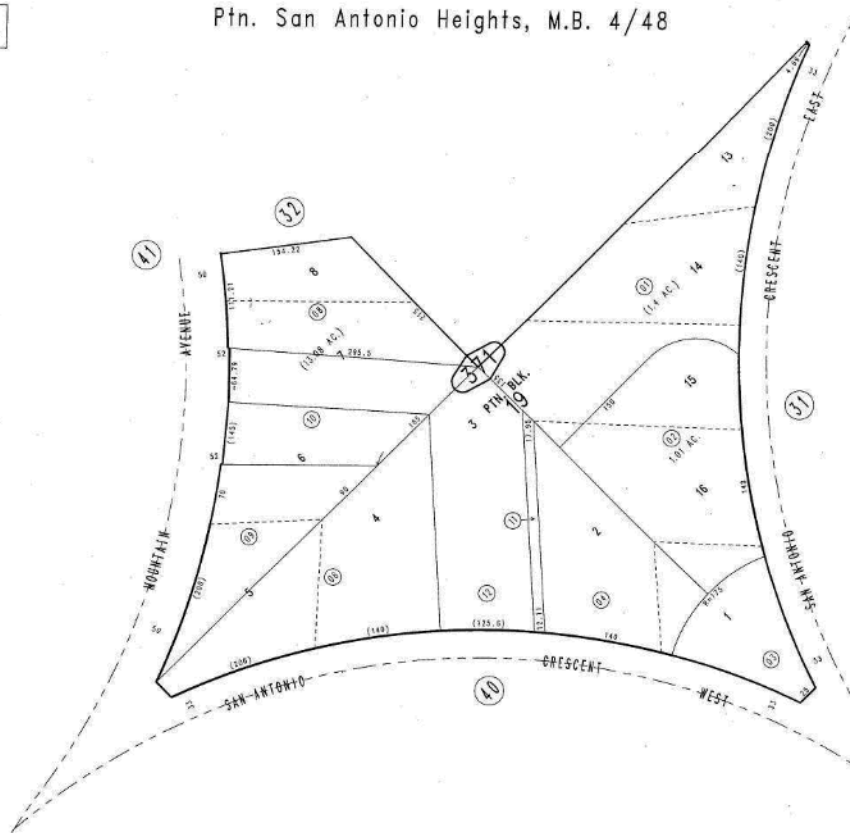
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. San Antonio Heights, M.B. 4/48

Upland Outside
Tax Rate Area
113010

1003 - 37



August 2004

Ptn. S.W.1/4, Sec. 19
T.1N., R.7W.

Assessor's Map
Book 1003 Page 37
San Bernardino County

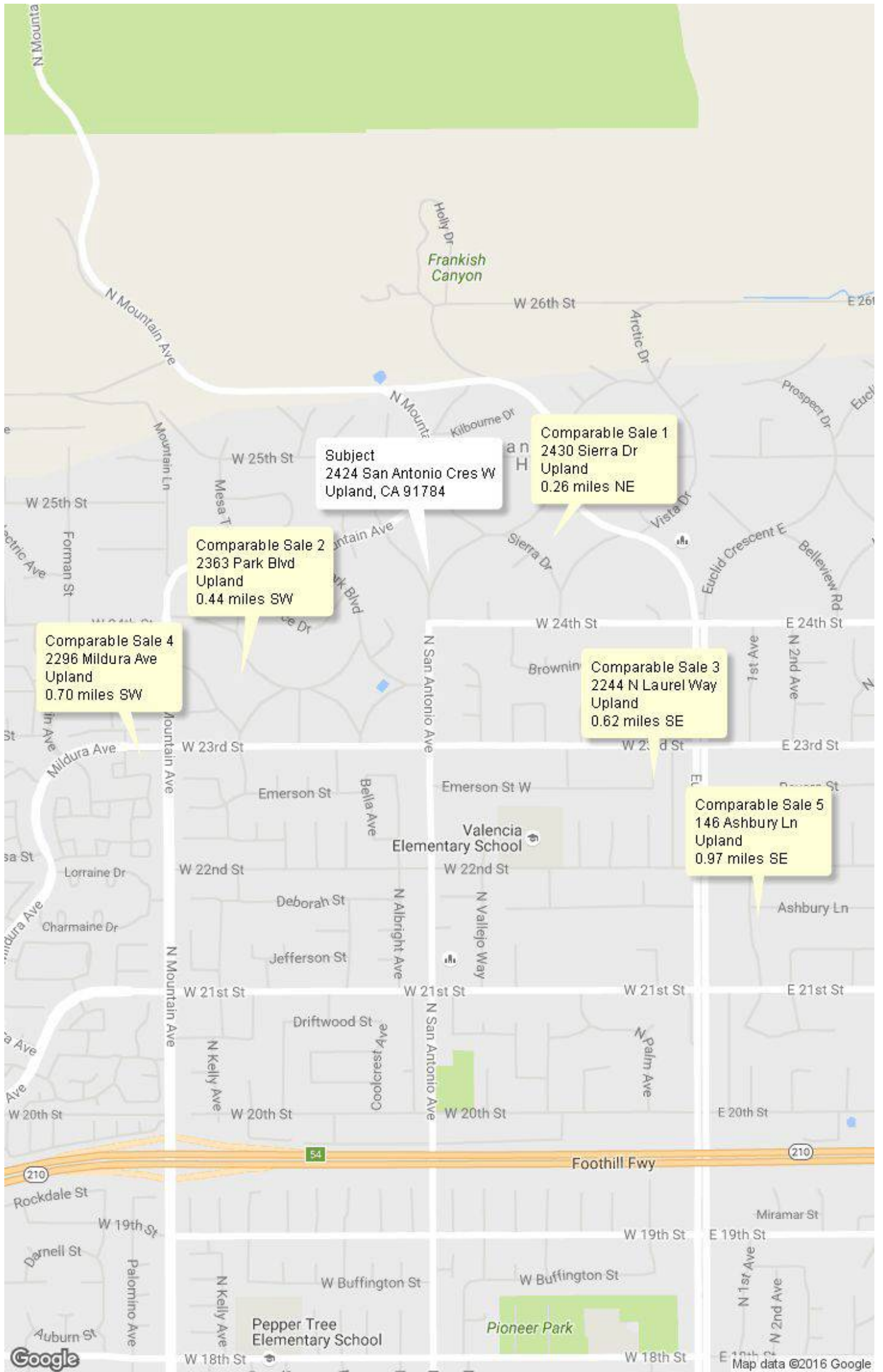
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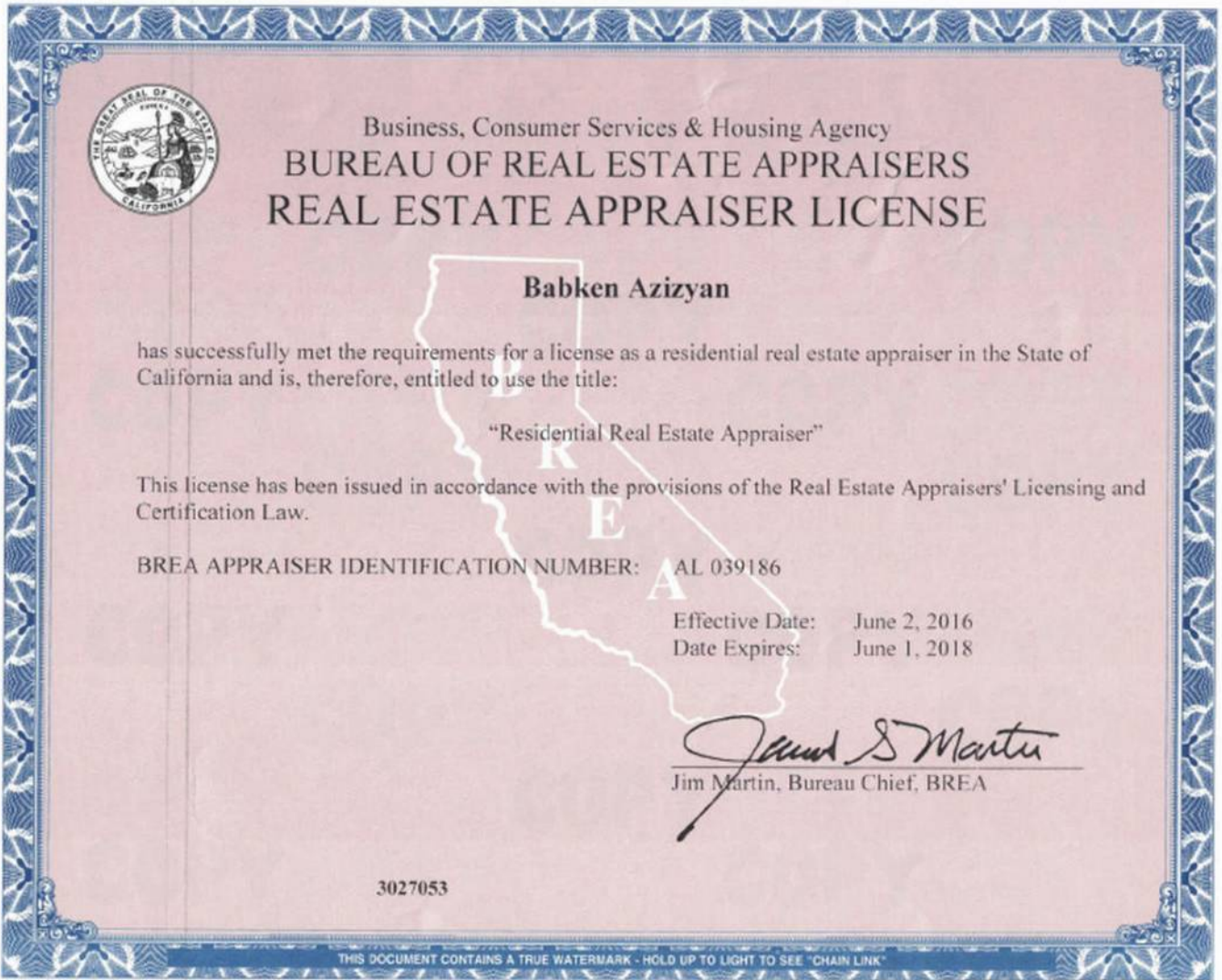
LOCATION MAP

Client: Hector & Jeanne Suzanne
Property Address: 2424 San Antonio Cres W
City: Upland

File No.: San Antonio Cres-BA
Case No.: 6051970
State: CA
Zip: 91784



Client: Hector & Jeanne Suzanne	File No.: San Antonio Cres-BA
Property Address: 2424 San Antonio Cres W	Case No.: 6051970
City: Upland	State: CA Zip: 91784



***** INVOICE *****

File Number: San Antonio Cres-BA

October 19, 2016

Hector & Jeanne Suzanne
2424 San Antonio Cres W
Upland, CA 91784

Invoice # : 0138766365
Order Date : October 17, 2016
Reference/Case # : 6051970
PO Number :

2424 San Antonio Cres W
Upland, CA 91784

Full Appraisal	\$	325.00
	\$	-----
Invoice Total	\$	325.00
State Sales Tax @	\$	0.00
Deposit	(\$	325.00)
Deposit	(\$)

Amount Due	\$	0.00

Terms: Appraisal ordered by lender. Terms: Net due 30 days.

Please Make Check Payable To:

2Day Appraisal
13728 Proctor Avenue # D
La Puente, CA 91746

Fed. I.D. #: On file