Individual Condominium Unit Appraisal Report

100220300997NFG File# 100220300997NFG

The purpose	of this summary	appraisal repo	ort is to prov	ide the	lender/client	with an accura	te, and	adequately	supported, opini	on of the	market value	of the s	subject pro	operty.
Property Address	s 2321 G	nzaga Ln			Unit #	£ _ Ci	ty Riv	erside		Sta	te CA	Zip Code	92507	
Borrower P					Owner	r of Public Record				Coi			02001	
	lichard Sedan							ha Lal			^{unty} River	side		
Legal Description	01111 20	00 CM 020/1	31 INT IN C	OMMO	ON TR 452	8 MB 074/00								
Assessor's Parc	cel # 250-0)43-057					1	ax Year	2021	R.E	. Taxes \$	1,364		
Project Name	University	Greens			Phas	e# 1	- 1	/Iap Referenc	e 686-D5	Cer	nsus Tract (0422.09		
Occupant		enant X Vac	ant		Snec	ial Assessments \$	0		000 20	HOA\$	257	per year	X per n	month
Property Rights			Leasehold				U			2	237 _] por your	A por	
<u> </u>		Fee Simple			Other (describ	•								
Assignment Typ	e X Purcha	ise Transaction	Refinan	ice Transa	ction	Other (describe)								
Lender/Client	Network F	unding Grou	p Inc		Address	3350 E Bir	ch Stre	et, #140	, Brea, CA 92	2821				
Is the subject pr	roperty currently offered			in the twe	lve months prior t				,		X	Yes 1	Vo	
Report data sour	rce(s) used, offering pr	ice(s) and date(s)		DO	M EO. (*2EO	000 04/02/2	000 M	1~#1\/220	000010 CDM	LC MLC/D				
,	(-),	(-),(-).		DOI	vi 50,4550,	,000, 01/03/2	UZZ, IVI	15#17220	000918, CRM	LS IVILS/F	ublic Reco	ius.		
I 🔀 did [did not analyze th	e contract for sale fo	or the subject purch	nase transa	ection. Explain the	results of the analys	is of the co	intract for sal	e or why the analysis	was not				
performed.	Arms length	sale:Typical	sales contra	ct with	no atvoica	al financing n	oted. N	lo value	was given to	"non-realty	/ items".			
					- 11				.,					
Contract Price \$	365.000	Date of Contr	ract 03/01/	/2022	Is the propert	ty seller the owner of	public reco	ord?	▼ Yes	No Data	Source(s)	CRML/M	lo/Dublic	o Boo
<u> </u>	ncial assistance (loan		00/01/			-	-					CIXIVIL/IVI		
0				ipayiliciil a	issisianice, etc.) i	o be paid by ally pai	ly Uli Dellai	I UI UIG DUIIU	MCI:				169	X №
If Yes, report the	e total dollar amount an	d describe the items	s to be paid.		\$0;	;								
Note: Bace and	the racial composition	on of the neighborh	hood are not apprai	isal facto	rs									
Trotor ridge dire			noou uno mot uppiu											21
	Neighborhood (Condominium Unit	nousing i	renas		Condominiu			nt Land Use	76
Location	Urban 🔀	Suburban	Rural	Property \	/alues 🔀	Increasing	Stabl		Declining	PRICE	AGE	One-Unit		70 %
Built-Up	Over 75%	25-75%	Under 25%	Demand/S	Supply	Shortage	▼ In Ba	lance	Over Supply	\$ (000)	(yrs)	2-4 Unit		5 %
Growth	<u>. </u>	Stable		Marketing		Under 3 mths	3-6 r		Over 6 mths	· · · ·	. ,	Multi-Family		
•										200		-		5 %
Neighborhood B	oundaries	Columbia A	venue to the	north	, Canyon C	Crest Drive to	the ea	st, Blain	e Street to	500 Hig	- 00	Commercial		10 %
the south.	and Chicago	Avenue to th	ne west.							350 Pre	^{id.} 45	Other		10 %
Neighborhood D				located	d in Riversi	de comprise	d of ave	erage-go	od homes mi	xed in age	& design	reflecting		
ш ⊇ average-g	ood maintena												4	
	to employmen			ire ioca										
	ns (including support f								onths per MLS					
market ap	pear to be inc	reasing via [Don Machhol	lz's 10	04mc anal	ysis data she	et with	no appa	arent adverse	external in	ifluences c	on market	tability	
noted. Sal	les concession	ns and marke	eting times a	appear	to be stab	le and have I	ittle im	pact in th	he general ma	arket.				
Topography	Level Pad		Size Tv	vpical/	Condomini	ium	Density	Average	!	V	liew N;Res	s:		
Specific Zoning	Classification	R1		/	Zoning Desc			/Condo			,	,		
Zoning Complian			onforming - Do the	zonina rei	•	ebuilding to current of		Condo	Пν	'es No				
			Jointonning - Do tile	Zuring ru	guiations permit i	counting to current	ionoity:		□ '	03 140				
No Zoning														
Is the highest an	nd best use of subject p	property as improve	d (or as proposed p	er plans a	nd specifications)	the present use?			<u> </u>	Yes No	 If No, descr 	ribe		
					. ,	tilo prodont doo:				<u> </u>	,			
ш						, the present doe.				1 .ss	.,			
Utilities	Public Other (d	escribe)			Public	Other (describe)			Off-site Improvem		.,	Public	Privat	te
Utilities Electricity	•	escribe)	W	Vater	Public				Off-site Improvem	nents - Type		Public	Privat	te
Electricity	X 🗆	escribe)			Public				Off-site Improvem	nents - Type			Privat	te
Electricity Gas	⋈ □		Sá	anitary Sev	Public	Other (describe)	A Man #	0000	Off-site Improvem Street Asph	nents - Type		Public]
Electricity Gas FEMA Special Flo	Name	Yes	Sa No FEM		Public Wer X	Other (describe)	A Map #		Off-site Improvem	nents - Type	FEMA Map Da	Public	Privat]
Electricity Gas FEMA Special Florate the utilities a	lood Hazard Area	Yes	No FEM	anitary Sev NA Flood Z	Public wer X one X	Other (describe) FEM //es No	If No, desc		Off-site Improvem Street Asph	nents - Type nalt	FEMA Map Da	Public Atte 08/	/28/2008]
Electricity Gas FEMA Special Florate the utilities a	Name	Yes	No FEM	anitary Sev NA Flood Z	Public wer X one X	Other (describe) FEM //es No	If No, desc		Off-site Improvem Street Asph	nents - Type	FEMA Map Da	Public	/28/2008]
Electricity Gas FEMA Special Flactor Are the utilities a Are there any ad	lood Hazard Area	Yes Ints typical for the mare rexternal factors (e.	Sa No FEM narket area? asements, encroach	anitary Sev MA Flood Z	Public wer one x vironmental cond	Other (describe) FEM (es No ditions, land uses, etc.	If No, desc :.)?	ribe	Off-site Improvem Street Asph Alley None 55C0726G	nents - Type nalt Yes	FEMA Map D:	Public Atte 08/	/28/2008]
Electricity Gas FEMA Special Fli Are the utilities a Are there any ad The subje	lood Hazard Area and off-site improveme diverse site conditions of	Yes Ints typical for the m r external factors (er	Sa No FEM narket area? asements, encroach r the area an	anitary Sev MA Flood Z nments, en nd abo	Public Wer One X Invironmental conductors street st	Other (describe) FEM (es No ditions, land uses, etc.	If No, desc :.)?	ribe	Off-site Improvem Street Asph Alley None 55C0726G	nents - Type nalt Yes	FEMA Map D:	Public Atte 08/	/28/2008]
Electricity Gas FEMA Special Fli Are the utilities a Are there any ad The subje	lood Hazard Area and off-site improveme diverse site conditions of	Yes Ints typical for the m r external factors (er	Sa No FEM narket area? asements, encroach r the area an	anitary Sev MA Flood Z nments, en nd abo	Public Wer One X Invironmental conductors street st	Other (describe) FEM (es No ditions, land uses, etc.	If No, desc :.)?	ribe	Off-site Improvem Street Asph Alley None 55C0726G	nents - Type nalt Yes	FEMA Map D:	Public Atte 08/	/28/2008]
Electricity Gas Gas FEMA Special FI Are the utilities a Are there any ad The subje easement	lood Hazard Area and off-site improveme diverse site conditions of	Yes nts typical for the m r external factors (e: al in utility for	No FEM Narket area? asements, encroach r the area and r adverse co	anitary Sev MA Flood Z nments, en and abor ondition	Public Wer None X Vivinonmental cond ve street st ns noted.	Other (describe) FEM FEM //es No ititions, land uses, etc	If No, desc :.)? The site	backs a	Off-site Improvem Street Asph Alley None 55C0726G	nents - Type nalt Yes	FEMA Map D:	Public Atte 08/	/28/2008]
Electricity Gas FEMA Special Fit Are the utilities a Are there any ad The subjectory easement Data source(s) fi	lood Hazard Area and off-site improveme diverse site conditions of act site is typica as, encroachment for project information	Yes Its typical for the m r external factors (e: al in utility for ents, or othe	No FEM rarket area? asements, encroach radverse co	anitary Sev MA Flood Z nments, en and abor ondition	Public Wer X One X vivironmental cond ve street st ns noted.	Other (describe) FEM FEM /es No iditions, land uses, etc treet grade. T	If No, desc :.)? The site	backs a	Off-site Improver Street Asph Alley None 55C0726G	nents - Type nalt Yes	FEMA Map D:	Public Atte 08/	/28/2008]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subjectory easement Data source(s) f Project Descripti	lood Hazard Area and off-site improveme diverse site conditions of act site is typica as, encroachment for project information ion De	Yes hts typical for the m r external factors (e. al in utility for eents, or othe	Same No FEM No FEM arket area? asements, encroach r the area an r adverse co roker/MIs/Re ow or Townhouse	anitary Sev MA Flood Z nments, en and abor ondition	Public Wer X One X Invironmental cond ve street st ns noted. A/Appraisal Garden	Other (describe) FEM FEM /es No iditions, land uses, etc treet grade. The properties of the company of the	If No, desc :.)? The site	backs a	Off-site Improver Street Asph Alley None 55C0726G and sides to c Other (describe)	nents - Type nalt Yes compatible	FEMA Map Di	Public No. 15 Public No. 15 Public No. 16 Public	/28/2008 De Se]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subjectory easement Data source(s) f Project Descripti	lood Hazard Area and off-site improveme diverse site conditions of act site is typica as, encroachment for project information	Yes hts typical for the m r external factors (e. al in utility for ents, or othe Bi Actached R Gene	No FEM rarket area? asements, encroach radverse co	anitary Sev MA Flood Z mments, en and abo pondition	Public Wer One X Vivironmental cond Ve street sl ns noted. I/Appraisal Garden	Other (describe) FEM FEM /es No iditions, land uses, etc treet grade. T	If No, desc :.)? The site	ssessor	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple	nents - Type nalt Yes compatible	FEMA Map D:	Public Attention 1 Public Attention 2 Public Attention 3 Public Attention 3 Public Attention 4 Public Attention 5 Public Attention 5 Public Attention 5 Attention 5 Public Attention 5 Public 5 Attention 5 Attention 5 Public 5 Attention 5 Public 5 Attention	/28/2008 De Se]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subjectory easement Data source(s) f Project Descripti	lood Hazard Area and off-site improveme diverse site conditions of act site is typica as, encroachment for project information ion De	Yes hts typical for the m r external factors (e. al in utility for eents, or othe	Same No FEM NO F	anitary Sev MA Flood Z Inments, en Ind abo Indition Indit	Public Wer One X Very Street sl ns noted. A/Appraisal Garden 4 of Units	Other (describe) FEM //es No //es No //itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase	If No, desc :.)? The site	backs a	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple	nents - Type nalt Yes compatible	FEMA Map Di	Public Attention 1 Public Attention 2 Public Attention 3 Public Attention 3 Public Attention 4 Public Attention 5 Public Attention 5 Public Attention 5 Attention 5 Public Attention 5 Public 5 Attention 5 Attention 5 Public 5 Attention 5 Public 5 Attention	/28/2008 De Se]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subjectory easement Data source(s) f Project Descripti	lood Hazard Area and off-site improveme diverse site conditions of act site is typical as, encroachment for project information ion De aral Description	Yes hts typical for the m r external factors (e. al in utility for ents, or othe Bi Actached R Gene	Same No FEM NO F	anitary Ser MA Flood Z Inments, en and aboundition ei Data	Public Wer One X Vivironmental cond Ve street sl ns noted. I/Appraisal Garden	Other (describe) FEM //es No //es No //itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase	If No, desc :.)? The site	ssessor	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple	nents - Type nalt P Yes Compatible	FEMA Map D:	Public Attention of the project incomparison of the proje	/28/2008 De Se]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descripti Gener # of Stories # of Elevators	lood Hazard Area and off-site improveme diverse site conditions of ect site is typica as, encroachment for project information ion De ral Description	Yes hts typical for the m r external factors (e. al in utility for eents, or othe Bi tached Rene Exterior Walls	Signarket area? asements, encroach r the area and ar adverse co roker/MIs/Re ow or Townhouse eral Description Stcool Cmp	anitary Sev MA Flood Z mments, en nd abo ondition ei Data //Avg #	Public Wer One X Very Street sl ns noted. A/Appraisal Garden 4 of Units	Other (describe) FEM //es No //es No //itions, land uses, etc treet grade. The properties of the prop	If No, desc i.)? The site bunty A High-R	ssessor se	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple	nents - Type nalt Yes compatible	FEMA Map D: No uses with i	Public Market Description	/28/2008 De Se]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subject easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing	lood Hazard Area and off-site improveme tiverse site conditions of cot site is typica is, encroachme for project information ion De ral Description 2 0 Proposed	Yes Ints typical for the m or external factors (e. al in utility for ents, or othe Bitached Renter	Signarket area? asements, encroach r the area and radverse co roker/MIs/Re ow or Townhouse eral Description Stco. Cmp 9 208	anitary Sev MA Flood Z mments, en and aboo andition ei Data //Avg # ////////////////////////////////////	Public Wer One X Invironmental cond ve street st ns noted. I/Appraisal Garden Garden Guits Comple of Units For Sale	Other (describe) FEM //es No //es No //itions, land uses, etc treet grade. The properties of the prop	If No, desc :.)? The site bunty A High-R 208 208	ssessor se # of Phase # of Units # of Units #	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s	nents - Type nalt Yes compatible sted 1 208 5	FEMA Map Di No uses with I # of Planned I # of Planned I # of Of Units for	Public No. 1	/28/2008 De Se]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subject easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing Under Con:	lood Hazard Area and off-site improveme tiverse site conditions of cot site is typica is, encroachme for project information ion De ral Description 2 0 Proposed struction	Yes Into typical for the m r external factors (e. In utility for ents, or othe Bitached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/h.	Signal No FEM NO	anitary Sevana Flood Z	Public wer one x vivironmental cond ve street st ns noted. 1/Appraisal Garden drouts Comple of Units For Sale of Units For Sale of Units Sold	Other (describe) FEM //es No //es No //itions, land uses, etc treet grade. The properties of the prop	If No, desc i.)? The site bunty A High-R 208 208 5 208	ssessor se # of Units # of Units # of Units #	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale	nents - Type nalt Yes compatible ted 1 208 5 208	# of Planned I # of Units for # of Units for # of Units Solid	Public March Public	/28/2008 De Se]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing Under Conty Year Built	lood Hazard Area and off-site improveme tiverse site conditions of cot site is typica is, encroachmic for project information ion De ral Description 2 0 Proposed struction 1977	Yes Instrypical for the m r external factors (e: al in utility for ents, or othe Bitached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type	Stepharket area? asements, encroach r the area and radverse co roker/MIs/Re ow or Townhouse eral Description Steon Cmp J 208 J 1/1 Gara	anitary Sevanta Flood Z	Public wer one vivionmental cond ve street st ns noted. A/Appraisal Garden f of Units of Units Comple of Units For Sale of Units Sold of Units Rented	Other (describe) FEM Fes No ittions, land uses, etc treet grade. The middle of the land uses District & Cc Mid-Rise Subject Phase	If No, desc i.)? The site bunty A High-R 208 208 5 208 38	ssessor se	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Solid Rented	nents - Type nalt Percentage Yes compatible 1 208 5 208 38	# of Planned I # of Units for # of Units for # of Units Soli	Public No. 18 / 19 / 19 / 19 / 19 / 19 / 19 / 19 /	/28/2008 De Se]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjectory easement Data source(s) f Project Description # of Stories # of Stories Existing Under Con- Year Built Effective Age	lood Hazard Area and off-site improveme tiverse site conditions of text site is typical is, encroachmic for project information ion De ral Description 2 0 Proposed struction 1977 25	Yes Instypical for the m r external factors (e) al in utility for ents, or othe Blacked R Gene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking	Signarket area? asements, encroach r the area an r adverse co roker/MIs/Re ow or Townhouse eral Description Stcon Cmp 9 208 units) 1/1 Gara 1	anitary Set MA Flood Z mments, en nd abo principle i Data //Avg # //// //// /// /// /// /// // // // //	Public wer one vivironmental cond ve street st ns noted. Appraisal Garden of Units of Units For Sale of Units Sold of Units Rented of Owner Occup	Other (describe) FEM FEM Fes No iftions, land uses, etc. freet grade. The properties of the prope	If No, desc i.)? The site ounty A High-R 208 208 5 208 38 170	# of Phase # of Units # of Units ! # of Owner	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale	nents - Type nalt Yes compatible ted 1 208 5 208	# of Planned I # of Units for # of Units for # of Units Solid	Public No. 18 / 19 / 19 / 19 / 19 / 19 / 19 / 19 /	/28/2008 De Se]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing Under Conty Year Built	lood Hazard Area and off-site improveme tiverse site conditions of text site is typical is, encroachmic for project information ion De ral Description 2 0 Proposed struction 1977 25	Yes Instrypical for the m r external factors (e: al in utility for ents, or othe Bitached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type	Signarket area? asements, encroach r the area an r adverse co roker/MIs/Re ow or Townhouse eral Description Stcon Cmp 9 208 units) 1/1 Gara 1	anitary Set MA Flood Z mments, en nd abo principle i Data //Avg # //// //// /// /// /// /// // // // //	Public wer one vivionmental cond ve street st ns noted. A/Appraisal Garden f of Units of Units Comple of Units For Sale of Units Sold of Units Rented	Other (describe) FEM FEM Fes No iftions, land uses, etc. freet grade. The properties of the prope	If No, desc i.)? The site bunty A High-R 208 208 5 208 38	# of Phase # of Units # of Units ! # of Owner	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Solid Rented	nents - Type nalt Percentage Yes compatible 1 208 5 208 38	# of Planned I # of Units for # of Units for # of Units Soli	Public No. 18 / 19 / 19 / 19 / 19 / 19 / 19 / 19 /	/28/2008 De Se]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subje easement Data source(s) f Project Descripti # of Stories # of Elevators Existing Under Con: Year Built Effective Age Project Primary	lood Hazard Area and off-site improveme tiverse site conditions of text site is typical is, encroachmic for project information ion De ral Description 2 0 Proposed struction 1977 25	Yes Instypical for the m r external factors (e) al in utility for ents, or othe Blacked R Gene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal R	Signarius No FEM	anitary Set MA Flood Z mments, en nd abo principle i Data //Avg # //// //// /// /// /// /// // // // //	Public wer one vivironmental cond ve street st ns noted. Appraisal Garden of Units of Units For Sale of Units Sold of Units Rented of Owner Occup	Other (describe) FEM FEM Fes No iftions, land uses, etc. freet grade. The properties of the prope	If No, desc i.)? The site ounty A High-R 208 208 5 208 38 170	# of Phase # of Units # of Units ! # of Owner	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Solid Rented	nents - Type nalt Percentage Yes compatible 1 208 5 208 38	# of Planned I # of Units for # of Units for # of Units Soli	Public No. 18 / 19 / 19 / 19 / 19 / 19 / 19 / 19 /	/28/2008 De Se]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjectory easement Data source(s) f Project Description # of Stories # of Elevators Existing Under Converse Year Built Effective Age Project Primary Is the developer.	lood Hazard Area and off-site improveme diverse site conditions of ect site is typica is, encroachmo for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of the	yes Its typical for the m r external factors (e: al in utility for ents, or othe Bitached R Exterior Maria Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Rie	Signal No FEM NO	anitary Secondaritary Secondar	Public wer one vivironmental cond ve street st ns noted. Appraisal Garden of Units Comple of Units For Sale of Units Sold of Units Rented of Owner Occup and Home or Recr	Other (describe) FEM /es No /itions, land uses, etc treet grade. The subject Phase District & Cc Mid-Rise Subject Phase eted eted eted yes No No	If No, desc i.)? The site Punty A High-R 208 208 5 208 38 170 Tena	SSESSOR SE	Off-site Improver Street Asph Alley None SCO726G Other (describe) If Project Comple s for Sale Solid Rented r Occupied Units	nents - Type nalt Percentage Yes compatible 1 208 5 208 38	# of Planned I # of Units for # of Units for # of Units Soli	Public No. 18 / 19 / 19 / 19 / 19 / 19 / 19 / 19 /	/28/2008 De Se]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjectory easement Data source(s) f Project Description # of Stories # of Elevators Existing Under Converse Year Built Effective Age Project Primary Is the developer.	lood Hazard Area and off-site improveme diverse site conditions of ect site is typica is, encroachmo for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of the	Yes Instypical for the m r external factors (e) al in utility for ents, or othe Blacked R Gene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal R	Signal No FEM NO	anitary Set MA Flood Z mments, en nd abo principle i Data //Avg # //// //// /// /// /// /// // // // //	Public wer one vivironmental cond ve street st ns noted. Appraisal Garden of Units Comple of Units For Sale of Units Sold of Units Rented of Owner Occup and Home or Recr	Other (describe) FEM FEM Ves No vitions, land uses, etc. It reet grade. The subject Phase District & Co Mid-Rise Subject Phase steed Units seational	If No, desc i.)? The site Punty A High-R 208 208 5 208 38 170 Tena	SSESSOR SE	Off-site Improver Street Asph Alley None SCO726G Other (describe) If Project Comple s for Sale Solid Rented r Occupied Units	nents - Type nalt Percentage Yes compatible 1 208 5 208 38	# of Planned I # of Units for # of Units for # of Units Soli	Public No. 18 / 19 / 19 / 19 / 19 / 19 / 19 / 19 /	/28/2008 De Se]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjectory easement Data source(s) f Project Description # of Stories # of Elevators Existing Under Converse Year Built Effective Age Project Primary Is the developer.	lood Hazard Area and off-site improveme diverse site conditions of ect site is typica es, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of th	yes Its typical for the m r external factors (e: al in utility for ents, or othe Brached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Rie Homeowners' Associa	Signal No FEM NO	anitary Secondarian series and aboundation of the series and aboun	Public Wer Signature Sign	Other (describe) FEM /es No /itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase etced deted e Management Agent	If No, desc i.)? The site ounty A High-R 208 208 5 208 38 170 Tena - Provide I	SSESSOR SE	Off-site Improver Street Asph Alley None SCO726G Other (describe) If Project Comple s for Sale Solid Rented r Occupied Units	rents - Type nalt Personal to the personal to	# of Planned I # of Units for # of Units for # of Owner Oc	Public March Public]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subject easement Data source(s) f Project Description General # of Stories # of Elevators Existing Under Contyear Built Effective Age Project Primary IN In general Wolf War Built Effective Age Project Primary IN Built Does any single Does any single	lood Hazard Area and off-site improveme diverse site conditions of ect site is typica is, encroachmo for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of the	yes Its typical for the m r external factors (e: al in utility for ents, or othe Brached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Rie Homeowners' Associa	Signal No FEM NO	anitary Secondarian series and aboundation of the series and aboun	Public Wer Signature Sign	Other (describe) FEM /es No /itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase etced deted e Management Agent	If No, desc i.)? The site Funty A High-R 208 208 5 208 38 170 Tena - Provide I	SSESSOR SE	Off-site Improver Street Asph Alley None SCO726G Other (describe) If Project Comple s for Sale Solid Rented r Occupied Units	nents - Type nalt Percentage Yes compatible 1 208 5 208 38	# of Planned I # of Units for # of Units for # of Units Soli	Public No. 18 Public If Yes, describ No. advers If Project Inco Phases Juits Sale d tted]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subject easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing Under Contyear Built Effective Age Project Primary IN Interest of the developer/ Management Gri Does any single	lood Hazard Area and off-site improveme diverse site conditions of ect site is typica es, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of th	yes Its typical for the m r external factors (e: al in utility for ents, or othe Brached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Rie Homeowners' Associa	Signal No FEM NO	anitary Secondarian series and aboundation of the series and aboun	Public Wer Signature Sign	Other (describe) FEM /es No /itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase etced deted e Management Agent	If No, desc i.)? The site Funty A High-R 208 208 5 208 38 170 Tena - Provide I	SSESSOR SE	Off-site Improver Street Asph Alley None SCO726G Other (describe) If Project Comple s for Sale Solid Rented r Occupied Units	rents - Type nalt Yes compatible 1 208 5 208 38 170	# of Planned I # of Units for # of Units for # of Owner Oc	Public March Public]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subject easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing Under Contyear Built Effective Age Project Primary IN Interest of the developer/ Management Gri Does any single	lood Hazard Area and off-site improveme diverse site conditions of ect site is typica es, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of th	yes Its typical for the m r external factors (e: al in utility for ents, or othe Brached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Rie Homeowners' Associa	Signal No FEM NO	anitary Secondarian series and aboundation of the series and aboun	Public Wer Signature Sign	Other (describe) FEM /es No /itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase etced deted e Management Agent	If No, desc i.)? The site Funty A High-R 208 208 5 208 38 170 Tena - Provide I	SSESSOR SE	Off-site Improver Street Asph Alley None SCO726G Other (describe) If Project Comple s for Sale Solid Rented r Occupied Units	rents - Type nalt Yes compatible 1 208 5 208 38 170	# of Planned I # of Units for # of Units for # of Owner Oc	Public March Public]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subject easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing Under Contyear Built Effective Age Project Primary IN Ister developer/ Management Gri Does any single	lood Hazard Area and off-site improveme diverse site conditions of ect site is typica es, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of th	Yes Ints typical for the m r external factors (e. In utility for ents, or othe Bitached	Stepharket area? asements, encroach r the area and and are adverse composed from the area and area of the a	anitary See and A Flood Z	Public Wer Signature Sign	Other (describe) FEM /es No /itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase etced deted e Management Agent	If No, desc. If	# of Phase # of Units # of Units # of Units # of Owner nt mame of mana	Off-site Improver Street Asph Alley None SCO726G Other (describe) If Project Comple s for Sale Solid Rented r Occupied Units	nents - Type nalt Yes compatible 1 208 5 208 38 170	# of Planned I # of Planned I # of Units for # of U	Public March Public]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subject easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing Under Contyear Built Effective Age Project Primary IN Ister developer/ Management Gri Does any single	lood Hazard Area and off-site improveme tiverse site conditions of cot site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of th roup - Ho	Yes Ints typical for the m r external factors (e. In utility for ents, or othe Bitached	Stepharket area? asements, encroach r the area and and are adverse composed from the area and area of the a	anitary See and A Flood Z	Public Wer Signature Sign	Other (describe) FEM /es No /itions, land uses, etc treet grade. The project of the project o	If No, desc. If	# of Phase # of Units # of Units # of Units # of Owner nt mame of mana	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Sold Rented r Occupied Units	nents - Type nalt Yes compatible 1 208 5 208 38 170	# of Planned I # of Planned I # of Units for # of U	Public March Public]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subject easement Data source(s) f Project Descripti Gener # of Stories # of Elevators Existing Under Contyear Built Effective Age Project Primary In jette developer/ Management Gri Does any single	lood Hazard Area and off-site improveme tiverse site conditions of cot site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of th roup - Ho	Yes Ints typical for the m r external factors (e. In utility for ents, or othe Bitached	Stepharket area? asements, encroach r the area and and are adverse composed from the area and area of the a	anitary See and A Flood Z	Public Wer Signature Sign	Other (describe) FEM /es No /itions, land uses, etc treet grade. The project of the project o	If No, desc. If	# of Phase # of Units # of Units # of Units # of Owner nt mame of mana	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Sold Rented r Occupied Units	nents - Type nalt Yes compatible 1 208 5 208 38 170	# of Planned I # of Planned I # of Units for # of U	Public March Public]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descript # of Stories # of Elevators Existing Under Con Year Built Effective Age Project Primary Is the developer/ Management Gri Was the project Was the project	lood Hazard Area and off-site improveme tiverse site conditions of the site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy /builder in control of th roup - He entity (the same indivi	Yes Ints typical for the m r external factors (e: al in utility for ents, or othe Bitached R Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal R: e Homeowners' Associa dual, investor group	Signarket area? asements, encroach r the area and radverse co roker/MIs/Re own or Townhouse eral Description Steon Cmp 9 208 units) 1/1 Gara 1 esidence [sociation (HOA)? ution [ding(s) into a condor	anitary Secondarian MA Flood ZA Flood Z	Public Wer School one X Vivironmental cond ve street stans noted. A/Appraisal Garden School of Units For Sale of Units Sold of Units Sold of Units Rented of Owner Occup ond Home or Recr loper School of the tans 10% of ta	Other (describe) FEM /es No /itions, land uses, etc treet grade. The project of the project	If No, desc. Lip 11 No, desc. Lip 202 Lip 12 Lip 14 Lip 15 Lip 16 Lip 16 Lip 16 Lip 17 Lip	# of Phase # of Units # of Units # of Owner nt No If Yes, c	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Sold Rented r Occupied Units	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public Pub	/28/2008 Die See Domplete]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descript # of Stories # of Elevators Existing Under Con Year Built Effective Age Project Primary Is the developer/ Management Gri Was the project Was the project	lood Hazard Area and off-site improveme tiverse site conditions of cot site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy //builder in control of th roup - Ho	Yes Ints typical for the m r external factors (e: al in utility for ents, or othe Bitached R Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal R: e Homeowners' Associa dual, investor group	Signarket area? asements, encroach r the area and radverse co roker/MIs/Re own or Townhouse eral Description Steon Cmp 9 208 units) 1/1 Gara 1 esidence [sociation (HOA)? ution [ding(s) into a condor	anitary Secondarian MA Flood ZA Flood Z	Public Wer School one X Vivironmental cond ve street stans noted. A/Appraisal Garden School of Units For Sale of Units Sold of Units Sold of Units Rented of Owner Occup ond Home or Recr loper School of the tans 10% of ta	Other (describe) FEM /es No /itions, land uses, etc treet grade. The project of the project	If No, desc. Lip 11 No, desc. Lip 202 Lip 12 Lip 14 Lip 15 Lip 16 Lip 16 Lip 16 Lip 17 Lip	# of Phase # of Units # of Units # of Owner nt No If Yes, c	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Sold Rented r Occupied Units	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public	/28/2008 Die See Domplete]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descript # of Stories # of Elevators Existing Under Con Year Built Effective Age Project Primary Is the developer/ Management Gri Was the project Was the project	lood Hazard Area and off-site improveme tiverse site conditions of the site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy /builder in control of th roup - He entity (the same indivi	Yes Ints typical for the m r external factors (e: al in utility for ents, or othe Bitached R Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal R: e Homeowners' Associa dual, investor group	Signarket area? asements, encroach r the area and radverse co roker/MIs/Re own or Townhouse eral Description Steon Cmp 9 208 units) 1/1 Gara 1 esidence [sociation (HOA)? ution [ding(s) into a condor	anitary Secondarian MA Flood ZA Flood Z	Public Wer School one X Vivironmental cond ve street stans noted. A/Appraisal Garden School of Units For Sale of Units Sold of Units Sold of Units Rented of Owner Occup ond Home or Recr loper School of the tans 10% of ta	Other (describe) FEM /es No /itions, land uses, etc treet grade. The project of the project	If No, desc. Lip 11 No, desc. Lip 202 Lip 12 Lip 14 Lip 15 Lip 16 Lip 16 Lip 16 Lip 17 Lip	# of Phase # of Units # of Units # of Owner nt No If Yes, c	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Sold Rented r Occupied Units	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public Pub	/28/2008 Die See Domplete]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descript # of Stories # of Elevators Existing Under Con Year Built Effective Age Project Primary Is the developer/ Management Gri Was the project Was the project	lood Hazard Area and off-site improveme tiverse site conditions of the site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy /builder in control of th roup - He entity (the same indivi-	Yes Ints typical for the m r external factors (e: al in utility for ents, or othe Bitached R Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal R: e Homeowners' Associa dual, investor group	Signarket area? asements, encroach r the area and radverse co roker/MIs/Re own or Townhouse eral Description Steon Cmp 9 208 units) 1/1 Gara 1 esidence [sociation (HOA)? ution [ding(s) into a condor	anitary Secondarian MA Flood ZA Flood Z	Public Wer School one X Vivironmental cond ve street stans noted. A/Appraisal Garden School of Units For Sale of Units Sold of Units Sold of Units Rented of Owner Occup ond Home or Recr loper School of the tans 10% of ta	Other (describe) FEM /es No /itions, land uses, etc treet grade. The project of the project	If No, desc. Lip 11 No, desc. Lip 202 Lip 12 Lip 14 Lip 15 Lip 16 Lip 16 Lip 16 Lip 17 Lip	# of Phase # of Units # of Units # of Owner nt No If Yes, c	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Sold Rented r Occupied Units	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public Pub	/28/2008 Die See Domplete]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descript # of Stories # of Elevators Existing Under Con Year Built Effective Age Project Primary Is the developer/ Management Gri Was the project Was the project	lood Hazard Area and off-site improveme tiverse site conditions of the site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy /builder in control of th roup - He entity (the same indivi-	Yes Ints typical for the m r external factors (e: al in utility for ents, or othe Bitached R Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal R: e Homeowners' Associa dual, investor group	Signarket area? asements, encroach r the area and radverse co roker/MIs/Re own or Townhouse eral Description Steon Cmp 9 208 units) 1/1 Gara 1 esidence [sociation (HOA)? ution [ding(s) into a condor	anitary Secondarian MA Flood ZA Flood Z	Public Wer School one X Vivironmental cond ve street stans noted. A/Appraisal Garden School of Units For Sale of Units Sold of Units Sold of Units Rented of Owner Occup ond Home or Recr loper School of the tans 10% of ta	Other (describe) FEM /es No /itions, land uses, etc treet grade. The project of the project	If No, desc. Lip 11 No, desc. Lip 202 Lip 12 Lip 14 Lip 15 Lip 16 Lip 16 Lip 16 Lip 17 Lip	# of Phase # of Units # of Units # of Owner nt No If Yes, c	Off-site Improvem Street Asph Alley None 55C0726G and sides to c Other (describe) If Project Comple s for Sale Sold Rented r Occupied Units	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public Pub	/28/2008 Die See Domplete]
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subje easement Data source(s) f Project Descripti Gener # of Stores # of Elevators Existing Under Con: Year Built Effective Age Project Primary No Ly Management Gro Was the project Are the units, co	lood Hazard Area and off-site improveme tiverse site conditions of text site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy /builder in control of th oup - Ho entity (the same indivi	Yes Its typical for the m r external factors (e. In utility for ents, or othe Blacked Re Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Re e Homeowners' Associa dual, investor group disconding the first factor of existing build recreation facilities of	Signarket area? asements, encroach r the area and r adverse co roker/Mls/Re own or Townhouse eral Description Stco., Cmp g 208 units) 1/1 Gara 1 esidence [sociation (HOA)? etition [ding(s) into a condor	anitary Secondarian Marian Mar	Public Wer Some X Ye street sl ns noted. A/Appraisal Garden S F of Units Comple F of Units For Sale F of Units F or Sale F or Units F or Units F or Sale F or Units F or Units F or Sale F or Units F or Units F or Sale F or Units F or Units F or Sale F or Units F or	Other (describe) FEM /es No /itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase eted eted tes No Management Agent total units in the proj Yes Or a condominium co	If No, desc.	# of Phase # of Units # of Units # of Owner # of Owner # of Wase	Off-site Improver Street Asph Alley None 55C0726G Other (describe) If Project Comple s for Sale Sold Rented	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public Pub	/28/2008 Die See Domplete]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descripti # of Stories # of Elevators Existing Under Con- Year Built Effective Age Project Primary Is the developer/ Management Gri Does any single Was the project Are the units, co	lood Hazard Area and off-site improveme tiverse site conditions of text site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy /builder in control of th oup - Ho entity (the same individence of the converse	Yes Its typical for the m r external factors (e. In utility for ents, or othe Brached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Rie Homeowners' Associal dual, investor group dual, investor group cion of existing build recreation facilities of	Signarket area? asements, encroach r the area and r adverse co roker/Mls/Re own or Townhouse eral Description Stco. Cmp g 208 units) 1/1 Gara 1 esidence [sociation (H0A)? etition [ding(s) into a condor complete (including a	anitary Seven MA Flood Z MA Flood	Public Wer Some X One X Very Street Stree	Other (describe) FEM /es No /itions, land uses, etc treet grade. The project of the project	If No, desc.	# of Phase # of Units # of Units # of Owner # of Owner # of Wase	Off-site Improver Street Asph Alley None 55C0726G Other (describe) If Project Comple s for Sale Sold Rented	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public Pub	/28/2008 Die See Domplete]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descripti # of Stories # of Elevators Existing Under Con- Year Built Effective Age Project Primary Is the developer/ Management Gri Does any single Was the project Are the units, co	lood Hazard Area and off-site improveme tiverse site conditions of text site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy /builder in control of th oup - Ho entity (the same indivi	Yes Its typical for the m r external factors (e. In utility for ents, or othe Brached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Rie Homeowners' Associal dual, investor group dual, investor group cion of existing build recreation facilities of	Signarket area? asements, encroach r the area and r adverse co roker/Mls/Re own or Townhouse eral Description Stco. Cmp g 208 units) 1/1 Gara 1 esidence [sociation (H0A)? etition [ding(s) into a condor complete (including a	anitary Seven MA Flood Z MA Flood	Public Wer Some X One X Very Street Stree	Other (describe) FEM /es No /itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase eted eted tes No Management Agent total units in the proj Yes Or a condominium co	If No, desc.	# of Phase # of Units # of Units # of Owner # of Owner # of Wase	Off-site Improver Street Asph Alley None 55C0726G Other (describe) If Project Comple s for Sale Sold Rented	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public Pub	/28/2008 Die See Domplete]
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje easement Data source(s) f Project Descripti # of Stories # of Elevators Existing Under Con- Year Built Effective Age Project Primary Is the developer/ Management Gri Does any single Was the project Are the units, co	lood Hazard Area and off-site improveme tiverse site conditions of text site is typical is, encroachme for project information ion De ral Description 2 0 Proposed struction 1977 25 Occupancy /builder in control of th oup - Ho entity (the same individence of the converse	Yes Its typical for the m r external factors (e. In utility for ents, or othe Brached Rene Exterior Walls Roof Surface Total # Parking Ratio (spaces/L Type Guest Parking Principal Rie Homeowners' Associal dual, investor group dual, investor group cion of existing build recreation facilities of	Signarket area? asements, encroach r the area and r adverse co roker/Mls/Re own or Townhouse eral Description Stco. Cmp g 208 units) 1/1 Gara 1 esidence [sociation (H0A)? etition [ding(s) into a condor complete (including a	anitary Seven MA Flood Z MA Flood	Public Wer Some X One X Very Street Stree	Other (describe) FEM /es No /itions, land uses, etc treet grade. T District & Cc Mid-Rise Subject Phase eted eted tes No Management Agent total units in the proj Yes Or a condominium co	If No, desc.	# of Phase # of Units # of Units # of Owner # of Owner # of Wase	Off-site Improver Street Asph Alley None 55C0726G Other (describe) If Project Comple s for Sale Sold Rented	nents - Type nalt Person Yes compatible 1	# of Planned I # of Planned I # of Units for # of Units For # of Units Rer # of Owner Oc	Public March Public Pub	/28/2008 Die See Domplete]

Individual Condominium Unit Appraisal Report

100220300997NFG File # 100220300997NFG

Describe the condition of the project and qu	ality of construction	n. The s	subject is located	in a averag	e quality co	ondominium p	roject.	The com	plex has av	erage
unit mix with average mark	et appeal an	ıd is in average condi	ition. No adverse	marketing i	nfluences r	noted.				
Describe the common elements and recreat	ional facilities	Camanan	alamanta and a	manitiaa inal	luda, saal/a		al mark	. a		arle and
z		Common	elements and a	nenities inci	lude: pooi/s	spa, playgrour	іа, рагк	t, curb/gt	itter, dog pa	ark, and
greenbelt/common areas n	<u>naintenance.</u>									
A ME										
Are any common elements leased to or by t	he Homeowners' As	ssociation?	Yes No	If Yes, describe th	ne rental terms an	d options.				
Ž										
ច្ច —————										
O le the avaisat subject to a availed vant?		1 Van Na 14 Van û		(daaasiba tas						
Is the project subject to a ground rent?		Yes No If Yes, \$	ре	r year (describe ter	ms and conditions	5)				
Are the parking facilities adequate for the pr	pject size and type?	Yes	s No If No, desc	ribe and comment	on the effect on v	alue and marketability.				
I did did not analyze the cor	idominium project b	oudget for the current year. Explain	n the results of the analysis	of the budget (adec	quacy of fees, res	erves, etc.), or why				
the analysis was not performed.	No condor	minium project budge	et was available o	r provided to	the appra	iser for review	during	the nor	mal course	of
business. Review of the pro-	niect budget	is not necessary to d	levelon credible :	ssianment	results or d	etermine marl	ket valı	IE.		
buchless: Noview of the pro	ojoot baagot	io not nocedary to a	tovolop orodibio	accigniment	i oculio ci u	otorrillio man	itot vaic			
Are there any other foce (other than regular	UOA abargas) for th	no upo of the project facilities?		□ Voc V	No If Voc	rapart the abarrace on	d doooribo			
Are there any other fees (other than regular	HUA charges) for th	ie use or the project facilities?		Yes 🗙	No If Yes,	report the charges an	d describe.			
TAIL .										
A T										
Compared to other competitive projects of s	imilar quality and de	esign, the subject unit charge appe	ears		High X A	Average Low	v If High	or Low, desc	ribe	
ę		. •								
Are there any energy or unusual share-there	tice of the project "	hasad on the condominium docum	nente HOA montings or at	nor information) I	own to the energia	ear?				
Are there any special or unusual characteris			nems, non meetings, or ot	iei iiiioiiiiauoii) KNO	own to the apprais	oci :				
Yes No If Yes, describe	and explain the effi	ect on value and marketability.								
	-							· · · · · ·	-	
Unit Charge \$ 257	per month X 12 =	\$ 2,004,00	per year Annual a	ssessment charne	ner vear ner soua	re feet of gross living a	area = \$		2.60	
201		0,004.00	* *					Cabla	2.68	
Utilities included in the unit monthly assessi	nent	None Heat	Air Conditioning	Electricity	Gas	Water	Sewer	Cable	Other (de:	scride)
General Description	Interior	materials/cond	lition Amer	ities	A	ppliances			Car Storage	
Floor # 2nd Flr/Condo	Floors	M/ I/O //T'I /O /	Fireplace(s) #		Refrigerator	r	No	ino	-	
Zila i ii/Odilao		Wd/Crpt/Tile/Good		0						
# of Levels 1	Walls	Drywall/Average	WoodStove(s)	# 0	Range/Ove	n	⊠ Ga	ırage	Covered	Open
Heating Type Fau Fuel Gas	Trim/Finish	Wood/Average	□ Deck/Patio	Cover	X Disp	Microwave	# of Ca	rs	1	
Central AC Individual AC	Bath Wainscot	Tile/Average	Porch/Balcony	None	Dishwashe	r	☐ As	signed	Owned	
	Doors	-		NONE	_					
Other (describe)			Other	NI	II I Washer/Dn	/er	l Parking	Snace #	NI/	/ A
Other (describe)		Hollow Core/Avera		None	Washer/Dry			Space #	N/	Ά
Finished area above grade contains:		6 Rooms 3	3 Bedrooms	2.0 Bath	(s)	1,152 Square	Feet of Gro	ss Living Area	N/ Above Grade	'A
		6 Rooms 3	3 Bedrooms	2.0 Bath	(s)		Feet of Gro	ss Living Area		'A
Finished area above grade contains:		6 Rooms 3	3 Bedrooms	2.0 Bath	(s)	1,152 Square	Feet of Gro	ss Living Area		'A
Finished area above grade contains: Are the heating and cooling for the individua	l units separately m	6 Rooms 3 netered?	3 Bedrooms Yes No If	2.0 Bath No, describe and co	(s)	1,152 Square atibility to other project	Feet of Gro	ss Living Area rket area.	Above Grade	
Finished area above grade contains: Are the heating and cooling for the individue Additional features (special energy efficient	ul units separately m	6 Rooms 3 lettered? Covered pati	Bedrooms Yes No If No, stucco exterior	2.0 Bath No, describe and co	(s)	1,152 Square atibility to other project	Feet of Gro	ss Living Area rket area.	Above Grade	
Finished area above grade contains: Are the heating and cooling for the individual Additional features (special energy efficient remodeled kitchen/bath, gr	il units separately m	6 Rooms 3 lettered? Covered pati	3 Bedrooms Yes No If No, stucco exterio pet/tile flooring.	2.0 Bath No, describe and co	(s) promment on compa	1,152 Square attibility to other project ron fence, cus	Feet of Gro	ss Living Area rket area.	Above Grade /wood floor,	
Finished area above grade contains: Are the heating and cooling for the individue Additional features (special energy efficient	il units separately m	6 Rooms 3 lettered? Covered pati	3 Bedrooms Yes No If No, stucco exterio pet/tile flooring.	2.0 Bath No, describe and co	(s) promment on compa	1,152 Square atibility to other project	Feet of Gro	ss Living Area rket area.	Above Grade /wood floor,	
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade Describe the condition of the property (included)	anite counte	6 Rooms cletered? Covered pati rtops, and wood/carp , deterioration, removations, remov	3 Bedrooms Yes No If No, stucco exterio pet/tile flooring. deling, etc.).	2.0 Bath No, describe and co	(s) proment on compared from the compared from t	1,152 Square titbility to other project ron fence, cus	Feet of Gro	ss Living Area rket area. ppliances	Above Grade /wood floor,	,
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grades); Bathrooms-remodeled ago; Bathrooms-remodeled	anite counte ding needed repairs	6 Rooms cletered? Covered pati rtops, and wood/carp c, deterioration, renovations, remov //ears ago;The proper	io, stucco exterio et/tile flooring. deling, etc.).	2.0 Bath No, describe and co	f, wrought in C3;Kitcle	1,152 Square titibility to other project ron fence, custonen-remodele nctional inade	Feet of Gro	ss Living Area rket area. opliances o five yea	Above Grade /wood floor, ars erse externa	,
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr bescribe the condition of the property (including ago; Bathrooms-remodeled influences noted on the day	anite counte ding needed repairs or to five y	6 Rooms Covered pati rtops, and wood/carp , deterioration, renovations, remov /ears ago;The proper on. No personal prope	io, stucco exterio cet/tile flooring. deling, etc.). rty is in overall go erty has been inc	2.0 Bath No, describe and co r, comp roof ood condition luded in the	(s) f, wrought in C3;Kitcl n with no fu estimate o	1,152 Square that it is a square tron fence, customer-remodele nctional inade of value. The s	Feet of Gro s in the ma stom ap d-one t equacie ubject u	ss Living Area rket area. opliances o five yea s or adve utilities w	Above Grade /wood floor, ars erse externa	al as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grades) because the condition of the property (including ago; Bathrooms-remodeled influences noted on the day being on and functioning at	items, etc.) anite counte ding needed repairs one to five y of inspectic the time of	Covered patirtops, and wood/carp, deterioration, renovations, remover years ago; The proper on. No personal proper inspection. Assessor	io, stucco exterio cet/tile flooring. deling, etc.). rty is in overall go erty has been inc	2.0 Bath No, describe and co r, comp roof ood condition luded in the	(s) f, wrought in C3;Kitcl n with no fu estimate o	1,152 Square that it is a square tron fence, customer-remodele nctional inade of value. The s	Feet of Gro s in the ma stom ap d-one t equacie ubject u	ss Living Area rket area. opliances o five yea s or adve utilities w	Above Grade /wood floor, ars erse externa	al as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr Describe the condition of the property (included ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser	terns, etc.) anite counte ding needed repairs one to five y of inspectic the time of revealed 1,	Covered pati rtops, and wood/carp , deterioration, renovations, remover /ears ago;The proper on. No personal proper inspection. Assessor	io, stucco exterior bet/file flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate	2.0 Bath No, describe and co r, comp roof ood condition luded in the the subject	(s) f, wrought in C3;Kitcl n with no fu estimate o	1,152 Square ron fence, cus ren-remodele nctional inade f value. The s sq ft of gross I	Feet of Gro s in the ma stom ap d-one t equacie ubject u iving ar	ss Living Area rket area. opliances. o five yea s or adve utilities w rea (GLA	Above Grade //wood floor, ars erse externa ere verified b); Also, Phy	al as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grades) because the condition of the property (including ago; Bathrooms-remodeled influences noted on the day being on and functioning at	terns, etc.) anite counte ding needed repairs one to five y of inspectic the time of revealed 1,	Covered pati rtops, and wood/carp , deterioration, renovations, remover /ears ago;The proper on. No personal proper inspection. Assessor	io, stucco exterior bet/file flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate	2.0 Bath No, describe and co r, comp roof ood condition luded in the the subject	(s) f, wrought in C3;Kitcl n with no fu estimate o	1,152 Square that it is a square tron fence, customer-remodele nctional inade of value. The s	Feet of Gro s in the ma stom ap d-one t equacie ubject u iving ar	ss Living Area rket area. opliances o five yea s or adve utilities w	Above Grade //wood floor, ars erse externa ere verified b); Also, Phy	al as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr Describe the condition of the property (included ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser	tems, etc.) anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at	Covered patirtops, and wood/carp, deterioration, renovations, remover ago; The proper on. No personal proper inspection. Assessor 152 sq ft of GLA.	io, stucco exterior pet/file flooring. deling, etc.). rty is in overall government of the process and the pro	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject	f, wrought in C3;Kitcl with no fu estimate o has 1,152 s	1,152 Square ron fence, cus ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I	Feet of Gro	ss Living Area rket area. ppliances o five yes s or adve utilities w rea (GLA	Above Grade //wood floor, ars erse externa ere verified); Also, Phy	al as as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr Describe the condition of the property (incluago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or advert	tems, etc.) anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at	Covered patirtops, and wood/carp, deterioration, renovations, remover ago; The proper on. No personal proper inspection. Assessor 152 sq ft of GLA.	io, stucco exterior pet/file flooring. deling, etc.). rty is in overall government of the process and the pro	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject	f, wrought in C3;Kitcl with no fu estimate o has 1,152 s	1,152 Square ron fence, cus ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I	Feet of Gro	ss Living Area rket area. ppliances o five yes s or adve utilities w rea (GLA	Above Grade //wood floor, ars erse externa ere verified); Also, Phy	al as as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr Describe the condition of the property (incluago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or advert	tems, etc.) anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at	Covered patirtops, and wood/carp, deterioration, renovations, remover ago; The proper on. No personal proper inspection. Assessor 152 sq ft of GLA.	io, stucco exterior pet/file flooring. deling, etc.). rty is in overall government of the process and the pro	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject	f, wrought in C3;Kitcl with no fu estimate o has 1,152 s	1,152 Square ron fence, cus ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I	Feet of Gro	ss Living Area rket area. ppliances o five yes s or adve utilities w rea (GLA	Above Grade //wood floor, ars erse externa ere verified); Also, Phy	al as as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr Describe the condition of the property (incluago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or advert	tems, etc.) anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at	Covered patirtops, and wood/carp, deterioration, renovations, remover ago; The proper on. No personal proper inspection. Assessor 152 sq ft of GLA.	io, stucco exterior pet/file flooring. deling, etc.). rty is in overall government of the process and the pro	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject	f, wrought in C3;Kitcl with no fu estimate o has 1,152 s	1,152 Square ron fence, cus ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I	Feet of Gro	ss Living Area rket area. ppliances o five yes s or adve utilities w rea (GLA	Above Grade //wood floor, ars erse externa ere verified); Also, Phy	al as as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade being on another finished and features (special energy efficient remodeled kitchen/bath, grade from the condition of the property (included ago; Bathrooms-remodeled influences noted on the day being on and functioning all inspection by the appraiser Are there any physical deficiencies or advertised to the property of the proper	anite counte ding needed repairs one to five y of inspectic the time of the time of adverse conditions that at adverse conditions that at	Covered pati rtops, and wood/carp , deterioration, renovations, remover years ago; The proper pon. No personal proper inspection. Assessor 152 sq ft of GLA. ffect the livability, soundness, or so	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the pro- yability, soundness	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject	f, wrought in C3;Kitcl n with no fu estimate o has 1,152 s	1,152 Square ron fence, cus ron fence, cus men-remodele nctional inade f value. The s sq ft of gross I	Feet of Gross in the mass in the mass etom apped-one to equacie subject univing an ed on the ed	ss Living Areas ss Living Areas spliances o five yes s or adve utilities w rea (GLA o If Yes, de	Above Grade //wood floor, ars erse externa ere verified); Also, Phy	al as as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr Describe the condition of the property (incluago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or advert	anite counte ding needed repairs one to five y of inspectic the time of the time of adverse conditions that at adverse conditions that at	Covered pati rtops, and wood/carp , deterioration, renovations, remover years ago; The proper pon. No personal proper inspection. Assessor 152 sq ft of GLA. ffect the livability, soundness, or so	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the pro- yability, soundness	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject	f, wrought in C3;Kitcl n with no fu estimate o has 1,152 s	1,152 Square ron fence, cus ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I	Feet of Gro	ss Living Areas ss Living Areas spliances o five yes s or adve utilities w rea (GLA o If Yes, de	Above Grade //wood floor, ars erse externa ere verified); Also, Phy	al as as
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the dabeing on and functioning all inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or Does the property generally conform to the	anite counte ding needed repairs one to five y of inspectic the them of the the time of the them of th	Covered patiritops, and wood/carps, deterioration, renovations, remover ago; The proper on. No personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or sanditions influencing live tional utility, style, condition, use,	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the pro- vability, soundness construction, etc.)?	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu	(s) comment on comparing f, wrought in C3;Kitcl n with no fu estimate o has 1,152 :	1,152 Square tibility to other project ron fence, cus men-remodele nctional inade f value. The s sq ft of gross I yes y were observe	Feet of Gross in the mass in the mass in the mass etom appear done to equacie to the mass of the mass	ss Living Areas ss Living Areas spliances, o five yes s or adveutilities w rea (GLA o If Yes, de he day o	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection	al l as ysical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (includes) ago; Bathrooms-remodeled influences noted on the day being on and functioning all inspection by the appraiser Are there any physical deficiencies or advertigation. Does the property generally conform to the The subject property conformation in the subject property conformation.	anite counte ding needed repairs one to five y of inspectic the them of the the time of the them of th	Covered patiritops, and wood/carps, deterioration, renovations, remover ago; The proper on. No personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or sanditions influencing live tional utility, style, condition, use,	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the pro- vability, soundness construction, etc.)?	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu	(s) comment on comparing f, wrought in C3;Kitcl n with no fu estimate o has 1,152 :	1,152 Square tibility to other project ron fence, cus men-remodele nctional inade f value. The s sq ft of gross I yes y were observe	Feet of Gross in the mass in the mass in the mass etom appear done to equacie to the mass of the mass	ss Living Areas ss Living Areas spliances, o five yes s or adveutilities w rea (GLA o If Yes, de he day o	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection	al l as ysical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the dabeing on and functioning all inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or Does the property generally conform to the	anite counte ding needed repairs one to five y of inspectic the them of the the time of the them of th	Covered patiritops, and wood/carps, deterioration, renovations, remover ago; The proper on. No personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or sanditions influencing live tional utility, style, condition, use,	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the pro- vability, soundness construction, etc.)?	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu	(s) comment on comparing f, wrought in C3;Kitcl n with no fu estimate o has 1,152 :	1,152 Square tibility to other project ron fence, cus men-remodele nctional inade f value. The s sq ft of gross I yes y were observe	Feet of Gross in the mass in the mass in the mass etom appear done to equacie to the mass of the mass	ss Living Areas ss Living Areas spliances, o five yes s or adveutilities w rea (GLA o If Yes, de he day o	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection	al l as ysical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade pescribe the condition of the property (inclusing ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or and physical deficiencies or Does the property generally conform to the The subject property confoarea.	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cornelighborhood (functions to the needs)	Covered pating trops, and wood/carp, deterioration, renovations, removered pating trops, and wood/carp, deterioration, renovations, removered pating the proper on. No personal proper inspection. Assessor 152 sq ft of GLA. If the livability, soundness, or subditions influencing livational utility, style, condition, use, eighborhood in style,	io, stucco exterior coet/tile flooring. deling, etc.). rty is in overall goverty has been incorrecords indicate structural integrity of the provability, soundness. construction, etc.)? construction, quantum construct	2.0 Bath No, describe and co r, comp roof od condition luded in the the subject perty? ss, or structu	(s) comment on comparing f, wrought in C3;Kitcl n with no fu estimate o has 1,152 :	1,152 Square 1,152 Square ron fence, cus ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Ves / were observe	Feet of Gross in the mass in t	ss Living Area spliances of five yea s or adve utilities w rea (GLA) If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as ysical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade pescribe the condition of the property (includes) ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or or Does the property generally conform to the The subject property confoarea.	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cornelighborhood (functions to the needs)	Covered patiritops, and wood/carps, deterioration, renovations, remover ago; The proper on. No personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or sanditions influencing live tional utility, style, condition, use,	io, stucco exterior coet/tile flooring. deling, etc.). rty is in overall goverty has been incorrecords indicate structural integrity of the provability, soundness. construction, etc.)? construction, quantum construct	2.0 Bath No, describe and co r, comp roof od condition luded in the the subject perty? ss, or structu	(s) comment on comparing f, wrought in C3;Kitcl n with no fu estimate o has 1,152 :	1,152 Square 1,152 Square ron fence, cus ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Ves / were observe	Feet of Gross in the mass in t	ss Living Area spliances of five yea s or adve utilities w rea (GLA) If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection	al as ysical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade pescribe the condition of the property (includago; Bathrooms-remodeled influences noted on the dawn being on and functioning at inspection by the appraiser Are there any physical deficiencies or advertigation for the property generally conform to the service of the subject property conformation. Does the property generally conform to the The subject property conformation.	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse corneighborhood (functions to the needs to the	Covered patintops, and wood/carp, deterioration, renovations, removered patintops, and wood/carp, deterioration, renovations, removered patintops, deterioration, renovations, removered properson. No personal proper inspection. Assessor 152 sq ft of GLA. If the livability, soundness, or senditions influencing livational utility, style, condition, use, eighborhood in style,	io, stucco exterior coet/tile flooring. deling, etc.). rty is in overall goe erty has been incorrecords indicate structural integrity of the pro yability, soundness construction, etc.)? construction, qua parable sales. If not, explain	2.0 Bath No, describe and co r, comp roof nod condition luded in the the subject perty? ss, or structu	(s) proment on comparing the c	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Ves / were observe All transfe	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area spliances of five yes s or adve utilities w rea (GLA of If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as sisical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade pescribe the condition of the property (inclusing ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or and physical deficiencies or Does the property generally conform to the The subject property confoarea.	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse corneighborhood (functions to the needs to the	Covered patintops, and wood/carp, deterioration, renovations, removered patintops, and wood/carp, deterioration, renovations, removered patintops, deterioration, renovations, removered properson. No personal proper inspection. Assessor 152 sq ft of GLA. If the livability, soundness, or senditions influencing livational utility, style, condition, use, eighborhood in style,	io, stucco exterior coet/tile flooring. deling, etc.). rty is in overall goe erty has been incorrecords indicate structural integrity of the pro yability, soundness construction, etc.)? construction, qua parable sales. If not, explain	2.0 Bath No, describe and co r, comp roof nod condition luded in the the subject perty? ss, or structu	(s) proment on comparing the c	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Ves / were observe All transfe	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area spliances of five yes s or adve utilities w rea (GLA of If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as sisical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade). Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or one of the subject property conformation. Does the property generally conform to the The subject property conformation.	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cor neighborhood (funct rms to the needed repairs)	6 Rooms Covered pati rtops, and wood/carp , deterioration, renovations, remov /ears ago;The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. ffect the livability, soundness, or s inditions influencing liv tional utility, style, condition, use, eighborhood in style, y of the subject property and comp	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall go erty has been incorrecords indicate structural integrity of the provability, soundness construction, etc.)? construction, quality parable sales. If not, explain sclosed. Transfer	2.0 Bath No, describe and co r, comp roof od condition luded in the the subject perty? ss, or structu ality, and over	f, wrought in C3;Kitcl n with no fu estimate o has 1,152 : ural integrity erall general	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I yes were observe Yes \ No al upkeep. Fur	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area spliances of five yes s or adve utilities w rea (GLA of If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as sisical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade pescribe the condition of the property (includago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or one of the property generally conform to the set of the property generally conform to the property generally g	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, seconditions that at adverse corneighborhood (functions to the needed repairs to the needed repairs to the needed repairs to the needed	6 Rooms Covered pati rtops, and wood/carp , deterioration, renovations, remov /ears ago;The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. ffect the livability, soundness, or s nditions influencing liv tional utility, style, condition, use, eighborhood in style, or of the subject property and comp erer examined and dis les or transfers of the subject property	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall go erty has been incorrecords indicate structural integrity of the provability, soundness construction, etc.)? construction, quality parable sales. If not, explain sclosed. Transfer	2.0 Bath No, describe and co r, comp roof od condition luded in the the subject perty? ss, or structu ality, and over	f, wrought in C3;Kitcl n with no fu estimate o has 1,152 : ural integrity erall general	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I yes were observe Yes \ No al upkeep. Fur	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area spliances of five yes s or adve utilities w rea (GLA of If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as sisical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the day being on and functioning all inspection by the appraiser Are there any physical deficiencies or advert No physical deficiencies or advert No physical deficiencies or advertised by the appraisary of the subject property conformation of the subject property conformation of the subject property and all country of the property of the property of the subject property and all country of the property and all country of the property of the pr	al units separately must tems, etc.) anite counte ding needed repairs one to five y of inspectic the time of the the time of the seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at a different temperature that a different temperature th	6 Rooms Covered patiriops, and wood/carps, deterioration, renovations, remover years ago; The proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or suditions influencing livational utility, style, condition, use, eighborhood in style, yof the subject property and compare examined and distinct the subject property and compare examined and distinct so the subject property and compare examined	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall go erty has been inc records indicate entructural integrity of the pro vability, soundness construction, etc.)? construction, qua parable sales. If not, explail sclosed. Transfel	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and over	(s) c)	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes y were observe All transfere to the best of	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area spliances of five yes s or adve utilities w rea (GLA of If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as sisical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the day being on and functioning all inspection by the appraiser Are there any physical deficiencies or advert No physical deficiencies or advert No physical deficiencies or advertised by the appraisary of the subject property conformation of the subject property conformation of the subject property and all country of the property of the property of the subject property and all country of the property and all country of the property of the pr	al units separately must tems, etc.) anite counte ding needed repairs one to five y of inspectic the time of the the time of the seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at a different temperature that a different temperature th	6 Rooms Covered pati rtops, and wood/carp , deterioration, renovations, remov /ears ago;The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. ffect the livability, soundness, or s nditions influencing liv tional utility, style, condition, use, eighborhood in style, or of the subject property and comp erer examined and dis les or transfers of the subject property	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall go erty has been inc records indicate entructural integrity of the pro vability, soundness construction, etc.)? construction, qua parable sales. If not, explail sclosed. Transfel	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and over	(s) c)	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes y were observe All transfere to the best of	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area spliances of five yes s or adve utilities w rea (GLA of If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as sisical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. ago;Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or Does the property generally conform to the The subject property confo area.	al units separately must tems, etc.) anite counte ding needed repairs one to five y of inspectic the time of the the time of the seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at adverse corresponding to the needed 1, seconditions that at a different temperature that a different temperature th	6 Rooms Covered patirtops, and wood/carp, deterioration, renovations, remover ago; The proper proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or some distributions influencing livitional utility, style, condition, use, eighborhood in style, or the subject property and compare examined and distributions of the subject property is so transfers of the subject property is so transfers of the comparable in the subject property and comparable or transfers of the comparable in the subject property and comparable is so transfers of the comparable in the subject property and comparable in the subject property an	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall go erty has been inc records indicate entructural integrity of the pro vability, soundness construction, etc.)? construction, qua parable sales. If not, explail sclosed. Transfel	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and over	(s) c)	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes y were observe All transfere to the best of	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area spliances of five yes s or adve utilities w rea (GLA of If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as sisical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (inclusion) ago; Bathrooms-remodeled influences noted on the day being on and functioning all inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies	anite counte ding needed repairs cone to five y of inspectic the time of revealed 1, se conditions that at adverse core in the time of the conditions that at adverse core in the time of the time of the conditions that at adverse core in the time of the core in the time of the core in the core	Covered pati rtops, and wood/carp , deterioration, renovations, remo years ago; The proper years ago; The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, y of the subject property and com yere examined and dis les or transfers of the subject prop ei les or transfers of the comparable ei	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the provability, soundness construction, etc.)? construction, etc.)? construction, quality for the three years price perty for the three years price sales for the year prior to the sales for the year prior to the sales in the year prior to the sales in the year prior to the sales for the year prior to the sales in the year prior to the year prior	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de	(s) mment on comparing f, wrought in C3;Kitcl with no fu estimate o has 1,152 : ural integrity erall general process ar te of this appraisa	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes V were observe All transfe te to the best of	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area spliances of five yes s or adve utilities w rea (GLA of If Yes, de he day of	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as sisical .
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (included) ago; Bathrooms-remodeled influences noted on the day being on and functioning all inspection by the appraiser Are there any physical deficiencies or advertigation by the appraiser Are there any physical deficiencies or advertigation by the appraiser Are there any physical deficiencies or advertigation by the appraiser Are there any physical deficiencies or advertigation by the appraiser Are there any physical deficiencies or advertigation by the appraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the suppraiser Are there any physical deficiencies or advertigation by the appraiser Are there any physical deficiencies or advertigation by the appraiser Are there any physical deficiencies or advertigation by the appraiser Are there any physical deficiencies or ad	anite counte ding needed repairs cone to five y of inspectic the time of revealed 1, se conditions that at adverse core in the time of the conditions that at adverse core in the time of the time of the conditions that at adverse core in the time of the core in the time of the core in the core	Covered pati rtops, and wood/carp , deterioration, renovations, remo years ago; The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, y of the subject property and com yere examined and dis les or transfers of the subject prop ei les or transfers of the comparable ei or transfer history of the subject pro	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the provability, soundness construction, etc.)? construction, etc.)? construction, quality for the three years prices also for the year prior to the property and comparable sales for the year prior to the property and comparable sales.	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de	C3;Kitcl with no fu estimate o has 1,152: ral integrity process ar te of this appraisa te comparable sal al prior sales on p	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes V were observe All transfe re to the best of the square square age 3).	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area ss Living Area rket area. opliances o five yes s or adve utilities w rea (GLA o If Yes, de he day of utility is in the las ppraisers	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years fo s knowledge	al as ysical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (included) influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or advert No	anite counte ding needed repairs cone to five y of inspectic the time of revealed 1, se conditions that at adverse core in the time of the conditions that at adverse core in the time of the time of the conditions that at adverse core in the time of the core in the time of the core in the core	Covered pati rtops, and wood/carp , deterioration, renovations, remo years ago; The proper years ago; The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, y of the subject property and com yere examined and dis les or transfers of the subject prop ei les or transfers of the comparable ei	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the provability, soundness construction, etc.)? construction, etc.)? construction, quality for the three years price perty for the three years price sales for the year prior to the sales for the year prior to the sales in the year prior to the sales in the year prior to the sales for the year prior to the sales in the year prior to the year prior	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de	C3;Kitcl with no fu estimate o has 1,152: ral integrity process ar te of this appraisa te comparable sal al prior sales on p	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes V were observe All transfe te to the best of	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area ss Living Area rket area. opliances o five yes s or adve utilities w rea (GLA o If Yes, de he day of utility is in the las ppraisers	Above Grade //wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for	al as ysical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. and possible for any possible for	anite counte ding needed repairs cone to five y of inspectic the time of revealed 1, se conditions that at adverse core in the time of the conditions that at adverse core in the time of the time of the conditions that at adverse core in the time of the core in the time of the core in the core	Covered pati rtops, and wood/carp , deterioration, renovations, remo years ago; The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, y of the subject property and com yere examined and dis les or transfers of the subject prop ei les or transfers of the comparable ei or transfer history of the subject pro	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the provability, soundness construction, etc.)? construction, etc.)? construction, quality for the three years prices also for the year prior to the property and comparable sales for the year prior to the property and comparable sales.	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de	C3;Kitcl with no fu estimate o has 1,152: ral integrity process ar te of this appraisa te comparable sal al prior sales on p	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes V were observe All transfe re to the best of the square square age 3).	Feet of Gross in the many storm appears and the many storm appears and the many storm appears and the many storm and the many s	ss Living Area ss Living Area rket area. opliances o five yes s or adve utilities w rea (GLA o If Yes, de he day of utility is in the las ppraisers	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years fo s knowledge	al as ysical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. and possible for any possible for	anite counte ding needed repairs cone to five y of inspectic the time of revealed 1, se conditions that at adverse core in the time of the conditions that at adverse core in the time of the time of the conditions that at adverse core in the time of the core in the time of the core in the core	Covered pati rtops, and wood/carp , deterioration, renovations, remo years ago; The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, y of the subject property and com yere examined and dis les or transfers of the subject prop ei les or transfers of the comparable ei or transfer history of the subject pro	io, stucco exterio pet/tile flooring. deling, etc.). rty is in overall goerty has been incorrecords indicate estructural integrity of the provability, soundness construction, etc.)? construction, etc.)? construction, quality for the three years prices also for the year prior to the property and comparable sales for the year prior to the property and comparable sales.	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de	C3;Kitcl with no fu estimate o has 1,152: ral integrity process ar te of this appraisa te comparable sal al prior sales on p	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes V were observe All transfe re to the best of the square square age 3).	Feet of Gross in the many storm appears to the many storm appears withing an appears withing an appears withing an appears withing appears withing appears withing appears to the many storm appears withing appears to the many storm appears to the many s	ss Living Area ss Living Area rket area. opliances o five yes s or adve utilities w rea (GLA o If Yes, de he day of utility is in the las ppraisers	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years fo s knowledge	al as ysical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade possible the condition of the property (included) ago; Bathrooms-remodeled influences noted on the day being on and functioning all inspection by the appraiser Are there any physical deficiencies or advert No physical	anite counte ding needed repairs one to five y of inspectic. the time of revealed 1, se conditions that at adverse cormelighborhood (functions to the needed repairs to the needed repairs to the needed 1, se conditions that at adverse cormelighborhood (functions to the needed repairs to	Covered pati rtops, and wood/carp , deterioration, renovations, remov /ears ago; The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. ffect the livability, soundness, or s nditions influencing liv tional utility, style, condition, use, eighborhood in style, of the subject property and comp were examined and dis les or transfers of the subject prop eli es or transfers of the comparable ei or transfer history of the subject p	io, stucco exterio coet/tile flooring. deling, etc.). rty is in overall go erty has been inc records indicate structural integrity of the pro rability, soundness construction, etc.)? construction, etc.)? construction, qua parable sales. If not, explair sclosed. Transfer perty for the three years prior sales for the year prior to to comparable sales for the year prior to to comparable sales.	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective do the date of sale of the les (report additions SALE #1	comparable sal	1,152 Square 1,152 Square Ton fence, cus Tron fence, cus Then-remodele Inctional inade f value. The s sq ft of gross I Yes Yes No All transfer Te to the best of Bull Bull	Feet of Gross in the mass in t	ss Living Area ss Living Area rket area. opliances o five yes s or adve utilities w rea (GLA o If Yes, de he day of utility is in the las ppraisers	Above Grade //wood floor, ars erse externa erer verified); Also, Phy scribe f inspection average for t 3 years for s knowledge	al as //sical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade) and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade) and features (special energy efficient remodeled kitchen/bath, grade) and features (special energy efficient remodeled kitchen/bath, grade) and features features f	anite counte ding needed repairs cone to five y of inspectic. the time of revealed 1, se conditions that at adverse core ineighborhood (functions to the needed repairs to the n	Covered pati rtops, and wood/carp , deterioration, renovations, remov /ears ago; The proper on. No personal prope inspection. Assessor 152 sq ft of GLA. ffect the livability, soundness, or s nditions influencing liv tional utility, style, condition, use, eighborhood in style, or of the subject property and comp were examined and die les or transfers of the subject prop ei ei or transfer history of the subject p SUBJECT	io, stucco exterio io, stucco exterio coet/tile flooring. deling, etc.). rty is in overall go erty has been inc records indicate structural integrity of the pro vability, soundnes construction, etc.)? construction, qua parable sales. If not, explair sclosed. Transfer betty for the three years pric sales for the year prior to to comparable sales. If not perpendicular to the property and comparable sales. If not perpendicular to the property and comparable sales. If not perpendicular to the property and comparable sales. If not perpendicular to the property and comparable sales. If not perpendicular to the property and comparable sales. If not perpendicular to the perpend	2.0 Bath No, describe and co r, comp roof rood condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective do the date of sale of the les (report additions SALE #1	casiminate of this appraisa process are comparable sale comparable sale case case case case case case case cas	1,152 Square 1,152 Square Ton fence, cus ron fence, cus ron fence, cus ron fence, cus rener-remodele nctional inade f value. The s sq ft of gross I Yes / Were observe All transfere to the best of all. Rege 3). MPARABLE SALE #2	Feet of Gross in the mass in t	ss Living Area ss Living Area rket area. ppliances o five yes s or adve utilities w rea (GLA) If Yes, de he day of utility is in the las ppraisers	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years for s knowledge	al as //sical
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or No physical def	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cor neighborhood (funct rms to the needed repairs) reveal any prior sale (Records/Rereveal any prior sale (Records/Re	Covered patirtops, and wood/carp, deterioration, renovations, removered patirtops, and wood/carp, deterioration, renovations, removered patirtops, deterioration, renovations, removered patirtops, deterioration, renovations, cross patirtops, designations, cross properties, and propertie	No if N	2.0 Bath No, describe and co r, comp roof r, comp roof luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de the date of sale of the les (report additions) SALE #1 cords/Rei	process are comparable sal prior sales on p	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I yes were observe All transfe re to the best of all e. Tax Records/I 22	Feet of Gross in the mass in t	ss Living Area ss Living Area ss Living Area rket area. opliances, opliances, o five yes s or adve utilities w rea (GLA off Yes, de he day off becribe utility is ccribe	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years for s knowledge	al as /sical r the r the e.
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade) and cooling for the individual features (special energy efficient remodeled kitchen/bath, grade) and features (special energy efficient remodeled kitchen/bath, grade) and features (special energy efficient remodeled kitchen/bath, grade) and features features f	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cor neighborhood (funct rms to the needed repairs) reveal any prior sale (Records/Rereveal any prior sale (Records/Re	Covered patirtops, and wood/carp, deterioration, renovations, removered patirtops, and wood/carp, deterioration, renovations, removered patirtops, deterioration, renovations, removered patirtops, deterioration, renovations, cross patirtops, designations, cross properties, and propertie	No if N	2.0 Bath No, describe and co r, comp roof r, comp roof luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de the date of sale of the les (report additions) SALE #1 cords/Rei	process are comparable sal prior sales on p	1,152 Square 1,152 Square Ton fence, cus ron fence, cus ron fence, cus ron fence, cus rener-remodele nctional inade f value. The s sq ft of gross I Yes / Were observe All transfere to the best of all. Rege 3). MPARABLE SALE #2	Feet of Gross in the mass in t	ss Living Area ss Living Area ss Living Area rket area. opliances, opliances, o five yes s or adve utilities w rea (GLA off Yes, de he day off becribe utility is ccribe	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years for s knowledge	al as /sical r the r the e.
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or No physical def	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cor neighborhood (funct rms to the needed repairs) and the reveal any prior sale of the prior sa	Covered pati rtops, and wood/carp, deterioration, renovations, remov reas ago; The proper personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, of the subject property and comp are examined and dis tes or transfers of the subject proper ei ei or transfer history of the subject proper SUBJECT /Tax Records/Rei O22 and comparable sales.	39 Bedrooms	2.0 Bath No, describe and co r, comp roof r, comp roof od condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de the date of sale of the les (report additions SALE #1 cords/Rei the only sales	process are te of this appraisal prior sales on p CRMLS/ 03/15/20 of the sub	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes were observe All transfe te to the best of al. Tax Records/I 22 ject/comparable	Feet of Groes in the many storm appears within the many storm appears to the property of the p	ss Living Area ss Living Area rket area. opliances, o five yes s or adve utilities w rea (GLA of If Yes, de he day of cribe utility is in the las ppraisers cc CRMLS, 03/15/20 he last 3	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years for s knowledge /Tax Record 222 6 months is	al as /sical r the r the e.
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or Area (in the subject property and all con area. I	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cor neighborhood (funct rms to the needed repairs) and the reveal any prior sale of the prior sa	Covered pati rtops, and wood/carp, deterioration, renovations, remov reas ago; The proper personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, of the subject property and comp are examined and dis tes or transfers of the subject proper ei ei or transfer history of the subject proper SUBJECT /Tax Records/Rei O22 and comparable sales.	39 Bedrooms	2.0 Bath No, describe and co r, comp roof r, comp roof od condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de the date of sale of the les (report additions SALE #1 cords/Rei the only sales	process are te of this appraisal prior sales on p CRMLS/ 03/15/20 of the sub	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes were observe All transfe te to the best of al. Tax Records/I 22 ject/comparable	Feet of Groes in the many storm appears within the many storm appears to the property of the p	ss Living Area ss Living Area rket area. opliances, o five yes s or adve utilities w rea (GLA of If Yes, de he day of cribe utility is in the las ppraisers cc CRMLS, 03/15/20 he last 3	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years for s knowledge /Tax Record 222 6 months is	al as /sical r the r the e.
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or Area (in the subject property and all con area. I	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cor neighborhood (funct rms to the needed repairs) and the reveal any prior sale of the prior sa	Covered pati rtops, and wood/carp, deterioration, renovations, remov reas ago; The proper personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, of the subject property and comp are examined and dis tes or transfers of the subject proper ei ei or transfer history of the subject proper SUBJECT /Tax Records/Rei O22 and comparable sales.	39 Bedrooms	2.0 Bath No, describe and co r, comp roof r, comp roof od condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de the date of sale of the les (report additions SALE #1 cords/Rei the only sales	process are te of this appraisal prior sales on p CRMLS/ 03/15/20 of the sub	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes were observe All transfe te to the best of al. Tax Records/I 22 ject/comparable	Feet of Groes in the many storm appears within the many storm appears to the property of the p	ss Living Area ss Living Area rket area. opliances, o five yes s or adve utilities w rea (GLA of If Yes, de he day of cribe utility is in the las ppraisers cc CRMLS, 03/15/20 he last 3	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years for s knowledge /Tax Record 222 6 months is	al as /sical r the r the e.
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or Area (in the subject property and all con area. I	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cor neighborhood (funct rms to the needed repairs) and the reveal any prior sale of the prior sa	Covered pati rtops, and wood/carp, deterioration, renovations, remov reas ago; The proper personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, of the subject property and comp are examined and dis tes or transfers of the subject proper ei ei or transfer history of the subject proper SUBJECT /Tax Records/Rei O22 and comparable sales.	39 Bedrooms	2.0 Bath No, describe and co r, comp roof r, comp roof od condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de the date of sale of the les (report additions SALE #1 cords/Rei the only sales	process are te of this appraisal prior sales on p CRMLS/ 03/15/20 of the sub	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes were observe All transfe te to the best of al. Tax Records/I 22 ject/comparable	Feet of Groes in the many storm appears within the many storm appears to the property of the p	ss Living Area ss Living Area rket area. opliances, o five yes s or adve utilities w rea (GLA of If Yes, de he day of cribe utility is in the las ppraisers cc CRMLS, 03/15/20 he last 3	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years for s knowledge /Tax Record 222 6 months is	al as /sical r the r the e.
Finished area above grade contains: Are the heating and cooling for the individual features (special energy efficient remodeled kitchen/bath, gr. Describe the condition of the property (incl. ago; Bathrooms-remodeled influences noted on the day being on and functioning at inspection by the appraiser Are there any physical deficiencies or adver No physical deficiencies or Area (in the subject property and all con area. I	anite counte ding needed repairs one to five y of inspectic the time of revealed 1, se conditions that at adverse cor neighborhood (funct rms to the needed repairs) and the reveal any prior sale of the prior sa	Covered pati rtops, and wood/carp, deterioration, renovations, remov reas ago; The proper personal proper inspection. Assessor 152 sq ft of GLA. Iffect the livability, soundness, or s additions influencing liv tional utility, style, condition, use, eighborhood in style, of the subject property and comp are examined and dis tes or transfers of the subject proper ei ei or transfer history of the subject proper SUBJECT /Tax Records/Rei O22 and comparable sales.	39 Bedrooms	2.0 Bath No, describe and co r, comp roof r, comp roof od condition luded in the the subject perty? ss, or structu ality, and ove rs and sales or to the effective de the date of sale of the les (report additions SALE #1 cords/Rei the only sales	process are te of this appraisal prior sales on p CRMLS/ 03/15/20 of the sub	1,152 Square tibility to other project ron fence, cus nen-remodele nctional inade f value. The s sq ft of gross I Yes were observe All transfe te to the best of al. Tax Records/I 22 ject/comparable	Feet of Groes in the many storm appears within the many storm appears to the property of the p	ss Living Area ss Living Area rket area. opliances, o five yes s or adve utilities w rea (GLA of If Yes, de he day of cribe utility is in the las ppraisers cc CRMLS, 03/15/20 he last 3	Above Grade /wood floor, ars erse externa ere verified); Also, Phy scribe f inspection average for t 3 years for s knowledge /Tax Record 222 6 months is	al as /sical r the r the e.

Freddie Mac Form 465 March 2005 UAD Version 9/2011 Page 2 of 6 Fannie Mae Form 1073 March 2005

100220300997NFG File # 100220300997NFG

				• • • • • • • • • • • • • • • • • • • •	<u> </u>	100220300) 997 NI O
There are 9 comparable	properties currently of	ffered for sale in th	ne subject neighborhoo	d ranging in prid	ce from \$ 275,000	to \$ 41	0,000
There are 35 comparable	sales in the subject	neighborhood within th	ne past twelve months	ranging in sale	price from \$ 290,00		125,000
FEATURE	SUBJECT	COMPARABL	E SALE # 1	COMPA	ARABLE SALE # 2		LE SALE # 3
Address and 2321 Gonzaga	In	1411 Clemson W	lav	2500 Gramblii	ng Way	1412 Everton PI	
Unit # -, Riverside, CA		-, Riverside, CA 9	•	-, Riverside, C	0 ,	-, Riverside, CA	02507
Project Name and University (University Greens		University Gre		Townhome	92301
Offiversity C	Jreens	University Greens	3	,	eens	LOMUNONE	
Phase 1 Proximity to Subject		1		0.00! 0.5	•	1	
		0.09 miles E		0.08 miles SE		1.10 miles S	I
Sale Price	\$ 365,000		\$ 353,000		\$ 340,000		\$ 380,000
	\$ 316.84 sq. ft.	\$ 301.71 sq. ft.		\$ 295.14 st		\$ 329.86 sq. ft.	
Data Source(s)		CRMLS#EV2109	0672;DOM 14	CRMLS#WS2	21215203;DOM 34	CRMLS#WS212	62539;DOM 46
Verification Source(s)		Tax Records/CO	E: 06/29/2021	Tax Records/0	COE: 12/21/2021	Tax Records/CC	E: 02/16/2022
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	0	ArmLth	0	ArmLth	0
Concessions		Cash;0		Conv;0		Cash;15000	0
Date of Sale/Time		s06/21;c06/21		s12/21;c11/21		s02/22;c01/22	0
Location	N-Pos:	,			0		0
Leasehold/Fee Simple		N;Res;		N;Res;		N;Res;	
HOA Mo. Assessment	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	257	257		257		280	0
Common Elements		Common Areas	,	Common Area		Common Areas	
and Rec. Facilities		Park/Greenbelt		Park/Greenbe		Park/Greenbelt	
Floor Location	2nd Flr/Condo	2nd Flr/Condo		2nd Flr/Condo)	2nd Flr/Condo	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	RT1L;Ranch	RT1L;Ranch		RT1L;Ranch		RT2L;Colonial	0
Quality of Construction	Q3	Q3		Q3		Q3	
Quality of Construction Actual Age	45	50	0	45		50	0
		C3		C3		C3	
Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade	Total Bdrms. Baths	Total Bdrms. Baths			aths	Total Bdrms. Baths	. 5 000
Above Grade							+5,000
Room Count	6 3 2.0	6 3 2.0			.0	5 2 2.0	0
Gross Living Area	1,152 sq. ft.	1,170 sq. ft.	0	, -	q. ft.	1,152 sq. ft.	
Basement & Finished	0sf	0sf	,	0sf		0sf	
Rooms Below Grade			,				
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Fau/Cac	Fau/Cac		Fau/Cac		Fau/Cac	
Energy Efficient Items	None	None		None		None	
Garage/Carport							
Porch/Patio/Deck	1g;Owned	1g;Owned		1g;Owned		1g;Owned	
POTCH/Paulo/Deck	Patio	Patio		Patio		Patio	
Other	None	None		None		None	
Other POOL/SPA	None None	None None		None None			
POOL/SPA Int/Ext Upgrades	None	None Upgrades/Cstm		None Upgrades/Std		None None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total)	None	None Upgrades/Cstm	\$ 0	None Upgrades/Std	- \$ 15,000	None None Upgrades/Cstm	\$ 5,000
POOL/SPA Int/Ext Upgrades	None Upgrades/Cstm	None Upgrades/Cstm	0	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total)	None Upgrades/Cstm	None Upgrades/Cstm +	0	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables	None Upgrades/Cstm See Ad	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std X + Net Adj. 4.4	- \$ 15,000 4 %	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach	None Upgrades/Cstm See Ad	None Upgrades/Cstm	\$ 353,000	None Upgrades/Std The Hading state of the Had	- \$ 15,000 4 % 4 355,000	None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Appro	None Upgrades/Cstm See Ad	None Upgrades/Cstm	\$ 353,000 ble Addendum.	None Upgrades/Std	- \$ 15,000 4 % 4 355,000	None None Upgrades/Cstm	\$ 385,000
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$	None Upgrades/Cstm See Ad oach \$ 36	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not need to be a second to the second to th	None Upgrades/Std	- \$ 15,000 4 % 355,000	None None Upgrades/Cstm	
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$	None Upgrades/Cstm See Ad oach \$ 36	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not need to be a second to the second to th	None Upgrades/Std	- \$ 15,000 4 % 4 355,000	None None Upgrades/Cstm	\$ 385,000
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$	None Upgrades/Cstm See Ad oach \$ 36	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not need to be a second to the second to th	None Upgrades/Std	- \$ 15,000 4 % 355,000	None None Upgrades/Cstm	\$ 385,000
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including s	None Upgrades/Cstm See Ad oach \$ 36	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not need to be a second to the second to th	None Upgrades/Std	- \$ 15,000 4 % 355,000	None None Upgrades/Cstm	\$ 385,000
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$	None Upgrades/Cstm See Ad oach \$ 36	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not need to be a second to the second to th	None Upgrades/Std	- \$ 15,000 4 % 355,000	None None Upgrades/Cstm	\$ 385,000
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including s	None Upgrades/Cstm See Ad oach \$ 36 support for market rent and 6	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not not not not not not not not not not	None Upgrades/Std	- \$ 15,000 4 % 4 % 355,000	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Summary of Income Approach (including sales) Indicated Value by: Sales Comparison Approach (including sales)	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and G	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not if if It I Based upor attitudes and is gi	None Upgrades/Std	15,000 4 % 355,000 4 % 355,000 1 sales analysis of co	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including sales Comparison Approach Sales Compari	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and G	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not if if It I Based upor attitudes and is gi	None Upgrades/Std	15,000 4 % 355,000 4 % 355,000 1 sales analysis of co	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including solutions) Indicated Value by: Sales Comparison Approach Sales Comparison approach	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and G	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not if if It I Based upor attitudes and is gi	None Upgrades/Std	15,000 4 % 355,000 4 % 355,000 1 sales analysis of co	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including sales Comparison Approach Sales Compari	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and G	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not if if It I Based upor attitudes and is gi	None Upgrades/Std	15,000 4 % 355,000 4 % 355,000 1 sales analysis of co	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Summary of Income Approach (including sommary of Income	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and G	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not if if It I Based upor attitudes and is gi	None Upgrades/Std	15,000 4 % 355,000 4 % 355,000 1 sales analysis of co	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Summary of Income Approach (including sommary of Income	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and G	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not if if It I Based upor attitudes and is gi	None Upgrades/Std	15,000 4 % 355,000 4 % 355,000 1 sales analysis of co	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Summary of Income Approach (including sommary of Income	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and G	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not if if It is Based upor attitudes and is gi	None Upgrades/Std	15,000 4 % 355,000 4 % 355,000 1 sales analysis of co	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Summary of Income Approach (including sommary of Income	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and G	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not if if It is Based upor attitudes and is gi	None Upgrades/Std	15,000 4 % 355,000 4 % 355,000 1 sales analysis of co	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including sales Comparison approach supported and defensible.	None Upgrades/Cstm See Ad and 1950 Support for market rent and G pproach \$ ch best reflects typ Cost Approach is	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not nier 18 Based upor	None Upgrades/Std	15,000 4 % 355,000 1 sales analysis of colored Approach (if develope weight. The final estiromes are typically over the sales ar	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach S50 Indicated is
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including so Indicated Value by: Sales Comparison A Sales Comparison approach supported and defensible.	None Upgrades/Cstm See Ad oach \$ 36 1950 support for market rent and 6 pproach \$ ch best reflects tyl Cost Approach is	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not in iter 18 Based upor attitudes and is gine Approach not a in and specifications on items.)	None Upgrades/Std	15,000 4 % 4 % 355,000 1 sales analysis of co Income Approach (if develope weight. The final estir omes are typically over the same are	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach S50 Indicated is
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including sales Comparison Approach Sales Compari	See Ad See Ad 36 1950 support for market rent and 6 pproach \$ ch best reflects tyl Cost Approach is following repairs or a	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not in the continuous procession of a hypothetical service).	None Upgrades/Std	15,000 1	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach S50 Indicated is
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including sales Comparison Approach supported and defensible. This appraisal is made as is "as is"	See Ad see Ad acach \$ 36 1950 support for market rent and 6 pproach \$ ch best reflects tyl Cost Approach is following repairs or a	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not in the continuous procession of a hypothetical service).	None Upgrades/Std	15,000 1	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach S50 Indicated is
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s) Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s) Indicated Value by: Sales Comparison Approach Summary of Income Approach (including s) Indica	See Ad oach \$ 36 1950 support for market rent and 6 pproach \$ ch best reflects tyl Cost Approach is following repairs or all on the extraordinary	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not refer 18 Based upor attitudes and is gime Approach not a series of a hypothetical condition or deficients)	None Upgrades/Std	15,000 1 364,650 I sales analysis of co Income Approach (if develope weight. The final estiromes are typically or a hypothetical condition the repairs or alterations have uire alteration or repair.	None None Upgrades/Cstm	S50 ndicated is have been subject to the
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including sales Comparison approach supported and defensible. This appraisal is made approach supported and defensible. This appraisal is made approach supported and defensible approach supported ap	See Ad see Ad 1950 Support for market rent and G pproach \$ Cost Approach is subject to following repairs or a fon the extraordinary inspection of the	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not riber 18 Based upor attitudes and is gime Approach not a condition or deficient areas of the subject of the s	None Upgrades/Std	a hypothetical condition the repairs or alterations have uire alteration or repair.	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach S50 Indicated is have been Subject to the Initial subject to the
POOL/SPA Int/Ext Upgrades Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including sales Comparison approach supported and defensible. This appraisal is made approach supported and defensible. This appraisal is made approach supported and defensible approach supported ap	See Ad oach \$ 36 1950 support for market rent and 6 pproach \$ ch best reflects tyl Cost Approach is following repairs or all on the extraordinary	None Upgrades/Cstm	\$ 353,000 ble Addendum. PPROACH TO VALUE (not relief 18 Based upor attitudes and is gine Approach not a so of a hypothetical condition or deficient areas of the subjet value, as defined	None Upgrades/Std	a hypothetical condition the repairs or alterations have uire alteration or repair.	None None Upgrades/Cstm	\$ 385,000 Value by Income Approach S50 Indicated is have been Subject to the

Freddie Mac Form 465 March 2005 UAD Version 9/2011 Page 3 of 6 Fannie Mae Form 1073 March 2005

Individual Condominium Unit Appraisal Report

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 user, 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 concessions 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 subject to the following assumptions and limiting conditions:

The appraiser's certification in this report is

- 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.

Freddie Mac Form 465 March 2005 UAD Version 9/2011 Page 4 of 6 Fannie Mae Form 1073 March 2005

100220300997NFG

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
- 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
- 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.

Freddie Mac Form 465 March 2005 UAD Version 9/2011 Page 5 of 6 Fannie Mae Form 1073 March 2005

100220300997NFG File # 100220300997NFG

	100220300997NFG
	ort to: the borrower; another lender at the request of the ortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal ding, but not limited to, the public through advertising, public
22. I am aware that any disclosure or distribution of this apprailaws and regulations. Further, I am also subject to the provise that pertain to disclosure or distribution by me.	
23. The borrower, another lender at the request of the borrowe insurers, government sponsored enterprises, and other secondary of any mortgage finance transaction that involves any one or more	market participants may rely on this appraisal report as part
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign	ecord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this nature, the appraisal report shall be as effective, enforceable and livered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprison Code, Section 1001, et seq., or similar state laws.	this appraisal report may result in civil liability and/or ment or both under the provisions of Title 18, United States
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	ry Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignment analysis, opinions, statements, conclusions, and the appraiser	
2. I accept full responsibility for the contents of this appraisal r statements, conclusions, and the appraiser's certification.	report including, but not limited to, the appraiser's analysis, opinions,
	ub-contractor or an employee of the supervisory appraiser (or the eptable to perform this appraisal under the applicable state law.
·······································	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my signa	cord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ature, the appraisal report shall be as effective, enforceable and livered containing my original hand written signature.
/	
APPRAISER C Wasse	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Derwin S Moore Company NameII. S Express Appraisals	NameCompany Name
Company Name JLS Express Appraisals 5225 Canyon Crest Drive, Suite #430	Company Address
Riverside, CA 92507	
Telephone Number (951) 530-6326	Telephone Number
Email Address dmoore61@inbox.com	Email Address
Date of Signature and Report 03/15/2022	Date of Signature
Effective Date of Appraisal 03/15/2022	State Certification #
State Certification #	or State License # State
or State License # AL016902 State #	Expiration Date of Certification or License
State CA	Expiration Date of Octunication of License
Expiration Date of Certification or License 10/20/2022	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
2321 Gonzaga Ln	Did inspect exterior of subject property from street
-, Riverside, CA 92507	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 365,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name Qwikturn	2011010101010101
Company Name Network Funding Group Inc	COMPARABLE SALES

Freddie Mac Form 465 March 2005 UAD Version 9/2011 Page 6 of 6 Fannie Mae Form 1073 March 2005

3350 E Birch Street, #140, Brea, CA 92821

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection

Company Address

Email Address

Individual Condominium Unit Appraisal Report

100220300997NFG File # 100220300997NFG

FEATURE		SUBJECT			COM	//PARAB	SLE SALE #	4		CC	MPARAB	LE SALE #	5		CO	MPARABI	LE SALE #	6
Address and 2321 Gonzaga	Ln			2500	Colga	te Wa	ay		1336	3 Whe	aton V	Vay		1100) W Bla	aine S	t	
Unit # -, Riverside, C	A 92	507		-, Riv	erside	, CA	92507		-, Ri	verside	e, CA	92507		201,	Rivers	side, C	A 92507	
Project Name and University	Gree	ns		Unive	ersity G	reen	ıs		Univ	ersity	Green	s		The '	Woodl	ands		
Phase 1				1					1					1				
Proximity to Subject				0.16	miles E	Ξ			0.16	miles	Е			0.68	miles	SE		
Sale Price	\$	36	5,000				\$	389,000				\$	325,000				\$	330,000
Sale Price/Gross Liv. Area	\$	316.84	4 sq. ft.	\$ (337.67	sq. ft.			\$	290.4	4 sq. ft.			\$	392.86	3 sq. ft.		
Data Source(s)				CRM	LS#PV	V210	70142;D	OM 32	CRN	1LS#A	R2115	50671;E	OM 0	CRM	ILS#AI	R2202	0221;DC	OM 27
Verification Source(s)							/Active					/Active					/Pending	
VALUE ADJUSTMENTS		DESCRIPTION	ON		ESCRIPTIO			Adjustment		ESCRIPTI			Adjustment		ESCRIPTION			djustment
Sales or Financing				Listin	a			0	Listi	าต			0	Listir	na			0
Concessions					9			0	1	'9			0	1	19			0
Date of Sale/Time				Active					Activ	/P				c03/2	22			0
Location	N;R			N;Re					N:Re					N;Re				
Leasehold/Fee Simple		Simple			Simple					Simple					Simple			
HOA Ma. Assessment	257		;	257	Simple				257	Simple	-				Simple	;		0
Common Elements											١			318	man 1	****		U
and Rec. Facilities		nmon A		l	mon Aı				1 -	mon A				1	mon A			
Floor Location		k/Greer			Green					/Gree					/Greer			
Floor Location View Design (Style) Quality of Construction Actual Age Condition		Flr/Cor	<u>ido</u>		-Ir/Con	do				Ir/Cor	<u>ido</u>		0		Flr/Cor	ndo		
VIEW Pasies (Chile)	N;R			N;Re					N;Re					N;Re				
Design (Style)		IL;Rand	:h		.;Rancl	h				L;Ran	ch				_;Ranc	h		
Quality of Construction	Q3			Q3					Q3					Q3				
Actual Age	45			45					50				0	35				0
	C3			C3					C3					C3				
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths		+5,000
Room Count	6	3	2.0	6	3	2.0			6	3	2.0			5	2	2.0		0
Gross Living Area		1,152	2 sq. ft.		1,152	sq. ft.				1,119	9 sq. ft.		0		840) sq. ft.		+16,000
Basement & Finished	0sf			0sf					0sf					0sf				
Rooms Below Grade																		
Functional Utility	Ave	rage		Avera	age				Aver	age				Aver	age			
Heating/Cooling	Fau	/Cac		Fau/0	Cac				Fau/	Cac				Fau/	Cac			
Energy Efficient Items	Non	ie		None)				None	е				None	Э			
Garage/Carport	1g;0	Owned		1g;O	wned				1g;C	wned				1g;O	wned			
Porch/Patio/Deck	Pati	0		Patio	1				Patio)				Patio)			
Other	Non			None					None					None				
POOL/SPA	Non			None					None					None				
Int/Ext Upgrades		rades/0	Cstm		ades/C	Stm			_	rades/	Cstm			_	ades/0	Cstm		
	Opg	raaoo, c	Journ	Dpg.	+ F	7 -	\$	0] + [7 -	\$	0		1 +	7 -	\$	21,000
Net Adjustment (Total)																		
Net Adjustment (Total) Adjusted Sale Price				Net Adj.	_	00%			Net Adj		0.0%			Net Adj.		64%		2.,000
. , ,				Net Adj. Gross Ad		0.0 %		389 000	Net Adj		0.0 %	\$		Net Adj.		6.4 %	\$,
Adjusted Sale Price	lysis of	the prior sal	le or trans	Gross A	dj.	0.0 %	\$	389,000	Net Adj Gross A	Adj.	0.0 %		325,000	Net Adj.		6.4 [%] 6.4 [%]	\$,
Adjusted Sale Price of Comparables	lysis of	the prior sal		Gross A	dj.	0.0 %	\$ operty and co		Net Adj Gross / (report a	Adj.	0.0 % prior sales	on page 3).	325,000	Net Adj. Gross A		6.4 %	\$ RABLE SALE #	351,000
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer	lysis of	the prior sal		Gross Ad fer history	dj.	0.0 %	\$ operty and co	mparable sales	Net Adj Gross / (report a	Adj. dditional p	0.0 % prior sales	on page 3).	325,000	Net Adj.		6.4 %		351,000
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer	lysis of	the prior sal		Gross Ad fer history	dj.	0.0 %	\$ operty and co	mparable sales	Net Adj Gross / (report a	Adj. dditional p	0.0 % prior sales	on page 3).	325,000	Net Adj. Gross A		6.4 %		351,000
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer	lysis of		Sl	Gross Ad fer history UBJECT	dj. y of the sul	0.0 % bject pro	\$ pperty and col	nparable sales IPARABLE SAL	Net Adj Gross / (report a	Adj. dditional p	0.0 % prior sales	on page 3). COMPARA	325,000 BLE SALE #	Net Adj. Gross A	Adj.	6.4 %	RABLE SALE #	351,000
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer		CRML	ા S/Tax	Gross Ad fer history UBJECT	dj. y of the sul	0.0 % bject pro	\$ operty and co	mparable sales MPARABLE SAL	Net Adj Gross / (report a	Adj. dditional p	0.0 % prior sales	on page 3). COMPARAL	325,000	Net Adj. Gross A	cRM	6.4 % COMPAR	x Record	351,000
Adjusted Sale Price of Comparables Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		CRML: 03/15/2	S/Tax 2022	Gross Adifer history UBJECT	dj. y of the sul	0.0 % bject pro	\$ pperty and col	mparable sales MPARABLE SAL Tax Reco	Net Adj Gross / (report a E #	Adj. dditional p 4 Rei	0.0 % prior sales CRMI 10/28	on page 3). COMPARAN	325,000 BLE SALE # Records/F	Net Adj. Gross A	CRM 10/28	6.4 % COMPAR LS/Ta	RABLE SALE #	351,000 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	f the sub	CRMLS 03/15/2	S/Tax 2022 ty and con	Gross Address	dj. y of the sui	0.0 % bject pro	\$ CRMLS/10/28/20	mparable sales IPARABLE SAL Tax Reco	Net Adj Gross / (report a E #	Adj. dditional p 4 Rei	O.0 % orior sales CRMI 10/28 of the s	compage 3). COMPARAE LS/Tax //2021 subject/	325,000 BLE SALE # Records/F	Net Adj. Gross A	CRM 10/28	6.4% COMPAF LS/Ta 8/2021 st 36 m	RABLE SALE #	351,000 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	f the sub	CRMLS 03/15/2	S/Tax 2022 ty and con	Gross Address	dj. y of the sui	0.0 % bject pro	\$ CRMLS/10/28/20	mparable sales IPARABLE SAL Tax Reco	Net Adj Gross / (report a E #	Adj. dditional p 4 Rei	O.0 % orior sales CRMI 10/28 of the s	compage 3). COMPARAE LS/Tax //2021 subject/	325,000 BLE SALE # Records/F	Net Adj. Gross A	CRM 10/28	6.4% COMPAF LS/Ta 8/2021 st 36 m	RABLE SALE #	351,000 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	f the sub	CRMLS 03/15/2	S/Tax 2022 ty and con	Gross Address	dj. y of the sui	0.0 % bject pro	\$ CRMLS/10/28/20	mparable sales IPARABLE SAL Tax Reco	Net Adj Gross / (report a E #	Adj. dditional p 4 Rei	O.0 % orior sales CRMI 10/28 of the s	compage 3). COMPARAE LS/Tax //2021 subject/	325,000 BLE SALE # Records/F	Net Adj. Gross A	CRM 10/28	6.4% COMPAF LS/Ta 8/2021 st 36 m	RABLE SALE #	351,000 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	f the sub	CRMLS 03/15/2	S/Tax 2022 ty and con	Gross Address	dj. y of the sui	0.0 % bject pro	\$ CRMLS/10/28/20	mparable sales IPARABLE SAL Tax Reco	Net Adj Gross / (report a E #	Adj. dditional p 4 Rei	O.0 % orior sales CRMI 10/28 of the s	compage 3). COMPARAE LS/Tax //2021 subject/	325,000 BLE SALE # Records/F	Net Adj. Gross A	CRM 10/28	6.4% COMPAF LS/Ta 8/2021 st 36 m	RABLE SALE #	351,000 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	f the sub	CRMLS 03/15/2	S/Tax 2022 ty and con	Gross Address	dj. y of the sui	0.0 % bject pro	\$ CRMLS/10/28/20	mparable sales IPARABLE SAL Tax Reco	Net Adj Gross / (report a E #	Adj. dditional p 4 Rei	O.0 % orior sales CRMI 10/28 of the s	compage 3). COMPARAE LS/Tax //2021 subject/	325,000 BLE SALE # Records/F	Net Adj. Gross A	CRM 10/28	6.4% COMPAF LS/Ta 8/2021 st 36 m	RABLE SALE #	351,000 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale.	i the sub	CRML: 03/15/2 ject propert	S/Tax 2022 ty and con	Gross Address	dj. y of the sul rds/Re sales s have	0.0 % bject pro	s operty and co COM CRMLS/ 10/28/20 listed/sol	mparable sales IPARABLE SAL Tax Reco 121 The d in the la	Net Adj Gross / (report a E #	Adj. dditional p 4 Rei	O.0 % orior sales CRMI 10/28 of the s	compage 3). COMPARAE LS/Tax //2021 subject/	325,000 BLE SALE # Records/F	Net Adj. Gross A	CRM 10/28	6.4% COMPAF LS/Ta 8/2021 st 36 m	RABLE SALE #	351,000 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The	i the sub The s	CRMLS 03/15/2 ject properts subject/o	S/Tax 2022 ty and con compa	Gross Address	dj. y of the sul rds/Re sales s have	0.0 % bject pro	s pperty and co COM CRMLS/ 10/28/20 listed/sol	mparable sales Tax Reco 21 The d in the la	Ret Adj Gross A (report a E # Drds/F	Adj. dditional p 4 Rei sale c month	CRMI 10/28 of the s	LS/Tax /2021 subject/or to the	325,000 BLE SALE # Records/F comparable sale docu	Rei les in mente	CRM 10/28 the las	6.4% COMPAF LS/Ta B/2021 at 36 m nis rep	x Record	351,000 6 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The Appraiser utilized sea	the sub The s	CRMLS 03/15/2 ject propert subject/o	S/Tax 2022 ty and compa	Gross Adster history UBJECT Recol mparable sarables	rds/Re sales s have	i i i subject pro	\$ CRMLS/ 10/28/20 listed/sol	Tax Reco	Net Adj Gross / (report a E #	Adj. dditional p 4 Rei sale c month	CRMI 10/28 of the s	LS/Tax LS/Tax L/2021 subject/ or to the	325,000 RESALE # Records/F comparable sale docu	Rei Res in mente	CRM 10/28 the lased in the	COMPAR LS/Ta B/2021 at 36 m his rep	x Record	351,000 6 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sead distance threshold, comparables.	i the sub The s	CRML: 03/15/2 03/15/2 iget propert subject/o	S/Tax 2022 ty and compa	Gross Address	rds/Re sales s have	i i not I	\$ CRMLS/ 10/28/20 listed/sol	Tax Reco	Net Adj Gross // (report a E #	Adj. dditional p 4 Rei sale c month	CRMII 10/28 of the sense price	LS/Tax LS/Tax L/2021 subject/ or to the	325,000 Records/F comparable sale docu	Net Adj. Gross A 5 Rei les in mente ompa	CRM 10/28 the lased in the	6.4 % COMPAF LS/Ta 8/2021 at 36 m is rep within ft., a	x Record	351,000 6 6 ds/Rei
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The Analysis/Comments The appraiser utilized seadistance threshold, comparaconstruction dates from 15	The substitution in the su	CRML: 03/15/2 03/15/2 ject propert subject/d	S/Tax 2022 ty and compa compa	Gross Address	rds/Re sales s have ARAB g the s month ustment	i i not I	\$ CRMLS/ 10/28/20 listed/sol RESEAR ct neighbed sale tranted a	Tax Reco	Net Adj Gross // (report a E # Pords/F e only ast 36	Adj. Additional p 4 Rei sale c month	CRMI 10/28 of the sense price	LS/Tax J/2021 subject/or to the	325,000 RECORDS/F COMPARABLE # Records/F comparable and a comparable document of the comparable document of the comparable and a comparabl	Net Adj. Gross A S S S S S S S S S S S S S	CRM 10/28 the lasted in the	COMPARED LS/Ta B/2021 at 36 mis rep	x Record nonths is ort. the 1 mi nd ion. The	351,000 6 6 Is/Rei the
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compacton struction dates from 15 comparables utilized representations.	E APProch parable	CRML: 03/15/2 ject properts subject/o	S/Tax 2022 ty and compa compa ER'S C ters inc in the (No agost pos	Gross Architecture of the control of	rds/Re sales s have ARAB g the s month istment	i i not I	\$ CRMLS/ 10/28/20 listed/sol RESEAR ct neight ed sale t ranted a sed sales	Tax Reco	Net Adj Gross // (report a E # Drds/F e onlyy ast 36	sale comonth	CRMI 10/28 of the s ns prio	LS/Tax J/2021 subject/or to the 1 of the subject shall from th	325,000 BLE SALE # Records/F comparable sale docu	Net Adj. Gross A S Rei Les in menta menta	CRM 10/28 the las ed in the last sed in the last sed of gention of the last sed of the last	COMPAF COMPAF LLS/Ta LS/Ta S/2021 t 36 m nis rep	x Record nonths is ort. the 1 mi nd ion. The lar in loca	351,000 f 6 Is/Rei the
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Bata Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized represappeal, lot size, age, cond	E APP	CRML: 03/15/2 ject properts subject/o	S/Tax 2022 ty and compa compa ER'S C ters ind in the (No agost pos	Gross Ar Archistory Recool Recool mparable : arable: COMP Cluding 6 - 12 e adju sible r ing ard	rds/Re sales s have ARAB g the s month estment recentllea. The	i i i i i i i i i i i i i i i i i i i	\$ CRMLS/ 10/28/20 listed/sol RESEAR ct neight ed sale tranted are sed sales praiser expression.	Tax Reco	Net Adj Gross // (report a E # Drds/F e onlyy ast 36	ned or month	CRMI 10/28 of the s prior	on page 3). COMPARAL LS/Tax //2021 subject/ or to the s 1 of the sect shall from the	325,000 BLE SALE # Records/F comparabl sale docu e report, c ect gross li re similar li e subject r ich appeal	Net Adj. Gross A Seei Les in mente mente ompa ving a evels neight r (per	CRMM 10/28 the lassed in the control of the control	6.4 % COMPAF LS/Ta 8/2021 at 36 m nis rep within i. ft., a trificat d simi to hav	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific	351,000 f 6 Is/Rei the
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized represappeal, lot size, age, cond superior/inferior upgrades	E APProch parable sesent dition & an	CRML: 03/15/2 ject properts subject/s PRAISE paramet es withi 1987. It the be and gro menities	S/Tax 2022 ty and comparing the comparing th	Gross Archistory Recool Recoo	rds/Re sales s have	0.0 % i i i not I	\$ CRMLS/ 10/28/20 listed/sol RESEAR ct neight ed sale tranted a sed sales praiser explicit, es	Tax Reco	Net Adj Gross / (report a E # Pords/F e only ast 36 s defii +/-30 parab listin ales/I	ned or month	CRMI 10/28 of the s ns prio	on page 3). COMPARAL LS/Tax /2021 subject/ or to the e 1 of the e subject shart from the mes wh sales/I	325,000 BLE SALE # Records/F comparabl sale docu e report, c ect gross li re similar li e subject r ich appear	Net Adj. Gross A Seei	CRMM 10/28 the lass area sq of gen oorhoo MLS) 1	6.4 % COMPAF LS/Ta 8/2021 at 36 m is rep within i. ft., a trificat d simi to have that as "	x Record nonths is ort. the 1 mind ion. The lar in local e significatear-dow	351,000 f 6 Is/Rei the
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compaconstruction dates from 19 comparables utilized represappeal, lot size, age, cond superior/inferior upgrades for their land value only ar	E APP Frch p 972 - esentilition & annot RE	CRML: 03/15/2 03/15/2 piect properts subject/o PRAISE paramet es withi 1987. It the be and gro menities EO & Ri	S/Tax 2022 ty and compa ER'S C ters inc in the 6 No age st pos oss liv	Gross Archief history Recon mparable : COMP	rds/Re sales s have	i i i not I	\$ CRMLS/ 10/28/20 listed/sol RESEAR ct neight ed sale t ranted a sed sales braiser e: ubject, es The app	Tax Recolor The late of the la	Net Adj Gross // (report a E.E.# prds/F e only ast 36 s defii +/-30 parab listin ales/I ate, s	ned or north sales and sal	CRM/lable of hor stings, e desi	on page 3). COMPARAL LS/Tax //2021 subject/or to the e 1 of the ect share from the mes wh sales/I re to uti	325,000 BLE SALE # Records/F comparabl sale docu e report, c act gross li re similar li e subject r ich appear istings of h ilize more	Net Adj. Gross A S S S S Ompaa ompaa ompaa ving a evels neighbr r (per nomes recent	CRM 10/28 the lass the last of general squares of g	6.4% COMPAF COMPAF LS/Ta 3/2021 t 36 m within i, ft., a trificat d simi to hav tht as " et data	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow	351,000 6 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized representations of their land value only are	E APP E APP The s The	CRML: 03/15/2	S/Tax 2022 S/Tax 2022 ty and compared terms incompared te	Gross Archier history Recon mparable : COMP Comparable : a adju sible r ing archier archier archier archier comparable : a adju sible r comparation sa a subje a subje a subje a subje a subje a subje	di. y of the sul di. sales sales s have a sales g the s month di. sales month di. sales di. sal	i in the subject properties of the subject stress of the subject	\$ CRMLS/ 10/28/20 listed/sol RESEAR ct neighbled sale tranted a sed sales or aiser exibject, est The apper, the apper, the apper, the apper, the apper, the apper, the apper sales or aiser exists.	Tax Recolor The din the late of the late o	Net Adj Gross // (report a E # Dords/F e only y s defii +/-3C Darab ! listin ales/! ate, s	ned or month	O.0 % CRMI 10/28 of the s of t	LS/Tax LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/L	325,000 BLE SALE # Records/F comparable sale docu e report, control contro	Net Adj. Gross A S S S S S S S S S S S S S	CRM 10/28 the last area sq of gen on MLS) (s bought t markwited by	6.4% COMPAF COMPAF LS/Ta 3/2021 tt 36 m within i. ft., a d simi to hav th tas " et data y the a	x Record x Record nonths is ort. the 1 mind ion. The lar in locale significatear-down a whenever mount of the signification of the significant of the s	351,000 6 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized representations of their land value only are	E APP APP APP APP APP APP APP APP	CRMLs 03/15/2	S/Tax 2022 S/Tax 2022 ty and comparation of the feature of the f	Gross Archier history Recon mparable : COMP comparable : comparable	di. rds/Re rds/Re sales s have ARAB g the s month intercee	i not I subject processor to the subject close to twarm y close apprhe subject processor to the subject to th	\$ CRMLS/ 10/28/20 iisted/sol RESEAR ct neighted sale tranted are sed sale tranted are praiser exhibited.	Tax Recolor Tax Re	Net Adj Gross // (report a E # Drds/F e only s defii +/-3C Darab listin ales/I ate, s precia	ned or month ned or sale commonth ned or sale sale sale sale sale sale sale sale	O.0 % CRMI 10/28 CRMI 10/28 In page In	LS/Tax LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/L	325,000 BLE SALE # Records/F comparable sale docu e report, c ect gross life in estimate similar life estimates in the sale document in the sale document in the sale document in the sale sale document in the sale document in the sale sale sale document in the sale sale sale sale sale sale sale sal	Net Adj. Gross A 5 Rei Les in mente wing a evelsh reight recent (per nomes recent) I is limited s	CRM 10/28 Trables area sq of geno of geno of MLS) 1 the last be squared to the s	6.4 % COMPAF LS/Ta 3/2021 ti 36 m is rep within i, ft., a trificat do simi to hav thas " et data y the a nalysis	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenev a mount o s model.	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized representations of their land value only are	E APP APP APP APP APP APP APP APP	CRMLs 03/15/2	S/Tax 2022 S/Tax 2022 ty and comparation of the feature of the f	Gross Archier history Recon mparable : COMP comparable : comparable	di. rds/Re rds/Re sales s have ARAB g the s month intercee	i not I subject processor to the subject close to twarm y close apprhe subject processor to the subject to th	\$ CRMLS/ 10/28/20 iisted/sol RESEAR ct neighted sale tranted are sed sale tranted are praiser exhibited.	Tax Recolor Tax Re	Net Adj Gross // (report a E # Drds/F e only s defii +/-3C Darab listin ales/I ate, s precia	ned or month ned or sale commonth ned or sale sale sale sale sale sale sale sale	O.0 % CRMI 10/28 CRMI 10/28 In page In	LS/Tax LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/LS/L	325,000 BLE SALE # Records/F comparable sale docu e report, c ect gross life in estimate similar life estimates in the sale document in the sale document in the sale document in the sale sale document in the sale document in the sale sale sale document in the sale sale sale sale sale sale sale sal	Net Adj. Gross A 5 Rei Les in mente wing a evelsh reight recent (per nomes recent) I is limited s	CRM 10/28 Trables area sq of geno of geno of MLS) 1 the last be squared to the s	6.4 % COMPAF LS/Ta 3/2021 ti 36 m is rep within i, ft., a trificat do simi to hav thas " et data y the a nalysis	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenev a mount o s model.	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized representations of their land value only are	E APP APP APP APP APP APP APP APP	CRMLS 03/15/2 03/15/2 03/15/2 03/15/2 09/20/20/20/20/20/20/20/20/20/20/20/20/20/	S/Tax 2022 S/Tax 2022 ty and compa Compa EER'S C ters inc n the 6 n the 6 s as cc elocat y to the ve dat d upon	Gross Architecture of the control of	di. rds/Re rds/Re sales s have ARAB g the s month istment recently rece	i i i i i i i i i i i i i i i i i i i	\$ CRMLS/ 10/28/20 listed/sol RESEAR ct neighted sale tranted a set or sale sor sale sale sale sale sale sale sale sale	Tax Recolor Tax Re	Net Adj Gross / (report a E # Dords/F e only) s defin +/-3C Dorastin Ileishin ate, s precia	ned or ned or not or ned or ned or ned or ned or ned or ned or not or ned or not or ned or ne	0.0 % CRMI 10/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28 110/28	LS/Tax LS	325,000 Records/F Records/F comparably sale docu e report, c ect gross li re similar li e subject r ich appear istings of t ilize more et data ance dupon pa 500 per 1,	Net Adj. Gross A S S S S S S S S S S S S S	CRM 10/28 the las ed in the composition of the comp	6.4 % COMPAF COMPAF LS/Ta 3/2021 t 36 m within i. ft., a trificat d simi th as " tet data y the a nalysis \$5,000	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-down a whenev amount o s model. 0 per full	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized representations of their land value only are	FAPP Trch parable and RE see point the substitution of the see point the	CRML: 03/15/2	S/Tax 2022 S/Tax 2022 Ty and compa Service and c	Gross Architecture of the control of	di. y of the sul rds/Re rds/Re sales sales s have ARAB g the s month istment recenth recenth teles/list lest, to the repo d sales ses adju	i i i i i i i i i i i i i i i i i i i	\$ CRMLS/ 10/28/20 listed/sol RESEAR et neighted sale transed alese praiser et ubject, es proper, the appring area lysis moent @ \$1	Tax Recolor Tax Re	Net Adj Gross / (report a E # Dords/F e only) ast 36 Daratin ales/I alate, s precia annot ent @ count	ned or month strings ales/lii.	O.0 % CRMI 10/28 110/28	on page 3). COMPARAL LS/Tax /2021 subject/ or to the 1 of the e subject shar from the e subject s	325,000 Records/F Records/F comparable sale docu e report, c ect gross li re similar le e subject r ich appear istings of t illize more et data and dupon pa 500 per 1/ ve listings	Net Adj. Gross A S Rei Les in mente wing a sevelsh r (per nomes recenitation in the limit of	CRM 10/28 the lass ed in the correction of the c	6.4 % COMPAF COMPAF LLS/Ta 3/2021 t 36 m within i. ft., a d simil to hav y the a nalysis \$5,000 6 to re	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex mount o s model.) per full flect the	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized representations of their land value only are	Figure 1 in the sub The sign of the sign o	CRML: 03/15/2 03/15/2 per propert subject/o	S/Tax 2022 2022 by and compactor of the state of the stat	Gross Archier history Recoil Recoil mparable : arable comparable : arable comparable : arable e adju sible r ing arr ion sar e subje e of th paire pagrade the su	di. y of the sul rds/Re rds/Re sales sales s have ARAB g the s month intercentifice. The ea. The ed titles/tist eet repo d sales es adju bject n	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 iisted/sol RESEAR ct neighted sale tranted a sed sale	Tax Recolor Tax Re	Net Adj Gross / (report a E # Dords/F e only/ es only/ ast 36 I istin ate, s precia annot ent @ count	ned or month man and sistings are sale to month man and or month man and sistings are sales/liii and sistens are sales/	0.0 % CRMI 10/28 In page fit of the same prior in page fit of the	on page 3). COMPARAL LS/Tax /2021 Subject/ or to the 1 of the ne subject shar from th mesales/I re to utile mesales/I re to util	325,000 RECORDS/F Records/F comparable sale docu e report, cect gross lire similar lee subject rich appear sistings of hillize more et data anded upon passoo per 1/2 ve listings ricket conditi	Net Adj. Gross A S S S S S S S S S S S S S	cRM 10/28 the las ed in the control of the control	6.4 % COMPAF COMPAF LLS/Ta 3/2021 t 36 m within i. ft., a d simil to hav y the a nalysis \$5,000 6 to re	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex mount o s model.) per full flect the	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sead distance threshold, compare construction dates from 1st comparables utilized representation and superior/inferior upgrades for their land value only are possible located within clopmarket data available as compared based upon paired sales a average list price-to-sales	Figure 1 in the sub The sign of the sign o	CRML: 03/15/2 03/15/2 per propert subject/o	S/Tax 2022 2022 by and compactor of the state of the stat	Gross Archier history Recoil Recoil mparable : arable comparable : arable comparable : arable e adju sible r ing arr ion sar e subje e of th paire pagrade the su	di. y of the sul rds/Re rds/Re sales sales s have ARAB g the s month intercentifice. The ea. The ed titles/tist eet repo d sales es adju bject n	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 iisted/sol RESEAR ct neighted sale tranted a sed sale	Tax Recolor Tax Re	Net Adj Gross / (report a E # Dords/F e only/ es only/ ast 36 I istin ate, s precia annot ent @ count	ned or month man and sistings are sale to month man and or month man and sistings are sales/liii and sistens are sales/	0.0 % CRMI 10/28 In page fit of the same prior in page fit of the	on page 3). COMPARAL LS/Tax /2021 Subject/ or to the 1 of the ne subject shar from th mesales/I re to utile mesales/I re to util	325,000 RECORDS/F Records/F comparable sale docu e report, cect gross lire similar lee subject rich appear sistings of hillize more et data anded upon passoo per 1/2 ve listings ricket conditi	Net Adj. Gross A S S S S S S S S S S S S S	cRM 10/28 the las ed in the control of the control	6.4 % COMPAF COMPAF LLS/Ta 3/2021 t 36 m within i. ft., a d simil to hav y the a nalysis \$5,000 6 to re	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex mount o s model.) per full flect the	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized representations of their land value only are	E APP The s APP Trch p	CRML: 03/15/2 03/15/2 03/15/2 03/15/2 03/15/2 04/15/2	S/Tax 2022 2022 by and compactor of the state of the stat	Gross Archier history Recoil Recoil mparable : arable comparable : arable comparable : arable e adju sible r ing arr ion sar e subje e of th paire pagrade the su	di. y of the sul rds/Re rds/Re sales sales s have ARAB g the s month intercentifice. The ea. The ed to it il les/tist ee repo d sales es adju bject n	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 iisted/sol RESEAR ct neighted sale tranted a sed sale	Tax Recolor Tax Re	Net Adj Gross / (report a E # Dords/F e only/ es only/ ast 36 I istin ate, s precia annot ent @ count	ned or month man and sistings are sale to month man and or month man and sistings are sales/liii and sistens are sales/	0.0 % CRMI 10/28 In page fit of the same prior in page fit of the	on page 3). COMPARAL LS/Tax /2021 Subject/ or to the 1 of the ne subject shar from th mesales/I re to utile mesales/I re to util	325,000 RECORDS/F Records/F comparable sale docu e report, cect gross lire similar lee subject rich appear sistings of hillize more et data anded upon passoo per 1/2 ve listings ricket conditi	Net Adj. Gross A S S S S S S S S S S S S S	cRM 10/28 the las ed in the control of the control	6.4 % COMPAF COMPAF LLS/Ta 3/2021 t 36 m within i. ft., a d simil to hav y the a nalysis \$5,000 6 to re	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex mount o s model.) per full flect the	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The appraiser utilized sea distance threshold, compacton truction dates from 1st comparables utilized representation of their land value only are possible located within close market data available as of Bedroom adjustment (2) \$25 Bedroom adjustment (2) \$25 Bedroom adjustment (3) \$25 Bedroom adjustment (4) \$25 Bedroom adjustment (5) \$25 Bedroom adjustment (6) \$25 Bedroom adjustment (6) \$25 Bedroom adjustment (7) \$25 Bedroom adjustment (8) \$25 Bedroom adj	E APP The service of the substitution of the service of the proximal proxi	CRML: 03/15/2 03/15/2 03/15/2 03/15/2 09/20/20/20/20/20/20/20/20/20/20/20/20/20/	S/Tax 2022 by and compa ER'S C ters in the 6 No age No age elocat y to the d upon del. Up within the su	Gross Archistory Recoil Reco	di. y of the sul rds/Re sales sales s have ARAB g the s month istment recenth ed to ti iles/list eet, ho d sales sa adju bject n	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 CRMLS/10/28/20 Iisted/sol RESEAR Ct neighted sale tranted a sed sales tranted a sed sales tranted a sed sales and the sed sales or aiser ending the sed sales are allysis moent @ \$1.	Tax Reco Parable sales Tax Reco Tax Reco Parable sales Tax Reco Parable sales Tax Reco Parable sales Tax Reco Parable sales Para	Net Adj Gross / (report a E # Dords/F e only ast 36 S defii +/-30 Dorarab listin ales/I ate, s precia annot economar ed to	ned or nonth	O.0 % CRMI 10/28 f the s prio n page ft. of th d subjection of thorse of the control of the c	on page 3). COMPARAL LS/Tax //2021 subject/ or to the e 1 of the e subject shar from the mes wh a sales/ re to uti e marke es f base es @ \$2, are acti ent mai	325,000 Records/F comparable sale docu e report, cect gross li re similar le e subject r ich appear istings of h ilize more et data and d upon pa 500 per 1/ ve listings rket condit gla, and/o	Net Adj. Gross A S S S S S S S S S S S S S	rables the lased in the control of t	6.4 % COMPAF COMPAF BISTORIA SIZE OF THE SIZE OF TH	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex amount o s model. D per full flect the given to	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of above documented sale. The The appraiser utilized sea distance threshold, compacton truction dates from 1st comparables utilized representation and the sale of the sa	E APP E APP The s APP Trch parable B and RE B and	CRML: 03/15/2 03/15/2 03/15/2 0ject propert subject// PRAISE paramet es withi 1987. It the be and gro menities EO & R. roximity effectiv 0 based sis mode e ratio v mity to	S/Tax 2022 S/Tax 2022 ty and compa ER'S C ters inc No age sst pos oss liv to the ve dat d upon del. Uir the su the su	Gross Ar	di. y of the sul rds/Re sales s have ARAB g the s month istment recentli ea. Thi ed to ti ed to ti eles/list ect, ho ne repo	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 listed/sol RESEAR ct neight ed sale tranted are sed sales praiser exibject, es The app er, the app ving area lying a	Tax Reco PARABLE SAL Tax Reco PARABLE SAL Tax Reco PARABLE SAL The din the la CH: Porhood a hreshold, s all comps & active color ac	Net Adj Gross / (report a E # Dords/F e only/ ast 36 S defii +/-30 Dorarab I listin ales/I ate, s precia annot ent @ compar ed to	ned or north manu () \$50.0 t adjusted in Country () \$100 t adjuste	0.0 % crown sales CRMII 10/28 of the s are prior of the state of the	on page 3). COMPARAL LS/Tax //2021 subject/ or to the e 1 of the e subject shar from the mes wh sales/I re to uti e marke sf base s @ \$2, are acti ent man, esse con	325,000 Records/F Records/F comparable sale docu e report, c ect gross li re similar li re subject r ich appear istings of r ilize more et data and ed upon pa 500 per 1/ ve listings rket condit gla, and/o	Net Adj. Gross A S S S S S S S S S S S S S	rables the lased in the control of t	6.4 % COMPAF COMPAF BISTORIA SIZE OF THE SIZE OF TH	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex amount o s model. D per full flect the given to	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Analysis/Comments The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized represappeal, lot size, age, condisuperior/inferior upgrades for their land value only ar possible located within clo market data available as of Bedroom adjustment @ \$: based upon paired sales a average list price-to-sales comparables 1 - 3 due to present the appraiser acknowledge.	E APP E APP The s APP Trch parable B and RE B and	CRML: 03/15/2 03/15/2 03/15/2 0ject propert subject// PRAISE paramet es withi 1987. It the be and gro menities EO & R. roximity effectiv 0 based sis mode e ratio v mity to	S/Tax 2022 S/Tax 2022 ty and compa ER'S C ters inc No age sst pos oss liv to the ve dat d upon del. Uir the su the su	Gross Ar	di. y of the sul rds/Re sales s have ARAB g the s month istment recentli ea. Thi ed to ti ed to ti eles/list ect, ho ne repo	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 listed/sol RESEAR ct neight ed sale tranted are sed sales praiser exibject, es The app er, the app ving area lying a	Tax Reco PARABLE SAL Tax Reco PARABLE SAL Tax Reco PARABLE SAL The din the la CH: Porhood a hreshold, s all comps & active color ac	Net Adj Gross / (report a E # Dords/F e only/ ast 36 S defii +/-30 Dorarab I listin ales/I ate, s precia annot ent @ compar ed to	ned or north manu () \$50.0 t adjusted in Country () \$100 t adjuste	0.0 % crown sales CRMII 10/28 of the s are prior of the state of the	on page 3). COMPARAL LS/Tax //2021 subject/ or to the e 1 of the e subject shar from the mes wh sales/I re to uti e marke sf base s @ \$2, are acti ent man, esse con	325,000 Records/F Records/F comparable sale docu e report, c ect gross li re similar li re subject r ich appear istings of r ilize more et data and ed upon pa 500 per 1/ ve listings rket condit gla, and/o	Net Adj. Gross A S S S S S S S S S S S S S	rables the lased in the control of t	6.4 % COMPAF COMPAF BISTORIA SIZE OF THE SIZE OF TH	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex amount o s model. D per full flect the given to	351,000 f 6 Is/Rei the le ation, antly rns"
Adjusted Sale Price of Comparables Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Analysis/Comments The appraiser utilized sea distance threshold, compactonstruction dates from 15 comparables utilized represappeal, lot size, age, condisuperior/inferior upgrades for their land value only ar possible located within clo market data available as of Bedroom adjustment @ \$: based upon paired sales a average list price-to-sales comparables 1 - 3 due to present the appraiser acknowledge.	E APP E APP The s APP Trch parable B and RE B and	CRML: 03/15/2 03/15/2 03/15/2 0ject propert subject// PRAISE paramet es withi 1987. It the be and gro menities EO & R. roximity effectiv 0 based sis mode e ratio v mity to	S/Tax 2022 S/Tax 2022 ty and compa ER'S C ters inc No age sst pos oss liv to the ve dat d upon del. Uir the su the su	Gross Ar	di. y of the sul rds/Re sales s have ARAB g the s month istment recentli ea. Thi ed to ti ed to ti eles/list ect, ho ne repo	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 listed/sol RESEAR ct neight ed sale tranted are sed sales praiser exibject, es The app er, the app ving area lying a	Tax Reco PARABLE SAL Tax Reco PARABLE SAL Tax Reco PARABLE SAL The din the la CH: Porhood a hreshold, s all comps & active color ac	Net Adj Gross / (report a E # Dords/F e only/ ast 36 S defii +/-30 Dorarab I listin ales/I ate, s precia annot ent @ compar ed to	ned or north manu () \$50.0 t adjusted in Country () \$100 t adjuste	0.0 % crown sales CRMII 10/28 of the s are prior of the state of the	on page 3). COMPARAL LS/Tax //2021 subject/ or to the e 1 of the e subject shar from the mes wh sales/I re to uti e marke sf base s @ \$2, are acti ent man, esse con	325,000 Records/F Records/F comparable sale docu e report, c ect gross li re similar li re subject r ich appear istings of r ilize more et data and ed upon pa 500 per 1/ ve listings rket condit gla, and/o	Net Adj. Gross A S S S S S S S S S S S S S	rables the lased in the control of t	6.4 % COMPAF COMPAF BISTORIA SIZE OF THE SIZE OF TH	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex amount o s model. D per full flect the given to	351,000 f 6 Is/Rei the le ation, antly rns"
Analysis/Comments The appraiser utilized sea distance threshold, comparables utilized representation dates for their land value only are possible located within clomarket data available as comparables 1 - 3 due to 1 RE: Gross/Net Adjustmen The appraiser acknowledd marketability nor hinder the appraiser acknowledd acknowledge ackn	EAPProches EAPProches EAPProches From parable From Research Ease proches Ease pr	CRML: 03/15/2 ject properts subject/s praise paramet es withi 1987. It the be and gro menities EO & Ri roximity effectiv 0 based sis mode e ratio v mity to	S/Tax 2022 By and compact to the strength of	Gross Archistory Recoil Reco	di. rds/Re rds/Re sales s have ARAB g the s month istment reac. The ded to ti ed to ti ed to sales se adju bject n sharing	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 disted/sol RESEAR ct neighted sale tranted assed sales tranted assed sales tranted assed sales are subject, essed sales are subjec	Tax Reccipations and the latest and	Net Adj Gross / (report a E # Dords/F e only) s defin +/-30 Dorstin ales/I aate, s precia annot ent (a count mpar ed to ht, roo	ned or ned or not not ned or ned	O.0 % CRMI 10/28 In page In	on page 3). COMPARAL LS/Tax /2021 subject/ or to the e 1 of the e subject share from the mes well e marke sf bases s @ \$2, are acti ent main dition,	325,000 Records/F Records/F comparably sale docu e report, c ext gross li re similar li re similar li re similar li re similar li re data anced upon per 1/1 ve listings of filize more ret data anced upon per 1/2 ve listings riket condit gla, and/o dittions do ults.	Net Adj. Gross A S S Sei Les in mente wing a evelsh romes recen I is limired s 22 batt adjus ions. I r ame	rables the lased in the control of t	6.4 % COMPAF COMPAF BISTORIA SIZE OF THE SIZE OF TH	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex amount o s model. D per full flect the given to	351,000 f 6 Is/Rei the le ation, antly rns"
Analysis/Comments The appraiser utilized sea distance threshold, comparables for their land value only are possible located within clomarket data available as comparables 1 - 3 due to the appraiser acknowledgmarketability nor hinder the RE: Attic Accessibility:	EAPProches EAPProches EAPProches From parable From Research Ease proches Ease pr	CRML: 03/15/2 ject properts subject/s praise paramet es withi 1987. It the be and gro menities EO & Ri roximity effectiv 0 based sis mode e ratio v mity to	S/Tax 2022 By and compact to the strength of	Gross Archistory Recoil Reco	di. rds/Re rds/Re sales s have ARAB g the s month istment reac. The ded to ti ed to ti ed to sales se adju bject n sharing	i i i i i i i i i i i i i i i i i i i	CRMLS/10/28/20 disted/sol RESEAR ct neighted sale tranted assed sales tranted assed sales tranted assed sales are subject, essed sales are subjec	Tax Reccipations and the latest and	Net Adj Gross / (report a E # Dords/F e only) s defin +/-30 Dorstin ales/I aate, s precia annot ent (a count mpar ed to ht, roo	ned or ned or not not ned or ned	O.0 % CRMI 10/28 In page In	on page 3). COMPARAL LS/Tax /2021 subject/ or to the e 1 of the e subject share from the mes well e marke sf bases s @ \$2, are acti ent main dition,	325,000 Records/F Records/F comparably sale docu e report, c ext gross li re similar li re similar li re similar li re similar li re data anced upon per 1/1 ve listings of filize more ret data anced upon per 1/2 ve listings riket condit gla, and/o dittions do ults.	Net Adj. Gross A S S Sei Les in mente wing a evelsh romes recen I is limired s 22 batt adjus ions. I r ame	rables the lased in the control of t	6.4 % COMPAF COMPAF BISTORIA SIZE OF THE SIZE OF TH	x Record nonths is ort. the 1 mi nd ion. The lar in loca e signific tear-dow a whenex amount o s model. D per full flect the given to	351,000 f 6 Is/Rei the le ation, antly rns"

The Appraisal Office (210) 326-5668

SINGLE FAMILY COMPARABLE RENT SCHEDULE

100220300997NFG File # 100220300997NFG

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO.	1		COMPARABLE NO.	2	CC	OMPARABLE NO.	3
Address 2321 Gonzac	ga Ln	2505 Colgate Way		2532 B	ryn Mawr Ln		2533 Co	Igate Way	
-, Riverside,	•	Riverside, CA 9250	7		de, CA 9250			e, CA 9250	7
·		0.14 miles E		0.21 m		•	0.15 mile		
Proximity to Subject		CRMLS#AR220352	03	-	5#IV2121867	7.1		#TR211361	13
Date Lease Begins	N/A		.53	01/04/2		14			13
Date Lease Expires		03/09/2022					06/26/20		
17	N/A	03/09/2023		01/04/2	2023		06/26/20	22	
Monthy Rental	If Currently Rented: \$								
	0	\$ 1,950		\$	1,800		\$	1,795	
Less: Utilities	\$ 0	\$ 0		\$	0		\$	0	
Furniture	0	0			0			0	
Adjusted									
Monthly Rent	\$	\$ 1,950		\$	1,800		\$	1,795	
Data Causas	Crmls/Tax Rec	Crmls/Pub Rec		Crmls/F	Pub Rec		Crmls/Pu	ub Rec	
Data Source	Inspection	Inspection		Inspect			Inspection	n	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.		SCRIPTION	+(-)\$ Adjust.		RIPTION	+(-)\$ Adjust.
Rent		0		0			0		
Concessions		0		0		1 1	0	1	
0011000010110	N.D.					1			
Location/View	N;Res;	N;Res;		N;Res;			N;Res;	į	
	N;Res;	N;Res;		N;Res;		1	N;Res;		
Design and Appeal	RT1L;Ranch	RT1L;Ranch		RT1L;R	Ranch	1 1	RT1L;Ra	nch	
	Q3	Q3		Q3		!	Q3	i	
Age/Condition	45	45		49		I I	45	1	
	C3	C3		C3		! !	C3		
Above Grade	Total Bdrms Baths	Total Bdrms Baths	+50	Total B	drms Baths	+50	Total Bdrr	ns Baths	+50
Room Count	6 3 2.0	5 2 1.1	+25	5	2 1.1	+25	5 2	1.1	+25
Gross Living Area	1.152 Sq. Ft.	1,024 Sq. Ft.	+50		1,024 Sq. Ft.	+50		,024 Sq. Ft.	+50
Other (e.g., basement,	0sf	0sf		0sf	.,02.	1	0sf		
etc.)	031	031		031		- -	031	i	
,	Datia	Datia		Datia		1	Datia		<u> </u>
Other:	Patio	Patio		Patio		1	Patio		
Net Adj. (total)		M +	405			105		<u> </u>	
			125	X		125	X +		125
Indicated Monthly		Net 6.4 %		Net	6.9 %		Net	7.0 %	
Market Rent		Gross 6.4 % \$	2,075	Gross	6.9 % \$	1,925	Gross	7.0 % \$	1,920
		le family properties, an estimate o			perties, the general	trend of rents and			
vacancy, and support for the a	bove adjustments. (Rent conces	ssions should be adjusted to the n	narket, not to the subjec	ct property.)		M	arket data	derived fro	om rental
survey and verified	per mls and public i	records. The subject	is located with	in a stab	le rental mar	ket with vacan	cy rates o	f approxima	ately
_		subject property is \$					•		•
070 7 1 1110 111410410	ou ront rungo ioi uio	casjoot property to v	о фоор.	o, oqua. c					
Final Reconciliation of Market F	Rent: Renta	al comparable search	parameters w	ere the	same as tho	se for the comp	oarable sa	les/listings	within the
report. All rental co	mparables above we	ere selected due to th	neir overall sim	ilarity an	nd proximity t	to the subject.	Bedroom/I	bathroom a	djustment
@ \$50 per room/\$2	25 per 1/2 bath/\$50 i	oer full bath. Living a	rea adjustment	@ \$50	per 100 sf. N	Nost weight giv	en to renta	al comparal	bles 1 & 2,
		ct sharing similar bed	-		-			•	,
		g			.,				
I (WE) ESTIMATE THE MONTHL	Y MARKET RENT OF THE SUBJE	CT AS OF		02/1	15/2022	то в	ES	1,95	-n
	1 / _		Nada 9	03/1	13/2022		· —	1,90	
Anneigas(a) CICNATU		и). <i>Г</i>	1000	lauiau Annuai	eer CICNIATIII	DE			
Appraiser(s) SIGNATU		· •		leview Apprai		nc .			
NAME	Derwin S Moore		(If applicable)	NAME				
	n S Moore						_		
Date Property Inspected	03/15/2022	Report Signed 03/15/2		ate Property I	_		Report Signa		
License or Certification #	AL016902	Stat	e <u>CA</u> L	icense or Cer	tification #			Sta	ate
Expiration Date of License	or Certification 1	0/20/2022	E	xpiration Date	of License or Certif	fication			
	_		F	Review Apprais	ser 🗆 Dio	d Did Not	Inspect Subje	ct Property	_

Freddie Mac Form 1000 (8/88)

Operating Income Statement

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

			. ,			•				
Property Address		nzaga Ln reet			Ri	verside City	CA State		92507 Zip Code	
General Instructions: This complete the following schutility expenses. Rental figu	edule indicat	ing each unit'	s rental status, leas	e expiration date, current re						
	Currently Rented		Expiration Date	Current Rent Per Month		Market Rent Per Month	Utility Expense	Paid By Owr		aid enant
Unit No. 1 Yes	☐ No	lacksquare		\$	\$		Electricity			7
Unit No. 2 Yes	No -	 		_ \$ \$		1,950	Gas	H		\geq
Unit No. 3 Yes	No No	 		- \$	\$		Fuel Oil	H		7
Unit No. 4 Yes	No No	<u> </u>		- \$	\$		Fuel (Other)	H	F	╡
Total	ш	ш		_	\$	1,950	Water/Sewer	H	5	₹
					· ·	1,000	Trash Removal		2	Š
The applicant should comple the past two years (for new previous operating statemen applicant's figures (e.g. Appl provide to the appraiser the a financing, and/or any other n projections. The underwriter projections. The underwriter appear unreasonable for the annual expense item) income the property is proposed, never the property is proposed.	properties the ts the applica licant/Apprais foremention elevant inforr should caref should make market. (Rea e should be b	applicant's pant provides n ser 288/300). ed operating s nation as to the ully review the e any final adjul I estate taxes pased on the co	rojected income an nust then be sent to If the appraiser is I statements, mortgaç he income and expe e applicant's/apprais ustments that are no and insurance on the current rents, but sh	d expenses must be provid the appraiser for review, c etained to complete the foi le insurance premium, HO/ nises of the subject properliser's projections and the ap iccessary to more accuratel lese types of properties are ould not exceed market rer	ed). This omment, rm instead A dues, lead to praiser's y reflect a e included	Operating Income and/or adjustments of the applicant, the asehold payments, of from the applicant comments concerning income or expertion and not call	Statement and any next to the le lender must subordinate to substantiate the ling those literals and the lit			
Annual Income and Expe	nse Project	ion for Next	12 months							
Income (Do not include inco	me for owne	r-occupied un	nits)			By Applica	nt/Appraiser		stments by S Underwriter	
Gross Annual Rental (from u				(Market	۱ \$	Бу л.рроо	23,400	\$	o ondormitor	
Other Income (include sourc	` '	intou)		(iviai kei) <u>"</u>		23,400	+		
Total	00)				\$		23,400	\$		-
Less Vacancy/Rent Loss							702 (3%)		(%)
Effective Gross Income					\$		22,698	\$	`	.,
							,			_
Expenses (Do not include ex	penses for o	wner-occupie	ed units)							
Electricity										_
Gas										_
Fuel Oil										_
Fuel			(Type -)					_
Water/Sewer					_					_
Trash Removal					_					_
Pest Control										_
Other Taxes or Licenses					_					_
Casual Labor					_					_
This includes the costs though the applicant m	•	•		even						
Interior Paint/Decorating							50			
This includes the costs	of contract I	abor and mate	erials that are requir	ed to						_
maintain the interiors of	f the living un	it.								
General Repairs/Maintenanc	е						50			_
This includes the costs	of contract I	abor and mate	erials that are requir	ed to						
maintain the public cor	ridors, stairw	ays, roofs, m	echanical systems,							
grounds, etc.										
Management Expenses					_		55			_
These are the customer	r expenses th	at a professio	onal management							
company would charge	to manage t	he property.								
Supplies					_					_
This includes the costs	of items like	light bulbs, ja	ınitorial supplies, et	.						
Total Replacement Reserves	- See Sched	ule on Pa 2					1,089			
Miscellaneous	000 001100	ulo 0111 g. 2			_		1,009			=
					_					_
										_
										_
										_
										_
										_
										_
					- —					-
Total Operating Evanges					¢.		1 244	¢		
Total Operating Expenses					\$		1,244	\$		-
Freddie Mac				This Form Must Be Rep	roduced	By Seller			Fannie Mae	

This Form Must Be Reproduced By Selle Page 1 of 2

Form 998 Aug 88

Fannie Mae Form 216 Aug 88

Life	Replacement Reserve S	chedule							
Remaining By Applicant/ Appraiser Bendering By Applicant/ Appraiser Apprai	or are customary in the loca a remaining life of more that	al market. ⁻ n one year	This represents the tota - such as refrigerators,	l average ye	arly reserves. General	ly, all equipment	and component	s that have	
Cost Life Appraiser Adjustments Rower-Transpors	etc should be expensed o	n a replace	ment cost basis.						
set of persons and the persons of th	Equipment			F	=				
Service of the servic	Stoves/Ranges	@	\$ 405	ea. ÷	20 Yrs. x	1	Units =	\$ 20	\$
Not Units	Refrigerators	@		ea. ÷	Yrs. x		Units =		_
Washerdroyous S	Dishwashers	@	\$ 415	ea. ÷	20 Yrs. x	1	Units =	\$ 21	\$
Minimaters	A/C Units	@	\$ 425	ea. ÷	20 Yrs. x	1	Units =	\$ 21	\$
urnace(s)	C. Washer/Dryers	@	\$	ea. ÷	Yrs. x		Units =	\$	\$
Other of the Secret Sec	HW Heaters	@	\$ 400	ea. ÷	15 Yrs. x	1	Units =	\$ 27	\$
Retrieval to Wall to W	Furnace(s)	@	\$ 425	ea. ÷	25_ Yrs. x	1	Units =	\$17	
Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall) Carpeting (Wall to Wall	Other)	@	\$	ea. ÷	Yrs. x		Units =	\$	\$
Unitely 128 Total Sq. Yds. (@) \$ 5 Per Sq. Yd 15 Yrs. = \$ 43 \$ Public Areas) Total Sq. Yds. (@) \$ Per Sq. Yd 15 Yrs. = \$ 43 \$ Total Replacement Reserves. (Enter on Pg. 1) \$ 1,089 \$ Total Replacement Reserves. (Enter on Pg. 1) \$ 1,089 \$ Total Replacement Reserves. (Enter on Pg. 1) \$ 1,089 \$ Total Replacement Reserves. (Enter on Pg. 1) \$ 1,089 \$ Total Operating Income Reconciliation \$ 22,698	Roof	@	\$ 23,	<u>500</u> ÷	25_ Yrs. x One	e Bldg. =		\$ 940	\$
Public Areas) Total Sq. Yds. @ \$ Per Sq. Yd Yrs. = \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Carpeting (Wall to Wall)					•			
Total Sq. Yds. @ \$ Per Sq. Yd Yrs. = \$ \$ \$ Total Replacement Reserves. (Enter on Pg. 1) \$ 1,089 \$ Per Sq. Yd Yrs. = \$ 1,089 \$ Statistical Replacement Reserves. (Enter on Pg. 1) \$ 1,089 \$ Statistical Replacement Reserves. (Enter on Pg. 1) \$ 1,089 \$ Statistical Replacement Reserves. (Enter on Pg. 1) \$ 1,089 \$ Statistical Reserves. (Enter on Pg. 1) \$ 1,788 \$ Effective Gross Income	(Units)	128 To	otal Sq. Yds. @	S 5	5 Per Sa. Yd. ÷	15 Yrs	s. =	\$ 43	\$
Secretaring Income Reconciliation Note: Monthly Geneting Income Reconciliation Information I	(Public Areas)								
Secretaring Income Reconciliation Note: Monthly Geneting Income Reconciliation Information I	Total Replacement Reserve	es. (Enter	on Pg. 1)					\$ 1,089	\$
Effective Gross Income \$ 1,788	Operating Income Reco	nciliation							
Effective Gross Income \$ 1,788									
Note: Monthly Operating Income Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.) Inderwriter's instructions for 2-4 Family Owner-Occupied Properties If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddle Mac Form \$5/Famile Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income. If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Famile Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income. Derwin S Moore Appraiser S Comments (Including sources for data and rationale for the projections) Derwin S Moore Appraiser Name						*		÷ 12 = \$_	
Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.) Inderwriter's instructions for 2-4 Family Owner-Occupied Properties If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 55/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income. If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's sprimary residence to the borrower's stable monthly income. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income. Derwin S Moore Appraiser's Comments (including sources for data and rationale for the projections)				otal Operating	g Expenses		erating Income		Monthly Operating Income
Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.) Inderwriter's instructions for 2-4 Family Owner-Occupied Properties If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddle Mac Form 65/Famile Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income. Inderwriter's instructions for 1-4 Family Investment Properties If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddle Mac Form 65/Famile Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income. Derwin S Moore Appraiser S Comments (Including sources for data and rationale for the projections) Derwin S Moore Appraiser Name	1,10			Aonthly Housi	ng Evnence		let Cach Flow		
Inderwriter's instructions for 1-4 Family Investment Properties If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income. Independent of the properties of the borrower's primary residence to the borrower's stable monthly income. Independent of the properties of the properties of the borrower's primary residence to the borrower's stable monthly income. Independent of the properties of the properties of the properties of the borrower's primary residence to the borrower's stable monthly income. Independent of the properties of the properties of the properties of the borrower's primary residence to the borrower's stable monthly income. Independent of the properties of the properties of the properties of the properties of the borrower's primary residence to the borrower's stable monthly income. Independent of the properties of	Freddie Mac Form liability for qualific	65/Fannie ation purpo	Mae Form 1003. If Moo	nthly Operati	ing Income is a negativ	ve number, it mus	t be included as	s a	
If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes. The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income. Appraiser's Comments (Including sources for data and rationale for the projections) Derwin S Moore Appraiser Name Appraiser Signature O3/15/2022 Date		-				oaring the total ivid	ontniy Housing I	Expense	
Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes. • The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income. **Appraiser's Comments (Including sources for data and rationale for the projections)** **Derwin S Moore** Appraiser Name** Appraiser Name **Appraiser Signature** **Description** **Description** **Appraiser Signature** **Description** **Description** **Appraiser Signature** **Description** **Description** **Description** **Description** **Appraiser Signature** **Description** **Desc					noll in the IICross Month	hly Income!! costi	on of Eroddia M		
for the borrower's primary residence to the borrower's stable monthly income. Appraiser's Comments (Including sources for data and rationale for the projections) Derwin S Moore Appraiser Name Appraiser Signature Date									
Derwin S Moore Appraiser Name Appraiser Signature O3/15/2022 Date		-				paring the total mo	onthly housing e	expense	
	 Appraiser's Comments (Inc	luding sou	rces for data and ration	ale for the pi	rojections)				
					,				
					/				
						/_	C -	Ware o	
	Derwin S Moore				W.	em	2.	03/1	5/2022
Inderwriter's Comments and Rationale for Adjustments					Appra	niser Signature		Da	ate
		nd Rational	e for Adjustments						

Form 998 Aug 88 Page 2 of 2 Form 216 Aug 88

Underwriter Signature

Date

Fannie Mae

Underwriter Name

Freddie Mac

prrower Richard Sedano	File No. 100220300997NFG
perty Address 2321 Gonzaga Ln	
Riverside County der/Client Network Funding Group Inc	Riverside State CA Zip Code 92507
APPRAISAL AND REPORT IDENTIFICATION	
APPRAISAL AND REPORT IDENTIFICATION	
This Report is <u>one</u> of the following types:	
Appraisal Report (A written report prepared under Standards Rule	2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricted (A written report prepared under Standards Rule Appraisal Report restricted to the stated intended use by the specifie	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, d client or intended user.)
Comments on Standards Bule 2 2	
Comments on Standards Rule 2-3	
certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct.	
The reported analyses, opinions, and conclusions are limited only by the reported assi	umptions and limiting conditions and are my personal, impartial, and unbiased professional
analyses, opinions, and conclusions. . Unless otherwise indicated. I have no present or prospective interest in the property th	at is the subject of this report and no personal interest with respect to the parties involved.
	ther capacity, regarding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment.	the transfer of with this continuous
I have no bias with respect to the property that is the subject of this report or the parti My engagement in this assignment was not contingent upon developing or reporting p	· ·
	nent or reporting of a predetermined value or direction in value that favors the cause of the
Elient, the amount of the value opinion, the attainment of a stipulated result, or the occur	rence of a subsequent event directly related to the intended use of this appraisal. pared, in conformity with the Uniform Standards of Professional Appraisal Practice that
vere in effect at the time this report was prepared.	pared, in comornity with the official data of Professional Appraisal Practice that
Unless otherwise indicated, I have made a personal inspection of the property that is	
Unless otherwise indicated, no one provided significant real property appraisal assistandividual providing significant real property appraisal assistance is stated elsewhere in t	nce to the person(s) signing this certification (if there are exceptions, the name of each
My Opinion of Reasonable Exposure Time for the subject property at the market valu Exposure time range based upon a reasonable time estimate pre-effe days.	e stated in this report is: ctive report date, per CRMLS data sheet analysis would range from 0-50
Comments on Appraisal and Report Identifi	cation
Note any USPAP-related issues requiring disclosure and any s	tate mandated requirements:
None Noted.	
PPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
ignature: Wem S. Wase	
Wen S. Man	Signature
ignature: lame: Derwin S Moore	Signature: Name:
Derwin S Moore Derwin S Moore	·
tate Certification #:	State Certification #:
r State License #: AL016902 tate: CA Expiration Date of Certification or License: 10/20/2022	or State License #: State: Expiration Date of Certification or License:
late of Signature and Report: 03/15/2022	Date of Signature:
ffective Date of Appraisal: 03/15/2022	
nspection of Subject: None Interior and Exterior Exterior-Only late of Inspection (if applicable): 03/15/2022	Inspection of Subject: None Interior and Exterior Exterior-Only Date of Inspection (if applicable):
US/ TS/ZUZZ	****** * **** **** ****

Supplemental Addendum

		ouppiomonic	ii Audoliuulii			10022	JOUUSSTINE	G
Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc	c						

File No. 100220200007NEC

Condo/PUD: Neighborhood Market Factors

THE SUBJECT PROPERTY IS LOCATED IN A CONFORMING AREA OF RIVERSIDE COUNTY WITH A CITY OF RIVERSIDE ZIP CODE INFLUENCE COMPRISED OF AVERAGE-GOOD QUALITY CONDOMINIUMS/SINGLE FAMILY HOMES MIXED IN AGE & DESIGN REFLECTING AVERAGE-GOOD MAINTENANCE LEVELS. THE NEIGHBORHOOD DISPLAYS AVERAGE-GOOD ECONOMIC STABILITY WITH NO APPARENT ADVERSE INFLUENCES ON MARKETABILITY NOTED. PROXIMITY TO MAJOR EMPLOYMENT IS ADEQUATE. PUBLIC SCHOOLS ARE LOCATED WITHIN 1.0 MILE. SHOPPING IS LOCATED ALONG IOWA AVENUE. ACCESS TO THE 60 FREEWAY IS WITHIN .50 MILE SOUTH.

• Condo/PUD: Adverse Environmental Conditions
NO APPARENT ADVERSE ENVIRONMENTAL CONDITIONS OBSERVED ON THE DAY OF INSPECTION. THE EXISTENCE OF HAZARDOUS MATERIALS WAS NOT OBSERVED. THE PRESENCE OF HAZARDOUS MATERIALS SUCH AS ASBESTOS, UREA-FORMALDEHYDE FOAM INSULATION, RADON GAS, OR OTHER HAZARDOUS MATERIALS MAY AFFECT PROPERTY VALUES. THE APPRAISER IS NOT QUALIFIED TO DETECT SUCH SUBSTANCES AND RECOMMENDS THE RETENTION OF A QUALIFIED EXPERT IN THE AFOREMENTIONED MATTER IF DESIRED. PLEASE SEE ADDITIONAL ENVIRONMENTAL ADDENDA.

USPAP COMPLIANCE

THE ATTACHED REPORT IS A SUMMARY APPRAISAL REPORT WHICH IS INTENDED TO COMPLY WITH THE REPORTING REQUIREMENTS SET FORTH UNDER STANDARDS RULE 2-2 (B) OF THE UNIFORM STANDARDS OF PROFESSIONAL PRACTICE FOR A SUMMARY APPRAISAL REPORT. AS SUCH, IT PRESENTS ONLY SUMMARY DISCUSSIONS OF THE DATA, REASONING, AND ANALYSIS THAT WERE USED IN THE APPRAISAL PROCESS TO DEVELOP THE APPRAISER'S OPINION OF VALUE. SUPPORTING DOCUMENTATION CONCERNING THE DATA, REASONING, AND ANALYSIS IS RETAINED IN THE APPRAISER'S FILE. THE DEPTH OF DISCUSSION CONTAINED IN THIS REPORT IS SPECIFIC TO THE NEEDS OF THE CLIENT AND FOR THE INTENDED USE STATED. THE APPRAISER IS NOT RESPONSIBLE FOR UNAUTHORIZED USE OF THIS REPORT.

* <u>ELECTRONIC SIGNATURE</u>
THIS REPORT WAS TRANSMITTED ELECTRONICALLY AND THE REPORT IS SIGNED WITH A SECURED DIGITAL SIGNATURE.

Home Inspection Disclaimer

The appraisal report should not be misconstrued as a home inspection report. This appraisal is prepared for Valuation purposes only and not for the functionality of individual components including, but not limited to, kitchen built-in appliances, roofing materials, plumbing/plumbing fixtures, heating & cooling apparatus, etc. Overall condition of the subject property is determined by visual observation only with no physical testing of the home's components by the appraiser. This report is not a home inspection report and it may not be relied upon to assess or disclose conditions of the subject property. The appraiser is not a certified or trained home inspector and does not claim to be a home inspector, and does not perform a home inspection in any manner. A professional home inspector should be retained for an accurate and detailed assessment of the condition and functionality of the subject property's individual components, if so desired.

RE: Appraisal Company Distance:

The appraisers company address is within 30 miles of the subject property.

RE: Prior Services by Appraiser: 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.

EXPOSURE TIME developed in compliance with Standards Rule 1-2(c). The exposure time range based upon a reasonable time estimate pre-effective report date for the subject, per CRMLS data sheet analysis would range from 0 to 50 days.

RE: Total Fee Collected:

Total Fee Collected by AMC \$0, Appraiser's Fee \$330, Fee Retained by Qwikturn \$0.

RE: Coverage Area/Service Years:

The subject property is within the normal coverage area. The appraiser has been servicing the subject market area for 33 years.

RE: Rebuilding of the Subject:

Subject can be rebuilt if destroyed, no matter the zoning, legal, legal non-conforming, or no zoning.

RE: The Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

RE: Closed Sales Within 12 months:

The best available closed sales and listings were utilized from the subject's immediate and surrounding competing neighborhoods. The sales extracted from the market were researched and utilized in the report of record from RCTA (Riverside County Tax Assessor), CRMLS (Inland Area Board of Realtors), and available public records. No additional available closed sales within 6 months and within 10 mile radius were available for the most recent search for the subject at the time of reporting. Also, 6 comparables were utilized in the report of record, 4 of those sales were closed, and comparables 1 - 4 were closed within the last 12 months. No adverse affects on marketability noted.

RE: GLA/Amenities Adjustment:

GLA/Amenities adjustment based upon paired sales analysis of like properties in the subject's development city of Riverside. A historial prospective of paired sales over a period not exceeding two years was researched to develop the paired sales analysis to ascertain the gla adjustment utilized in the report of record.

RE: Carbon Monoxide/Smoke Detectors

The subject is equipped with the appropriate carbon monoxide/smoke detectors in the subject dwelling of record contained in this report. No adverse factors affecting marketability were noted.

RE: 1004MC

The Don Machholz 1004 MC Spreadsheet template worksheet was utilized as verification for data reported on the 1004MC contained in the report of record. The data contained in the form reflects a stable market. No adverse factors affecting marketability were noted.

RE: Remaining Economic Life:

The subject's remaining economic life is 60 years. No adverse factors affecting marketability were noted.

All GLA and bedroom/bathroom counts were verified via CRMLS MIs data sheets, Realist County Records data, and Realtors of record. No adverse factors affecting marketability were noted.

Supplemental Addendum

			/	!		100220	J3003371VI	U .
Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							

File No. 100220200007NEC

RE: Condition/Quality Rating:

The C3/Q3 rating for comparables 1 - 6 is consistant with the overall quality of the selected comparables and the subject. All comparables exhibit varying levels of upgrades/modernizations (per local Realtors on each data sheet/photo exhibit/Mls data sheet). No adverse factors affecting marketability were noted.

RE: Subject Water Heater:

The subject water heater is secured inside of a closet on the subject's covered patio. The water heater is securely strapped. No adverse factors affecting marketability were noted.

RE: Land Use Other:

The "Other" under "Land Use" percentage of 10% is utilized to define approximate available "vacant land" use in the subjects immediate market area. No adverse factors affecting marketability were noted.

RE: Comparable Concessions/Sale Type:

Concessions of \$1,000 - \$15,000 or all cash sales have no affect on the final value or consideration of the value. Concessions are commonplace in the subject's market area. No adverse factors affecting marketability were noted.

RE: Subject Litigation/HOA Dues/Amenities:

Based upon the information research and supplied, the subject property is not subject to litigation at the time of reporting. Pending litigation: "no". Homeowner Association information/contact: Canyon Creek Homeowner Association Contact: 951-680-9449. Amenities: Greenbelt maintenance, pool, park, lighting, curb & gutter maintenance.

RE: Report Photos:

During the normal course of business all comparables are taken on the date of inspection or subsequent to, during follow up market research. Any given report could contain mls photos when covid19 related obstruction, construction, obstruction, homeowners, pedestrians, setback due to large acreage, inclinate weather, or appraisers safety impedes the photo taking process. No adverse factors affecting marketability were noted.

RE: COVID19:

Please note that due to COVID-19 concerns for both the safety of the occupant and the appraiser an interior/exterior appraisal was performed. During the inspection, for safety of all parties, appraiser wore protective face covering, latex gloves, and foot coverings. The interior inspection was completed with the occupant of the home exiting to the rear yard while the appraiser completed his interior inspection. No interior surfaces were touched by the appraiser as he required all lights on and doors open upon entry. This has been deemed an acceptable appraisal report by Fannie Mae, Freddie Mac, and HUD for the foreseeable future. No adverse factors affecting marketability were noted.

RE: Marketability of The Subject During Covid19 Pandemic:

The World Health Organization officially declared COVID-19 a pandemic on 03/11/2020. National, State and local emergency declarations have been issued that alter the process of real estate activities, yet transactions have continued. There is some uncertainty in the market caused by this crisis, but as of the effective date of this appraisal, the impact of the pandemic is not yet quantifiable. Future data will be evidence of any market reaction due to the outbreak and the economic changes that may follow. While the crisis is still unfolding, we will continue to monitor the actions of market participants, but the conclusions presented in this appraisal are based on the information available as of the effective date of the report. The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

Market Conditions Addendum to the Appraisal Report

File No.

100220300997NFG 100220300997NFG

	The purpose of this addendum is to provide the lender/client with a cl neighborhood. This is a required addendum for all appraisal reports w			ends and condition	ons prevalent in the subject						
	Property Address 2321 Gonzaga Ln	ntil all ellective date oil of after A		Riverside	<u> </u>	St	ate CA	7	ZIP Code 925	507	
	Borrower Richard Sedano			Triverside	•		UA .		320	,01	
	Instructions: The appraiser must use the information required on this	form as the basis for his/her con	nclusions, and n	nust provide supp	port for those conclusions, regardi	ng					
	housing trends and overall market conditions as reported in the Neigh	borhood section of the appraisal	report form. Th	ie appraiser must	t fill in all the information to the ext	ent					
	it is available and reliable and must provide analysis as indicated below	w. If any required data is unavaila	able or is consid	dered unreliable, i	the appraiser must provide an						
	explanation. It is recognized that not all data sources will be able to pr	ovide data for the shaded areas l	below; if it is av	ailable, however,	the appraiser must include the dat	a					
	in the analysis. If data sources provide the required information as an	-									
	average. Sales and listings must be properties that compete with the					ne					
	subject property. The appraiser must explain any anomalies in the dat										
	Inventory Analysis	Prior 7–12 Months	-	6 Months	Current – 3 Months		In consistent		verall Trend	_	D. ellelee
	Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	22		5	8	屵	Increasing		Stable Stable	H	Declining Declining
	Total # of Comparable Active Listings	3.67		67	2.67	₩	Declining	X	Stable	H	Increasing
	Months of Housing Supply (Total Listings/Ab.Rate)	5 1.4		.8 .8	9 3.4	H	Declining		Stable	H	Increasing
	Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months		6 Months	Current – 3 Months	╨	• •		verall Trend	ш	• • • • •
	Median Comparable Sale Price	275,000	365	,000	425,000	×	Increasing	ПП	Stable	П	Declining
	Median Comparable Sales Days on Market	26		23	13	X	Declining	Ħ	Stable	Ħ	Increasing
	Median Comparable List Price	299,950	389	,900	459,900	X	Increasing		Stable		Declining
Sis	Median Comparable Listings Days on Market	31	2	22	18	X	Declining		Stable		Increasing
ΑĽ	Median Sale Price as % of List Price	99.00		0.00	98.19		Increasing	_	Stable		Declining
× AN	Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	X No			\Box	Declining	X	Stable		Increasing
동	Explain in detail the seller concessions trends for the past 12 months			-							
RESEARCH & ANALY	fees, options, etc.). No specific trends were	e noted regarding se	ller conce	ssions tha	t appear to deviate sig	gnific	antly fron	n his	torical av	erac	ges.
RES											
Â											
MARKET											
_	Are foreclosure sales (REO sales) a factor in the market?	Yes No	If yes, ex	plain (including t	he trends in listings and sales of fo	reclose	d properties).				
	The subject market is not currently being di							age	3 of the r	epo	rt
	regarding property values and REO activity										
			denda wa	s complete	ed with data from Cali	fornia	a Regiona	al Mu	ultiple List	ing	
	Service, Inc. MLS with an effective date of	03/15/2022.									
	Summarize the above information as support for your conclusions in	the Neighborhood section of the	annraisal renor	form If you use	d any additional information, such	20					
	Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to					as					
	an analysis of pending sales and/or expired and withdrawn listings, to	formulate your conclusions, pro	ovide both an ex	planation and su	pport for your conclusions.		l in the "N	loigh	phorhood"	' sa	ction of
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of	formulate your conclusions, pro on market data deriv	ovide both an ex ed from th	planation and su ne subject's	pport for your conclusions. s neighborhood as de	finec					
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw	formulate your conclusions, pro on market data derivise and includes pro	ovide both an ex ed from the perties wi	planation and sune subject's thin +/-300	pport for your conclusions. s neighborhood as de) sq ft of the subject g	fined ross	living are	a, aı	nd constru	uctio	n
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of	formulate your conclusions, pro on market data deriv ise and includes pro eters do not reflect f	ovide both an ex ed from the perties with actors suc	planation and sune subject's ithin +/-300 ch as view	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re	fined ross emod	living are eling, qua	a, ar	nd constru	uctio Ictio	n or
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param	formulate your conclusions, pro on market data deriv ise and includes pro leters do not reflect f is may be somewha	ed from the perties with skewed	planation and su ne subject's ithin +/-300 ch as view based on t	pport for your conclusions. s neighborhood as de) sq ft of the subject g amenity, upgrades/re those factors. "Apprai	fined ross emod ser's	living are eling, qua Inventory	a, ar ality y An	nd constru of constru alysis", "N	uctio Ictio /ledi	n or an
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analys	normulate your conclusions, pro con market data deriv ise and includes pro eters do not reflect f is may be somewha tions in this addendu	ovide both an ex red from the perties wifactors such at skewed um are ba	planation and su ne subject's ithin +/-300 ch as view based on the sed on the	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re those factors. "Apprai	fined ross emod ser's	living are eling, qua Inventory ove, whicl	a, ar ality y Ana h the	nd constru of constru alysis", "N e appraise	uctio uctio /ledi er ge	n or an enerally
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analys Sale & List Price, DOM" and other observa	of formulate your conclusions, pro- con market data deriv- ise and includes pro- leters do not reflect f is may be somewha tions in this addendu- lata. However, the al	ed from the sperties wife actors such takewed um are ba	planation and su ne subject's ithin +/-300 ch as view based on the sed on the cannot gua	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy of	fined ross emod ser's	living are eling, qua Inventory ove, whicl	a, ar ality y Ana h the	nd constru of constru alysis", "N e appraise	uctio uctio /ledi er ge	n or an enerally
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analys Sale & List Price, DOM" and other observate believes to be a reliable source of market data.	of formulate your conclusions, pro- con market data deriv- ise and includes pro- leters do not reflect f is may be somewha tions in this addendu- lata. However, the al	ed from the sperties wife actors such takewed um are ba	planation and su ne subject's ithin +/-300 ch as view based on the sed on the cannot gua	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy of	fined ross emod ser's	living are eling, qua Inventory ove, whicl	a, ar ality y Ana h the	nd constru of constru alysis", "N e appraise	uctio uctio /ledi er ge	n or an enerally
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analys Sale & List Price, DOM" and other observate believes to be a reliable source of market of the thereon. The appraiser cannot guarantee for	formulate your conclusions, pro con market data deriv- ise and includes pro- eters do not reflect f sis may be somewha- tions in this addendu- lata. However, the a uture market condition	ed from the sperties wife actors such takewed um are ba	planation and su ne subject's ithin +/-300 ch as view based on the sed on the cannot gua	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy co ject property.	fined ross emod ser's d abo	living are eling, qua Inventory ove, which h data or	a, ai ality y Ana h the	nd constru of constru alysis", "N appraise clusions b	uctio uctio /ledi er ge	n or an enerally
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analyst Sale & List Price, DOM" and other observation believes to be a reliable source of market of the thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete.	formulate your conclusions, pro- con market data deriv- ise and includes pro- eters do not reflect f sis may be somewha- tions in this addendu- lata. However, the a juture market condition	ovide both an ex- red from the operties wife actors such that skewed are bappraiser cons affecti	planation and su ne subject': ithin +/-300 ch as view based on the sed on the annot gual	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c eject property. Project Na	fined ross emod ser's d abo	living are eling, qua Inventory ove, whicl	a, ai ality y Ana h the con	nd constru of constru alysis", "N appraise clusions b	uctio uctio /ledi er ge	n or an enerally
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analys Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee fulfithe subject is a unit in a condominium or cooperative project, compless of the subject Data	formulate your conclusions, pro- on market data deriv- ise and includes pro- eters do not reflect f sis may be somewha- tions in this addendu- lata. However, the a uture market condition prior 7-12 Months	ed from the perties with a control of the perties with actors such that skewed the perties of the per	planation and sume subject's ithin +/-300 ch as view based on the sannot guaing the sub	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c eject property. Project Na Current - 3 Months	fined ross emod ser's d abo	living are eling, qua Inventory ove, which th data or Univers	a, and ality of Analysis Analy	nd construction of constructio	uctio uctio /ledi er ge	on n or an enerally
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analyst Sale & List Price, DOM" and other observation believes to be a reliable source of market of the thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete.	formulate your conclusions, pro- on market data deriv- ise and includes pro- eters do not reflect f sis may be somewha- tions in this addendu- lata. However, the a uture market condition Prior 7-12 Months 2	ed from the perties wife actors such takewed um are ba ppraiser cons affections.	planation and sume subject's thin +/-300 ch as view based on the sannot guaring the sub	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2	fined ross emod ser's d abo	living are eling, qua Inventory ove, which h data or	ia, and ality of Analysis Analysis Analysis Con	nd construction of constructio	uctio uctio /ledi er ge	n or an enerally
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analys Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee full the subject is a unit in a condominium or cooperative project, complete the subject Data of Comparable Sales (Settled)	formulate your conclusions, pro- on market data deriv- ise and includes pro- eters do not reflect f sis may be somewha- tions in this addendu- lata. However, the a uture market condition prior 7-12 Months	ed from the perties with a sex	planation and sume subject's ithin +/-300 ch as view based on the sannot guaing the sub	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c eject property. Project Na Current - 3 Months	fined ross emod ser's d abo	living are eling, qua Inventory ove, which data or Univers	ity G	nd construction of constructio	uctio uctio /ledi er ge	on n or an enerally ed Declining
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analys Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee full the subject is a unit in a condominium or cooperative project, completed of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	of formulate your conclusions, pro- con market data derivities and includes pro- teters do not reflect fisis may be somewhattions in this addendulata. However, the auture market conditions the telefoliowing: Prior 7-12 Months 2 0.33	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard the subject of th	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2 0.67	fined ross emod ser's d abo	living are eling, qua Inventor ove, which th data or Univers Increasing	a, an	nd construction of construction construction of construction o	uctio uctio /ledi er ge	on on or an enerally ed Declining Declining
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analys Sale & List Price, DOM" and other observate believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	of formulate your conclusions, pro- con market data derivities and includes pro- teters do not reflect fisis may be somewhat tions in this addendulata. However, the a puture market conditions Prior 7-12 Months 2 0.33 2	ed from the perties with a control of the perties with a cotors sure that skewed aum are bath a perties of the per	planation and sume subject's ithin +/-300 ch as view based on the sannot guaring the sub	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai 1 data source identifier rantee the accuracy c iject property. Project Na Current – 3 Months 2 0.67 2	finecross emod ser's d about me:	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Declining Declining	ia, ai y Ana h the con	nd construction of constructio	uctio uctio /ledi er ge	on nor an enerally ed Declining Declining Increasing
	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analyst Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhat tions in this addendulata. However, the aparture market conditions the the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control of the perties with a cotors such that a cotor of the perties with a cotor of	planation and sume subject's thin +/-300 ch as view based on the sannot guarng the sub	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current - 3 Months 2 0.67 2 3.0	emod ser's d about f successions in the succession of succession of successions in the succession of successions in the succession of su	living are eling, qualinventory ove, which data or Univers Univers Increasing Increasing Declining Declining States and sales	ity Consists Sees of	nd construction of constructio	uction dedicated and the second secon	n or an enerally ed
JECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analystale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhat tions in this addendulata. However, the aparture market conditions the the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control of the perties with a cotors such that a cotor of the perties with a cotor of	planation and sume subject's thin +/-300 ch as view based on the sannot guarng the sub	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re those factors. "Apprai o data source identifier rantee the accuracy c ject property. Project Na Current - 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr	emod ser's d about f successions in the succession of succession of successions in the succession of successions in the succession of su	living are eling, qualinventory ove, which data or Univers Univers Increasing Increasing Declining Declining States and sales	ity Consists Sees of	nd construction of constructio	uction dedicated and the second secon	n or an enerally ed
PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analyst Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhat tions in this addendulata. However, the aparture market conditions the the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control of the perties with a cotors such that a cotor of the perties with a cotor of	planation and sume subject's thin +/-300 ch as view based on the sannot guarng the sub	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re those factors. "Apprai o data source identifier rantee the accuracy c ject property. Project Na Current - 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr	emod ser's d about f successions in the succession of the successi	living are eling, qualinventory ove, which data or Univers Univers Increasing Increasing Declining Declining States and sales	ity Consists Sees of	nd construction of constructio	uction dedicated and the second secon	n or an enerally ed
OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analyst Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhat tions in this addendulata. However, the aparture market conditions the the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control of the perties with a cotors such that a cotor of the perties with a cotor of	planation and sume subject's thin +/-300 ch as view based on the sannot guarng the sub	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re those factors. "Apprai o data source identifier rantee the accuracy c ject property. Project Na Current - 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr	emod ser's d about f successions in the succession of the successi	living are eling, qualinventory ove, which data or Univers Univers Increasing Increasing Declining Declining States and sales	ity Consists Sees of	nd construction of constructio	uction dedicated and the second secon	n or an enerally ed
A/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analyst Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhat tions in this addendulata. However, the aparture market conditions the the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control of the perties with a cotors such that a cotor of the perties with a cotor of	planation and sume subject's thin +/-300 ch as view based on the sannot guarng the sub	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re those factors. "Apprai o data source identifier rantee the accuracy c ject property. Project Na Current - 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr	emod ser's d about f successions in the succession of the successi	living are eling, qualinventory ove, which data or Univers Univers Increasing Increasing Declining Declining States and sales	ity Consists Sees of	nd construction of constructio	uction dedicated and the second secon	n or an enerally ed
NDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analyst Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhat tions in this addendulata. However, the aparture market conditions the the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control of the perties with a cotors such that a cotor of the perties with a cotor of	planation and sume subject's thin +/-300 ch as view based on the sannot guarng the sub	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re those factors. "Apprai o data source identifier rantee the accuracy c ject property. Project Na Current - 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr	emod ser's d about f successions in the succession of the successi	living are eling, qualinventory ove, which data or Univers Univers Increasing Increasing Declining Declining States and sales	ity Consists Sees of	nd construction of constructio	uction dedicated and the second secon	n or an enerally ed
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analyst Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control of the perties with a cotors such that a cotor of the perties with a cotor of	planation and sume subject's ithin +/-300 ch as view based on the sannot guard the subject ithin subject it	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analystale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab Rate) Are foreclosure sales (REO sales) a factor in the project? toreclosed properties. The appraiser noted being driven by foreclosure sales.	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard the subject ithin subject it	pport for your conclusions. s neighborhood as de o sq ft of the subject g amenity, upgrades/re those factors. "Apprai o data source identifier rantee the accuracy c ject property. Project Na Current - 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analys Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted being driven by foreclosure sales.	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard the subject ithin subject it	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analystale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab Rate) Are foreclosure sales (REO sales) a factor in the project? toreclosed properties. The appraiser noted being driven by foreclosure sales.	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard the subject ithin subject it	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analystale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab Rate) Are foreclosure sales (REO sales) a factor in the project? toreclosed properties. The appraiser noted being driven by foreclosure sales.	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard the subject ithin subject it	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analystale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab Rate) Are foreclosure sales (REO sales) a factor in the project? toreclosed properties. The appraiser noted being driven by foreclosure sales.	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard the subject ithin subject it	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analystale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab Rate) Are foreclosure sales (REO sales) a factor in the project? toreclosed properties. The appraiser noted being driven by foreclosure sales.	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard the subject ithin subject it	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analysty Sale & List Price, DOM" and other observation believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted being driven by foreclosure sales. Summarize the above trends and address the impact on the subject usales are closed, pending, or active listings	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard from the subject of the subject	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai data source identifier rantee the accuracy c ject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analys Sale & List Price, DOM" and other observate believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted being driven by foreclosure sales. Summarize the above trends and address the impact on the subject usales are closed, pending, or active listings Signature	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guard in the subject in	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai 1 data source identifier rantee the accuracy c iject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
~	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search paramoverall condition, therefore, the data analys Sale & List Price, DOM" and other observate believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, completed and # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted being driven by foreclosure sales. Summarize the above trends and address the impact on the subject usales are closed, pending, or active listings Signature Appraiser Name Derwin S Moore	of formulate your conclusions, proportion market data derivities and includes properties and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months	ed from the perties with a control of the perties with a control o	planation and sume subject's ithin +/-300 ch as view based on the sannot guarang the sub and the sub a	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai 1 data source identifier rantee the accuracy c iject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
~	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analys Sale & List Price, DOM" and other observate believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. The appraiser noted being driven by foreclosure sales. Summarize the above trends and address the impact on the subject uses ales are closed, pending, or active listings Signature Appraiser Name Derwin S Moore Company Name JLS Express Appraisals	of formulate your conclusions, proportion market data derives and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the the following: Prior 7-12 Months	povide both an ex- ed from the perties will actors such that skewed aum are bath persistence of the persiste	planation and sume subject's ithin +/-300 ch as view based on the sannot guarang the sub and the sub a	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai 1 data source identifier rantee the accuracy c 1 ject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
APPRAISER CONDO/CO-OP PROJECTS	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analys Sale & List Price, DOM" and other observate believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the su	of formulate your conclusions, proportion market data derives and includes properties and includes properties may be somewhattions in this addendulata. However, the aparture market conditions the following: Prior 7-12 Months 2 0.33 2 6.1 Yes No no recent foreclosure initiand project. as documented about the project. as documented about the project in the project.	povide both an ex- ed from the perties will actors such that skewed aum are bath persistence of the persiste	planation and sume subject's ithin +/-300 ch as view based on the sannot guarang the sub and the sub a	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai 1 data source identifier rantee the accuracy c iject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing
_ ~	an analysis of pending sales and/or expired and withdrawn listings, to The data provided in this section is based of this report unless specifically stated otherw dates from 1972 - 1987. The search param overall condition, therefore, the data analys Sale & List Price, DOM" and other observate believes to be a reliable source of market of thereon. The appraiser cannot guarantee for the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the su	of formulate your conclusions, proportion market data derive ise and includes properties and includes properties may be somewhat tions in this addendulata. However, the aparture market conditions the the following: Prior 7-12 Months	povide both an ex- ed from the perties will actors such that skewed aum are bath persistence of the persiste	planation and sume subject's ithin +/-30C ch as view based on the sannot guaring the sub and the sub a	pport for your conclusions. s neighborhood as de 0 sq ft of the subject g amenity, upgrades/re those factors. "Apprai 1 data source identifier rantee the accuracy c iject property. Project Na Current – 3 Months 2 0.67 2 3.0 or of REO listings and explain the tr subject development.	ross emod ser's d abor f suc	living are eling, qua Inventory ove, which data or Univers Increasing Increasing Increasing Declining Declining states a subject r	a, ar, ar, ar, ar, ar, ar, ar, ar, ar, a	nd construction of constructio	uctic Jetio Je	Declining Declining Increasing Increasing

Freddie Mac Form 71 March 2009

Comparable Photo Page

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							



Comparable 1

1411 Clemson Way

Prox. to Subject $0.09 \; \mathrm{miles} \; \mathrm{E}$ 353,000 Sale Price Gross Living Area 1,170 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site Q3 Quality Age 50



Comparable 2

2500 Grambling Way

Prox. to Subject 0.08 miles SE Sale Price 340,000 Gross Living Area 1,152 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; N;Res; View

Site

Quality Q3 Age 45



Comparable 3

1412 Everton PI

1.10 miles S Prox. to Subject Sale Price 380,000 Gross Living Area 1,152 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 2.0 Location N;Res; N;Res; View Site Quality Q3 Age 50

Comparable Photo Page

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							



Comparable 4

2500 Colgate Way

Prox. to Subject 0.16 miles E 389,000 Sale Price Gross Living Area 1,152 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site Q3 Quality Age 45



Comparable 5

1336 Wheaton Way

0.16 miles E Prox. to Subject Sale Price 325,000 Gross Living Area 1,119 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site

Quality Q3 Age 50



Comparable 6

1100 W Blaine St

Prox. to Subject 0.68 miles SE Sale Price 330,000 Gross Living Area 840 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 2.0 Location N;Res; N;Res; View Site Quality Q3 Age 35

Rental Photo Page

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc.							



Rental 1

2505 Colgate Way Proximity to Subject 0.14 miles E Adj. Monthly Rent 1,950 Gross Living Area 1,024 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 1.1 Location N;Res; View N;Res; Condition C3 Age/Year Built 45



Rental 2

2532 Bryn Mawr Ln

Proximity to Subject 0.21 miles E Adj. Monthly Rent 1,800 Gross Living Area 1,024 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 1.1 Location N;Res; N;Res; View Condition C3 Age/Year Built 49



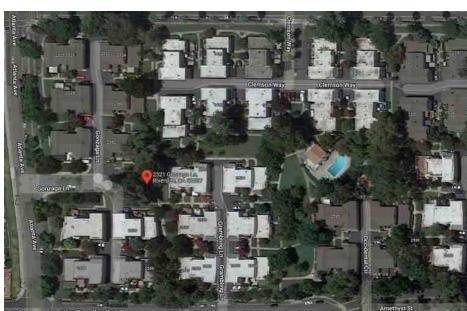
Rental 3

2533 Colgate Way

Proximity to Subject 0.15 miles SE Adj. Monthly Rent 1,795

Subject Aerial Photo

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							

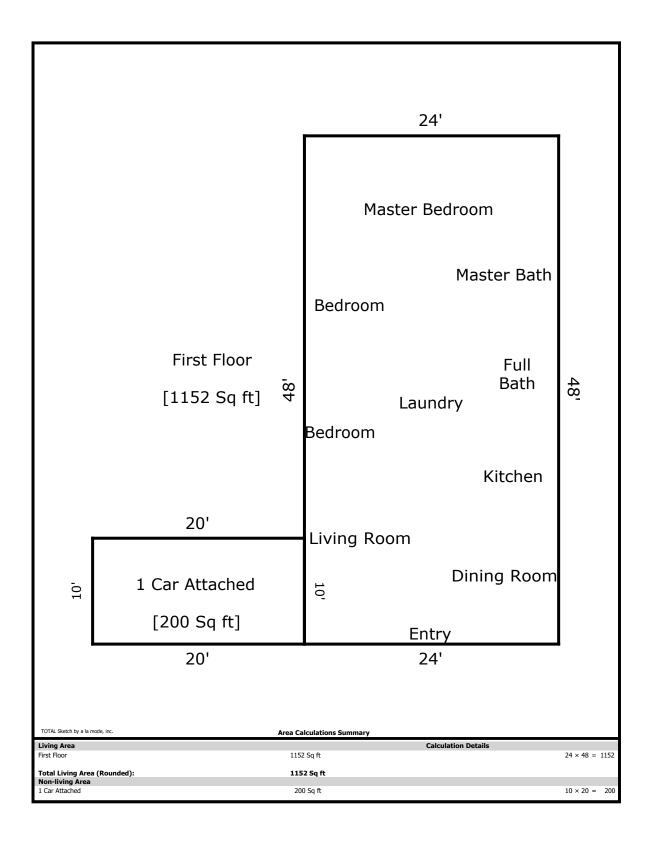


Sub. Aerial Photo

2321 Gonzaga Ln
Sales Price 365,000
G.L.A. 1,152
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site
Quality Q3
Age 45

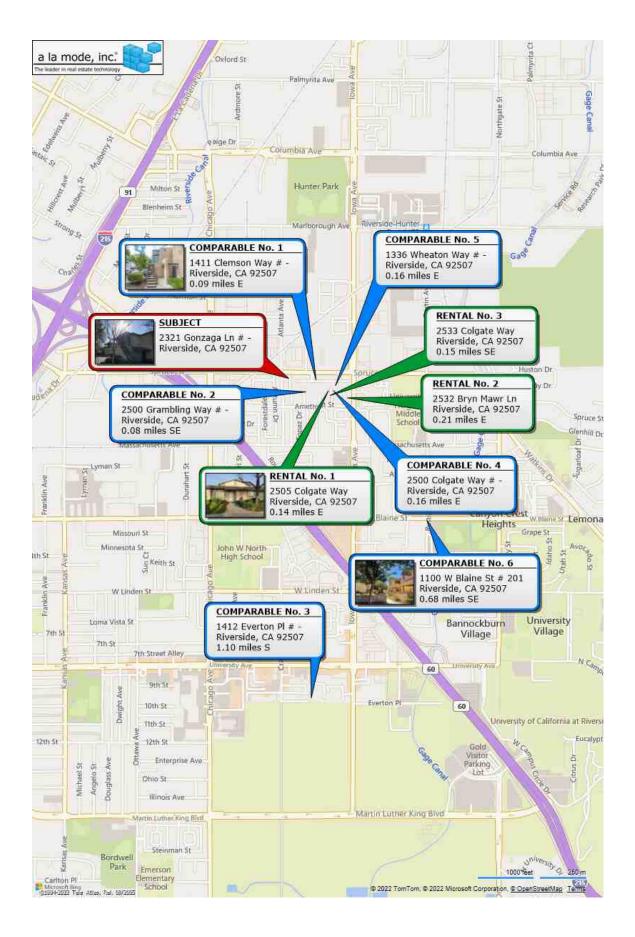
Building Sketch

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	Stat	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							



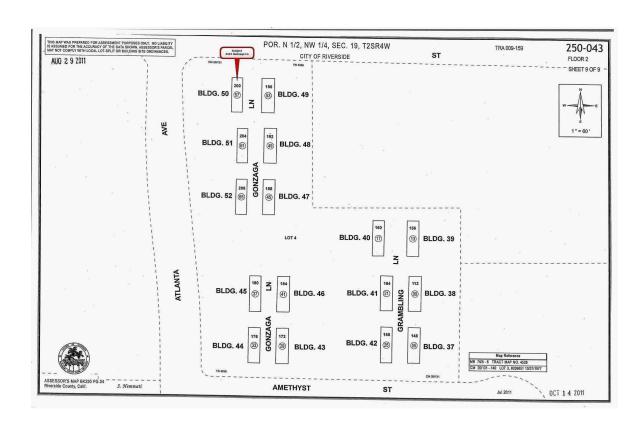
Location Map

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							



Plat Map

Borrower	Richard Sedano								
Property Address	2321 Gonzaga Ln								
City	Riverside	County	Riverside	•	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc.								



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)

03

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.

Ω4

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

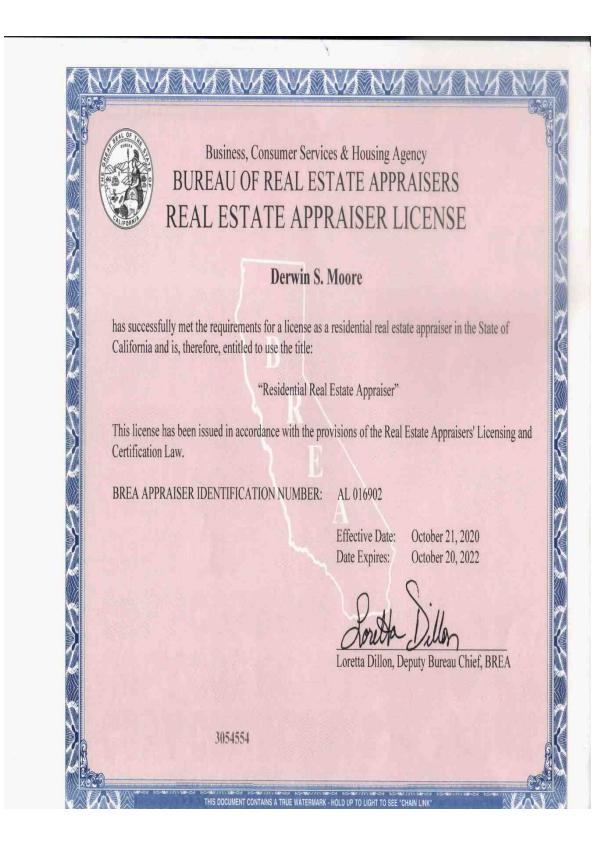
Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
Cook	Contracted Date Cash	Date of Sale/Time
Cash	Commercial Influence	Sale or Financing Concessions Location
Conv	Conventional	Sale or Financing Concessions
СОПУ	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location Sale or Financian Consessions
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions Location & View
Res RH	Residential	Location & View Sale or Financing Concessions
rr	USDA - Rural Housing Recreational (Rec) Room	Sale or Financing Concessions Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
	•	

UAD Version 9/2011 (Updated 1/2014)

License

Borrower	Richard Sedano								
Property Address	2321 Gonzaga Ln								
City	Riverside	County	Riverside	5	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc								



E & 0 Insurance

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc.							

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-1002063 Renewal of:

 Named Insured: Derwin S Moore
 Address: 4438 Bigem Ct Riverside, CA 92501

3. Policy Period: From: April 23, 2021 To: April 23, 2022

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. \$1,000,000 B. \$1,000,000

Claims Expense Limit of

Liability

C. \$1,000,000

D. \$1,000,000

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: April 23, 2019

A 2. Jullog

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 On weekends or holidays: 866-546-3981 (Toll Free)

9. A. Program Administrator: Riverton Insurance Agency Corp.

OREP- Organization of Real Estate Professionals

B. Agent/Broker: Insurance Services

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

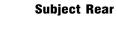
PRA100 (01/20) Page | 1

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Landar/Cliant	Notwork Funding Croup Inc							



Subject Front

2321 Gonzaga Ln Sales Price 365,000 G.L.A. 1,152 Tot. Rooms 6 Tot. Bedrms. 3 Tot. Bathrms. 2.0 Location N;Res; View N;Res; Site Quality Q3 45 Age





Subject Street



Form PIC4X6.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Landar/Cliant	Notwork Funding Croup Inc							



Alternate Front

2321 Gonzaga Ln Sales Price 365,000 G.L.A. 1,152 Tot. Rooms 6 Tot. Bedrms. 3 Tot. Bathrms. 2.0 Location N;Res; View N;Res; Site Quality Q3 45 Age



Alternate Rear



Reverse Street

Form PIC4X6.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							



Subject Side

2321 Gonzaga Ln Sales Price 365,000 G.L.A. 1,152 Tot. Rooms 6 Tot. Bedrms. 3 Tot. Bathrms. 2.0 Location N;Res; N;Res; View Site Q3 Quality 45 Age



Subject Side



Subject Electric

Form PIC4X6.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							



Subject HVAC

2321 Gonzaga Ln Sales Price 365,000 G.L.A. 1,152 Tot. Rooms 6 Tot. Bedrms. 3 Tot. Bathrms. 2.0 Location N;Res; N;Res; View Site Q3 Quality 45 Age



Subject Garage



Subject Water Heater

Form PIC4X6.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							



Subject Address

2321 Gonzaga Ln Sales Price 365,000 G.L.A. 1,152 Tot. Rooms 6 Tot. Bedrms. 3 Tot. Bathrms. 2.0 Location N;Res; View N;Res; Site Quality Q3 45 Age



Sub Covered Patio

Interior Photos

Borrower	Richard Sedano							
Property Address	2321 Gonzaga Ln							
City	Riverside	County	Riverside	State	CA	Zip Code	92507	
Lender/Client	Network Funding Group Inc							



Subject Entry



Subject Living Room



Subject Dining Room



Subject Kitchen



Subject Laundry



Subject Bedroom



Subject Full Bath



Subject Bedroom



Subject Master Bedroom



Subject Master Bathroom



Sub CO Monitor/Smoke Alarm



Sub Custom Wood Floor



Sub Custom Appliances



Subject Granite Countertops