Elmerick Appraisals 6700 Toro Creek Rd Atascadero, CA 93422 805-680-6094

Inv Date

Insp Date

INVOICE 06/30/2025 24896-C DATE FILE NUMBER CASE NUMBER

File #

Client:

LAVONNE RODGERS TRUST

2692 ADOBE RD. Morro Bay, CA 93442

ltem Total

APPRAISAL FEE FOR SERVICES RENDERED

450.00

Client Phone #

Intended User: LAVONNE RODGES TRUST 466 ZANZIBAR ST. MORRO BAY, CA 93442 LOT 10, BLOCK 2A, ATASCADERO BEACH, R.M. BK. 2, PG. 15, CITY OF MORRO BAY

450.00 Total: Please detach and include the bottom portion with your payment... Thank You!

Appraiser

Client Case #

ROM:	PROPERTY:	
LAVONNE RODGERS TRUST	Intended User: LAVONNE RODGES TRUST	Amount
2692 ADOBE RD.	466 ZANZIBAR ST.	Due
Morro Bay, CA 93442	MORRO BAY, CA 93442	\$ 450.00
D: ttention: Elmerick Appraisals		Amount Enclosed
ttention:		

Appraisal Report

Uniform Residential Appraisal Report

File # 24896-C

L	The purpose of this	summary appraisal re	eport is to	provide the clie	ent with an accura	te, and adequately	supported, or	oinion of the mar	ket value (of the subjec	ct property.
	Property Address 46	6 ZANZIBAR ST.				City MORRO	BAY	State CA		Zip Code 9	3442
	Owner TRUSTEE	RODGES LAVONNE	E (TE)	Ir	ntended User LA	ONNE RODGES	TRUST	County SA	N LUIS OF	BISPO	
	Legal Description 1 (T 10, BLOCK 2A, AT	ASCADER	O BEACH R M	/ BK 2 PG 15 C	ITY OF MORRO I	BAY				
s	Assessor's Parcel # ()				2 2, . 00, 0	Tax Year 2025		R. E. Taxes	\$1.242		
U			2							.0405.05	
В	Neighborhood Name	ISLAND STREETS				Map Reference			ensus Trac	7	
J	Occupant Own		acant	Special A	Assessments \$N/A		PUD	HOA \$N/A		per year	per month
E	Property Rights Appra	ised X Fee Simple	е	Leasehold	Other (describe	e)					
С	Intended Use: RETR	OSPECTIVE ESTIMA	TE OF MA	RKET VALUE	FOR ESTATE PLA	NNING PURPOS	ES				
Т		RODGERS TRUST				DOBE RD., Morro		12			
		y currently offered for		a it boon offered			•		oicol2	Yes X	No
) used, offering price(s), and dat	te(s). THE St	UBJECT HAS I	NOI BEEN LIS	STED OVER	THE PRIOR	12 MON	THS PER	
	THE CR MLS.										
۱_	I did d	d not analyze the cont	ract for sale	e for the subject	purchase transaction	on. Explain the res	sults of the anal	lysis of the contra-	ct for sale	or why the ar	nalysis was not
C	performed. N/A										
0											
N	Company Dries C NI/A	Data of Contro	-4 N1/A	م ماد ما			ord? Yes	No Data	Caa(a)	NI/A	
Ŕ	Contract Price \$ N/A	Date of Contra	,		property seller the o				Source(s)	N/A	l., [].,
A	· -	l assistance (loan cha	-	_		assistance, etc.) 1	to be paid by	any party on ber	air or the	client?	YesNo
С	If Yes, report the total	al dollar amount and c	lescribe the	items to be pa	aid: N/A						
Т											
	Note: Race and	he racial compos	ition of t	he neighbor	hood are not a	ppraisal factor	s.				
	1	od Characteristics				using Trends		One-Unit H	ousina	Percent	Land Use %
N	Location X Urban	Suburban	Rural	Property Value		X Stable	Declining	PRICE	AGE	One-Unit	85.0 %
E			1								
l I	Built-Up X Over 7		1		ly X Shortage	InBalance	OverSupply	\$(000)	(yrs)	2-4 Unit	5.0 %
G	Growth Rapid	X Stable	Slow		e X Under 3 mths	3-6 mths	Over 6 mths	425 Low	NEW	Multi-Family	/ %
H B	Neighborhood Bounda	ries *** See Additio	nal Comme	ents ***				3,000 High	110	Commercial	1 5.0 %
0								840 Pred.	50	Other	5.0 %
R	Neighborhood Descrip	tion *** See Additio	nal Comme	ents ***							
н											
0											
0	Market Conditions (in	aluding support for th	a abova a	analusiana) *	*** See Additional 0	20mmonto ***					
D	Warker Conditions (ii	cluding support for th	e above co	oriciusioris)	See Additional C	Jonnments					
_											
	Dimensions 40Fx60L	Sx40Rx60RS			Area 2400 sf		Shape REC	TANGULAR	View A	VERAGE	
	Specific Zoning Classi	ficationR-1/S.1			Zoning Description	SINGLE FAMILY	RESIDENTIAL				
	Zoning Compliance	X Legal	Legal Nonco	onforming (Grand	dfathered Use)	No Zoning	Illegal	(describe)			
				3 (
			ty ac improv	ed (or as propose	ed per plane and ene			Ves No If	No describ		
			rty as improv	ved (or as propose	ed per plans and spe			Yes No If	No, describ	pe	
	*** See Additional C	omments ***	rty as improv			cifications) the prese	entuse? X				
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- MPROVEMENT	*** See Additional C Utilities Public Electricity X Gas X FEMA Special Flood Are the utilities and of the utilities and of the control of the	Other (describe) Hazard Area Ye off-site improvements by esite conditions or exapparents APPARENT EASE TITLE REPORT Coription Done with Accessory Unit Att. S-Det/End Unit posed Under Consenventional One with Accessory Unit Att. S-Det/End Unit posed Under Consenventional One With Accessory Unit Att. S-Det/End Unit posed Under Consenventional One Stairs X Scuttle Heated gerator X Range/One grade contains: special energy efficier on of the property (inc. SIN AVERAGE T E ANY EXTERNA BJECT WAS UPI all deficiencies or advertage of the property of the property of the property (inc.) In all deficiencies or advertage of the property of the property (inc.) AS INSPECTED	es X N Appical for the kternal factor EMENTS WAS NO X Con Full Basemen Basemen Cooling Indivice To R At items, et Cluding nee O GOOD L OBSO DATED V erse conditie FOR RE	Water Sanitary Sewer lo FEMA Floor e market area? ors (easements, OR ENCRO T MADE AV Foundation corete Slab Basement at Area at Finish side Entry/Exit of Infesta nX FWA Sewer Central Air C vidual shwasher X D tooms tc.) COMPO dedd repairs, de D CONDITIO LESCENCE. WITH SKYLLI ons that affect t ADILY OBSI	Public Other (control of the control	FEMA Map S No. If No. REVIEW. Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downs; Window Type Storm Sash/Insul: Screens Amenities Fireplace(s) Patio/Deck Pool ave Washer/C 2.0 Bath(s) ENCING, SKY IONAL OR PH NT NEED FOR S AGO, A ROO ness, or structural	Off-site Street Alley No. 06079C08* O, describe ions, land uses ELY AFFEC TONCRET WOOD/AV-GE COMP. SHG/A DOUTS NON SLIDING/AVG WOOD/AV-GE TONCRET WOOD/AV-GE COMP. SHG/A DOUTS NON SLIDING/AVG WES/AVG WES/AVG WES/AVG LIGHTS, TI OTHES WOODEN NI DESCRIPTION OF THE SHYSICAL IN, WES/AVG WES/AVG AND WES/AVG	te Improveme ASPHALT NONE - TYF 13H 5, etc.)? Yes T THE SUBJE aterials/condition TE/AVG 1.V-GD E E VoodStove(s)# 1 Tence Porch DECK Other or (describe) Equare Feet of G LE COUNTEF UBJECT IS C ADEQUACIES ZATION WAS RS AGO, AND property?	Interior Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Driv Driveway X Gar X Att. ROSS Living RTOPS, FAVER WERE NOTED A GARA Yes X	mater Surface CO Surfa	05/16/2017 ibe terials/condition /inyl/Avg LL/ AVG D-PNTD/AV NYL/ AVG GLASS/AVG None Cars 1 INCRETE Cars 1 Cars Built-in Grade ED, HE R 10 describe
- MPROVEMENT	*** See Additional C Utilities Public Electricity X Gas X FEMA Special Flood Are the utilities and of the area	Other (describe) Hazard Area Yeaff-site improvements to se site conditions or example. TITLE REPORT or with Accessory Unit and the site of the property of the property (incomposed of the property (es X N expical for the external factor EMENTS WAS NO X Con- Full Basemen Basemen Cooling Individence Individence Cooling Individence Individ	Water Sanitary Sewer lo FEMA Floor e market area? ors (easements, OR ENCRO T MADE AV. Foundation crete Slab Basement at Area at Finish side Entry/Exit of Infesta npness Set Central Air (vidual Shwasher X D cooms tc.) COMPO ded repairs, de D CONDITIO LESCENCE. WITH SKYLII ons that affect t ADILY OBSE	Public Other (control of the control	FEMA Map S No. If No.	Off-site Street Alley No. 06079C087 O, describe ions, land uses ELY AFFEC TON CONCRET WOOD/AV-GE COMP. SHG/A DOUTS NON SLIDING/AVG ated NON YES/AVG X F X F X F X F X F X F X F X F X F X	te Improveme ASPHALT NONE - TYF 13H s, etc.)? Yes T THE SUBJE aterials/condition E/AVG V-GD E VoodStove(s)# 1 Fence Forch DECK Other or (describe) Equare Feet of G LE COUNTER UBJECT IS C ADEQUACIES ZATION WAS RS AGO, AND property? Yes	Interior Floors Walls Trim/Finite Bath Wail Car Store X Driv Driveway X Gar X Att. FF AVER NOTED A GAR Yes X PRIOR	material programment of the composition of the comp	ibe terials/condition //inyl/Avg LL/ AVG D-PNTD/AV NYL/ AVG SLASS/AVG None Cars 1 NCRETE Cars 1 Cars Built-in Grade E.D., HE. R. 10 describe AND
- MPROVEMENT	*** See Additional C Utilities Public Electricity X Gas X FEMA Special Flood Are the utilities and of the area	Other (describe) Hazard Area Ye off-site improvements by esite conditions or exapparents APPARENT EASE TITLE REPORT Coription Done with Accessory Unit Att. S-Det/End Unit posed Under Consenventional One with Accessory Unit Att. S-Det/End Unit posed Under Consenventional One With Accessory Unit Att. S-Det/End Unit posed Under Consenventional One Stairs X Scuttle Heated gerator X Range/One grade contains: special energy efficier on of the property (inc. SIN AVERAGE T E ANY EXTERNA BJECT WAS UPI all deficiencies or advertage of the property of the property of the property (inc.) In all deficiencies or advertage of the property of the property (inc.) AS INSPECTED	es X N expical for the external factor EMENTS WAS NO X Con- Full Basemen Basemen Cooling Individence Individence Cooling Individence Individ	Water Sanitary Sewer lo FEMA Floor e market area? ors (easements, OR ENCRO T MADE AV. Foundation crete Slab Basement at Area at Finish side Entry/Exit of Infesta npness Set Central Air (vidual Shwasher X D cooms tc.) COMPO ded repairs, de D CONDITIO LESCENCE. WITH SKYLII ons that affect t ADILY OBSE	Public Other (control of the control	FEMA Map S No. If No.	Off-site Street Alley No. 06079C087 O, describe ions, land uses ELY AFFEC TON CONCRET WOOD/AV-GE COMP. SHG/A DOUTS NON SLIDING/AVG ated NON YES/AVG X F X F X F X F X F X F X F X F X F X	te Improveme ASPHALT NONE - TYF 13H 5, etc.)? Yes T THE SUBJE aterials/condition TE/AVG 1.V-GD E E VoodStove(s)# 1 Tence Porch DECK Other or (describe) Equare Feet of G LE COUNTEF UBJECT IS C ADEQUACIES ZATION WAS RS AGO, AND property?	Interior Floors Walls Trim/Finite Bath Wail Car Store X Driv Driveway X Gar X Att. FF AVER NOTED A GAR Yes X PRIOR	mater Surface CO Surfa	ibe terials/condition //inyl/Avg LL/ AVG D-PNTD/AV NYL/ AVG SLASS/AVG None Cars 1 NCRETE Cars 1 Cars Built-in Grade E.D., HE. R. 10 describe AND

File # 24896-C

Uniform Residential Appraisal Report

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 600,000 to \$ 1,000,000 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 600,000 1.000.000 There are 8 **FEATURE** COMPARABLE SALE #3 COMPARABLE SALE # 1 COMPARABLE SALE # 2 3201 TIDE AVENUE 466 ZANZIBAR ST. 495 AVALON STREET 420 NEVIS STREET Address MORRO BAY, CA 93442 MORRO BAY, CA 93442 MORRO BAY, CA 93442 MORRO BAY, CA 93442 Proximity to Subject 1.54 miles SE 0.37 miles SE 0.35 miles SE N/A 725,000 640,000 729,000 Sale Price Sale Price/Gross Liv. Area sq. ft. \$ 676.94 sq. ft. 710.32 sq. ft. 853.63 sq. ft. MLS#SC25044688;DOM 52 MLS#SC25035491;DOM 8 Data Source(s) MLS#SC25057984:DOM 3 Verification Source(s) REC#14871 REALIST REC#11629 REALIST REC#11728 REALIST VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION +(-)\$ Adjustment DESCRIPTION +(-)\$ Adjustment DESCRIPTION +(-)\$ Adjustment Sale or Financing ArmLth ArmLth ArmLth Concessions Conv;0 Cash;0 Cash;0 s04/25;c03/25 Date of Sale/Time s04/25;c03/25 s05/25;c04/25 Location AVERAGE N;Res; AVERAGE AVERAGE Leasehold/Fee Simple FEE SIMPLE FEE SIMPLE FEE SIMPLE FEE SIMPLE Site 2400 sf 2800 sf -0- 2800 sf -0- 2400 sf View AVERAGE **AVERAGE** AVERAGE AVERAGE Design (Style) Conventional Conventional Conventional Conventional Quality of Construction **AVERAGE AVERAGE** AVERAGE **AVERAGE** Actual Age 1977 1952-Prtl Updt -0- 1974 -0- 1968-Prtl Updt -10,000 Condition AVG-GD AVG-GD AVG-GD AVG-GD Above Grade Total Bdrms. Baths Total Bdrms. Baths Total Bdrms. Baths +15,000 Total Bdrms. +15,000 Room Count 2.0 5 3 4 2 4 2 +7,500 5 | 3 2.0 2.0 Gross Living Area +14,500 1,049 sq. ft. 1,071 sq. ft. -0-901 sq. ft. +11,000 854 sq. ft. NONE NONE NONE Basement & Finished NONE S Rooms Below Grade **Functional Utility** AVERAGE AVERAGE AVERAGE AVERAGE C Heating/Cooling FAU/ NONE WALL/ NONE -0- FAU/ NONE FAU/CEN -0 O M P Energy Efficient Items -10,000 AVERAGE AVERAGE **AVERAGE** Solar Elec(Owned) Garage/Carport 1 CAR GARAGE 1 CAR GARAGE 1 CAR GARAGE 1 CAR GARAGE A Porch/Patio/Deck PORCH, PATIO PORCH, DECK DECK PORCH FIREPLACE 1 WOODSTOVE NONE NOTED -0- NONE NOTED -0- 1 FIREPLACE AVG LNDSCP AVG LNDSCP OTHER ITEMS AVG LNDSCP AVG LNDSCP O N OTHER ITEMS NONE NOTED NONE NOTED NONE NOTED NONE NOTED X + X + Net Adjustment (Total) + 26,000 17,000 Adjusted Sale Price Net Adi. Net Adi. 4 06 Net Adi. 2 33 7.82 of Comparables Gross Adi % 725,000 Gross Adj. % \$ 666,000 Gross Adj. % \$ 746,000 4.06 I X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain R My research did X did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Data Source(s) REALIST did X did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale. My research REALIST Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). ITEM SUBJECT COMPARABLE SALE#1 COMPARABLE SALE#2 COMPARABLE SALE#3 Date of Prior Sale/Transfer NO PRIOR SALE IN NO PRIOR SALE IN NO PRIOR SALE IN NO PRIOR SALE IN Price of Prior Sale/Transfer THE PAST 36 MONTHS THE PAST 12 MONTHS THE PAST 12 MONTHS THE PAST 12 MONTHS Data Source(s) REALIST REALIST REALIST REALIST Effective Date of Data Source(s) 05/31/2025 05/31/2025 05/31/2025 05/31/2025 Analysis of prior sale or transfer history of the subject property and comparable sales NO PRIOR SALE HISTORY OF THE SUBJECT IN THE PAST 36 MONTHS AND NO PRIOR SALE HISTORY FOR THE COMPARABLES IN THE PAST 12 MONTHS Summary of Sales Comparison Approach *** See Additional Comments *** Indicated Value by Sales Comparison Approach \$725,000 Indicated Value by: Sales Comparison Approach \$725,000 Cost Approach (if developed) \$N/A Income Approach (if developed) \$N/A *** See Additional Comments *** CONC X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been This appraisal is made completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or *** See Additional following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Comments *** Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 725,000 as of 05/31/2025 which is the effective date of this appraisal.

				ADE	ПС	TIONAL COMP.	ARAB	LES							
Intended User	AVONNE	RODGES TE	RUST												
Property Address 466 ZA	ANZIBAR S	ST.													
City MORRO BAY		Cou	unty SAN L	nty SAN LUIS OBISPO					State CA				Zip Code 93442		
Client	AVONNE	RODGERS 1	TRUST	RUST											
FEATURE	SL	IBJECT	COME	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			SALE NO. 5	COMPARABLE SALE NO. 6			ALE NO. 6	
466 ZANZIBAR ST.			575 YERBA BUENA STREET												
Address MORRO B	AY, CA 93	3442	MORRO BA	Y, CA 93	44	2									
Proximity to Subject			0.11 miles E												
Sale Price	\$	N/A			\$	824,900			\$				\$		
Sale Price/Gross Liv. Area	\$	sq. ft.		4 sq. ft.			\$:	sq. ft.		\$		sq. ft.		
Data Source(s)			MLS#PI2510)5735;DC	MC	14									
Verification Source(s)			REALIST							1					
VALUE ADJUSTMENTS	DESC	RIPTION	DESCR	IPTION		+(-)\$ Adjustment	DE	SCRIP	TION	+(-)\$ Adjustment	D	ESCRIF	TION	+(-)\$ Adjustment	
Sale or Financing			Listing			-24,500									
Concessions			LESS 3%												
Date of Sale/Time	41/50405	-	Active												
Location	AVERAGE		AVERAGE	_											
Leasehold/Fee Simple	FEE SIMP	LE	FEE SIMPLE	=											
Site	2400 sf	_	2487 sf	25 4 8 1		-0-									
View	AVERAGE		AVG-GD-O			-30,000									
Design (Style)	Conventio		Conventiona	ti							-				
Quality of Construction Actual Age	AVERAGE		AVERAGE		-	^									
	1977 AVG-GD		1965 AVG-GD		-	-0-									
Above Grade		ms. Baths	Total Bdrms	s. Baths			Total	Bdrms.	Batha		Total	Bdrmc	Batha		
					_		ıotal	burms.	Baths		Total	Bdrms.	Baths		
Room Count Gross Living Area	5 3	3 2.0	6 3 1,240	2.0	-	44.500			ca #		-	1	22 4		
Basement & Finished	NONE	9 sq. ft.	NONE	sq. f	ι.	-14,500			sq. ft.				sq. ft.		
Rooms Below Grade	INOINE		INOINE												
Functional Utility	AVERAGE	_	AVEDACE		_										
Heating/Cooling			AVERAGE FAU/ NONE												
Energy Efficient Items	FAU/ NON AVERAGE		AVERAGE												
Garage/Carport	1 CAR GA		1 CAR GAR	AGE.											
Porch/Patio/Deck	DECK	KAGE	DECKS	AGE											
FIREPLACE	1 WOODS	STOVE	NO FIREPL	۸٥٤		-0-									
OTHER ITEMS	AVG LND		AVG LNDS			-0-									
OTHER ITEMS	NONE NO		NONE NOT												
Net Adjustment (Total)	INOINE INC	7120	+		_	\$ -69,000		+	—	\$	Г	+	٦.	\$	
Adjusted Sale Price			Net Adj.		%	Ψ -03,000	Net Ad		%	Ψ.	Net A		%	Ψ	
of Comparables			Gross Adj.		%	\$ 755,900			%	\$	Gross	-	%	\$	
ITEM			SUBJECT	0.00	,,,	COMPARABLE :					#5		IPARABLE		
Date of Prior Sale/Transfer		NO PRIOR S			NC	PRIOR SALE IN									
Price of Prior Sale/Transfer		THE PAST 3				IE PAST 12 MONT	THS								
Data Source(s)		REALIST	O WOITTIO			ALIST	1110								
Effective Date of Data Source	e(s)	05/31/2025				/31/2025									
Comment on Sales Comparison		00/01/2020			00,	0.72020		<u> </u>							
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,															

SCOPE OF APPRAISAL

THE SCOPE OF WORK INCLUDED THE COLLECTION OF DATA TO DEVELOP THE APPROACHES TO VALUE AND A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY. WHENEVER POSSIBLE, PRIMARY SOURCES WERE USED TO VERIFY THE ACCURACY OF THE DATA CONSIDERED BY THE APPRAISER IN DETERMINING THE ESTIMATED MARKET VALUE. WHEN THESE SOURCES WERE NOT AVAILABLE, THE APPRAISER RELIED ON SECONDARY SOURCES INCLUDING CORT (COMPUTERIZED ORIENTED REAL ESTATE TECHNOLOGY), METROSCAN, REALIST, FASTWEB, AND MARSHALL AND SWIFT COST SERVICES. THE APPRAISER ASSUMES BUT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION GATHERED.

NEIGHBORHOOD BOUNDARIES

THE SUBJECT IS IN A NEIGHBORHOOD THAT IS BORDERED BY HIGHWAY 1 TO THE SOUTH AND WEST, AND THE CITY LIMITS TO THE NORTH AND EAST.

NEIGHBORHOOD DESCRIPTION

MORRO BAY IS AN OCEAN AND BAY FRONT COMMUNITY IN THE NORTHWESTERN REGION OF THE COUNTY. THE SUBJECT IS LOCATED IN AN ESTABLISHED RESIDENTIAL AREA THAT CONSISTS MOSTLY OF SINGLE FAMILY RESIDENCES. EACH SITE WAS INDIVIDUALLY DEVELOPED. THERE ARE NO HOUSING TRACTS IN THE AREA; THEREFORE, THE HOMES VARY IN SIZE QUALITY, AND AGE. ALL SCHOOLS AND COMMERCIAL SERVICES ARE WITHIN EASY DRIVING DISTANCE OF THE SUBJECT. MORRO BAY HAS AN APPROXIMATE POPULATION OF 10,650.

THE 5% OTHER LAND USE REPRESENTS SCHOOLS, PARKS, AND VACANT LAND.

MARKET CONDITIONS

THE MARKET BEGAN STABILIZING IN THE SPRING OF 2022 AFTER MULTIPLE YEARS OF APPRECIATION. APPRECIATION HAD OCCURRED IN ALL SEGMENTS OF THE MARKET WITH THE HIGHEST RATES IN THE ENTRY AND MID LEVEL AREAS. HOMES THAT ARE REASONABLY PRICED ARE SELLING WITH SHORTER MARKETING TIMES. MOST FINANCING IS CONVENTIONAL OR FHA. SELLER CONCESSIONS AND INTEREST BUY DOWNS ARE ATYPICAL. INTEREST RATES HAVE INCREASED WHICH APPEARS TO BE SLOWING MARKET ACTIVITY. REALTORS ARE REPORTING THAT SHOWINGS AND OFFERS HAVE DECLINED. THE ESTIMATED MARKETING TIME REQUIRED IN ORDER TO OBTAIN AN AMOUNT EQUAL TO MARKET VALUE IS 3 MONTHS OR LESS.

HIGHEST AND BEST USE

HIGHEST AND BEST USE (HBU) IS THE REASONABLE AND PROBABLE USE THAT RESULTS IN THE HIGHEST PRESENT VALUE OF THE LAND AFTER CONSIDERING ALL LEGALLY PERMISSIBLE, PHYSICALLY POSSIBLE AND ECONOMICALLY FEASIBLE USES. (AS DEFINED IN THE LANGUAGE OF REAL ESTATE APPRAISAL)

THE SUBJECT'S CURRENT USE AS A SINGLE FAMILY RESIDENCE WITH THE CURRENT ZONING OF SINGLE FAMILY RESIDENTIAL IS THE HIGHEST BEST USE AS BOTH IMPROVED AND AS VACANT. THE USE AS A SINGLE FAMILY RESIDENCE IS FINANCIALLY FEASIBLE, MAXIMALLY PRODUCTIVE, AND LEGALLY PERMITTED. THE SITE SIZE AND ZONING ARE TYPICAL FOR THE AREA.

SALES COMPARISON APPROACH

THE GROSS LIVING AREA ADJUSTMENT IS THE SQUARE FOOT DIFFERENTIAL (GREATER THAN 50 SF) MULTIPLIED BY \$75 AND ROUNDED TO THE NEAREST \$500. THE ROOM COUNT ADJUSTMENT IS FOR THE BEDROOM AND BATH DIFFERENTIAL. A BEDROOM IS ATTRIBUTED \$15,000. A HALF BATH IS ATTRIBUTED \$7,500. THE AGE ADJUSTMENT NOT ONLY CONSIDERS CHRONOLOGICAL DIFFERENCES BUT EFFECTIVE AGE DIFFERENCES RESULTING FROM UPDATING.

COMPARABLE #1 CARRIED THE MOST WEIGHT IN THE FINAL ANALYSIS DUE TO RECENT SALE DATE AS WELL AS SIMILAR ROOM COUNT, SQ. FOOTAGE, CONDITION, AND VIEW AMENITY.

COMPARABLE #2 HAS SIMILAR VIEW AMENITY, CONDITION, AND BATH COUNT. THE BEDROOM COUNT AND SQ. FOOTAGE ARE INFERIOR.

COMPARABLE #3 HAS SIMILAR VIEW AMENITY. THE EFFECTIVE AGE IS SUPERIOR DUE TO UPDATING BUT THE ROOM COUNT AND SQ. FOOTAGE ARE INFERIOR. IT HAS A SOLAR ELECTRIC SYSTEM AS A SITE AMENITY.

COMPARABLE #4 IS AN ACTIVE LISTING PER THE MLS WITH SIMILAR BEDROOM AND BATH COUNT. THE VIEW

		Tile No.	24896-C								
ADDITIONAL COMMENTS Page 2											
Intended User LAVONNE RODGES TRUST											
Property Address 466 ZANZIBAR ST.											
City MORRO BAY County	SAN LUIS OBISPO State	CA Zip Code	93442								

AMENITY AND SQ. FOOTAGE ARE SUPERIOR. THE FINANCE ADJUSTMENT REPRESENTS THE POSSIBLE DIFFERENCE BETWEEN ASKING PRICE AND SALES PRICE.

DUE TO THE UNIQUE QUALITIES OF THE INDIVIDUAL PROPERTIES AND LIMITED SALES DATA, COMPARABLES THAT ARE OVER 1 MILE FROM THE SUBJECT HAD TO BE UTILIZED. THIS IS COMMON WHEN APPRAISING 3 BEDROOM HOMES IN MORRO BAY.

AFTER A THOROUGH SEARCH OF REPORTING DATA SERVICES, THE COMPARABLES UTILIZED REPRESENT THE BEST AND MOST RECENT SALES AVAILABLE AT THE TIME OF THE INSPECTION.

THE ADJUSTMENTS IN THE MARKET COMPARISON APPROACH TO VALUE ARE BASED ON THE APPARENT MARKET VALUE OF THE DIFFERENCES BASED ON PAIRED SALES ANALYSIS.

THE FINAL ESTIMATE OF VALUE REFLECTS A THREE MONTH OR LESS EXPOSURE TIME, WHICH IS TYPICAL UNDER THE CURRENT MARKET CONDITIONS, AND FOR PROPERTY IN THE SUBJECT'S PRICE RANGE THAT IS COMPETITIVELY LISTED.

THE FINAL ESTIMATE OF VALUE REFLECTS A THREE MONTH OR LESS MARKETING TIME, WHICH IS TYPICAL UNDER THE CURRENT MARKET CONDITIONS, AND FOR PROPERTY IN THE SUBJECT'S PRICE RANGE THAT IS COMPETITIVELY LISTED.

THE APPRAISAL IS BASED ON INFORMATION GATHERED FROM PUBLIC RECORDS, OTHER IDENTIFIED SOURCES, AND THE INSPECTION OF THE SUBJECT PROPERTY AND NEIGHBORHOOD. THE SOURCES AND DATA ARE CONSIDERED RELIABLE; WHEN CONFLICTING INFORMATION IS PROVIDED, THE SOURCE DEEMED MOST RELIABLE HAS BEEN USED.

THE ABBREVIATION REC# IN THE DATA SOURCE GRID PREDICATES THE DOCUMENT NUMBER THAT RECORDED ON THE GIVEN SALE DATE. THIS NUMBER WAS DERIVED FROM PUBLIC RECORDS OBTAINED BY A LOCAL DATA SOURCE. ALL COMPARABLES WERE VERIFIED BY AT LEAST TWO SOURCES.

RECONCILIATION

Client

MOST WEIGHT WAS GIVEN TO THE MARKET APPROACH, WHICH MOST ACCURATELY REFLECTS AND INTERPRETS THE ATTITUDES AND ACTIONS OF BUYERS AND SELLERS UNDER CURRENT MARKET CONDITIONS. BECAUSE THESE PROPERTIES ARE TYPICALLY OWNER OCCUPIED, THE INCOME APPROACH WAS CONSIDERED, BUT IS NOT APPLICABLE.

CONDITIONS OF APPRAISAL

NO COMMENTS OR CONDITIONS TO THIS APPRAISAL.

LAVONNE RODGERS TRUST

THIS IS AN APPRAISAL REPORT IN CONFORMITY WITH USPAP. THIS REPORT IS INCOMPLETE WITHOUT THE ATTACHED ADDENDUMS, COMMENTS, AND CERTIFICATION.

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY. THE FUNCTION OF THIS REPORT IS FOR ESTATE PLANNING. THIS REPORT IS NOT TO BE USED IN A FEDERALLY RELATED FINANCE TRANSACTION. THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF THE LAVONNE RODGERS TRUST, AND/ OR ITS ASSIGNEES. THIS REPORT IS INCOMPLETE WITHOUT THE ATTACHED ADDENDUMS, COMMENTS, AND CERTIFICATIONS.

THIS IS A RETROSPECTIVE APPRAISAL. THE PROPERTY WAS INSPECTED JUNE 11, 2025. THE DATE OF VALUE IS THE DATE OF DEATH. IT IS ASSUMED THAT THE IMPROVEMENTS WERE IN THE SAME CONDITION AT THAT TIME.

THIS REPORT WAS DIGITALLY PREPARED, PASSWORD PROTECTED, AND SENT VIA E-MAIL.

COMMENTS ON INCOME APPROACH

BECAUSE THESE PROPERTIES ARE TYPICALLY OWNER OCCUPIED, THE INCOME APPROACH WAS CONSIDERED BUT IS NOT APPLICABLE. THERE IS INSUFFICIENT DATA TO UTILIZE TRUE INCOME APPROACH OR G.R.M. APPROACH.

Uniform Residential Appraisal Report

File #	24896-C

	AS IDENTIFIED IN THE SCOPE OF WORK AND APPRAISER'S CER'	TIFICATION PORTIO	ON OF	THE URAF	R, A COMPLETE	VISUA	L
	INSPECTION IS EXAMINING THE STRUCTURE FROM A MARKETIN	G PERSPECTIVE N	OTING	VISUALLY	APPARENT AN	D	
	READILY OBSERVABLE ITEMS THAT THE TYPICAL BUYER WOULD	TAKE NOTE OF.	THE A	PPRAISER	MEASURED TH	E	
	EXTERIOR OF THE SUBJECT, TOOK NOTE OF THE FLOOR PLAN,	AND MADE GENER	RAL OB	SERVATIO	NS FOR VALUA	TION	
	PURPOSES. THE SUBJECT WAS EXAMINED FOR SIGNS OF RENC	OVATION AND SIGN	NIFICAN	IT REMOD	ELING , AND		
	COMPARED TO THE TYPICAL HOME IN THE NEIGHBORHOOD IN L	<u>IGHT OF ITS CONF</u>	FORMIT	TY TO THE	NORM. THE		
	INSPECTION DOES NOT INCLUDE AN EXAMINATION OF THE ATT	IC SPACE. WHEN /	AVAILA	BLE THE (CRAWL SPACE	IS	
	VISUALLY INSPECTED BUT NOT ENTERED. THERE WAS NO ACT	IVATION OR SPECI	IFIC TE	STING OF	THE MECHANI	CAL,	
	PLUMBING, AND ELECTRICAL SYSTEMS. PLEASE NOTE THAT TH	<u>IE APPRAISER IS N</u>	IOT A F	HOME INSE	PECTOR OR GE	NERAL	
	CONTRACTOR AND IS NOT QUALIFIED TO EXAMINE THE RELIABI	LITY OF SUCH ITE	MS ANI	D IS NOT	TRAINED IN HO	ME	
	INSPECTION SERVICES. THE APPRAISER IS NOT RENDERING AN	NY JUDGEMENT RE	GARDI	NG CODE	COMPLIANCE A	SIT	
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RMPF Form 1004 May 2007

Uniform Residential Appraisal Report

File # 24896-C

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a 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 condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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 visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:Subject to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

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

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

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a 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.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Uniform Residential Appraisal Report

File # 24896-C

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

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

APPRAISER

Signature

Name Christopher B Elmerick Company Name Elmerick Appraisals Company Address 6700 Toro Creek Rd Atascadero, CA 93422 Telephone Number 805-680-6094 Email Address <u>CELMERICK1973@YAHOO.COM</u> Date of Signature and Report June 30, 2025 Effective Date of Appraisal 05/31/2025 State Certification # AR028192 or State License # or Other State CA Expiration Date of Certification or License 07/12/2025

ADDRESS OF PROPERTY APPRAISED

466 ZANZIBAR ST. MORRO BAY, CA 93442

APPRAISED VALUE OF SUBJECT PROPERTY \$ 725,000 CLIENT

Company Name LAVONNE RODGERS TRUST

Company Address <u>2692 ADOBE RD.</u> Morro Bay, CA 93442

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License
SUBJECT PROPERTY Did not inspect subject property Did inspect exterior of subject property from street Date of Inspection Did inspect interior and exterior of subject property
Date of Inspection
COMPARABLE SALES
Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street Date of Inspection

USPAP Compliance Addendum

File No. 24896-C Borrower/Client LAVONNE RODGES TRUST Property Address 466 ZANZIBAR ST. City MORRO BAY County SAN LUIS OBISPO State CA Zip Code 93442 Lender/Client LAVONNE RODGERS TRUST

APPRAISAL AND REPORT IDENTIFICATION	
This Appraisal Report is one of the following types:	
X Appraisal Report This report was prepared in accordance with the require	ements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
	ements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The
	ent. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived
·	
at the opinions and conclusions set forth in the report m	ay not be understood properly without the additional information in the appraiser's workfile.
ADDITIONAL CERTIFICATIONS	
I certify that, to the best of my knowledge and belief:	
The statements of fact contained in this report are true and correct.	
■ The report analyses, opinions, and conclusions are limited only by the reported	assumptions and are my personal impartial and unbiased professional analyses
opinions, and conclusions.	assumptions and are my personal, impartal, and unbiased professional analyses,
• I have no (or the specified) present or prospective interest in the property that is	the subject of this report and no (or specified) personal interest with respect to the
parties involved.	
• I have no bias with respect to the property that is the subject of this report of	or the parties involved with this assignment.
■ My engagement in this assignment was not contingent upon developing or report	ing predetermined results.
• My compensation for completing this assignment is not contingent upon the developed	ment or reporting of a predetermined value or direction in value that favors the course
of the client, the amount of the value opinion, the attainment of a stipulated result,	
this appraisal.	, ,
• My analyses, opinions, and conclusions were developed and this report has been properties.	prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
■ This appraisal report was prepared in accordance with the requirements	of Title XI of FIRREA and any implementing regulations.
DDIOD SERVICES	
PRIOR SERVICES	
I have NOT performed services, as an appraiser or in any other capacity, regarding to	he property that is the subject of the report within the three-year period
immediately preceding acceptance of this assignment.	
I HAVE performed services, as an appraiser or in another capacity, regarding the p	roperty that is the subject of this report within the three-year period immediately
preceding acceptance of this assignment. Those services are described in the comments b	elow.
PROPERTY INSPECTION	
I have NOT made a personal inspection of the property that is the subject of this repo	ort.
X I HAVE made a personal inspection of the property that is the subject of this report.	
APPRAISAL ASSISTANCE	
Unless otherwise noted, no one provided significant real property appraisal assistance to the per	rson signing this certification. If anyone did provide significant assistance, they
are hereby identified along with a summary of the extent of the assistance provided in the report	
N/A	
ADDITIONAL COMMENTS	
	A
Additional USPAP related issues requiring disclosure and/or any state mandated requiremen	1
MADISTING THE AND EVENOURE THE FOR THE OUR LEGT PROPERTY	,
MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERT	Y
	g market conditions pertinent to the appraisal assignment.
X A reasonable exposure time for the subject property is 0-90 day(s).	
APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
1.	
Signature Chiny Elmeick	
Signature (Wy Chresche	Signature
Name Christopher B Elmerick	Name
Date of Signature June 30, 2025	Date of Signature
State Certification # AR028192	State Certification #
or State License #	or State License #
State <u>CA</u>	State
Expiration Date of Certification or License 07/12/2025	Expiration Date of Certification or License
	Supervisory Appraiser Inspection of Subject Property:
Effective Date of Appraisal 05/31/2025	Did Not Exterior-only from Street Interior and Exterior

USPAP Compliance Addendum 2014

	SKETCH ADDENDUM										
Intende	ed User	LAVONNE RODO	GES TRUST								
Proper	rty Address	466 ZANZIBAR ST.									
City	MORRO E	BAY	County	SAN LUIS OBISPO	State	CA	Zip Code	93442			
Client		LAVONNE RODGERS	STRUST								

Bath
Bedroom
Primary
Bedroom
Primary
Bedroom

Bedroom

Dining
Living Room

Bath

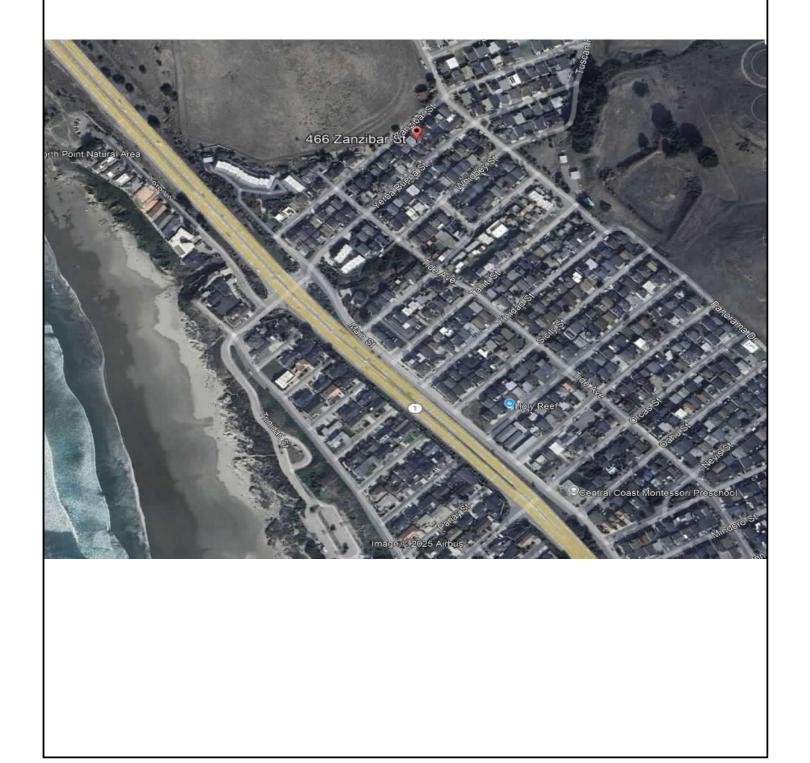
22'

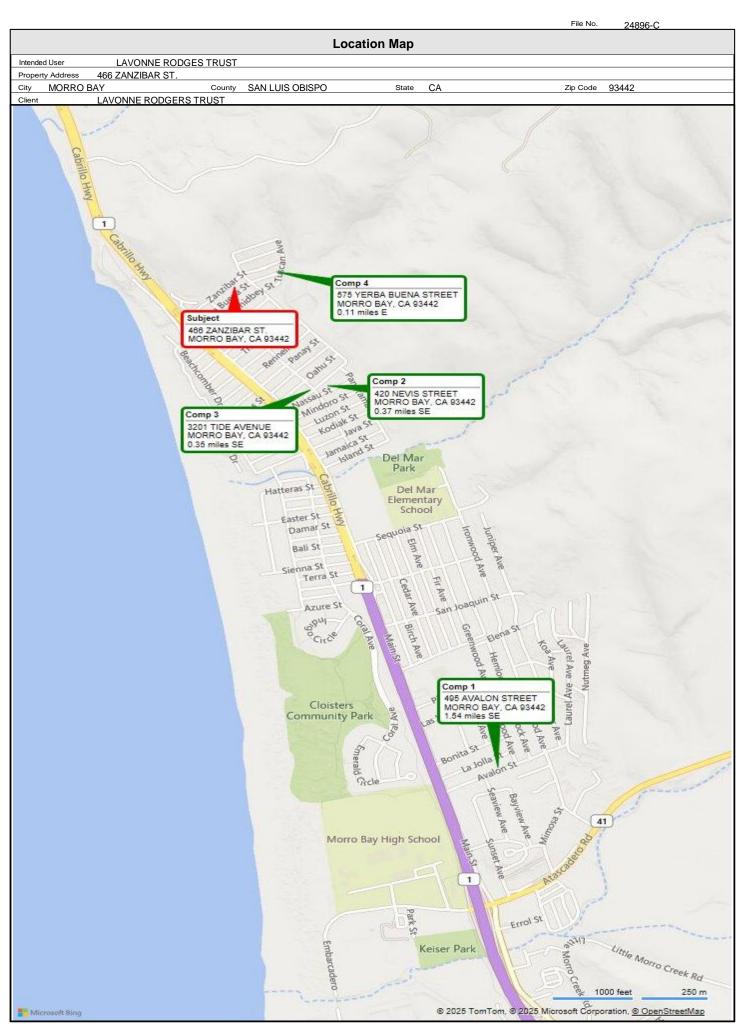
Garage
19'
23'

SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area First Floor	1049	150	First Floor 30.0
Garage/Carport Attached Garage	295	72	17.0 X 19.0 = 323.0 13.5 X 1.5 = 20.2 Total 1049.4
		SKETCH-I	1-800-523-0872

File No. 24896-C SITE PLAN Intended User LAVONNE RODGES TRUST Property Address 466 ZANZIBAR ST. MORRO BAY County SAN LUIS OBISPO CA Zip Code 93442 City State Client LAVONNE RODGERS TRUST y 0,65-03 0 SUBJECT (081) ZANZIBAR * - AVE - -15 8 3 3 3 6 ٥ ٩ Ö 6 0 ٩ 3 Ž 083) (031) (036) 8 (4) 3 21. 40 2 笏 6 3 24 苔 (FML) 0 ST.) -YERBA-2100 3 6 00 20 3 3 3 49 ٨ 0 ۿ 6 Ò Ó PANGRAMA LEWST --- HDE 1040" 084) (032) (037) 8 0 3 3 12 33 Ö 3 6 6 27 (46) 25 萄 (FMCY 57H) WHIDBEY (033) CITY OF MORRO BAY ASSESSOR'S MAP COUNTY OF BOOK OBS PAGE OF ATASCADERO BEACH, R.M. Bk. 2 . Pg. 15.

	GOOGLE EARTH AERIAL VIEW											
Intended User	Intended User LAVONNE RODGES TRUST											
Property Address	466 ZANZIBAR ST.											
City MORRO	City MORRO BAY County SAN LUIS OBISPO State CA Zip Code 93442											
Client	LAVONNE RODGERS TRUST											





								24000 0				
	PHOTOGRAPH ADDENDUM											
Intende	ed User	LAVONNE RODGE	S TRUST									
Prope	rty Address	466 ZANZIBAR ST.										
City	MORRO B	AY	County	SAN LUIS OBISPO	State	CA	Zip Code	93442				
Client		LAVONNE RODGERS	TRUST									



FRONT VIEW OF SUBJECT PROPERTY

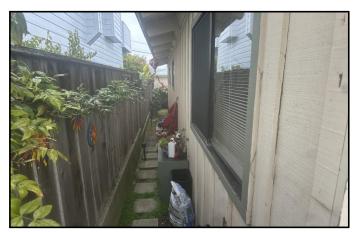


REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

							21000 0	
PHOTOGRAPH ADDENDUM								
Intended User		LAVONNE ROD	GES T	RUST				
Property Address		466 ZANZIBAR ST.						
City	MORRO	BAY	County	SAN LUIS OBISPO	State	CA	Zip Code 93442	
Client		LAVONNE RODGE	RS TRU	JST				



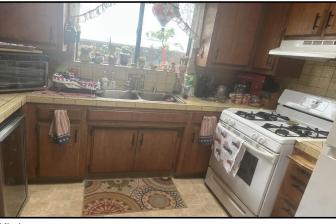


SIDE VIEW





Living Room



DINING AREA



KITCHEN 2ND VIEW

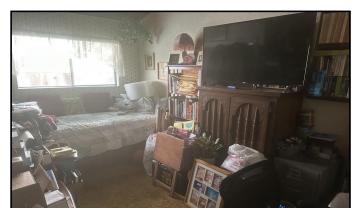
							<u> </u>
				PHOTOGRA	PH ADDEN	IDUM	М
Intende	ed User	LAVONNE ROD	GES T	RUST			
Proper	rty Address	466 ZANZIBAR ST.					
City	MORRO	BAY	County	SAN LUIS OBISPO	State	CA	Zip Code 93442
Client		LAVONNE RODGER	RS TRU	JST			



PRIMARY BATH

PRIMARY BEDROOM





BEDROOM #2







Garage



COMPARABLE #1

495 AVALON STREET MORRO BAY, CA 93442

 Price
 \$725,000

 Price/SF
 676.94

 Date
 s05/25;c04/25

 Age
 1952-Prtl Updt

 Room Count
 5-3-2.0

 Living Area
 1,071

Value Indication \$725,000



COMPARABLE #2

420 NEVIS STREET MORRO BAY, CA 93442

 Price
 \$640,000

 Price/SF
 710.32

 Date
 \$04/25;c03/25

 Age
 1,974

 Room Count
 4-2-2.0

 Living Area
 901

Value Indication \$666,000



COMPARABLE #3

3201 TIDE AVENUE MORRO BAY, CA 93442

 Price
 \$729,000

 Price/SF
 853.63

 Date
 \$04/25;c03/25

 Age
 1968-Prtl Updt

 Room Count
 4-2-1.5

 Living Area
 854

Value Indication \$746,000

	PHOTOGRAPH ADDENDUM									
Intended User		LAVONNE RODG	ES TRUST							
Propert	ty Address	466 ZANZIBAR ST.								
City	MORRO I	BAY	County	SAN LUIS OBISPO	State	CA	Zip Code 93442			
Client		LAYONNE DODOEDO	TDUCT							



COMPARABLE #4

575 YERBA BUENA STREET MORRO BAY, CA 93442

 Price
 \$824,900

 Price/SF
 665.24

 Date
 Active

 Age
 1,965

 Room Count
 6-3-2.0

 Living Area
 1,240

Value Indication \$755,900

COMPARABLE #5

Price \$
Price/SF
Date
Age
Room Count -Living Area

Value Indication \$

COMPARABLE #6

Price \$
Price/SF
Date
Age
Room Count -Living Area

Value Indication \$

			File No.	24896-C			
PHOTOGRAPH ADDENDUM							
Intended User LAV(ONNE RODGES TRUST						
Property Address 466 ZAN	ZIBAR ST.						
City MORRO BAY	County SAN LUIS OBISPO) State CA	Zip Code	93442			
Client LAVONN	IE RODGERS TRUST						



STRAPPED WATER HEATER



SMOKE DETECTOR



CARBON MONOXIDE DETECTOR

