APPRAISAL OF REAL PROPERTY



LOCATED AT

898 Ardath Dr
Cambria, CA 93428
CAM PINES TR 8 BL 206 LT 16 & 17

FOR

ROSS FAMILY TRUST

OPINION OF VALUE

$882,500

AS OF

02/08/2026

BY

CHUCK R FRAZIER
CHUCK FRAZIER & ASSOCIATES
4550 KAPALUA DR.
SANTA MARIA, CA 93455
(805) 310-8900
APPRAISALS@FRAZIERANDASSOCIATES.COM

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION

Subject Address	898 Ardath Dr
Legal Description	CAM PINES TR 8 BL 206 LT 16 & 17
City	Cambria
County	San Luis Obispo
State	CA
Zip Code	93428
Census Tract	0104.03
Map Reference	42020

SALES PRICE

Sale Price	$ N/A - ADVISORY PURPOSE ONLY
Date of Sale	02/08/2026 INSP

CLIENT

Client	ROSS FAMILY TRUST
Lender	N/A - ADVISORY PURPOSE ONLY

DESCRIPTION OF IMPROVEMENTS

Size (Square Feet)	959
Price per Square Foot	$ N/A
Location	FRONTS BSY ST
Age	BLT 1958
Condition	AVERAGE+
Total Rooms	4
Bedrooms	2
Baths	1

APPRAISER

Appraiser	CHUCK R FRAZIER
Date of Appraised Value	02/08/2026

VALUE

Opinion of Value	$ 882,500

CHUCK FRAZIER & ASSOCIATES
4550 KAPALUA DR.
SANTA MARIA, CA 93455
(805) 310-8900

02/18/2026

ROSS FAMILY TRUST

Re: Property: 898 Ardath Dr
Cambria, CA 93428
Borrower: N/A - ADVISORY PURPOSE ONLY
File No.: ADV/ROSS

Opinion of Value: $882,500
Effective Date: 02/08/2026

IN ACCORDANCE WITH YOUR REQUEST FOR VALUE OF YOUR PROPERTY BASED ON AN EFFECTIVE DATE OF FEBRUARY 08, 2026. THE FOLLOWING INFORMATION IS PROVIDED.

I HAVE INSPECTED THE INTERIOR AND EXTERIOR OF YOUR HOME AND GARAGE AND ANALYZED CLOSED SALES OF PROPERTIES MOST SIMILAR TO YOURS IN MANY CATEGORIES OF COMPARISON.

BASED ON THAT ANALYSIS, I HAVE CONCLUDED THAT YOUR PROPERTY (INCLUDING HOME VALUE, GARAGE AND SITE VALUE) HAD AN ESTIMATED MARKET VALUE OF **$882,500** AS OF FEBRUARY 08, 2026.

THANK YOU FOR GIVING ME THE OPPORTUNITY TO HANDLE YOUR APPRAISAL NEEDS. IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

Sincerely,



CHUCK R FRAZIER
License or Certification #: AR013934
State: CA Expires: 10/18/2026
APPRAISALS@FRAZIERANDASSOCIATES.COM

RESTRICTED USE APPRAISAL REPORT

File No.: ADV/ROSS

SUBJECT

Property Address: 898 Ardath Dr | City: Cambria | State: CA | Zip Code: 93428
County: San Luis Obispo | Legal Description: CAM PINES TR 8 BL 206 LT 16 & 17
Assessor's Parcel #: 023-062-019
Tax Year: 2025/26 | R.E. Taxes: $ 7,583 | Special Assessments: $ NONE | Borrower (if applicable): N/A - ADVISORY PURPOSE ONLY
Current Owner of Record: ROSS FAMILY TRUST | Occupant: ☐ Owner ☒ Tenant ☐ Vacant ☐ Manufactured Housing
Property Type: ☒ SFR ☐ 2-4 Family ☐ SFR W/GST HOUSE # of Units: | Ownership Restriction: ☒ None ☐ PUD ☐ Condo ☐ Coop
Market Area Name: LODGE HILL | Map Reference: 42020 | Census Tract: 0104.03 | ☐ Flood Hazard

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach ☐ Other:
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: TO ESTIMATE MARKET VALUE AS OF FEBRUARY 08, 2026 (DATE OF VALUATION) FOR TRUST/RESALE PURPOSES
Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.
Client: ROSS FAMILY TRUST | Address:
Appraiser: CHUCK R FRAZIER | Address: 4550 KAPALUA DR., SANTA MARIA, CA 93455

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1	+(-) $ Adjust.	COMPARABLE SALE # 2	+(-) $ Adjust.	COMPARABLE SALE # 3	+(-) $ Adjust.
Address	898 Ardath Dr Cambria, CA 93428	688 Randall Dr Cambria, CA 93428		1560 Emerson Rd Cambria, CA 93428		2199 Cowper St Cambria, CA 93428	
Proximity to Subject		0.41 miles SE		0.44 miles NE		0.33 miles NE	
Sale Price	$ ADVISORY	$ 900,000		$ 999,000		$ 805,000	
Sale Price/GLA	$ N/A /sq.ft.	$ 974.03 /sq.ft.		$ 829.73 /sq.ft.		$ 793.89 /sq.ft.	
Data Source(s)	INT/EXT INSPECTION	MLS/AGENT;DOM 20		MLS/AGENT/DOM: 9		MLS/AGENT/DOM: 19	
Verification Source(s)	PUBLIC RECORDS	DOC #29954/REALIST/ASSR		DOC #19878/REALIST/ASSR		DOC #7606/REALIST/ASSR	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sales or Financing Concessions	N/A	NO CONCESSION CONV/TRST SALE		NO CONCESSION CONV/TRST SALE		NO CONCESSION CONV/MKT SALE	
Date of Sale/Time	02/08/2026 INSP	10/2025 COE		11/2025 COE		03/2025 COE	
Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Location	FRONTS BSY ST	AVERAGE	+10,000	AVERAGE	+10,000	AVERAGE	+10,000
Site	4,560 SF	10,019 SF SF	-11,000	5,850 SF	-2,500	7,422 SF	-5,500
View	DIST OCEAN	DIST OCEAN		WOODED	+100,000	WOODED	+100,000
Design (Style)	BUNGALOW	RUSTIC		RUSTIC		CONTEMPORARY	
Quality of Construction	AVG/AVG+ UPGRDS	AVERAGE	+15,000	AVG/AVG+ UPGRDS		AVG/AVG+ UPGRDS	
Age	BLT 1958	BLT 1967	-9,000	BLT 1988	-30,000	BLT 1982	-24,000
Condition	AVERAGE+	AVERAGE+		AVERAGE+		AVERAGE+	
Above Grade Room Count (Total / Bdrms / Baths)	4 / 2 / 1	4 / 2 / 1		6 / 3 / 2	-25,000	4 / 2 / 1.5	-2,500
Gross Living Area	959 sq.ft.	924 sq.ft.		1,204 sq.ft.	-24,500	1,014 sq.ft.	
Basement & Finished Rooms Below Grade	NONE	NONE		NONE		NONE	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	ADEQUATE	ADEQUATE		ADEQUATE		ADEQUATE	
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	1 GARAGE SPC	2 GAR W/BATH	-15,000	2 GARAGE SPC	-10,000	1 GARAGE SPC	
Porch/Patio/Deck	LG DECK	PAT & LG DECK	-2,500	PATIOS/FIREPIT	EQUAL	DECKS	EQUAL
OTHER	1 FPL	1 FPL/STRG RM	-5,000	1 FPL/GST UNIT	-125,000	1 FPL	
Net Adjustment (Total)		☐ + ☒ -	$ -17,500	☐ + ☒ -	$ -107,000	☒ + ☐ -	$ 78,000
Adjusted Sale Price of Comparables		Net 1.9 % Gross 7.5 %	$ 882,500	Net 10.7 % Gross 32.7 %	$ 892,000	Net 9.7 % Gross 17.6 %	$ 883,000

Summary of Sales Comparison Approach: SALES ABOVE WERE DETERMINED MOST SIMILAR TO SUBJECT AND REFLECTED THE BEST REPRESENTATION OF SUBJECT'S VALUE AT DATE OF VALUATION. ALL SALES LOCATED WITHIN SUBJECT'S "LODGE HILL" NEIGHBORHOOD. **SEE NARRATIVE ADDENDUM FOR APPRAISAL ADJUSTMENT EXPLANATIONS.** ALTHOUGH NONE OF THE SALES ABOVE STAND ALONE AS AN INDICATOR OF SUBJECT VALUE, SALE #1 GIVEN GREATEST CONSIDERATION DUE TO BEING MOST SIMILAR IN ROOM COUNT, AGE, VIEWS AND REQUIRING LEAST NET ADJUSTMENTS, INDICATING THAT A VALUE OF **$882,500** APPEARED REFLECTIVE OF VALUE FOR THIS MARKETPLACE AS OF FEBRUARY 8, 2026.

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RESTRICTED USE APPRAISAL REPORT

File No.: ADV/ROSS

TRANSFER HISTORY

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

Data Source(s): REALIST RECORDS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: SUBJECT HAS NOT SOLD OR TRANSFERRED IN THE THREE YEARS PRIOR TO DATE OF VALUATION. PRIOR SALE WAS ON 12/04/2020 FOR $634,000.
Date: 12/04/2020	
Price: $634,000	
Source(s): REALIST/MLS	
2nd Prior Subject Sale/Transfer	
Date:	NOT LISTED FOR SALE WITHIN THE YEAR PRIOR TO DATE OF VALUATION.
Price:	
Source(s):	

MARKET / SITE / IMPROVEMENTS

Subject Market Area and Marketability: MIXED-AGE RESIDENTIAL NEIGHBORHOOD FEATURING HOMES VARYING IN SIZE, QUALITY/CONDITION, DESIGN AND VIEWS. APPEAL TO MARKET APPEARS AVERAGE+ TO GOOD. PER MLS STATISTICS, PRICES AND VALUES HAVE BEEN RELATIVELY STABLE DURING THE YEAR PRIOR TO DATE OF VALUATION.

Site Area: 4,560 SF Site View: DIST OCEAN Topography: LEVEL TO MILD SLOPE Drainage: APPEARS ADEQUATE

Zoning Classification: RSF Description: RESIDENTIAL SINGLE FAMILY

Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Highest & Best Use: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: SINGLE FAMILY RESIDENTIAL Use as appraised in this report: SFR/RESIDENTIAL ON ACREAGE

Opinion of Highest & Best Use: CURRENT RESIDENTIAL USE IS CONSIDERED HIGHEST AND BEST USE.

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 06079C0537H FEMA Map Date 05/16/2017

Site Comments: CONFORMING CORNER SITE, LOCATED ON BUSIER ENTRY STREET TO TRACT. SITE IS ABOVE AVERAGE OF THIS IMMEDIATE AREA IN SIZE. NO APPARENT ADVERSE EASEMENTS OR ENCROACHMENTS NOTED ON SITE.

Improvements Comments: PER PUBLIC RECORDS, HOME BUILT IN 1958 WITH 2 BEDROOMS AND 1 BATH. LIVING AREA MEASURED AT 959 SF AND LOCATED ON A 4,560 SF LOT. ADDITIONAL FEATURES INCLUDE REMODELED KITCHEN AND BATH, LARGER SYNTHETIC DECK IN REAR AND 1 CAR ATTACHED GARAGE. DISTANT OCEAN VIEWS FROM LIVING ROOM AND KITCHEN AREA OF HOME.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 882,500

Indicated Value by: Cost Approach (if developed) $ NOT DEVELOPED **Indicated Value by: Income Approach (if developed) $** NOT DEVELOPED

Final Reconciliation IN DEVELOPING THIS APPRAISAL, THE APPRAISER HAS INCORPORATED ONLY THE SALES COMPARISON APPROACH. THE APPRAISER HAS EXCLUDED THE COST AND INCOME APPROACHES. THE APPRAISER HAS DETERMINED THAT COST AND INCOME APPROACH ARE NOT APPLICABLE AND THEREFORE THE RESULTS OF THOSE APPROACHES ARE NOT CONSIDERED CREDIBLE.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 882,500 , as of: 02/08/2026 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 21 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Sales Maps	☐ Cost Addendum	☐ Flood Addendum	☒ Plat Map
☒ LICENSE	☒ Resume	☒ TRANSMITTAL PAGE	☒ COVER PAGE	☒ AERIAL MAP

SIGNATURES

Client Contact: Client Name: ROSS FAMILY TRUST

E-Mail: Address:

APPRAISER

Appraiser Name: CHUCK R FRAZIER

Company: CHUCK FRAZIER & ASSOCIATES

Phone: (805) 310-8900 Fax:

E-Mail: APPRAISALS@FRAZIERANDASSOCIATES.COM

Date of Report (Signature): 02/18/2026

License or Certification #: AR013934 State: CA

Designation:

Expiration Date of License or Certification: 10/18/2026

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 02/08/2026

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

GP RESTRICTED

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Supplemental Addendum

File No. ADV/ROSS

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						

THE ATTACHED APPRAISER'S CERTIFICATION HAS THE ADDED SUPPLEMENTATION AND READS AS FOLLOWS:

DATE OF VALUE

THE SUBJECT PROPERTY IS TO BE VALUED AS OF FEBRUARY 08, 2026 (DATE OF VALUATION) IN ORDER TO VALUE THE ASSETS FOR TRUST/RESALE PURPOSES. CLIENT CONFIRMS AND AGREES THAT APPRAISER IS NOT RESPONSIBLE FOR DETERMINING WHETHER THE DATE OF VALUE REQUESTED BY CLIENT IS APPROPRIATE FOR CLIENT'S INTENDED USE OF THE APPRAISAL.

THIS REPORT SHOULD NOT BE RELIED UPON TO DISCLOSE ANY CONDITIONS PRESENT IN THE SUBJECT PROPERTY. THE APPRAISAL REPORT DOES NOT GUARANTEE THAT THE PROPERTY IS FREE OF DEFECTS. A PROFESSIONAL HOME INSPECTION IS ALWAYS RECOMMENDED.

INTENDED USERS

THE INTENDED USERS OF THIS REPORT (AS STATED BY CLIENT) INCLUDE SHEETS AND CHASE TRUST ACCOUNTANTS

APPRAISER STATEMENT

THE APPRAISAL YOU HAVE REQUESTED IS FOR ADVISORY PURPOSES ONLY, MEANING IT IS NOT INTENDED FOR USE IN A FEDERALLY RELATED TRANSACTION SUCH AS A BANK LOAN. IT IS INTENDED FOR YOU AS MY CLIENT, TO PROVIDE AN OPINION OF MARKET VALUE CURRENT OR RETROSPECTIVELY, FOR YOUR USE FOR ADVISORY AND/OR SALE PURPOSES. AS THE APPRAISER, I HAVE NO BIAS WITH RESPECT TO THE SUBJECT PROPERTY OR THE PARTIES INVOLVED. ALSO, I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY AND I HAVE NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED. THE APPRAISER ALSO UNDERSTANDS THAT IF THIS REPORT, OR ITS RESULTS, ARE FILED WITH THE IRS FOR ANY REASON, THE REPORT AND THE APPRAISER MEET/ WILL MEET THE DEFINITION/ REQUIREMENT BY THE IRS OF A "QUALIFIED APPRAISER" AND "QUALIFIED REPORT" SET FORTH IN TREASURY REGULATION 1.170A-17.

DEFINITIONS OF CONDITION AND QUALITY RATINGS NOTED IN REPORT

AVERAGE: PROPERTY IS TYPICAL OF HOMES IN SUBJECT'S GENERAL COMPETING NEIGHBORHOOD. NO SIGNIFICANT UPDATING NOTED BUT HAS BEEN ADEQUATELY MAINTAINED.

ABOVE AVERAGE: PROPERTY IS SUPERIOR TO "AVERAGE" RATED HOMES IN ITS NEIGHBORHOOD, SLIGHTY UPDATED (INTERIOR AND EXTERIOR).

GOOD: PROPERTY IS SIGNIFICANTLY SUPERIOR TO "AVERAGE" RATED HOMES IN ITS NEIGHBORHOOD, WITH MANY UPGRADES NOTED (INTERIOR AND EXTERIOR) WITH SUPERIOR CURB APPEAL.

DESCRIPTION OF IMPROVEMENTS

THE TYPE OF CONSTRUCTION AND MATERIALS UTILIZED ARE TYPICAL FOR UPDATED HOMES IN THIS AREA. AN INTERIOR AND EXTERIOR INSPECTION OF THE PROPERTY WAS MADE TO DETERMINE ITS CONDITION AS OF THE DATE OF INSPECTION FOR ADVISORY PURPOSES. **THE APPRAISER IS NOT A LICENSED BUILDING INSPECTOR AND NOT QUALIFIED TO RENDER ANY OPINION ON TERMITE DAMAGE, ENVIRONMENTAL HAZARDS OR HIDDEN STRUCTURAL DEFECTS INCLUDING PLUMBING, ELECTRICAL AN MECHANICAL EQUIPMENT.**

ADJUSTMENT EXPLANATIONS

BASED ON APPRAISER EXPERIENCE, IT IS NOT UNCOMMON FOR COMPS TO DIFFER FROM SUBJECT IN MANY CATEGORIES OF COMPARISON. THEREFORE, MULTIPLE METHODS ARE TYPICALLY UTILIZED IN ORDER TO OBTAIN CREDIBLE ADJUSTMENTS WHICH INCLUDE PAIRED SALES ANALYSIS BETWEEN COMPS (WHEN POSSIBLE), PRIOR ANALYSIS REGARDING SIMILAR TYPE PROPERTIES AS SUBJECT THAT FEATURED COMPS WITH MANY DIFFERING CATEGORIES OF COMPARISON, GROUPED DATA ANALYSIS AND DISCUSSIONS WITH LOCAL REALTORS /APPRAISER PEERS FAMILIAR WITH COMPARABLES UTILIZED IN THIS REPORT.

SUBPOENAS AND TESTIMONY

IN THE EVENT THAT OUR FIRM OR ANY OF ITS OWNERS, APPRAISERS OR EMPLOYEES IS REQUIRED BY SUBPOENA . TO PROVIDE TESTIMONY OR PRODUCE DOCUMENTS RELATING TO OUR SERVICES OR WORK PRODUCT IN CONNECTION WITH THIS ENGAGEMENT, WHETHER AS AN EXPERT OR PERCIPIENT WITNESS, AND REGARDLESS OF THE IDENTITY OF THE PARTY REQUIRING SUCH TESTIMONY OR PRODUCTION OF DOCUMENTS, CLIENT AGREES TO COMPENSATE OUR FIRM FOR THE TIME INCURRED IN CONNECTION WITH PREPARATION FOR AND PROVISION OF SUCH TESTIMONY AND/OR DOCUMENTS AT OUR REGULAR HOURLY RATES IN EFFECT AT THAT TIME FOR EXPERT/TESTIMONIAL SERVICES.

Supplemental Addendum

File No. ADV/ROSS

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						

HOLD HARMLESS AND LIMITATION OF LIABILITY

TO ASSURE THAT OUR SERVICES IN THIS MATTER CAN BE RENDERED FREELY AND INDEPENDENTLY, CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS OUR FIRM, ITS OWNERS, APPRAISERS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LIABILITIES, LOSSES, COSTS AND EXPENSES RELATING TO OUR CONSULTING OR TESTIMONIAL SERVICES UNDER THIS ENGAGEMENT. THE FOREGOING SHALL NOT APPLY TO ANY MATTER RESULTING FROM OUR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. IN ANY CASE, HOWEVER, THE TOTAL COLLECTIVE LIABILITY OF OUR FIRM, ITS OWNERS, APPRAISERS AND EMPLOYEES FOR ALL CLAIMS OF ANY KIND ARISING OUT OF, RELATING TO OR CONNECTED WITH THIS ENGAGEMENT SHALL BE LIMITED TO THE TOTAL FEES PAID TO US UNDER THIS ENGAGEMENT.

INDEPENDENT NATURE OF SERVICES

AS APPRAISERS, OUR SERVICES WILL BE DELIVERED IN A MANNER THAT IS INDEPENDENT, IMPARTIAL AND OBJECTIVE. WE DO NOT WARRANT THE OUTCOME OF THIS MATTER, AND NEITHER THE AMOUNT NOR PAYMENT OF OUR FEES IS NOT CONTINGENT ON ANY RESULT.

USE OF APPRAISAL FOR TAX PURPOSES

IN THE EVENT THAT CLIENT UTILIZES OR SUBMITS APPRAISER'S APPRAISAL(S) IN CONNECTION WITH A TAX MATTER (WITH OR WITHOUT APPRAISER'S CONSENT), CLIENT UNDERSTANDS AND ACKNOWLEDGES THAT THE TAXING AUTHORITY (WHETHER IT IS THE INTERNAL REVENUE SERVICE OR ANY STATE OR LOCAL TAX AUTHORITY) MAY DISAGREE WITH OR REJECT THE APPRAISAL(S) OR OTHERWISE DISAGREE WITH CLIENT'S TAX POSITION, AND FURTHER UNDERSTANDS AND ACKNOWLEDGES THAT THE TAXING AUTHORITY MAY SEEK TO COLLECT FROM CLIENT ADDITIONAL TAXES, INTEREST, PENALTIES OR FEES. CLIENT AGREES THAT APPRAISER AND ITS PERSONNEL SHALL HAVE NO RESPONSIBILITY OR LIABILITY TO CLIENT OR ANY OTHER PARTY FOR ANY SUCH TAXES, INTEREST, PENALTIES OR FEES.

Subject Photo Page

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						



Subject Front & Garage

898 Ardath Dr

Sales Price	ADVISORY
Gross Living Area	959
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	FRONTS BSY ST
View	DIST OCEAN
Site	4,560 SF
Quality	AVG/AVG+ UPGRDS
Age	BLT 1958



Subject Rear & Side



Subject Street

Photograph Addendum

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						



REAR OF HOME



LARGE DECK AREA



OCEAN VIEWS FROM INSIDE HOME



INTERIOR OF HOME



INTERIOR OF HOME



INTERIOR OF HOME

Interior Photos

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						



INTERIOR OF HOME



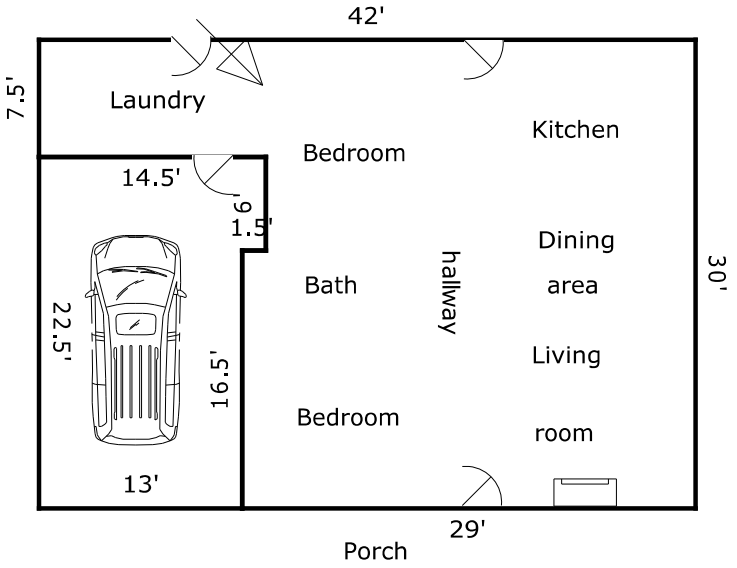
INTERIOR OF HOME

Building Sketch

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						

lg deck

lacks door opening from house to laundry rm

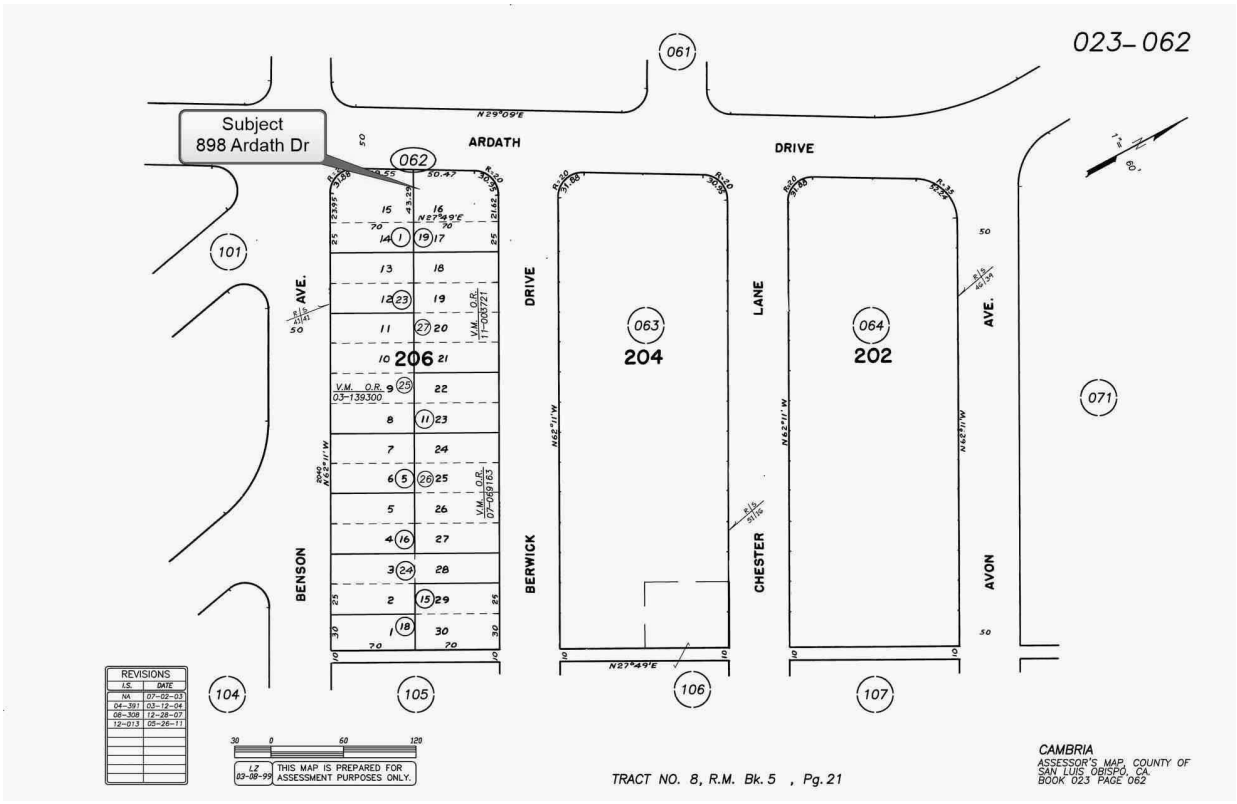


TOTAL Sketch by a la mode

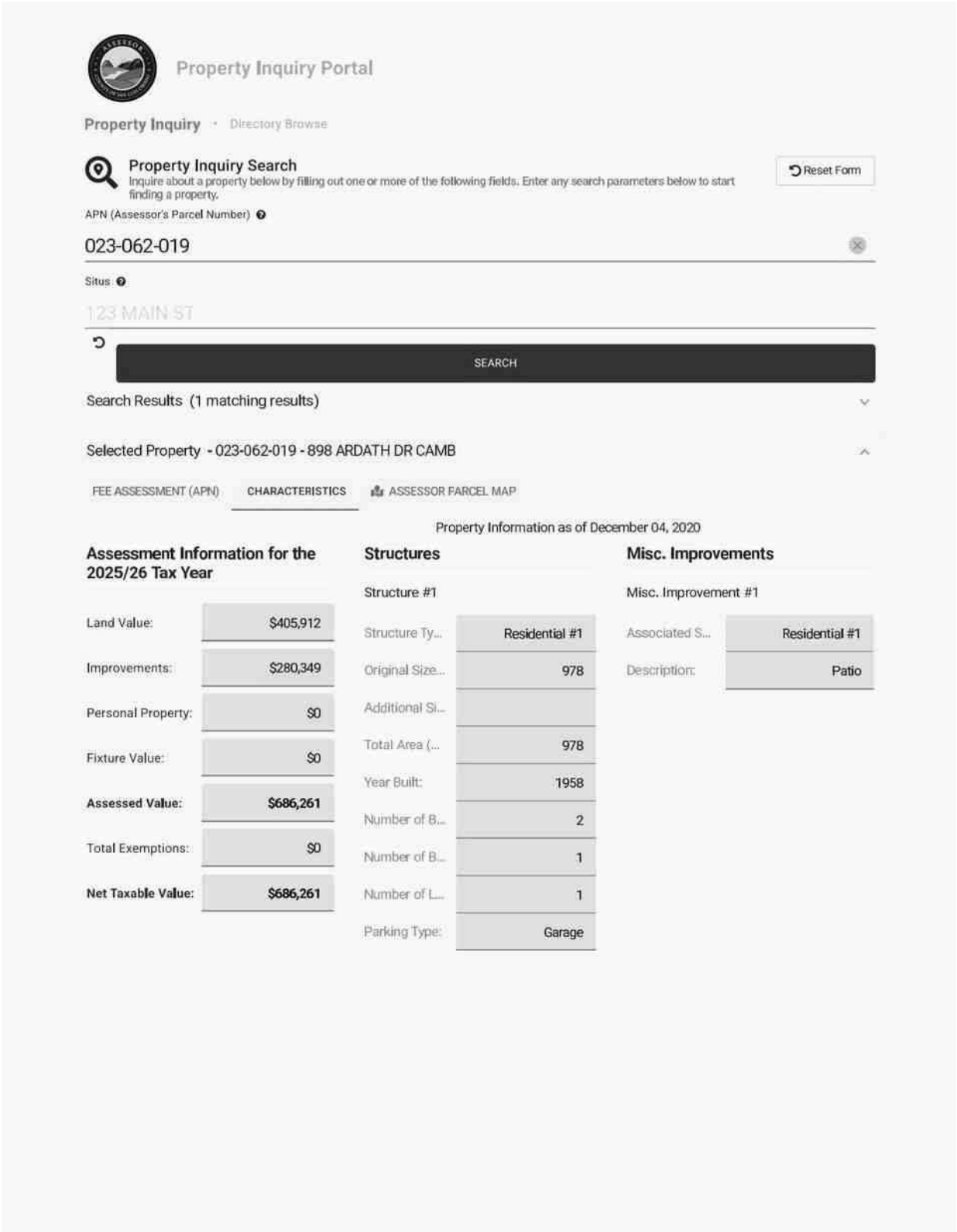
Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	958.5 Sq ft	30 × 27.5 =	825
		7.5 × 14.5 =	108.75
		16.5 × 1.5 =	24.75
Total Living Area (Rounded):	**959 Sq ft**		
Non-living Area			
1 Car Attached	301.5 Sq ft	13 × 16.5 =	214.5
		14.5 × 6 =	87

PLAT MAP


023–062
Subject
898 Ardath Dr
ARDATH
DRIVE
BENSON
AVE.
DRIVE
BERWICK
LANE
CHESTER
AVE.
AVON
206
204
202
063
064
071
061
062
101
104
105
106
107
TRACT NO. 8, R.M. Bk. 5 , Pg. 21
CAMBRIA
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 023 PAGE 062
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
REVISIONS

PROPERTY DETAILS PER ASSESSORS OFFICE



Property Inquiry Portal

Property Inquiry · Directory Browse

Property Inquiry Search

Inquire about a property below by filling out one or more of the following fields. Enter any search parameters below to start finding a property.

Reset Form

APN (Assessor's Parcel Number)

023-062-019

Situs

123 MAIN ST

SEARCH

Search Results (1 matching results)

Selected Property - 023-062-019 - 898 ARDATH DR CAMB

FEE ASSESSMENT (APN) | CHARACTERISTICS | ASSESSOR PARCEL MAP

Property Information as of December 04, 2020

Assessment Information for the 2025/26 Tax Year

Land Value:	$405,912
Improvements:	$280,349
Personal Property:	$0
Fixture Value:	$0
Assessed Value:	**$686,261**
Total Exemptions:	$0
Net Taxable Value:	**$686,261**

Structures

Structure #1

Structure Ty...	Residential #1
Original Size...	978
Additional Si...	
Total Area (...	978
Year Built:	1958
Number of B...	2
Number of B...	1
Number of L...	1
Parking Type:	Garage

Misc. Improvements

Misc. Improvement #1

Associated S...	Residential #1
Description:	Patio

Aerial Map

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						



Comparable Photo Page

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						



Comparable 1

688 Randall Dr

Prox. to Subject	0.41 miles SE
Sales Price	900,000
Gross Living Area	924
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	AVERAGE
View	DIST OCEAN
Site	10,019 SF SF
Quality	AVERAGE
Age	BLT 1967



Comparable 2

1560 Emerson Rd

Prox. to Subject	0.44 miles NE
Sales Price	999,000
Gross Living Area	1,204
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	AVERAGE
View	WOODED
Site	5,850 SF
Quality	AVG/AVG+ UPGRDS
Age	BLT 1988



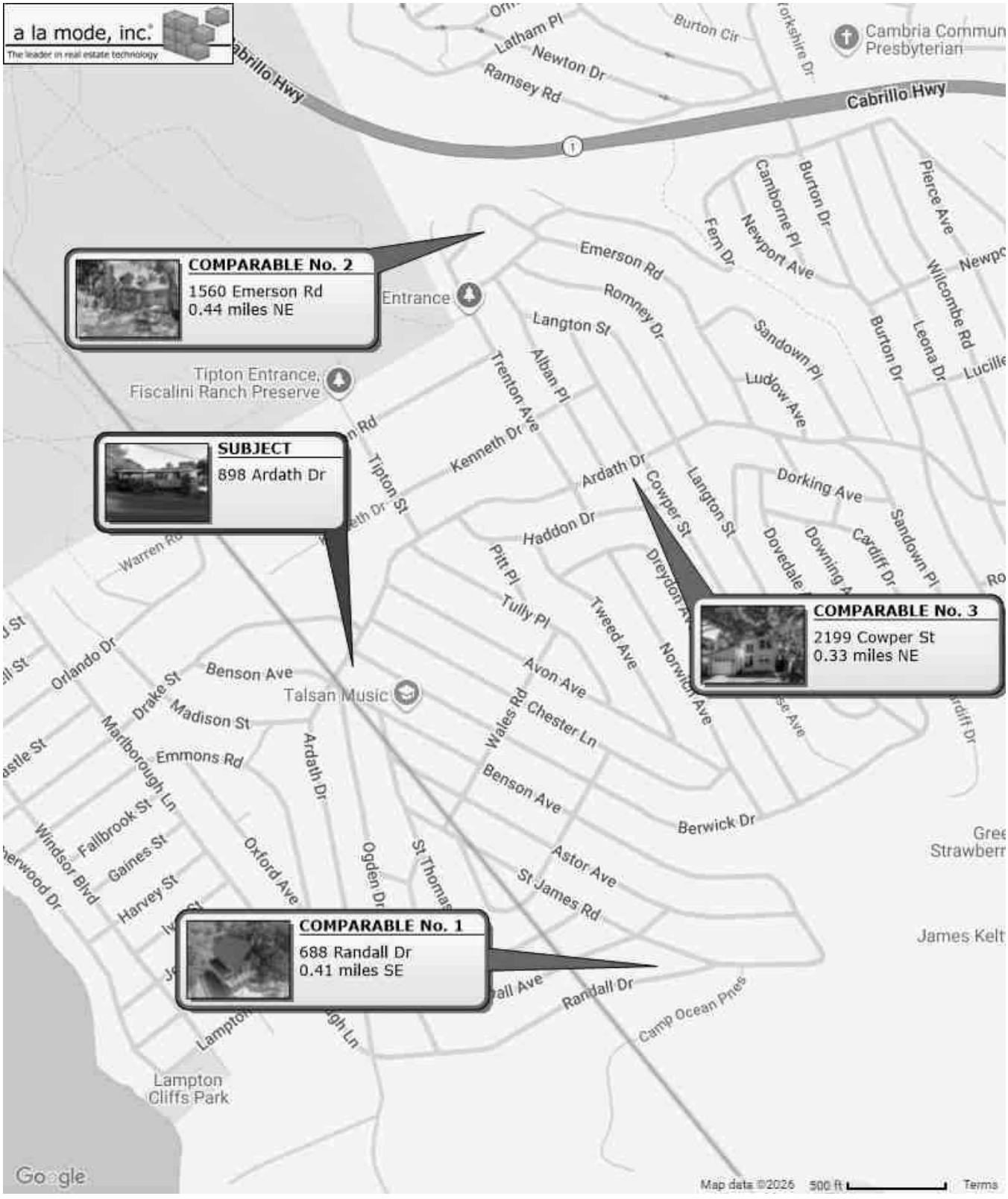
Comparable 3

2199 Cowper St

Prox. to Subject	0.33 miles NE
Sales Price	805,000
Gross Living Area	1,014
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.5
Location	AVERAGE
View	WOODED
Site	7,422 SF
Quality	AVG/AVG+ UPGRDS
Age	BLT 1982

Comparable Sales Map

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						



Assumptions & Limiting Conditions

File No.: ADV/ROSS

Property Address: 898 Ardath Dr	City: Cambria	State: CA	Zip Code: 93428
Client: ROSS FAMILY TRUST	Address:		
Appraiser: CHUCK R FRAZIER	Address: 4550 KAPALUA DR., SANTA MARIA, CA 93455		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

– The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

– The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

– If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

– 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.

– If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

– The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

– The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

– The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

– If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

– An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser–client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

– The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

– An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non–invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent

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Definitions & Scope of Work

File No.: ADV/ROSS

Property Address: 898 Ardath Dr	City: Cambria	State: CA	Zip Code: 93428
Client: ROSS FAMILY TRUST	Address:		
Appraiser: CHUCK R FRAZIER	Address: 4550 KAPALUA DR., SANTA MARIA, CA 93455		

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*** This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.**

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2–2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

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Certifications

File No.: ADV/ROSS

Property Address: 898 Ardath Dr City: Cambria State: CA Zip Code: 93428

Client: ROSS FAMILY TRUST Address:

Appraiser: CHUCK R FRAZIER Address: 4550 KAPALUA DR., SANTA MARIA, CA 93455

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.

– The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

– I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

– Unless otherwise indicated, 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.

– I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

– My engagement in this assignment was not contingent upon developing or reporting predetermined results.

– My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

– My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

– Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

– Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

SIGNATURES

Client Contact: Client Name: ROSS FAMILY TRUST

E-Mail: Address:

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: CHUCK R FRAZIER	Supervisory or Co-Appraiser Name:
Company: CHUCK FRAZIER & ASSOCIATES	Company:
Phone: (805) 310-8900 Fax:	Phone: Fax:
E-Mail: APPRAISALS@FRAZIERANDASSOCIATES.COM	E-Mail:
Date Report Signed: 02/18/2026	Date Report Signed:
License or Certification #: AR013934 State: CA	License or Certification #: State:
Designation:	Designation:
Expiration Date of License or Certification: 10/18/2026	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 02/08/2026	Date of Inspection:

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LICENSE

Client	ROSS FAMILY TRUST						
Property Address	898 Ardath Dr						
City	Cambria	County	San Luis Obispo	State	CA	Zip Code	93428
Lender	N/A - ADVISORY PURPOSE ONLY						



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Chuck R. Frazier

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 013934

Effective Date: October 19, 2024
Date Expires: October 18, 2026

Angela Jemmott, Bureau Chief, BREA

3077502

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

RESUME

CHUCK R FRAZIER
4550 KAPALUA DR
ORCUTT, CA 93455

(805) 310-8900
CHUCK@FRAZIERANDASSOCIATES.COM

LICENSE STATUS AND QUALIFICATIONS

California Certified Real Estate Appraiser. License #AR013934
FHA approved

EXPERIENCE

1992 TO PRESENT

Chuck Frazier and Associates

Own and operate real estate appraisal company in the San Luis Obispo/Santa Barbara Counties of California

EDUCATION

Appraisal Training Services
17981 Skypark Circle #B, Irvine ca

SKILLS

In addition to providing 400 independent fee appraisals for numerous financial institutions and AMC's, I review over 100 associate appraisals each year. I also perform Expert Witness testimony for California Courts and Assessor Appeal cases.

TYPE OF PROPERTIES APPRAISED

Single Family Residential, new construction (from plans), condominiums, multi-family (2-4 units), Puds's, REO's, land, FHA, mobile homes, appraisals for Estate, Trust and Divorce purposes.

APPRAISER'S STATEMENT

The foregoing is true to the best of my knowledge and belief and may be investigated through any of the sources shown here on or through other sources, as warranted.

Chuck R Frazier 11/2024

INVOICE

FROM:
Chuck Frazier
Frazier & Associates
4550 Kapalua Dr
Santa Maria, CA 93455

Telephone Number: (805) 310-8900 **Fax Number:**

TO:
ROSS FAMILY TRUST

Telephone Number: **Fax Number:**
Alternate Number: **E-Mail:** DESERTPEACE395@YAHOO.

INVOICE NUMBER
ADV/ROSS
DATE
02/17/2026

REFERENCE

Internal Order #: ADV/ROSS
Client File #:
Main File # on form: ADV/ROSS
Other File # on form:
Federal Tax ID: 20-2289281
Employer ID: CHUCK

DESCRIPTION

Client: ROSS FAMILY TRUST
Property Address: 898 Ardath Dr
City: Cambria
County: San Luis Obispo **State:** CA **Zip:** 93428
Legal Description: CAM PINES TR 8 BL 206 LT 16 & 17

FEES	AMOUNT
APPRAISAL FEE	600.00
SUBTOTAL	600.00

PAYMENTS			AMOUNT
Check #: 4110	**Date:** 02/08/2026	**Description:** PD AT INSP	600.00
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	600.00

THANKS FOR THE BUSINESS!!

TOTAL DUE $ 0.00