APPRAISAL OF REAL PROPERTY



LOCATED AT

7492 Plymouth Way
Rancho Cucamonga, CA 91730
TRACT 12319-7 LOT 11

FOR

Maureen Bremonte Living Trust

OPINION OF VALUE

710,000

AS OF

04/03/2026

BY

Dimitria Sanchez
Alliance Appraisal Service
6912 Laura St
Fontana, CA 92336
909-717-4422
dsanchez@allianceappraisal.us

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 8-4-26NL

SUBJECT

Property Address: 7492 Plymouth Way | City: Rancho Cucamonga | State: CA | Zip Code: 91730
County: San Bernardino | Legal Description: TRACT 12319-7 LOT 11
Assessor's Parcel #: 1077-141-86-0000
Tax Year: 2025 | R.E. Taxes: $ 3,121 | Special Assessments: $ 699.12 | Borrower (if applicable): n/a
Current Owner of Record: Maureen Bremonte | Occupant: [X] Owner [ ] Tenant [ ] Vacant | [ ] Manufactured Housing
Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [X] Other (describe) Single Family | HOA: $ 0 [ ] per year [ ] per month
Market Area Name: Terra Vista | Map Reference: 40140 | Census Tract: 0020.35

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [ ] Market Value (as defined), or [X] other type of value (describe) Retrospective to 04/03/2026
This report reflects the following value (if not Current, see comments): [ ] Current (the Inspection Date is the Effective Date) [X] Retrospective [ ] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: Estate Planning/Retrospective Market Value as of 04/03/2026.

Intended User(s) (by name or type): Maureen Bremonte Living Trust
Client: Maureen Bremonte Living Trust | Address: n/a
Appraiser: Dimitria Sanchez | Address: 6912 Laura St, Fontana, CA 92336

MARKET AREA DESCRIPTION

Location:	[ ] Urban	[X] Suburban	[ ] Rural	**Predominant Occupancy**	**One-Unit Housing**			**Present Land Use**		**Change in Land Use**	
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%		PRICE $(000)		AGE (yrs)	One-Unit	65 %	[X] Not Likely	
Growth rate:	[ ] Rapid	[ ] Stable	[X] Slow	[X] Owner				2-4 Unit	5 %	[ ] Likely *	[ ] In Process *
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[ ] Tenant	535	Low	23	Multi-Unit	15 %	* To:	
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply	[ ] Vacant (0-5%)	910	High	42	Comm'l	10 %		
Marketing time:	[X] Under 3 Mos.	[ ] 3-6 Mos.	[ ] Over 6 Mos.	[ ] Vacant (>5%)	730	Pred	40	Vacant	5 %		

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Market conditions appear to be stable with decreasing trends. The list inventory compared to the number of closed sales within the past year, fluctuation in interest rates and pool of buyers/borrowers, and the slight decrease in the median sales prices are a clear indicator of stabilizing values, with some decline noted in the past 2 quarters, as per DataQuick.

North- 210 Fwy South- Foothill Blvd West- Haven Ave East- Rochester Ave

SITE DESCRIPTION

Dimensions: See Plat Map | Site Area: 5,000 sf
Zoning Classification: LM | Description: Low Medium Residential Zone
Zoning Compliance: [X] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning
Are CC&Rs applicable? [ ] Yes [X] No [ ] Unknown | Have the documents been reviewed? [ ] Yes [X] No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain)
Actual Use as of Effective Date: Singe Family Residence | Use as appraised in this report: Single Family Residence
Summary of Highest & Best Use: Zoning classification and permissible use if vacant would suggest highest and best use is to build SFR.

Utilities	Public	Other	Provider/Description
Electricity	[X]	[ ]	
Gas	[X]	[ ]	
Water	[X]	[ ]	
Sanitary Sewer	[X]	[ ]	
Storm Sewer	[X]	[ ]	

Off-site Improvements	Type	Public	Private
Street	Asphalt	[X]	[ ]
Curb/Gutter	Concrete	[X]	[ ]
Sidewalk	Concrete	[X]	[ ]
Street Lights	Pole	[X]	[ ]
Alley	None	[ ]	[ ]

Topography	Level
Size	5000
Shape	Rectangular
Drainage	Adequate
View	Residential

Other site elements: [X] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 06071C8630J | FEMA Map Date 02/18/2015
Site Comments: None apparent or disclosed to appraiser at the time of inspection. No legal, environmental or title documents provided to appraiser. Typical utility easements exist.

DESCRIPTION OF THE IMPROVEMENTS

General Description		**Exterior Description**		**Foundation**		**Basement** [X] None		**Heating**	Yes
# of Units	1 [ ] Acc.Unit	Foundation	Concrete Slab	Slab	Concrete	Area Sq. Ft.	0	Type	FWA
# of Stories	2	Exterior Walls	Stucco	Crawl Space	None	% Finished	0	Fuel	Gas
Type	[X] Det. [ ] Att. [ ]	Roof Surface	Conc Tile	Basement	None	Ceiling			
Design (Style)	Traditional	Gutters & Dwnspts.	Overhang	Sump Pump	[ ]	Walls		**Cooling**	Yes
[X] Existing	[ ] Proposed [ ] Und.Cons.	Window Type	AlumSlid	Dampness	[ ]	Floor		Central	Yes
Actual Age (Yrs.)	40	Storm/Screens	Yes	Settlement		Outside Entry		Other	
Effective Age (Yrs.)	30			Infestation					

Interior Description		**Appliances**		**Attic** [ ] None		**Amenities**			**Car Storage** [ ] None	
Floors	LaminatePlank	Refrigerator	[ ]	Stairs	[ ]	Fireplace(s) #	1	Woodstove(s) #	Garage	# of cars (4 Tot.)
Walls	Drywall	Range/Oven	[X]	Drop Stair	[ ]	Patio	Covered		Attach.	2
Trim/Finish	Wood	Disposal	[X]	Scuttle	[X]	Deck	None		Detach.	0
Bath Floor	LaminatePlank	Dishwasher	[X]	Doorway	[ ]	Porch	Covered		Blt.-In	0
Bath Wainscot	Fiberglass	Fan/Hood	[ ]	Floor	[ ]	Fence	Block		Carport	0
Doors	Hollowcore	Microwave	[X]	Heated	[ ]	Pool	None		Driveway	2
		Washer/Dryer	[ ]	Finished	[ ]				Surface	Concrete

Finished area **above** grade contains: 6 Rooms | 3 Bedrooms | 2.5 Bath(s) | 1,606 Square Feet of Gross Living Area Above Grade
Additional features: Subject has newer Water Heater. AC/Furnace appear to be original.

Describe the condition of the property (including physical, functional and external obsolescence): Subject has construction of average quality. Subject has been maintained in average condition with no major repairs noted as necessary. No apparent functional obsolescence. Kitchen and baths appear to be original to the house (built in 1986). All major building components appear to have been adequately maintained and are functionally adequate, just outdated in the marketplace (comparatively for the area). Functional utility and overall livability of subject is good. Flooring and painting show normal wear and tear - detectable odor of cigarette smoke was noted at the time of inspection.

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 8-4-26NL

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

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: According to NDC Data and Realist, subject property has not been sold in the last thirty-six months and has not been optioned or listed for sale in the last twelve months.
Date: 12/22/1986	
Price: 116,000	
Source(s): Realist	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	7492 Plymouth Way Rancho Cucamonga, CA 91730	7668 Belpine Pl Rancho Cucamonga, CA 91730		7346 Springmill Pl Rancho Cucamonga, CA 91730		11147 Countryview Dr Rancho Cucamonga, CA 91730	
Proximity to Subject		0.73 miles E		0.40 miles NE		0.67 miles SE	
Sale Price	$		$ 710,000		$ 749,000		$ 725,000
Sale Price/GLA	$ /sq.ft.	$ 506.06 /sq.ft.		$ 397.77 /sq.ft.		$ 419.56 /sq.ft.	
Data Source(s)	Inspection	CRMLS #CV25227989;DOM 21		CRMLS #CV25157659;DOM 77		CRMLS #CV25031771;DOM 20	
Verification Source(s)	Realist	Doc #284274/Realist		Doc #253439/Realist		Doc #104558/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0		ArmLth Conv;0	
Date of Sale/Time		s11/25;c10/25		s10/25;c09/25		s05/25;c03/25	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Site	5,000 sf	3895 sf		6180 sf		4000 sf	
View	Resid/Mtn	Resid/Mtn		Resid/Mtn		Resid/Mtn	
Design (Style)	Traditional	Traditional		Traditional		Traditional	
Quality of Construction	Average	Average		Average		Average	
Age	40	37		40		37	
Condition	Average	Average+	-12,000	Average		Average	
Above Grade Room Count	Total 6 / Bdrms 3 / Baths 2.5	Total 6 / Bdrms 3 / Baths 2.5		Total 7 / Bdrms 4 / Baths 3.0	-22,500	Total 7 / Bdrms 4 / Baths 3.0	-22,500
Gross Living Area	1,606 sq.ft.	1,403 sq.ft.	+13,195	1,883 sq.ft.	-18,005	1,728 sq.ft.	-7,930
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
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	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch/Patio/Deck	CovPatio	CovPatio		ConcPatio	+5,000	ConcPatio	+5,000
Net Adjustment (Total)		☒ + ☐ -	$ 1,195	☐ + ☒ -	$ -35,505	☐ + ☒ -	$ -25,430
Adjusted Sale Price of Comparables			$ 711,195		$ 713,495		$ 699,570

Summary of Sales Comparison Approach: These are the best comps available at the time of appraisal.

Lot size adjustments are not deemed necessary for differences under 2,000 sf.

Bed/Bath adjustments made at $15000.

Gross living area adjustments made at $75 per sf, for differences over 100 sf.

The adjustments for condition, room count and living area are all based on what a typical buyer would pay in the market.

All comps are taken from the subject's immediate neighborhood and are given equal weight in determining the final value conclusion.

Comp 1 is the most recent verified relevant sale found and comps 2 & 3 have the most similar condition overall.

Comp 1 - MLS listing shows updated kitchen.

Comp 2 - MLS listing shows overall condition mostly original, no recent updates.

Comp 3 - MLS listing shows overall condition mostly original, no recent updates.

Indicated Value by Sales Comparison Approach $ 710,000

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 8-4-26NL

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data:

Quality rating from cost service: Effective date of cost data:

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

OPINION OF SITE VALUE			=$
DWELLING	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
			=$
Garage/Carport	Sq.Ft. @ $		=$
Total Estimate of Cost-New			=$
Less Depreciation	Physical	Functional	External =$( )
Depreciated Cost of Improvements			=$
"As-is" Value of Site Improvements			=$
			=$
			=$
INDICATED VALUE BY COST APPROACH			**=$**

Estimated Remaining Economic Life (if required): Years

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

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

Summary of Income Approach (including support for market rent and GRM):

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 710,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

Final Reconciliation The market data approach is the most accurate, reliable means of determining fair market value as it is based upon actual sales transactions. The cost approach was considered, however not deemed reliable alternative in this market. The income approach is not applicable as most homes in this area are owner occupied.

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: $ 710,000 **, as of:** 04/03/2026 **, 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 13 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	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

Client Contact: Trevor Malensek Client Name: Maureen Bremonte Living Trust

E-Mail: wood8206@hotmail.com Address: n/a

SIGNATURES

APPRAISER

Appraiser Name: Dimitria Sanchez

Company: Alliance Appraisal Service

Phone: 909-717-4422 Fax:

E-Mail: dsanchez@allianceappraisal.us

Date of Report (Signature): 08/14/2026

License or Certification #: AR034855 State: CA

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 08/12/2028

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

Date of Inspection: 08/07/2026

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:

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Subject Photo Page

Borrower	n/a						
Property Address	7492 Plymouth Way						
City	Rancho Cucamonga	County	San Bernardino	State	CA	Zip Code	91730
Owner	Maureen Bremonte						



Subject Front

7492 Plymouth Way



Subject Rear



Subject Street

Subject Photos

Borrower	n/a						
Property Address	7492 Plymouth Way						
City	Rancho Cucamonga	County	San Bernardino	State	CA	Zip Code	91730
Owner	Maureen Bremonte						



Kitchen



Nook



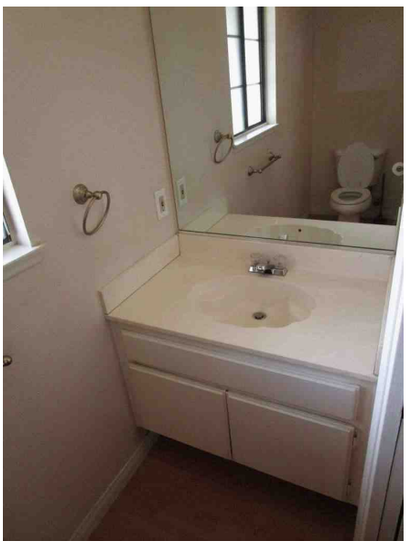
Family Room



Living Room



Dining Area



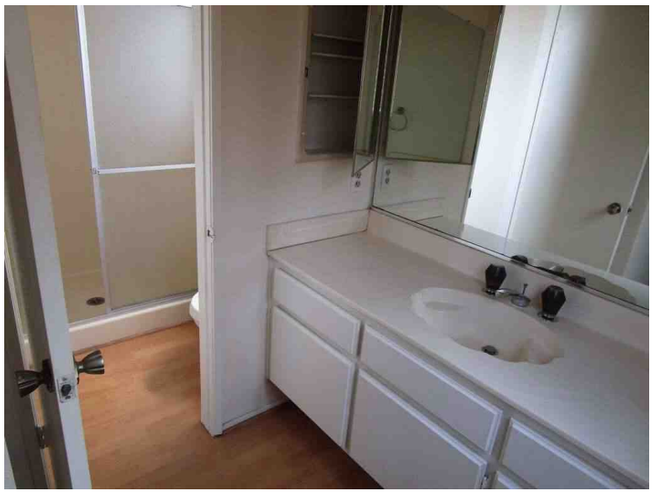
1/2 Bath

Subject Photos

Borrower	n/a						
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Owner	Maureen Bremonte						



Bath



Primary Bath



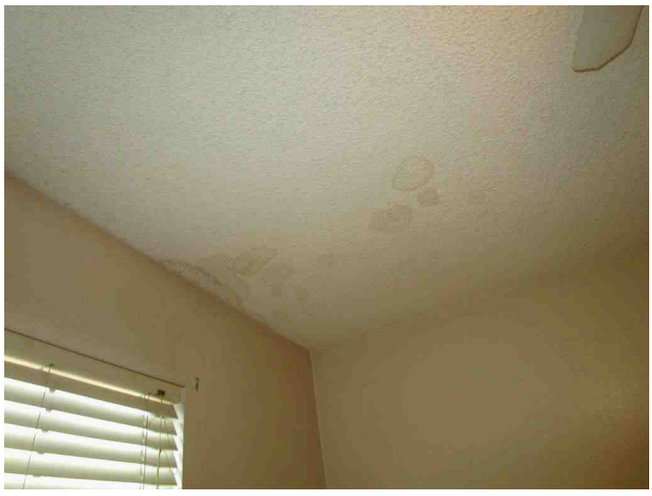
Primary Bedroom



Bedroom



Bedroom



Water Stains on Ceiling From Old Leaks Which Have Been Repaired

Subject Photos

Borrower	n/a						
Property Address	7492 Plymouth Way						
City	Rancho Cucamonga	County	San Bernardino	State	CA	Zip Code	91730
Owner	Maureen Bremonte						



Stairs



Laundry



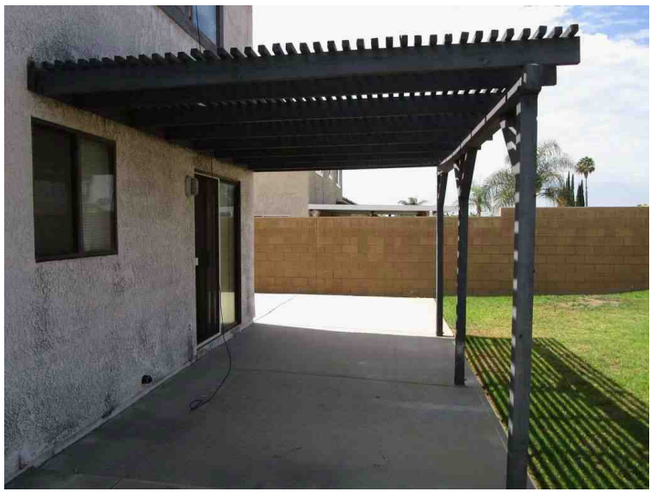
Garage Interior



Newer Water Heater
Furnace



AC Unit



Covered Patio

Comparable Photo Page

Borrower	n/a						
Property Address	7492 Plymouth Way						
City	Rancho Cucamonga	County	San Bernardino	State	CA	Zip Code	91730
Owner	Maureen Bremonte						



Comparable 1

7668 Belpine Pl

MLS Photo



Comparable 2

7346 Springmill Pl

MLS Photo



Comparable 3

11147 Countryview Dr

MLS Photo

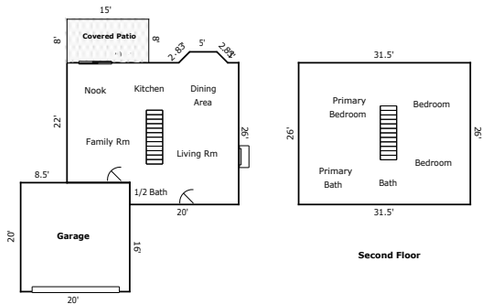
Location Map

Borrower	n/a						
Property Address	7492 Plymouth Way						
City	Rancho Cucamonga	County	San Bernardino	State	CA	Zip Code	91730
Owner	Maureen Bremonte						



Building Sketch

Borrower	n/a						
Property Address	7492 Plymouth Way						
City	Rancho Cucamonga	County	San Bernardino	State	CA	Zip Code	91730
Owner	Maureen Bremonte						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	787 Sq ft	0.5 × 2 × 2	= 2
		0.5 × 2 × 2	= 2
		5 × 2	= 10
		26 × 20	= 520
		22 × 11.5	= 253
Second Floor	819 Sq ft	26 × 31.5	= 819
Total Living Area (Rounded):	**1606 Sq ft**		
Non-living Area			
Covered Patio	120 Sq ft	15 × 8	= 120
Garage	400 Sq ft	20 × 20	= 400

Assumptions, Limiting Conditions & Scope of Work

File No.: 8-4-26NL

Property Address:	7492 Plymouth Way	City:	Rancho Cucamonga	State:	CA	Zip Code:	91730
Client:	Maureen Bremonte Living Trust	Address:	n/a				
Appraiser:	Dimitria Sanchez	Address:	15218 Summit Ave Ste 300-346, Fontana, CA 92336				

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. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

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.

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

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Certifications

File No.: 8-4-26NL

Property Address: 7492 Plymouth Way City: Rancho Cucamonga State: CA Zip Code: 91730

Client: Maureen Bremonte Living Trust Address: n/a

Appraiser: Dimitria Sanchez Address: 15218 Summit Ave Ste 300-346, Fontana, CA 92336

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.
- 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:

No purchaser, seller, or borrower are intended users of this report. No party, other than the intended user, should rely upon this appraisal for any purpose, whatsoever. The fact that any party, other than the client, paid for the appraisal, either directly, or indirectly, does not make them an intended user.

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.

SIGNATURES

Client Contact: Trevor Malensek Client Name: Maureen Bremonte Living Trust

E-Mail: wood8206@hotmail.com Address: n/a

APPRAISER



Appraiser Name: Dimitria Sanchez

Company: Alliance Appraisal Service

Phone: 909-717-4422 Fax:

E-Mail: dsanchez@allianceappraisal.us

Date Report Signed: 08/14/2026

License or Certification #: AR034855 State: CA

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 08/12/2028

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

Date of Inspection: 08/07/2026

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

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date Report Signed:

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

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

Date of Inspection:

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