APPRAISAL OF



LOCATED AT:

18136 Via Ascenso
Rancho Santa Fe, CA 92067

CLIENT:

Scott Union / Tom Pataluch
16909 Via De Santa Fe, #100
Rancho Santa Fe, CA, 92067

AS OF:

April 6, 2026

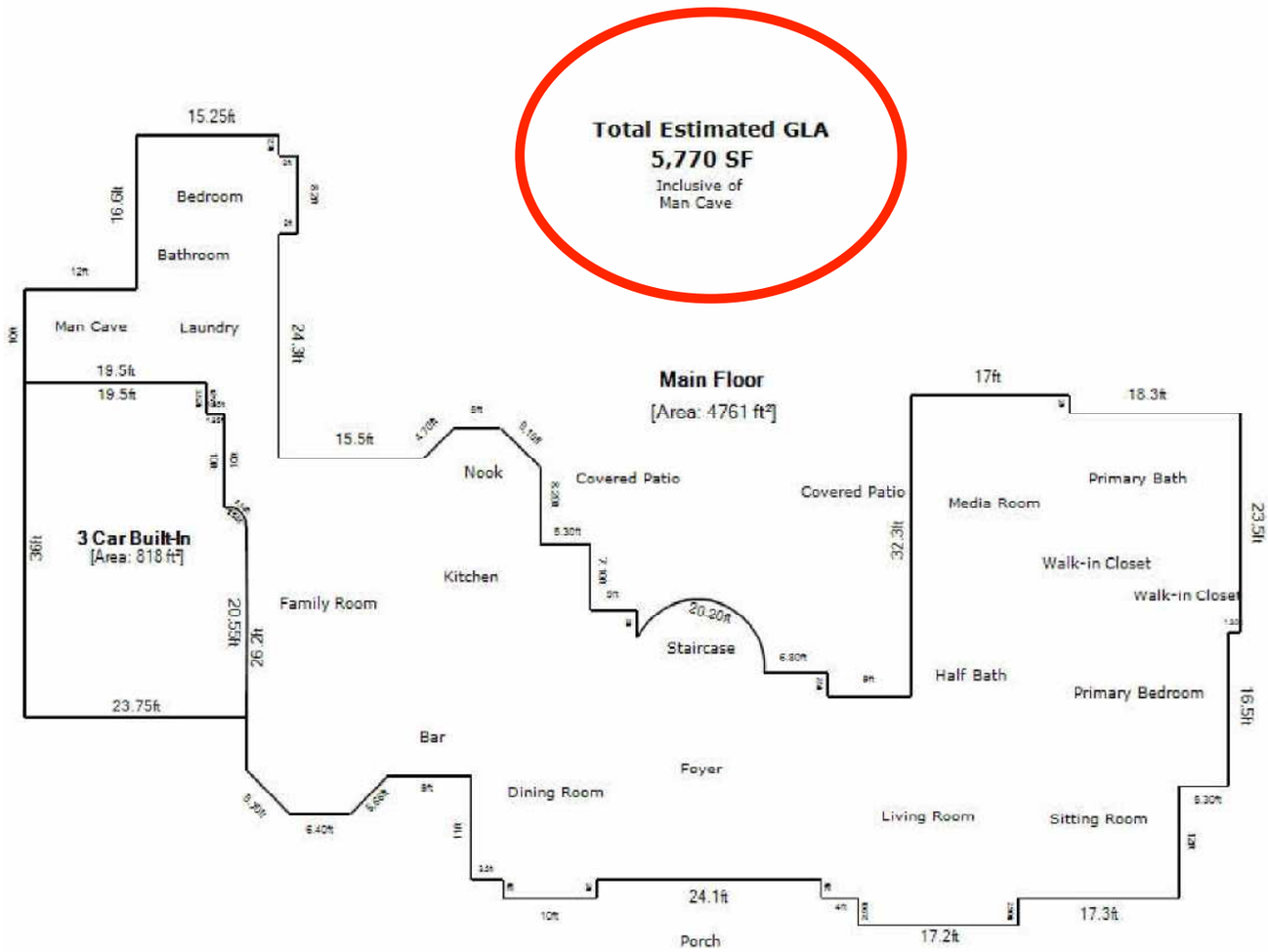
BY:

John A. Streb, SRA
CA Certified Appraiser

FLOORPLAN SKETCH

Client: Scott Union / Tom Pataluch		File No.: 14190js
Property Address: 18136 Via Ascenso		Case No.:
City: Rancho Santa Fe	State: CA	Zip: 92067

Sketch



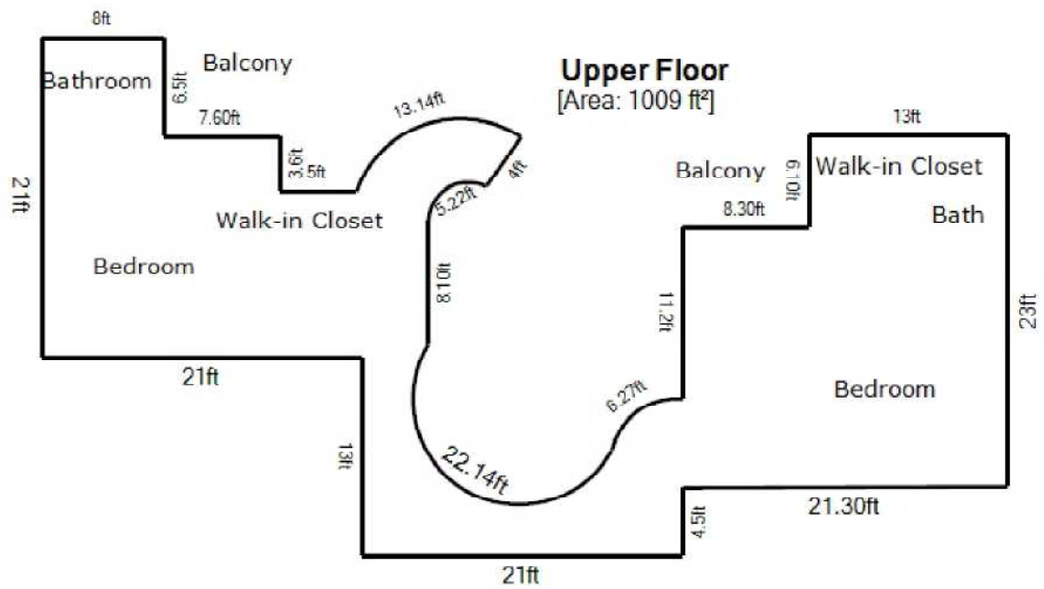
Living Area		Nonliving Area	
Main Floor	4761.13 ft²	3 Car Built-In	817.86 ft²
Total Living Area (rounded):	**4761 ft²**	**Total Non-Living Area (rounded):**	**818 ft²**

P.O. Box 22202, San Diego, CA 92192 ph (619)787-5489 jstrebappraisals@aol.com

FLOORPLAN SKETCH

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Sketch



Living Area	
Upper Floor	1009.06 ft²
Total Living Area (rounded):	**1009 ft²**

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Addendum #1 - Subject's Main Floor

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Addendum #2: Upper Floor

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18136 Via Ascenso
Rancho Santa Fe, CA 92091



Second Level Floor Plan

COMPASS

Addendum #3: Overall Site Plan

Client: Scott Union / Tom Pataluch		File No.: 14190js
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Appraiser's License



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

John A. Streb

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 006943

Effective Date: July 30, 2024
Date Expires: July 29, 2026

Angela Jemmott

Angela Jemmott, Bureau Chief, BREA

3077671

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

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John A. Streb, SRA

California Certified Residential Appraiser, AR006943

Experience:

June 1995 - Present: **Owner of J. Streb Appraisals** independent fee appraiser performing all types of residential appraisals throughout San Diego County specializing in high value, custom home, and complex residential appraisals.

September 2014 – 2024: **Realtor Ascent Real Estate / Coldwell Baker West.** Real estate sales and marketing.

July 1989 to June 1995: **Senior Appraiser/Reviewer Pacific West Appraisals**. As senior associate of a large appraisal company, led company in production as well as marketing.

January 1989 to July 1989: **Intern Appraiser Security Pacific National Bank**. Responsible for preparing first and second trust deed appraisals on most types of residential properties throughout San Diego County.

February 1988 to January 1989: **Property Manager Hanken, Cono, Assad Company**. Offsite property supervision of over 700 apartment units and related staff.

September 1985 to October 1987: **Real Estate Sales associate Magil-Yerman Better Homes and Gardens Realty**. Marketing and sales of residential resort property in Ocean City Maryland.

Education and Designations:

- **B.S. Towson University, MD** 1981
- **SRA Designated Member of the Appraisal Institute**

Real Estate related coursework and seminars (partial list):

Real Estate Principles, Mesa College, 1988
Real Estate Finance, Mesa College, 1990
Appraisal Institute Course 1-A, Real Estate Appraisal Principles, 1988
Appraisal Institute Course 1-B, Basic Valuation, 1988
Appraisal Institute Course I310, Basic Income Capitalization, 2007
Appraisal Institute Course 301R, Advanced Residential Applications and Case studies I & II, 2008
Appraisal Institute Course, Residential Market Analysis/Highest and Best Use, 2008
Appraisal Institute, USPAP 2008
Appraisal Institute Course 201R, Residential Site Valuation and Cost approach, 2008
Appraisal Institute Course 700GRE, Expert Witness Preparation and Testimony, 2009
Appraisal Institute Course 300GR, Real Estate Finance Statistics and Valuation Modeling , 2009
Appraisal Institute Course 202R, Residential Sales Comparison and Income Approaches, 2009
Appraisal Institute Course OL-420N Business Practices and Ethics, 2010
Appraisal Institute Course Practical Regression Using Microsoft Excel, 2012
Appraisal Institute Course Business Practices and Ethics, 2016
Appraisal Institute Course 2016-2017 National USPAP Course, 2016
Appraisal Institute Course General Appraiser Income Approach, 2016
Appraisal Institute Course Supervisory Appraiser/Trainee Course, 2018
Appraisal Institute Course USPAP Update 2018-19 and 2020-21
Appraisal Institute Course New technology for Appraisers, 2020
Appraisal Institute Course Appraiser's Guide to Expert Witnessing, 2021

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John A. Streb, SRA
Partial List of Expert Witness Experience:

Divorce Matters:

2008: La Bajada, Rancho Santa Fe; Client: Wasser, Cooperman & Carter (completed appraisal report)
2010: La Bajada, Rancho Santa Fe; Client: Wasser, Cooperman & Carter (completed appraisal report)
2008: Oceanfront, Del Mar; Client: Wasser, Cooperman & Carter (completed appraisal Report)
2008: El Camino Real, Rancho Santa Fe; Client: Wasser, Cooperman & Carter (completed appraisal report)
2013 La Jolla Farms Rd, La Jolla; Client: Owner (completed appraisal report)
2015 Dellcrest Ln, La Jolla: Client: Owner (completed appraisal report)
2023 Kendall St and Beryl St, San Diego: Client: Owners (completed appraisals on both properties)

Tax Assessment Appeals:

2006: Via De Santa Fe, Rancho Santa Fe; Client: Owner (completed report and testified in tax appeal hearing)
2010: El Camino Real; Rancho Santa Fe; Client: Owner (completed appraisal reports)
2010: Dunemere Dr, La Jolla; Client: Peterson & Price (completed multiple appraisal reports)
2012: Spindrift, La Jolla; Client: Peterson & Price (completed multiple appraisal reports)
2012: Spindrift, La Jolla; Client: Peterson & Price (completed multiple appraisal reports)
2018: Camino De La Costa, La Jolla: Client; Owner (completed appraisal report)

Specific Performance:

2010: Bayside Walk, San Diego; Client: Blanchard, Krasner & French (completed appraisal report & deposition)

Family Real Property Dispute:

2018: Carlsbad Blvd, Carlsbad: Client: Owner (completed appraisal reports & testified in court). Case decided in favor of my clients.

Sales Price Dispute:

2021: Virginia Way, La Jolla: Client: Law Office of Bryan R. Snyder, APC (completed current value appraisal & testified in both a deposition and at arbitration). Case decided in favor of my clients.

Bankruptcy Dispute:

2021: Jackson Hill Court, El Cajon: Client: Owner (completed a before and after condition appraisal report & testified in a deposition as well as in court via zoom). Outcome TBD.

Construction Defect:

2023: Virginia Way, La Jolla: Client Law Office of Bryan R. Synder, APC (completed a before condition report to determine potential settlement amount). Outcome TBD

2023: Santa Fe Vista, Encinitas: Client Law Office of Bryan R. Synder, APC (completed both current value and retrospective values of both before and after conditions). Outcome TBD

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CNA

Real Estate Appraisers
Errors and Omissions Policy

Declarations

Agency	Branch	Prefix	Policy Number
078990	969	RIA	65261283425

Insurance is provided by
Continental Casualty Company,
151 North Franklin Street, Chicago, IL 60606
A Stock Insurance Company.

1. NAMED INSURED AND MAILING ADDRESS:

John Streb

2755 Lange Ave
San Diego, CA 92122

NOTICE TO POLICYHOLDERS:
The Errors and Omissions Liability coverage afforded by this policy is on a Claims Made and Reported basis. Claim Expenses will reduce the Limits of Liability. Please review the policy carefully and discuss this coverage with your insurance agent or broker.

2. POLICY PERIOD: Inception: 10/18/2025 Expiration: 10/18/2026
at 12:01 A.M. Standard time at your address shown above.

3. ERRORS AND OMISSIONS LIABILITY:

A. Limits of Liability:	Each Claim:	$1,000,000	Aggregate:	$1,000,000
B. Discrimination Limits of Liability:				$100,000
C. Deductible:	Each Claim:	$1,000		
D. First Coverage Date:	10/18/2020			
E. Prior Acts Date:	10/18/1994			

4. PREMIUM

Total Premium: $598.00

5. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:

CNA88632XX	Individual Real Estate Appraisers
CNA90097XX	Vicarious Liability Endorsement
GSL7541CA	Cancellation/Non-Renewal Endorsement - California