

INVOICE

Date: 03/01/2018

File No. 11005garfield
Case No.

Prepared for:

Community Commerce Bank
390 W Foothill Blvd
Claremont, CA 91711

Property Appraised:

Salas
11005 Garfield Place
South Gate, CA 90280-7511

Work Performed:

| | | |
|-----------------------------|----|-----------|
| Commercial Appraisal Report | \$ | 1,900.00 |
| | \$ | |
| | \$ | |
| | \$ | |
| | \$ | |
| Paid | \$ | -1,900.00 |
| Total Amount Due: | | \$ 0.00 |

Please make checks payable to:

William Stolfi
1519 E Chapman Ave #8000
Fullerton, CA 92831

APPRAISAL REPORT

of

an Industrial Property

11005 Garfield Place

South Gate, CA 90280-7511

As Of:

02/16/2018

Prepared For:

Community Commerce Bank
390 W Foothill Blvd
Claremont, CA 91711

Prepared By:

William Stolfi
William Stolfi
1519 E Chapman Ave #8000
Fullerton, CA 92831

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03/01/2018

Community Commerce Bank
390 W Foothill Blvd
Claremont, CA 91711

RE: Salas
11005 Garfield Place
South Gate, CA 90280-7511
File No. 11005garfield
Case No.

Dear Mr Jamal,

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

11005 Garfield Place, South Gate, CA 90280-7511

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.


An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 02/16/2018 is:

\$ 800,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature:  _____

William Stolfi
#AG020742

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UNIFORM COMMERCIAL/INDUSTRIAL SUMMARY APPRAISAL REPORT - SMALL PROPERTY

Client Community Commerce Bank

Property Use Office Commercial Industrial

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA

Building Name N/A

Owner/Occupant Owner / Salas Occupant / Tenant

Typical Buyer Owner/User Investor

Property Rights Appraised Fee Simple Leased Fee Leasehold Other

Purpose of Appraisal Estimate Market Value.

File Number 11005garfield

Map Reference 705 F7

Zip Code 90280-7511

Census Tract 5362.00

APN 6234-007-038

Intended Use of Report The intended use is for the lender/client in estimating a Fair Market Value as defined in this report. It is not to be used for any other purpose such as a determining a sale price, estate purposes, etc.

Scope of Work See attached Addendum.

Complete Appraisal Limited Appraisal due to the following departures from Standard 1

Summary Appraisal Report

THREE YEAR OWNERSHIP HISTORY

| | Owner | Recording Reference | Date | Price Paid | Terms of Sale |
|------------------|---|---------------------|-------------------|-------------------|----------------------|
| Most Recent | <u>Salas</u> | <u>#322155</u> | <u>03/22/2017</u> | <u>\$ 650,000</u> | <u>\$448,000 1st</u> |
| Previous | | | | \$ | |
| Previous | | | | \$ | |
| Previous | | | | \$ | |
| Current Contract | <input checked="" type="checkbox"/> Option <input type="checkbox"/> | | Listing Price | \$ | |
| Buyer | | | Contact Price | \$ | |
| Seller | | | Closing Date | | |

Analysis/Comments: Please see the comment addendum.

NEIGHBORHOOD DESCRIPTION

Boundaries: The subject neighborhood is generally located south of Santa Ana Street, north of the 105 Freeway, east of Alameda Street and west of Paramount Blvd in the city of South Gate.

| | |
|--|--|
| Neighborhood Built Up: <u>100</u> % | Location <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Suburb <input type="checkbox"/> Urban |
| Land Use: Single Family <u>50</u> % Office <u>5</u> % Multifamily <u>15</u> % | Development Trend <input type="checkbox"/> Up <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Down |
| Industrial <u>5</u> % Retail <u>20</u> % Vacant <u>5</u> % | Value Trend <input type="checkbox"/> Up <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Down |
| Undersupply Balanced Oversupply Vacancy | Vacancy Trend <input type="checkbox"/> Up <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Down |
| Single Family <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <u>1-3</u> % | Rental Demand <input type="checkbox"/> Up <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Down |
| Multifamily <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <u>2-3</u> % | |
| Office <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <u>8</u> % | Change In Land Use: |
| Retail <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <u>3-4</u> % | <input checked="" type="checkbox"/> Unlikely <input type="checkbox"/> Likely <input type="checkbox"/> Taking Place |
| Industrial <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <u>2-4</u> % | From _____ To _____ |
| Distance - CBD _____ <1 Miles | Rental Rate Range (Exclude Extremes) for Subject Property Type: |
| Distance - Freeway _____ <1 Miles | From \$ <u>6.00</u> /SF/Year To \$ <u>36.00</u> /SF/Year |
| Distance - Public Transportation _____ <1 Miles | Age Rate Range (Exclude Extremes) for Subject Property Type: |
| | From <u>15</u> To <u>75</u> |

Neighboring Property Use: Residential uses are mainly located on interior streets. Commercial and industrial uses are mainly along the busy traffic streets with some multi-family dwellings and single family homes mixed in.

Analysis/Comments: Please see the comment addendum.

SITE DESCRIPTION

Legal Description Please see the exhibits. See Addenda

Environmental Problems Known or Suspected Yes No

Site Size 15,145 s/f Usable Land Area 15,145 s/f Excess Land Area None N/A

Site Dimensions Irregular

Street Frontage 100 Feet

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SITE DESCRIPTION (continued)

| | | | | | | |
|-----------------------|--------------------------|-------------------------------------|--------------------------|----------------------|--------------|--|
| | Gd | Av | Fr | Utility: | Provided By: | Topography: |
| Access | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electricity | Private | Level <input checked="" type="checkbox"/> Mod Slope <input type="checkbox"/> Steep Slope <input type="checkbox"/> |
| Street Frontage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Gas | Private | At Grade <input checked="" type="checkbox"/> Above Grade <input type="checkbox"/> Below Grade <input type="checkbox"/> |
| Shape | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water | Private | |
| Function Utility | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sewer | Public | |
| Visibility | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Telephone | Private | |
| Landscaping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | Corner Lot <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Drainage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Street Improvements: | Describe: | Underground Utilities <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Adequacy of Utilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Street Width | 55' | Railroad Access <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Traffic Pattern | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Street Paving | Asphalt | Earthquake Zone <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Traffic Volume | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks | Cement | Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| | | | | Curbs & Gutters | Cement | Map # <u>06037C1820F</u> Date <u>09/26/2008</u> |
| | | | | Storm Sewers | Yes | Flood Zone 'X' |
| | | | | Lighting | Public | |

Soil Conditions The soil appears adequate

Easements None noted

Encroachments None noted

Current Zoning M2 Legally Conforming Yes No

Zoning Change: Not Likely Likely To _____

Uses Allowed Under Current Zoning The M2 Zone includes uses such as industrial, manufacturing, large scale warehouse, distribution, or logistics facilities. (City of South Gate Municipal Code)

Analysis/Comments: The subject is a legal non-conforming use in the zone. The required parking is 2.5 spaces per 1,000 sf of building area. Therefore, 20.90, say 21, spaces are required. The site has approximately 10 spaces. The subject is a legal non-conforming property. Please see the comment addendum for rebuild status.

ASSESSMENT AND TAXES

| | | | | | | |
|-----------------|-------------------|--------|---------------------|---------------------------|-------------|-----------------|
| Assessment Year | <u>2017</u> | APN | <u>6234-007-038</u> | Tax Rate | Year | Taxes |
| Total | \$ <u>111,065</u> | Total | | Current Taxes | <u>2017</u> | \$ <u>2,815</u> |
| Land | \$ <u>58,864</u> | County | | Estimated Taxes | | \$ _____ |
| Building(s) | \$ <u>52,201</u> | City | | Tax Assessment | | \$ _____ /SF |
| Other | \$ <u>N/A</u> | Other | | Year Of Next Reassessment | | |

Special Assessments: None noted. See Addendum "Taxes"

Reassessment Issues: None noted. See Addendum "Taxes"

Analysis/Comments: None noted. See Addendum "Taxes"

IMPROVEMENT DESCRIPTION

Property Type General Industrial Construction Type Class 'C' # Buildings 3 # Stories 1

| | | | | | | |
|------------------|-------------------------------------|---------------|--------------------------|----------------------|--------------|------------|
| Building Subject | Floor | Gross SF | *Net SF | Use Type | Net SF | Use % |
| | <u>1</u> | <u>8,360</u> | <u>8,360</u> | Office | | |
| | | | | Retail | | |
| | | | | Warehouse | | |
| | | | | Manufacturing | <u>8,360</u> | <u>100</u> |
| | | | | Distribution | | |
| | | | | Research/Development | | |
| Total | | <u>8,360</u> | <u>8,360</u> | | | |
| *Usable Area | <input checked="" type="checkbox"/> | Rentable Area | <input type="checkbox"/> | | | |

| | | | | | |
|---------------------------|-----------------|------------------|-------------------------------------|-------------------------------------|---|
| Year Built | <u>1957</u> | Parking: | Yes | No | Industrial Only |
| Building Efficiency Ratio | <u>100.00 %</u> | On Site | <input checked="" type="checkbox"/> | <input type="checkbox"/> | # Overhead Doors <u>9</u> |
| Effective Age | <u>35</u> | Adequacy | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floor Height <u>0</u> FT |
| Total Economic Life | <u>60</u> | Covered | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ceiling Height <u>14</u> FT |
| Remaining Economic Life | <u>25</u> | Parking Garage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Column Spacing |
| Floor Area Ratio | <u>55.20 %</u> | Paved | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ FT x _____ FT |
| Ground Coverage Ratio | <u>55.20 %</u> | Number of Spaces | <u>10</u> | Railroad Spur | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| | | Spaces/1000 SFBA | <u>1.20</u> | | |

Analysis/Comments: Please see the comment addendum.

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IMPROVEMENTS DECIPTION (continued)

| Building Description | | Improvement Rating | | | |
|----------------------|---------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| | | Gd | Av | Fr | N/A |
| Foundation | Concrete | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Frame | Metal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor/Cover | Concrete | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceiling | Open Beam | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Walls | Metal / Concrete | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Interior Partitions | Wood Frame and Drywall Finished | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Roof Cover | Metal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plumbing | Standard | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Heating | Offices - Wall | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Air Condition | Offices - Wall | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Electrical | Standard | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevators | None | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking | 10 On site | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Insulation | None Known | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sprinkler | None | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Roof Support | Metal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Site Improvements: The subject is on an interior lot with minimal landscaping. This is typical for properties like the subject in this area / neighborhood. No affect on value.

Personal Property or Other Non-Realty Interests included in Valuation: No Yes

Analysis/Comments: The subject site has three buildings on site. All are metal frame and roof built buildings. One building has some concrete walls, but two buildings have sheet metal walls. The site is on the west side of Garfield Place just south of Rawlings Avenue in the city of South Gate. It has approximately 10 on-site parking spaces. The subject is a typical built-up property for the area and neighborhood. It is within an industrial area south of Imperial Hwy just east of the 710 Freeway.

HIGHEST AND BEST USE

HIGHEST AND BEST USE AS IF VACANT

Legally Permissible Uses: Under the uses permitted are many type of light industrial uses.

Physically Possible Uses: The physically possible uses for the subject sites are those uses that are consistent with the existing properties along this section of Garfield Place and they include light industrial use type of buildings.

Financially Feasible Uses: The feasible use of the site as if vacant is a use that will produce the greatest return to the land. Given the current real estate market conditions, the supply of light industrial buildings, and the cost of new construction, there is some demand for new light industrial buildings.

Maximal Productive Uses: The site is a 15,145 s/f foot parcel with a light industrial zone which allows for most types of light industrial uses. It is physically possible for some light industrial uses. It is legally permissible for some light industrial uses. The subject is located on an interior lot of an industrial street.

Analysis/Comments: Based on the existing zoning, the location of the subject site, and the availability of existing light industrial buildings, the Highest and Best Use of the site is as a vacant lot is as a light industrial building.

HIGHEST AND BEST USE AS IMPROVED

Legally Permissible Uses: The subject is a legal non-conforming light industrial use. It does not meet current parking requirements.

Physically Possible Uses: The physically possible uses for the subject sites are those uses that are consistent with the existing properties along this section of Garfield Place and they include light industrial types of buildings.

Financial Feasible Uses: The feasible use of the site as if vacant is a use that will produce the greatest return to the land. Given the supply of light industrial buildings, and the cost of new construction, there is some demand for new light industrial buildings.

Maximal Productive Uses: The site is a 15,145 s/f foot parcel with a light industrial use zone which allows for certain types of light industrial uses. It is physically possible for some light industrial use. It is legally permissible for some light industrial uses. The site is financially feasible for some light industrial uses. The subject is located on an interior lot.

Analysis/Comments: Based on the current condition of the existing improvements, the zoning, the location of the subject, and the cost of new construction, the Highest and Best Use of the site is as existing, a light industrial building.

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VALUATION METHODS SELECTED

Cost Approach Income Approach Direct Sales Comparison Approach

Reasons for Excluding an Approach: Typically a final estimate of Market Value is based on the analysis and correlation of the Three Approaches to value: The Cost Approach, Income Approach, and The Market (Direct Sales Comparison) Approach. No Discounted Cash Flow analysis was done.

MARKET VALUE ESTIMATE OF NON-REALTY ITEMS

| | | |
|--|----|-----|
| Market Value of Personal Property | \$ | N/A |
| Market Value of Other Non-Realty Interests | \$ | N/A |
| Total Market Value of Non-Realty Interests | \$ | 0 |

Analysis/Comments: No personal property will be included in this report.

COMPARABLE SITE ANALYSIS

| | Subject | Comparable # 1 | Comparable # 2 | Comparable # 3 |
|---|----------------------|------------------|------------------|--------------------|
| Data Sheets Att <input type="checkbox"/> | 11005 Garfield Place | 606 E El Segundo | 11653 Louise Ave | 10000 Atlantic Ave |
| Location/Address | | 2.88 Miles SW | 1.12 Miles SW | 1.05 Miles NW |
| Proximity to Subject | | 734 J1 | 735 E1 | 705 E5 |
| Map Reference | 705 F7 | #360716 | #1376612 | #144907 |
| Deed Reference | | 03/31/2017 | 11/04/2016 | 02/09/2016 |
| Date of Sale | | 193 | Unknown | Unknown |
| Exposure Time | | MLS / NDCdata | Costar / NDCdata | Costar / NDCdata |
| Data Source | Inspection/NDCdata | | | |
| Site Size SF <input checked="" type="checkbox"/> Acres <input type="checkbox"/> | 15,145 s/f | 8,385 s/f | 20,600 s/f | 20,637 s/f |
| Frontage | 100 Ft | 108 Ft | 108 Ft | 157 Ft |
| Zoning | M2 | ML | LYN | M2 |
| Utilities | Yes | To Site | To Site | To Site |
| Site Improvements | Yes | None | Fenced | Parking Lot |

| | Subject | Comparable # 1 | Comparable # 2 | Comparable # 3 |
|--------------------------|-------------|----------------|-------------------|----------------|
| Unit of Comparison | Square feet | 8,385 s/f | 20,660 s/f | 20,637 s/f |
| Sales Price | | \$ 220,000 | \$ 680,000 | \$ 500,000 |
| Price Per Unit | | \$ 26.24 | \$ 33.01 | \$ 24.23 |
| Property Rights Conveyed | | Fee Simple | Fee Simple | Fee Simple |
| Adjustment | | | | |
| Financing | | Cash Sale | \$380,000 Seller | \$265,000 1st |
| Adjustment | | | \$300,000 Private | |
| Conditions of Sale | | | -5% | -5% |
| Adjustment | | | | |
| Market Conditions | | | | |
| Adjustment | | | | |
| Other Adjustments: | | | | |
| Location | | Similar | Similar | Superior -5% |
| Topography | | Similar | Similar | Similar |
| Shape/Utility | | Similar | Similar | Similar |
| Utilities | | Similar | Similar | Similar |
| Site Improvements | | None | Yes | None |
| Size | | Similar | Similar | Similar |
| Total Adjustments | | 0 | -5% | -10% |
| Indicated Value Per Unit | | \$ 26.24 | \$ 31.36 | \$ 21.81 |

Analysis/Comments: Please see the comment addendum.

| | | |
|----------------------|-------------|------------|
| Total Site Units: | Square Feet | 15,145 |
| Unit Value | | \$ 25.00 |
| Estimated Site Value | | \$ 378,625 |

EXCESS LAND

| | | |
|-----------------------------|--|----|
| Excess Land Area Units: | | |
| Unit Value | | \$ |
| Estimated Excess Land Value | | \$ |

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COST APPROACH

Cost Source **Marshall & Swift Estimator / Local Contractors**

| Component | No. | Size | Unit Cost | Cost |
|---|---|--------------------------|-----------|--------------|
| Subject | 1 | 8,359 | \$ 65.00 | \$ 543,335 |
| | | | \$ | \$ |
| | | | \$ | \$ |
| | | | \$ | \$ |
| | | | \$ | \$ |
| | | | \$ | \$ |
| Reproduction <input type="checkbox"/> | Replacement <input checked="" type="checkbox"/> | Cost of New Improvements | | \$ 543,335 |
| Plus: Indirect (Soft Costs) | | | | \$ 16,300 |
| Plus: Entrepreneurial Profit | | | 10 % | \$ 54,334 |
| Total Cost New | | | | \$ 613,969 |
| Less: Physical Deterioration | | | 58 % | 356,102 |
| Less: Functional Obsolescence | | | % | 0 |
| Less: External Obsolescence | | | % | 0 |
| Total Accrued Depreciation (Deterioration & Obsolescence) | | | | (\$ 356,102) |
| Depreciated Value of Building(s) | | | | \$ 257,867 |
| Plus: Contributing Value of Site Improvements | | | | \$ 50,000 |
| Depreciated Value of Improvements | | | | \$ 307,867 |

Analysis/Comments: The Cost Approach is estimating the cost of the existing buildings and related on-site improvements. I have used the Marshall Valuation service which is a nationally recognized cost estimating service. The cost estimate is for a average quality metal building. Added to this is the estimated entrepreneurs profit. Some physical deprecation is deducted. No functional or economic depreciation was observed. Many land sales were considered but only three were found adequate enough to use in this report. These land sales are considered competitive to the subject and therein would be considered by the same potential investor for the purpose of development. The estimated cost new of the building is then added to the estimated land value. The total estimated value via the Cost Approach is \$686,492. and is rounded to \$687,000.

| | |
|--|------------|
| Estimated Site Value | \$ 378,625 |
| Plus: Estimated Excess Land Value | |
| Plus: Depreciated Value of Improvements | 307,867 |
| Plus: Market Value of Personal Property and Other Non-Realty Interests | |
| Indicated Value Before Adjustment for Interest Appraised | \$ 686,492 |
| Less: Adjustment for Interest Appraised | |
| Value Indication-Cost Approach | \$ 686,492 |
| Rounded | \$ 687,000 |

INCOME APPROACH/RENTAL COMPARABLE BUILDING ANALYSIS

| | Subject | Comparable # 1 | Comparable # 2 | Comparable # 3 |
|--|----------------------|-------------------|-----------------------|---------------------|
| Data Sheets Att <input type="checkbox"/> | | | | |
| Address | 11005 Garfield Place | 5631 Leeds Street | 15348 Illinois Avenue | 4933 Cecilia Street |
| Proximity to Subject | N/A | .22 Miles N | 2.25 Miles SE | 2.22 Miles NW |
| Map Reference | 705 F7 | 705 F6 | 735 G4 | 705 E2 |
| Year Built | 1957 | 1963 | 1956 | 1954 |
| Gross Building Area | 8,359 s/f | 10,000 s/f | 7,600 s/f | 4,800 s/f |
| Number of Stories | 1 | 1 | 1 | 1 |
| Current Vacancy % | 0% | 0% | 0% | 0% |
| Construction Type | Industrial | Industrial | Industrial | Industrial |
| Construction Quality | Average | Average | Average | Average |
| Condition | Fair | Average | Average | Fair |
| Parking | 10 On Site | 12 On Site | 12 On Site | 5 On Site |
| Date of Rent Survey | 02/2018 | 08/2017 | 02/2017 | 01/2017 |
| Asking Rent | | \$9,000 | \$8,000 | \$3,125 |
| Lease Period | | Unknown | 3 Years | 3 Years |
| Tenant Improvement Allowance | | | | |
| Concessions | | | | |
| Tenant Name | N/A | Unknown | Unknown | Unknown |
| Beginning Date | | 08/2017 | 02/2017 | 01/2017 |
| Term | | Unknown | 3 Years | 3 Years |
| Lease Type* | | Ind Gross | Ind Gross | Ind Gross |
| Tenant Size (SF) | | 10,000 s/f | 7,600 s/f | 4,800 s/f |
| Rent Per SF | \$ | \$ 0.90 | \$ 1.05 | \$ 0.65 |
| Rent Concessions Adj. | | | | |
| Adjusted Rent Per SF | \$ | \$ 0.90 | \$ 1.05 | \$ 0.65 |
| Adjustment for Market Conditions | | | | |
| Adjusted Rent Per SF | \$ | \$ 0.90 | \$ 1.05 | \$ 0.65 |

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INCOME APPROACH/COMPARABLE BUILDING ANALYSIS (continued)

| | | | | |
|-----------------------|---------|---------------|---------------|---------|
| Location | Average | Similar | Superior -10% | Similar |
| Quality | Average | Similar | Similar | Similar |
| Condition | Fair | Superior -10% | Superior -10% | Similar |
| Parking | Yes | Similar | Similar | Similar |
| Total Adjustments | 0 | -10% | -20% | 0 |
| Indicated Market Rent | \$ 0 | \$ 0.81 | \$ 0.84 | \$ 0.65 |

*Lease Types: Gross Lease (G), Net Lease (N), Triple Net Lease (TN), Modified Gross (MG), Expense Passthroughs (P), Sales Overage Rents (O), Common Area Maintenance (C), Renewal Options (R)

Analysis/Comments: Please see the comment addendum.

SUMMARY OF SUBJECT LEASES

| Tenant Name | Rented Area (SF) | Beginning Date | Term | Lease Types | Current Actual Rent | Effective Rent/SF | Estimated Market Rent/SF |
|-------------|------------------|----------------|-------|-------------|---------------------|-------------------|--------------------------|
| Subject | 8,359 | 03/2017 | 60 Mo | Ind Gross | 7,000 | 0.84 | 0.84 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Analysis/Comments: The subject is a single building on a lot. The current rent appears to be at the top end of the range of current market levels. Please see the addendum for additional comments.

INCOME AND EXPENSE HISTORY AND FORECAST

| Income: | Actual | Estimated | Stabilized |
|---|-----------|--|-------------|
| From <u>April 2017</u> to <u>Dec 2017</u> | | | |
| Gross Potential Income | \$ 63,000 | Estimated Gross Annual Income | \$ 84,000 |
| Vacancy and Collection Loss <u>0</u> % | (\$ 0) | Estimated Vacancy Factor 3% | (\$ 2,520) |
| Other Income | \$ | Effective Gross Annual Income | \$ 81,480 |
| Effective Gross Income | \$ 63,000 | | |
| Expenses: | | | |
| Property Taxes | \$ 7,854 | Estimated at 1.2% of FMV | \$ 9,600 |
| Insurance | \$ 797 | Estimated \$0.02 per s/f x 12 | \$ 2,006 |
| Property Management | \$ | 4% of EGI | \$ 3,259 |
| Utilities | \$ | Tenant Paid | \$ |
| Janitorial | \$ | Tenant Paid | \$ |
| Maintenance | \$ 9,498 | Tenant Paid | \$ |
| Reserve | \$ | Roof expense \$35,000 / 25 years | \$ 1,400 |
| Total Expenses | \$ 18,149 | Expense/SF \$ <u>1.95</u> Expense Ratio <u>19.96</u> % | \$ 16,265 |
| Net Operating Income (NOI) | \$ 44,851 | | \$ 65,215 |

Analysis/Comments: An income and expense statement was submitted and reviewed. Since the property was purchased in March 2017, the income and expenses were from April 1 to Dec 31, 2017. The owner pays taxes. No reserves or property management were noted. Gas, water, and electric utilities are paid for by the tenants. Maintenance is the tenant's responsibility per the lease.

DIRECT CAPITALIZATION

| | | | |
|---------------------------------|--------------------------------|--------------------------------|---------------------|
| Overall Rate Range | <u>0.0430</u> to <u>0.0966</u> | Equity Dividend Rate Range | _____ to _____ |
| Overall Rate (RO) | = <u>0.080</u> | Mortgage _____ x _____ = _____ | |
| | | Equity _____ x _____ = _____ | |
| | | Overall Rate (RO) | = _____ |
| NOI | (Ro) | NOI | (Ro) |
| \$ <u>65,215</u> / <u>0.080</u> | = \$ <u>815,188</u> | \$ <u>65,215</u> / _____ | = \$ <u>815,000</u> |

Analysis/Comments: The Capitalization Rate was extracted from the market data approach and is found in this report in the Direct Sales Comparison Approach. The estimated value indicated by the Income Approach is \$815,188 and is rounded to \$815,000.

Stolfi Appraisals
YIELD CAPITALIZATION

| | | | | |
|-------------------------------|------------------------------|--|----------------------|------------------------|
| Cash Flow Analysis in Addenda | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Market Rent Scenario | Contract Rent Scenario |
| Forecast Holding Period | | | _____ | _____ |
| Beginning NOI | | | \$ _____ | \$ _____ |
| NOI Pattern | | | _____ | _____ |
| Reversion Assumption | | | _____ | _____ |
| Yield Rate | | | _____ | _____ |
| Value Estimate | | | \$ _____ | \$ _____ |

Analysis/Comments: No Discounted Cash Flow was done.

ADJUSTMENT FOR INTEREST APPRAISED

| | |
|---|------------|
| Value Estimate - Market Rent Scenario | \$ 815,000 |
| Value Estimate - Contract Rent Scenario | \$ 0 |
| Difference (Adjustments for Interest Appraised) | \$ 815,000 |

Analysis/Comments: N/A

| | |
|---|------------|
| Value Indicated by Direct Capitalization/Yield Analysis (excluding excess land) | \$ 815,000 |
| Plus: Estimated Excess Land Value | \$ _____ |
| Value Indication - Income Approach | \$ 815,000 |
| Rounded | \$ 815,000 |

DIRECT SALES COMPARISON APPROACH/COMPARABLE BUILDING ANALYSIS

| | Subject | Comparable # 1 | Comparable # 2 | Comparable # 3 |
|--|----------------------|-----------------------|-----------------------|-----------------------|
| Comp Sheets Att <input type="checkbox"/> | | | | |
| Address | 11005 Garfield Place | 1616 S Center St | 10614 Dolores Ave | 15320 Lakewood Blvd |
| Proximity to Subject | N/A | .56 Miles SE | 3.08 Miles NW | 2.88 Miles SE |
| Map Reference | 705 F7 | 735 G1 | 704 J5 | 736 A4 |
| Data Source | Inspection/NDCdata | Costar / NDCdata | Costar / NDCdata | Costar / NDCdata |
| Gross Building Area | 8,359 s/f | 13,254 s/f | 4,000 s/f | 8,500 s/f |
| Net Building Area | 8,359 s/f | 13,254 s/f | 4,000 s/f | 8,500 s/f |
| Site Size: SF <input checked="" type="checkbox"/> Acres <input type="checkbox"/> | 15,145 s/f | 19,977 s/f | 5,001 s/f | 19,837 s/f |
| Land-to-Building Ratio | 1.81:1 | 1.51:1 | 1.25:1 | 2.33:1 |
| Year Built | 1957 | 1957 | 1951 | 1947 |
| Construction Type | Industrial | Industrial | Industrial | Industrial |
| Construction Quality | Average | Average | Average | Average |
| Condition | Fair | Average | Average | Average |
| Parking | 10 On Site | 15 On Site | 2 On Site | 20 On Site |
| Other | | | | |
| Sales Price | \$ N/A | \$ 1,150,000 | \$ 440,000 | \$ 1,100,000 |
| Date of Sale | | 10/13/2016 | 02/16/2017 | 02/14/2017 |
| Exposure Time | | 273 | 253 | 273 |
| Property Rights Conveyed | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Adjustment | | | | |
| Financing | | \$35,500 Down | \$250,000 1st TD | \$88,325 Down |
| Adjustment | | \$617,500 1st TD | | \$562,075 1st TD |
| Conditions of Sale | | -5% | | -5% |
| Adjustment | | | | |
| Excess Land | | | | |
| Adjustment | | | | |
| Non-Realty Interests | | | | |
| Adjustment | | | | |
| CE/Terms Adjusted Price | \$ 0 | \$ 1,092,500 | \$ 440,000 | \$ 1,045,000 |
| Other Adjustments: | | | | |
| Market Conditions | | | | |
| Adjustment | | | | |
| Location | Good | Similar | Similar | Superior |
| Adjustment | | | | -10% |
| Quality | Average | Similar | Similar | Similar |
| Adjustment | | | | |
| Condition | Average | Superior | Superior | Superior |
| Adjustment | | -10% | -10% | -10% |
| Age | | Similar | Similar | Similar |
| Adjustment | | | | |
| Total Other Adjustments | 0 | -10% | -10% | -20% |
| Indicated Value | | | | |
| Per Square foot | \$ N/A | \$ 72.70 | \$ 99.00 | \$ 98.35 |

Stolfi Appraisals

DIRECT SALES COMPARISON APPROACH/COMPARABLE BUILDING ANALYSIS (continued)

Analysis/Comments: Please see the Comment Addendum. RE: Direct Sales Comparable's.

FEE SIMPLE OR LEASED FEE OPERATING DATA AND RATIOS

| | Comparable # 1 | Comparable # 2 | Comparable # 3 |
|---------------------------------|----------------|----------------|----------------|
| | Fee Simple | Fee Simple | Fee Simple |
| Fee Simple or Leased Fee | | | |
| Gross Potential income | \$ 143,143 | \$ 24,381 | \$ 102,000 |
| Vacancy and Collection Loss % | 3 | 3 | 3 |
| Effective Gross Income | \$ 138,849 | \$ 23,650 | \$ 98,940 |
| Operating Expenses | \$ 27,770 | \$ 4,730 | \$ 19,788 |
| Expenses/SF Gross Building Area | \$ 2.10 | \$ 1.18 | \$ 2.33 |
| Expenses Ratio | 0.20 | 0.20 | 0.20 |
| Net Operating Income | \$ 111,079 | \$ 18,920 | \$ 79,152 |
| EGIM | 8.28 | 18.60 | 11.12 |
| Overall Rate | 0.0966 | 0.0430 | 0.0720 |
| Equity Dividend Rate | | | |

Analysis/Comments: Please see the comment addendum.

| | | |
|----------------|-------------|----------------|
| Building Units | Square feet | 8,359 |
| Value Per Unit | | \$ 95.00 /Unit |
| Value Estimate | | \$ 794,105 |

| | |
|--|------------|
| Effective Gross Income | \$ 81,480 |
| Effective Gross Income Multiplier (EGIM) | x 10.00 |
| Value Estimate | \$ 814,800 |

Analysis/Comments: Two unit value methods are used in arriving at an estimated market value in this approach. The value per unit is based on the size of the improvements divided into the sale price of the comparable. The EGIM is based on the estimated gross annual income of the comparable divided into the sale price of the property. Most weight is given the price per square foot method. Little weight is given the EGI multiplier method. Actual, below market rent was used instead of market rent. Based on the comparable sales used and the condition of the subject a value of \$550,800, say \$550,000 seems reasonable.

| | |
|---|------------|
| Value Indicated by Direct Sales Comparison Approach (excluding excess land) | \$ 794,105 |
| Plus: Estimated Excess Land Value | \$ N/A |
| Plus: Adjustment for Interest Appraised | \$ N/A |
| Value Indication - Direct Sales Comparison Approach | \$ 794,105 |
| Rounded | \$ 800,000 |

RECONCILIATION AND FINAL VALUE ESTIMATES

| | |
|---|------------|
| Cost Approach Indication | \$ 687,000 |
| Income Approach Indication | \$ 815,000 |
| Direct Sales Comparison Approach Indication | \$ 800,000 |

Reconciliation: Please see the Comment Addendum: RE: Reconciliation


Estimated Exposure Time: Based on the data found in the market and from conversations with local brokers in the area / neighborhood an estimated marketing time of 90-180 days seems reasonable.

Extraordinary Assumptions, Hypothetical Conditions, and Limiting Conditions: Please see the attached Comment Addendum.

| | |
|--|------------|
| Estimated Market Value "As Is" | \$ 550,000 |
| Effective Date of Valuation | 02/16/2018 |
| Market Value of Personal Property Included in Appraisal | \$ N/A |
| Market Value of Other Non-Realty Interests Included in Appraisal | \$ N/A |

Stolfi Appraisals

RECONCILIATION AND FINAL VALUE ESTIMATES (continued)

| | | | |
|--|---|--------------------|---|
| Appraiser #1 Signature Name Certification |  William Stolfi No. : AG020742 State: CA Exp. Date: 06/11/2018 | Date 03/01/2018 | Property Inspected Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Appraiser #2 Signature Name Certification | No. : State: Exp. Date: | Date | Yes <input type="checkbox"/> No <input type="checkbox"/> |

CONTENTS OF ADDENDA

| | | |
|---|--|--|
| Legal Description <input checked="" type="checkbox"/> | Land Lease <input type="checkbox"/> | Support for Non-Realty Interest Valuation <input type="checkbox"/> |
| Subject Photographs <input checked="" type="checkbox"/> | Segregated Cost Sheet <input type="checkbox"/> | Support for Adjustment for Interest Appraised <input type="checkbox"/> |
| Area Map <input checked="" type="checkbox"/> | Soils Survey Map <input type="checkbox"/> | Copy of Easement <input type="checkbox"/> |
| Neighborhood Map <input checked="" type="checkbox"/> | Subject Leases <input type="checkbox"/> | Appraiser Qualifications <input type="checkbox"/> |
| Zoning Map <input type="checkbox"/> | Rental Comparable Data Sheets <input type="checkbox"/> | |
| Flood Zone Map <input type="checkbox"/> | Rent Location Map <input checked="" type="checkbox"/> | |
| Topographic Map <input type="checkbox"/> | DCF Analysis <input type="checkbox"/> | |
| Site Sketch <input type="checkbox"/> | Improved Property Sales Data Sheets <input type="checkbox"/> | |
| Site Plan <input type="checkbox"/> | Building Sales Location Map <input type="checkbox"/> | |
| Building Plans <input type="checkbox"/> | Copy of Deed <input type="checkbox"/> | |
| Tax Assessment Card <input type="checkbox"/> | Contract of Sale <input type="checkbox"/> | |
| Land Sales Data Sheets <input type="checkbox"/> | Construction Cost Contract <input type="checkbox"/> | |
| Land Sales Map <input checked="" type="checkbox"/> | Support for Personal Property Valuation <input type="checkbox"/> | |

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 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 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.

ASSUMPTIONS AND LIMITING CONDITIONS

- As agreed upon with the client prior to the preparation of this appraisal, unless otherwise indicated, this is a Limited Appraisal because it invokes the Departure Provision of the Uniform Standards of Professional Appraisal Practice. As such, information pertinent to the valuation has not been considered and/or the full valuation process has not been applied. Depending on the type and degree of limitations, the reliability of the value conclusion provided herein may be reduced.
- Unless otherwise indicated, this is a Summary Appraisal report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
- No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
- Responsible ownership and competent property management are assumed unless otherwise stated in this report.
- The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
- Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
- It is assumed that utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

(Continued)

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, knowledgeable 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 considers his 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.

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The 'Estimate of Market Value' in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the under-signed affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as 'Review Appraiser'. No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

ENVIRONMENTAL DISCLAIMER: The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environment conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

Date: 03/01/2018 Appraiser(s) 
William Stolfi

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


1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
4. 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 did not base, either partially or completely, my analysis and/or the estimate of market 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 the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. 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.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 11005 Garfield Place, South Gate, CA 90280-7511

APPRAISER:

Signature: 
Name: William Stolfi
Date Signed: 03/01/2018
State Certification #: AG020742
or State License #: _____
State: _____
Expiration Date of Certification or License: 06/11/2018

SUPERVISORY APPRAISER (only if required)

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Stolfi Appraisals
COMMENT ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711

Environmental Issues

This appraisal report, and the Appraisal and analysis upon which it is based, DO NOT include any investigation, inspection, analysis or inquiry regarding the presence or affects of any substances which are now or may hereafter be considered toxic substances, contaminates, hazardous substances, or other detrimental environmental conditions. Whether on, in or near the subject property and whether or not now known to exist. This report is based on the assumption that the subject property is not affected by the presence or proximity of any such substances or condition. Any environmental investigation inspection audit or testing of the subject property may reveal different information. The existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, and/or the existence of toxic wastes, which may or may not be present on the property, was not observed by me; nor do I have the knowledge of the existence of such materials on the property. The appraiser is not qualified to detect such substances. It is recommended that the client retain an expert in this field, if so desired.

Taxes

Historically, real estate in the state of California was assessed at approximately 25% of actual market value. A tax rate was then applied to compute annual taxes. In June of 1978, Proposition 13 (State Initiative) was passed, setting a limit to the taxes of 1% of full market value plus bonded indebtedness and 2% per annum maximum for inflation was allotted. Property values under construction provisions were established as follows:

1. If a parcel has not been further improved or sold or transferred since lien date of 1975, the county assessor established 1975 as the base value plus 2% per annum inflation rate.
2. If a parcel has sold since March 1, 1975, base value was sale value plus 2% per annum since time of sale.
3. If a new deed recorded since March 1, 1975, its value at time of transfer was established as base value plus 2% per annum.
4. If a major improvement or new construction occurred, value was determined at time of completion plus 2% per annum.

Extraordinary Assumption / Hypothetical Condition:

An extraordinary assumption is "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property or about the conditions external to the property, as such market conditions or trends: or about the integrity of date used in an analysis". All physical characteristics of the subject was taken by interior inspection and from information supplied by the county assessor. The information supplied by brokers and information sources is true and correct. If any on these items are found to be not true and or correct, I reserve the right to change my appraisal.

Scope of the Appraisal

The client requested this appraisal for the purpose of estimating market value of the subject property in a refinance transaction. The appraiser has made an interior inspection of the subject property. He has searched through public assessor records, property data services, and the local MLS for sales similar to the subject in terms of use, condition and lot area. There were a number of sales and listings found but the most appropriate sales considered by the appraiser were used in this report. Research regarding market extracted adjustments were done and the comparable's were adjusted to the subject. Final analysis yielded an estimated value. The 'Fair Market Value' of the current use was used in this report. Please see the definition of 'Market Value' in the following pages.

Supplemental Certification:

I certify that, to the best of my knowledge and belief: I have not performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 year period immediately preceding acceptance of this appraisal assignment.

Neighborhood Comments:

South Gate is the 17th largest city in Los Angeles County, California, with 7.4 square miles. It is located 7 miles southeast of Downtown Los Angeles and is part of the Gateway Cities region of southeastern Los Angeles County. It is sided on the east by Downey, on the south by Compton, on the west by Los Angeles, and on the north by Huntington Park/Cudahy. As of the 2010 census, the city had a population of 94,396. The city was incorporated on January 20, 1923. The neighborhood consists of commercial uses along the busy traffic street and residential uses off the busy traffic streets. The quality and condition are rated fair to good. Growth is limited due to the lack of vacant land. The demand is average with an average supply of retail, office, and industrial properties available on the market. This is shown by the number of listings available and length of time offered for sale. Home values are mostly stable as they are in most every area in the state. Schools, shopping and public transportation are all close by. Residential sites close to busy traffic streets or commercial uses could be adversely affected. No other adverse factors noted.

Stolfi Appraisals
COMMENT ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711

Sales and Listing History:

The subject last sold in March 2017. According to the current owner, it was an estate sale and sold below market levels due to heirs who wanted to quickly sell the property. No other known sales within the past three years. It was listed at \$896,675 for 2 months and 12 days.

Rebuild Status:

The subject is considered to be a legal, non-conforming use due to the lack of required parking. One space per 400 sf of building is required. Therefore, 20.90 spaces, say 21, are needed. The site has approx 10 open spaces.

From the South Gate Municipal Code:

Where any nonconforming building or structure is damaged or partially destroyed by fire, explosion, other casualty, or natural disaster, structure reconstruction and use reestablishment may be permitted subject to the following conditions.

A. Existing Footprint. Reconstruction occurs completely within the same footprint and setbacks existing prior to the disaster (unless no longer conforming to Building Code requirements), the number of dwelling units is not increased, or the amount of off-street parking is not reduced. The reconstruction is illegible for the one time expansion of up to 10% of existing square footage as allowed by this Chapter.

B. Compliance with Title 9. A reconstructed building or structure shall comply with all current regulations in Title 9 of the SGMC.

C. Time Frame. Reconstruction, completion, and reestablishment of use shall conform to the same time provisions as identified in Section 11.55.040, and reconstruction shall be subject to the provisions of this Zoning Code.

D. Destruction Defined. Damage or partial destruction for the purpose of this section is defined as that which exceeds 50% of the replacement cost of the building or structure at the time of destruction.

E. Nonconforming Use. Reestablishment of a nonconforming land use or building destroyed after a disaster may be established with approval of a Conditional Use Permit (CUP). The use or building that has the highest level of the nonconformance would be permitted to be reestablished.

Subject Features:

The subject site consists of three metal buildings on a lot. It is currently a single tenant occupancy property with 8,359 sf of building area on a 15,145 sf lot. Each building is an older metal frame and exterior built building on a concrete slab foundation. Each has 14' high ceilings. The two front buildings each have 10' high cranes and 9' doors. The smaller of the front buildings has an office and a half restroom. It has steel casement windows and no heat or air conditioning. The larger front building has a finished front office area. That office area has 3 total rooms, tile flooring, and wall air conditioning/heat. The warehouse area has a storage room and a restroom. The rear building has no office or restroom. The office areas are wood framed and drywalled finished. The site is being used as an auto body shop. The interior has above ground hoists. No in ground hoists were noted.

There are no known marked open space parking spaces and the total number of parking is estimated based on Google satellite photos. There are an estimated 10 open parking spaces on site.

The site has three (3) electric meters, no gas meters, and two (2) water meters.

The building's condition reflects fair to average maintenance levels. The buildings have not been updated and have deferred maintenance. The metal sheet siding has detached in spots due to broken rivets/screws, the windows have some cracking, and the entire building shows some rusted spots. The site needs clean up. The cranes look dated. No other major repairs needed or noted. Some of the office finishes are at or near their useful life term and may need to be updated soon. The overall condition is rated as 'Fair'.

The appraiser is not a licensed contractor. The noted repairs are inserted into this report for informational purposes only. It is highly recommended that the client employ the services of a licensed contractor for a more accurate list and cost of repairs.

Land Sales Comments:

A search of industrial zoned lots was made within an approximately 4 mile radius from the subject. The comparables found were considered to be properties a typical buyer would investigate in their search.

Land sale 1 is recent sale located at 606 E El Segundo Blvd in Compton. It is a slightly smaller industrially zoned lot with good street frontage and visibility. It was sold vacant. No known prior sales within the past 3 years.

Land sale 2 is located at 11653 Louise Avenue in Lynwood. This is a slightly larger industrial zoned lot located on an interior industrial street. It is considered similar in location. It appears to be being used as a truck storage yard but was sold vacant. No known prior sales within the past 3 years.

Land sale 3 is located at 10000 Atlantic Avenue in South Gate. It was sold as a truck sales lot. It is zoned M2 like the subject. It is slightly larger in lot area. No known prior sales within the past 3 years.

All 3 comparable sales are industrial zoned lots similar to the subject. Sale 1 is the most recent sale. Sale 3 is the closest in zoning and location. Based on the comparables, an estimated price of \$25.00 per square foot appears reasonable.

Stolfi Appraisals
COMMENT ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711

Rental Comparable Comments:

The subject is three buildings on site that total 8,359 sf. All 3 are metal industrial buildings. A search of metal industrial buildings were within an approx 4 mile radius.

Rent 1 is a 10,000 sf industrial unit. It is one of two buildings on site. It is a similar, metal industrial building. It has similar on site parking. It is considered superior in condition and similar in location. It is leased on Industrial Gross terms. It was leased in August 2017. No lease term was disclosed.

Rent 2 is a 7,600 sf industrial property with two buildings. Both are metal built structures with similar on site parking. It is considered superior in condition and location. It is leased on Industrial Gross terms. It was leased in February 2017 for a 3 year lease term.

Rent 3 is a 4,800 sf industrial unit within a larger industrial property. It is a metal built structure with similar on site parking. It is considered similar in condition and location. It is leased on Industrial Gross terms. It was leased in January 2017 for a 3 year term.

Summary:

All 3 rent comparables are located within a reasonable distance from the subject and are good comparables that a typical lessee would investigate. All are metal structures. Per the provided lease, the subject is leased on Industrial Gross terms for a 5 year term. It began in March 2017. The lease rate appear to be at the top end of the lease range and appears reasonable in the current market. The estimated market rate of the subject property is \$.84. For the purpose of this report, the actual income was used to estimate market value in the Income Approach.

Direct Sales Comparables:

The subject is an industrial property on a typically sized lot in the area. It consists of three metal buildings located on a typical industrial street with good visibility. It is currently in a 'Fair' condition.

A search of industrial buildings were made with an approx 5 mile radius from the subject. The comparables found were all metal building industrial properties considered similar to the subject and properties that a typical buyer may investigate in their research.

Sale 1 is located at 11616 S Center Street in South Gate. This is three side by side metal buildings with similar on site parking. This sale was financed with a second TD and was adjusted for superior financing. It was sold occupied, but was purchased for an owner user. No income or expenses were provided. It is on an interior industrial street like the subject. It is considered superior in condition. Income and expenses were estimated at \$.90 sf with 20% expenses. It was reported to be on the market for 273 days. It was adjusted for financing. No known prior sales within the past three years.

Sale 2 is located at 10614 Dolores Avenue in South Gate. This is a smaller single building in a similar location. It is smaller in building area and has limited on site parking. It was sold occupied. It is considered similar in quality and appeal. The property sold with a 4.30% reported CAP rate. Income and expenses were extrapolated based on the CAP rate. It was reported to have been on the market for 253 days. No known prior sales within the past three years.

Sale 3 is located at 15320 Lakewood Blvd in Bellflower. This is a similar sized light industrial building on a larger lot area. This sale was financed with a second TD and was adjusted for superior financing. It is on a busy traffic street and is considered superior in location and condition. It is an older metal building with a front wood frame and stucco office area. It has similar on site parking. No income or expenses were reported. Income was estimated at \$1.00 sf with 20% estimated expenses. It was reported to have been on the market for 273 days. No known prior sales within the past three years.

The comparables used were the best available. All 3 sales are located in the same overall area as the subject. All were adjusted for superior conditions. Sale 1 is the closest in proximity. Sale 2 is smaller in building and lot area. Sale 3 is the most similar in building area. Equal weight is given all 3 sales. The adjusted price per square foot ranges from \$72.70 to \$99.00. Based on the location of the subject, its lot area, condition, and parking, an estimated price of \$95 per square foot appears reasonable.

Stolfi Appraisals
COMMENT ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711

Reconciliation:

Reconciliation is the process of coordinating and integrating related facts to form a united conclusion. The estimates thus concluded which are primarily based on available market data but strengthened by refinement in the applicable approach produced the following estimates:

The Cost Approach uses market data (land sales) for estimating the value of the land if vacant and a recognized valuation service to estimate the building cost. The estimated land value is added to the depreciated value of the improvements and a estimated value via the Cost Approach is then expressed. This approach is weak because of estimating the depreciation of the existing improvements. New construction is weak and there is an ample supply of constructed buildings in the market. This approach was not included in this report.

The Market Approach uses sales of similar types of properties in the area. Adjustments are then made to adequately compare the sales with the subject property. A unit value such as price per square foot of the building is used to estimate value. This approach best reflects the typical buyer in the market.

The Income Approach is supported by pertinent rental data which was further analyzed. Adjustments were made to show a degree of comparability. A deduction for vacancy and other expenses is then made and a conclusion about the prospective net operating income of the property is developed. A capitalization method and appropriate rate is then developed for computations that lead to an indication of value. This approach was given some weight.

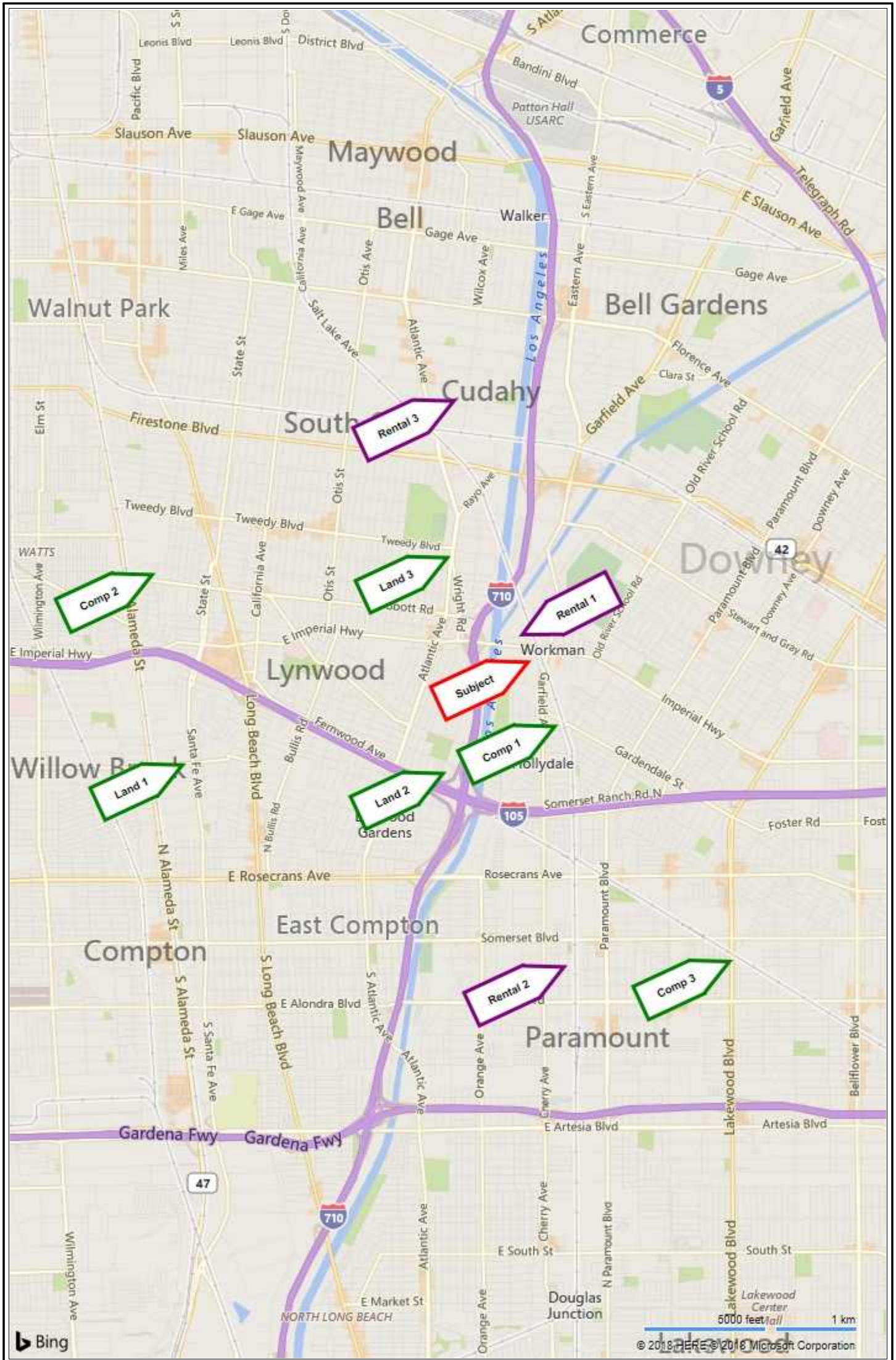
Most weight is given the Market Approach to value with secondary consideration given the Income Approach. Based on the sales comparables, a final estimated value of \$800,000 appears reasonable.

The subject last sold in March 2017 for \$650,000. It was listed at that time for \$896,675. It was an estate sale and per the buyer, the heirs to the owner wanted a 'quick sale'. The buyer, and current owner, owns an adjacent property, made an offer that the heirs accepted. It appears to have sold at that time below market levels.

Stolfi Appraisals
LOCATION MAP ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas
Property Address 11005 Garfield Place
City South Gate County Los Angeles State CA Zip Code 90280-7511
Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



Stolfi Appraisals
SKETCH ADDENDUM

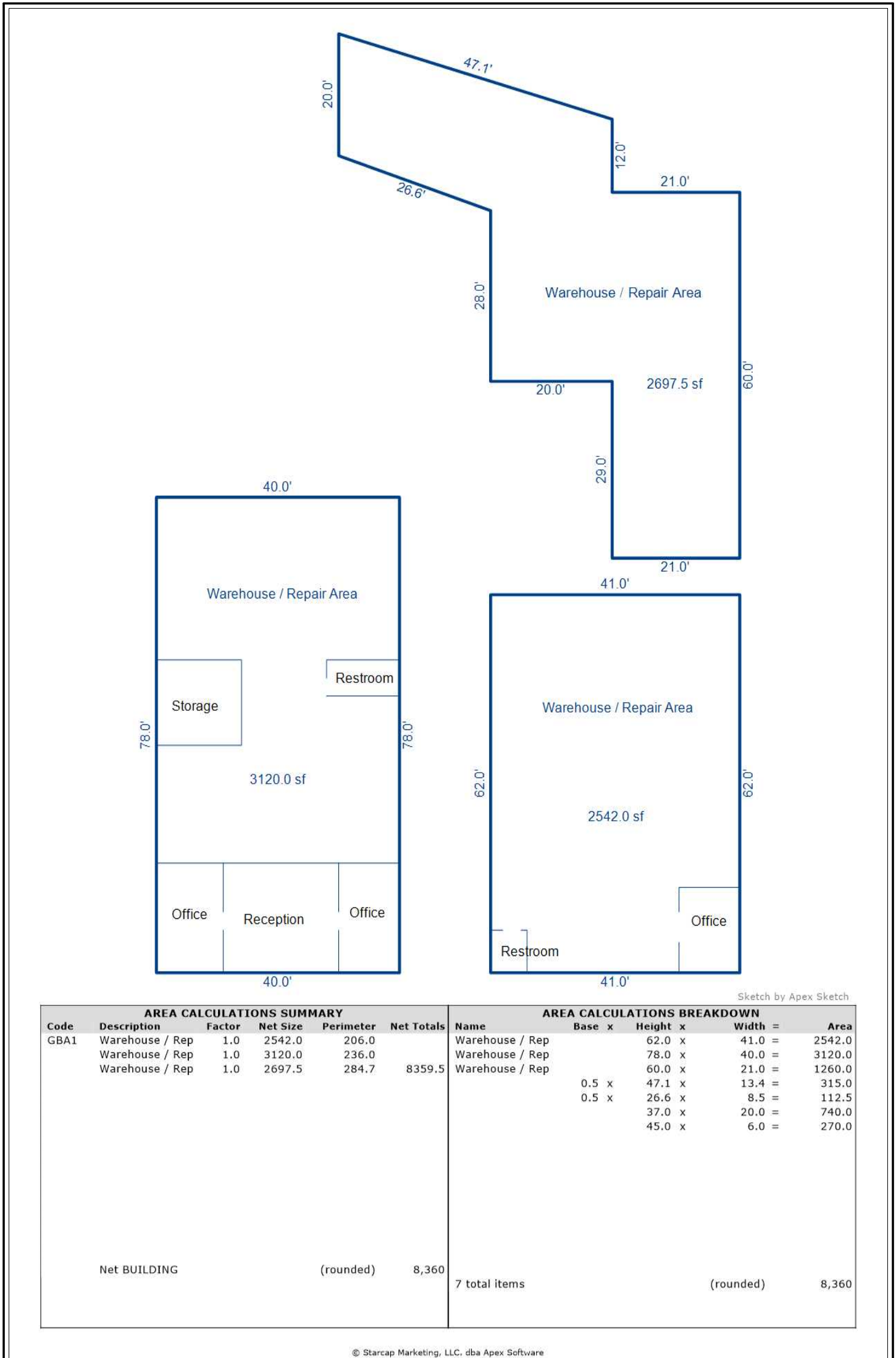
File No. 11005garfield
 Case No.

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



Sketch by Apex Sketch

| AREA CALCULATIONS SUMMARY | | | | | | AREA CALCULATIONS BREAKDOWN | | | | |
|---------------------------|-----------------|--------|----------|-----------|------------|-----------------------------|--------|----------|-----------|--------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | Name | Base x | Height x | Width = | Area |
| GBA1 | Warehouse / Rep | 1.0 | 2542.0 | 206.0 | | Warehouse / Rep | | 62.0 x | 41.0 = | 2542.0 |
| | Warehouse / Rep | 1.0 | 3120.0 | 236.0 | | Warehouse / Rep | | 78.0 x | 40.0 = | 3120.0 |
| | Warehouse / Rep | 1.0 | 2697.5 | 284.7 | 8359.5 | Warehouse / Rep | | 60.0 x | 21.0 = | 1260.0 |
| | | | | | | | 0.5 x | 47.1 x | 13.4 = | 315.0 |
| | | | | | | | 0.5 x | 26.6 x | 8.5 = | 112.5 |
| | | | | | | | | 37.0 x | 20.0 = | 740.0 |
| | | | | | | | | 45.0 x | 6.0 = | 270.0 |
| | Net BUILDING | | | (rounded) | 8,360 | 7 total items | | | (rounded) | 8,360 |

Stolfi Appraisals
SUBJECT PHOTO ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



**FRONT OF
SUBJECT PROPERTY**
11005 Garfield Place
South Gate, CA 90280-7511



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

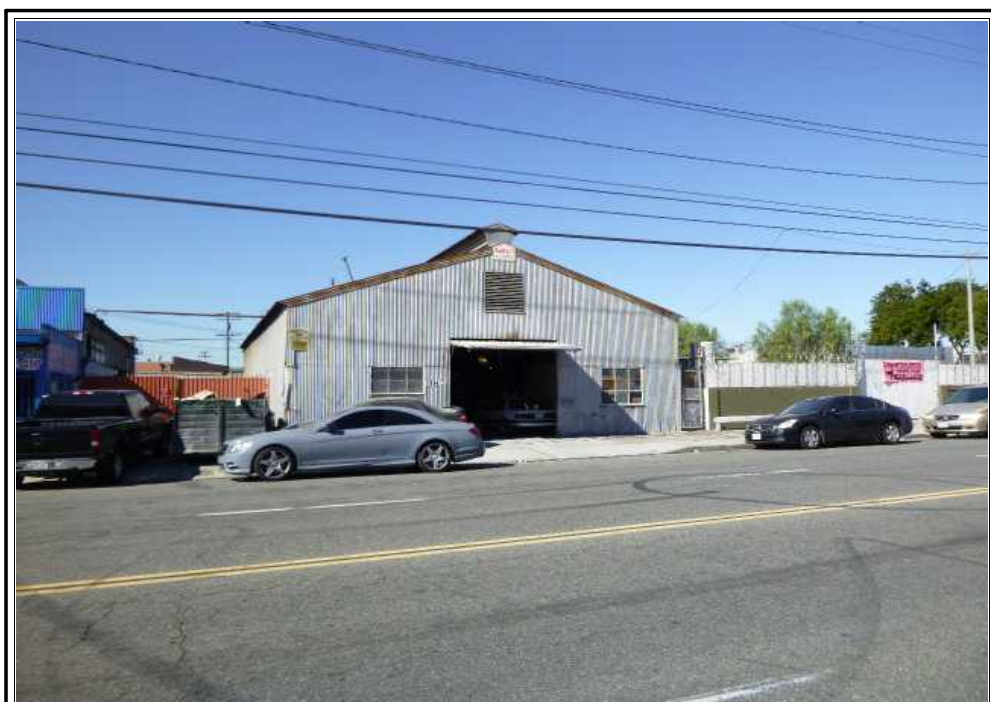
Stolfi Appraisals
SUBJECT PHOTO ADDENDUM

File No. 11005garfield
Case No.

| | | | | | | | |
|------------------|-------------------------|--------|-------------|--|----|----------|------------|
| Borrower | Salas | | | | | | |
| Property Address | 11005 Garfield Place | | | | | | |
| City | South Gate | County | Los Angeles | State | CA | Zip Code | 90280-7511 |
| Lender/Client | Community Commerce Bank | | Address | 390 W Foothill Blvd, Claremont, CA 91711 | | | |



Larger Front Building



Smaller Front Building



Rear Lot

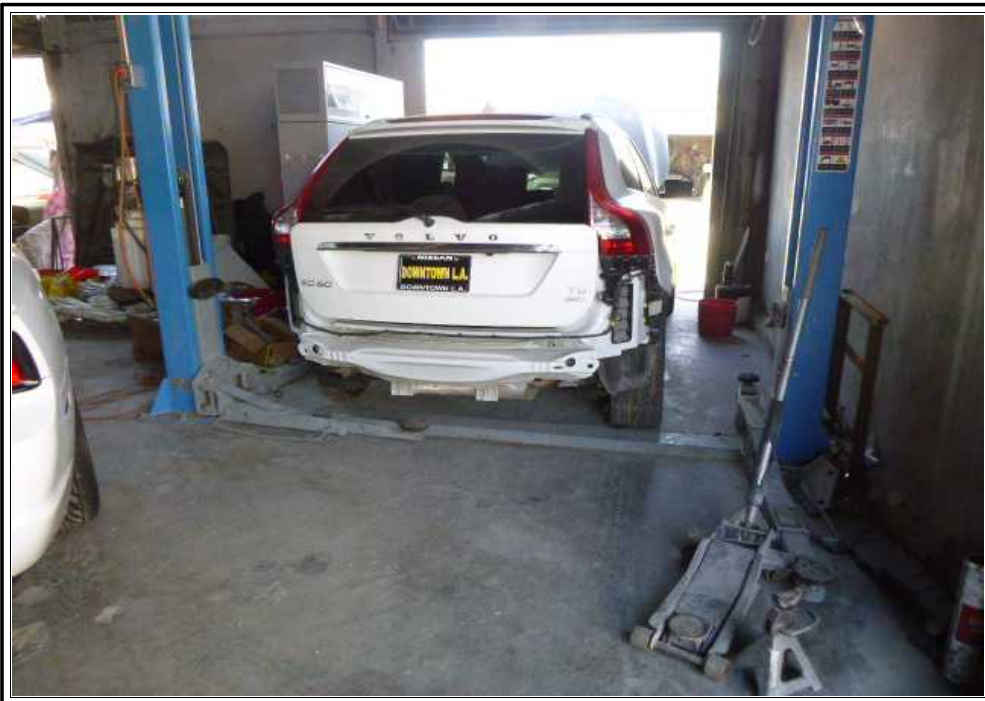
Stolfi Appraisals
SUBJECT PHOTO ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas
Property Address 11005 Garfield Place
City South Gate County Los Angeles State CA Zip Code 90280-7511
Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



Larger Front Building Interior



Larger Front Building Interior



Larger Front Building Interior

Stolfi Appraisals
SUBJECT PHOTO ADDENDUM

File No. 11005garfield
Case No.

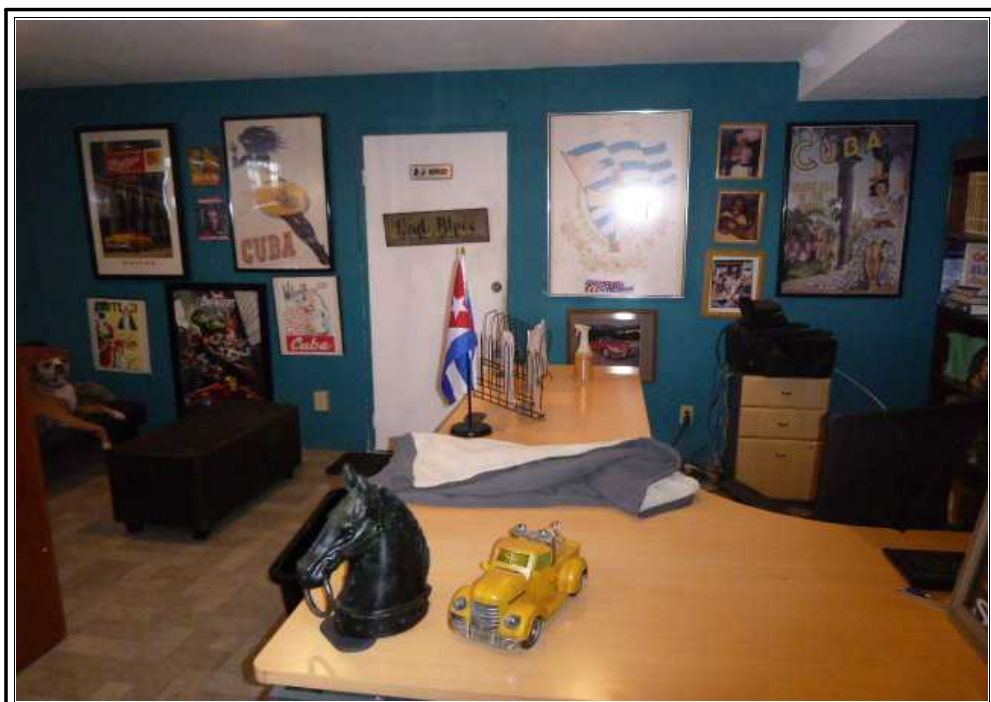
Borrower Salas
Property Address 11005 Garfield Place
City South Gate County Los Angeles State CA Zip Code 90280-7511
Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



Larger Front Building
Restroom



Larger Front Building
Office



Larger Front Building
Office

Stolfi Appraisals
SUBJECT PHOTO ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas
Property Address 11005 Garfield Place
City South Gate County Los Angeles State CA Zip Code 90280-7511
Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



Rear Building



Electric Meters



Rear Building Interior

Stolfi Appraisals
SUBJECT PHOTO ADDENDUM

File No. 11005garfield
Case No.

Borrower Salas

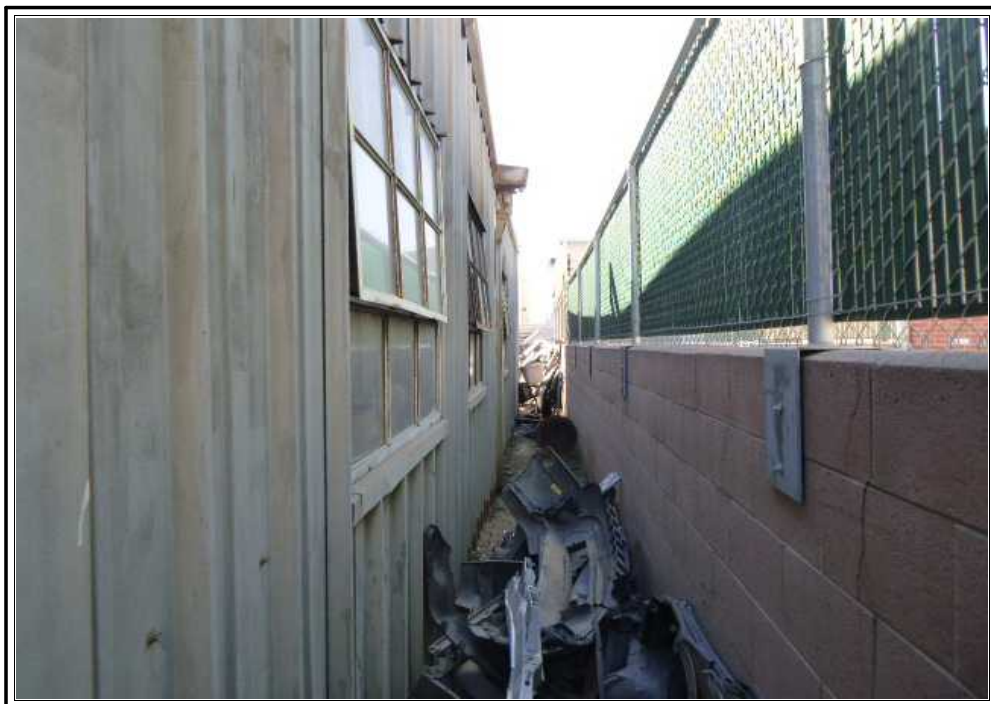
Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



Larger Front Building Rear



Rear of Rear Building



Rear Building Interior

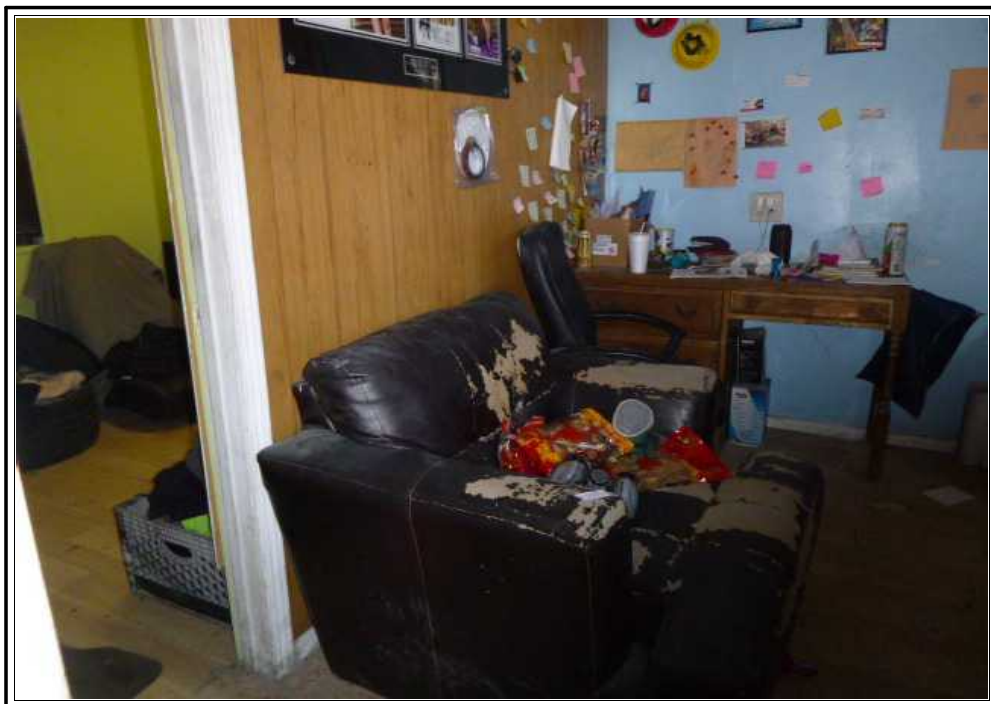
Stolfi Appraisals
SUBJECT PHOTO ADDENDUM

File No. 11005garfield
Case No.

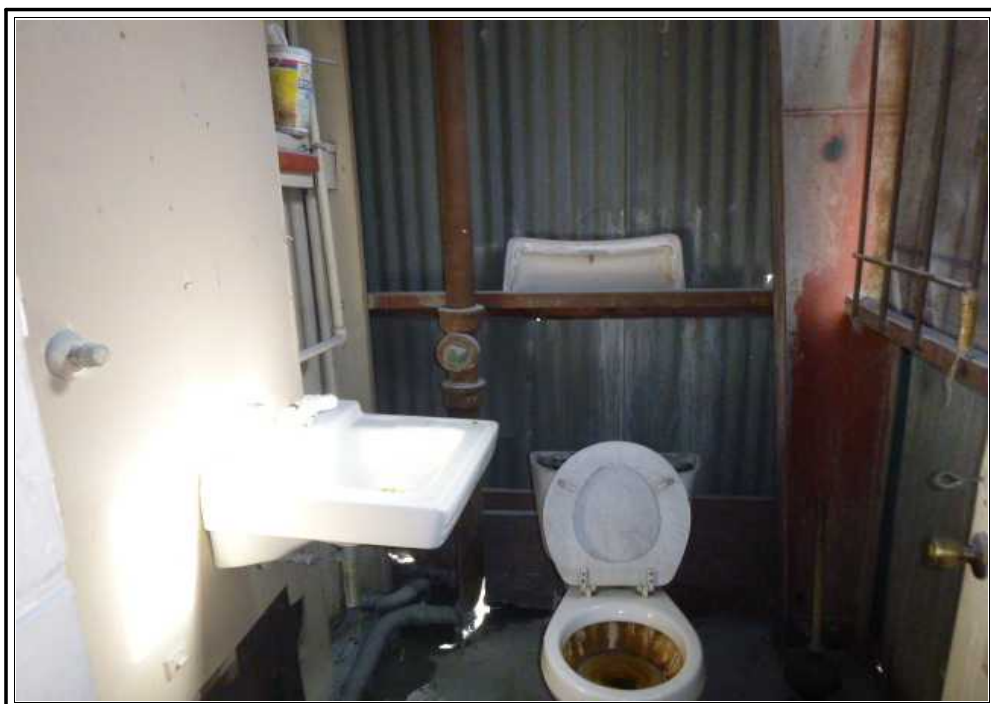
Borrower Salas
Property Address 11005 Garfield Place
City South Gate County Los Angeles State CA Zip Code 90280-7511
Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



Smaller Front Building
Crane



Smaller Front Building
Office



Smaller Front Building
Restroom

Stolfi Appraisals
SUBJECT PHOTO ADDENDUM

File No. 11005garfield
Case No.

| | | | | | | | | |
|------------------|-------------------------|---------|--|-------|----|----------|------------|--|
| Borrower | Salas | | | | | | | |
| Property Address | 11005 Garfield Place | | | | | | | |
| City | South Gate | County | Los Angeles | State | CA | Zip Code | 90280-7511 | |
| Lender/Client | Community Commerce Bank | Address | 390 W Foothill Blvd, Claremont, CA 91711 | | | | | |



Smaller Front Building
Interior



Driveway



Larger Front Building
Crane

Stolfi Appraisals
LAND SALES

File No. 11005garfield
Case No.

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



Land Sale #1



Land Sale #2



Land Sale #3

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



COMPARABLE RENTALS # 1
5631 Leeds Street
South Gate, CA 90280



COMPARABLE RENTALS # 2
15348 Illinois Avenue
Paramount, CA 90723



COMPARABLE RENTALS # 3
4933 Cecilia Street
Cudahy, CA 90201

Borrower Salas

Property Address 11005 Garfield Place

City South Gate County Los Angeles State CA Zip Code 90280-7511

Lender/Client Community Commerce Bank Address 390 W Foothill Blvd, Claremont, CA 91711



COMPARABLE SALE # 1
11616 S Center Street
South Gate, CA 90280



COMPARABLE SALE # 2
10614 Dolores Avenue
South Gate, CA 90280



COMPARABLE SALE # 3
15320 Lakewood Blvd
Bellflower, CA 90706

2/15/2018

Property Detail Printout

| Property Location | | | |
|--------------------------------------|--------------------------|-------------------------------------|---|
| Address: | 11005 GARFIELD PL | City: | SOUTH GATE |
| APN#: | 6234-007-038 | Use Code: | Light Industrial |
| Tract: | 1205 | Census Tract: | 5362.00 |
| Map Page/Grid: | 705/ F7 | Legal Desc: | TRACT NO 1205 LOT COM E ON N LINE OF LOT 1, 41.99 FT AND S 555'05" E 490.88 FT AND S 8404'55" W 15 FT FROM NW COR OF SD LOT TH S 555' 05" E 100 FT TH S 8404'55" W TO W LOT 1 |
| Total Assessed Value: | 111,065 | Tax Amount: | 2,815.08 |
| Percent Improvement: | 47.00 | Tax Year: | 2017 |
| Current Owner Information | | | |
| Current Owner: | SALAS,CARLOS A | Owner Address: | 998 S QUINCY CIR |
| City, State, Zip: | ANAHEIM, CA, 92807-5013 | Owner Occupied: | No |
| Last Transaction: | 03/22/2017 | Deed Type: | |
| Amount: | 650,000 | Document: | 0000322155 |
| Last sale Information | | | |
| Transferred From: | EFURD JOHN W III TRUST | Seller Address: | |
| Recording / Sale Date: | 03/22/2017 / 03/01/2017 | Prior Recording / Sale Date: | / |
| Most Recent Sale Price: | 650,000 | Prior Sale Price: | |
| Document Number: | 0000322155 | Prior Document No.: | |
| Document Type: | grant deed/deed of trust | Prior Document Type: | |
| Lender Information | | | |
| Lender: | BENCHMARK CAP LLC | Full/Partial: | F |
| Loan Amount / 2nd Trust Deed: | 448,000 / 0 | Loan Type: | conventional |
| Physical Information | | | |
| Building Area: | 8,152 | # of Bedrooms: | 0 |
| Additional: | 0 | # of Bathrooms: | 0.00 |
| Garage: | 0 | # of Stories: | 0 |
| First Floor: | 0 | Total Rooms: | 0 |
| Second Floor: | 0 | # of Units: | 0 |
| Third Floor: | 0 | Garage/Carport: | / |
| Basement Finished: | 0 | Fireplaces: | 0 |
| Basement Unfinished: | 0 | Pool/Spa: | No |
| | | Construction/Quality: | Primary Material Unlisted / 0 |
| | | Building Shape: | |
| | | View: | |
| Flood Data | | | |
| Panel Date: | 2008-09-26 | Comm/Panel Number: | 060163 / 06037C1820F |
| | | Flood Zone: | X |

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PRELIMINARY REPORT
YOUR REFERENCE: 11005 Garfield

Fidelity National Title Company
ORDER NO.: 00190803-995-LBO-VE

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOUTH GATE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 1205, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 176 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF GARFIELD AVENUE (FORMERLY MICHIGAN AVENUE) 40 FEET WIDE, WHICH IS DISTANT SOUTH 5° 55' 05" EAST 557.14 FEET FROM ITS INTERSECTION WITH THE CENTER LINE OF IMPERIAL HIGHWAY, 40 FEET WIDE, (FORMERLY DOWNEY AND FLORENCE ROAD) AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 8484 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE AT RIGHT ANGLES TO THE CENTER LINE OF GARFIELD AVENUE, SOUTH 84° 04' 55" WEST 191.19 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE SOUTH 7° 23' 15" WEST 51.37 FEET; THEN NORTH 84° 04' 55" EAST 203.00 FEET TO THE CENTER LINE OF SAID GARFIELD AVENUE; THENCE NORTH 5° 55' 05" WEST ALONG SAID CENTER LINE 50.00 FEET TO THE POINT OF BEGINNING,

EXCEPT THEREFROM THE EASTERLY 35 FEET THEREOF.

PARCEL 2:

THE SOUTHERLY 50 FEET OF THE NORTHERLY 75 FEET OF THAT PORTION OF LOT 1 OF TRACT NO. 1205 IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 176 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF GARFIELD AVENUE (FORMERLY MICHIGAN AVENUE), 40 FEET WIDE, WHICH IS DISTANT SOUTH 5° 55' 05" EAST 482.14 FEET FROM ITS INTERSECTION WITH THE CENTER LINE OF IMPERIAL AVENUE, 40 FEET WIDE (FORMERLY DOWNEY AND FLORENCE ROAD), AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 8484 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE AT RIGHT ANGLES TO THE CENTER LINE OF GARFIELD AVENUE, SOUTH 84° 04' 55" WEST 172.79 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE SOUTH 7° 23' 20" WEST TO A POINT IN THE NORTHWEST LINE OF THE 400 FOOT CHANNEL OF THE SAN GABRIEL RIVER, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 7791 OF THE SAN ANTONIO PROTECTION DISTRICT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID RIGHT OF WAY TO A POINT IN THE CENTER LINE OF SAID GARFIELD AVENUE; THENCE NORTHERLY ALONG SAID CENTER LINE OF GARFIELD AVENUE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 35 FEET THEREOF.

APN: 6234-007-038

APPRAISER DISCLOSURE STATEMENT

Appraiser:

Name of Appraiser: William Stolfi

Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed
 Registered Real Estate Appraiser Assistant

Certification/Licensure Number: AG020742

Scope: This Report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Supervisor:

Name of Supervisor: _____


Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: _____

Scope: This Report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



William Stolfi

Signature of Supervisor:

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.