

Uniform Residential Appraisal Report

File # 002797

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	12500 Terra Bella St	City	Pacoima	State	CA	Zip Code	91331
Borrower	Brandon Brown	Owner of Public Record	Brown Brandon Living Trust	County	Los Angeles		
Legal Description	TRACT NO 24210 LOT 198						
Assessor's Parcel #	2536-026-029	Tax Year	2024	R.E. Taxes \$	6,631		
Neighborhood Name	Pacoima	Map Reference	502-F2	Census Tract	1047.04		
Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	PREMIER MONEY SOURCE, INC. Address 3334 E Coast Pacific Coast Hwy Suite 507, CORONA DEL MAR, CA 92625						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Per CRMLS, there are no known listings of the subject property in the prior 12 months.							

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	87 %			
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	3 %			
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	750	Low 1	Multi-Family	7 %			
Neighborhood Boundaries	118 Freeway to the north, 210 Freeway to the east, Sheldon st to the south, and 5 Freeway to the west.			1,350	High 98	Commercial	3 %			
				860	Pred. 71	Other	0 %			

Neighborhood Description The subject is located in the Pacoima zip code 91331 This area is comprised of SFR's, and condo's varying in age, condition and sizes. Most retail property fronts Nordhoff St to the north. The 118 Fwy, 5 Fwy and 210 Fwy are located nearby this gives good freeway access to commuters that have to travel to cities in & around Los Angeles.

Market Conditions (including support for the above conclusions)
See**in the "Market Research and Analysis" section in the Market Conditions Addendum for comments.

SITE

Dimensions -See plat map for dimensions Area 7915 sf Shape Rectangular View N;Res;

Specific Zoning Classification LARS Zoning Description Single Family Residential

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06037C1069F FEMA Map Date 09/26/2008

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____

External obsolescence is attributable to the site's orientation to a 2 lane arterial thereby imposing a slight noise encroachment on the improvements and adjustments was made accordingly.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input type="checkbox"/> One <input checked="" type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/avg	Floors	Crpt/Tile/Vinyl/poor
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/avg	Walls	D.W/Paint/avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp-Shingle/avg	Trim/Finish	Wood/avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Alum/avg	Bath Floor	Tile/avg
Design (Style) Trdtnl	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vinyl/avg	Bath Wainscot	Tile/avg
Year Built 1964	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 40	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Full/Mtl/gd	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel N-Gas	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Bk/Wd/Rd	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Open	<input checked="" type="checkbox"/> Porch Cvr	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other RV Pking	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) Fan Hood

Finished area above grade contains: 8 Rooms 5 Bedrooms 2.1 Bath(s) 2,195 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) FWA;CAC,ADU and RV Parking.The subject property was measured per ANSI STANDARDS Z765-2021.

Measurements were taken to the nearest tenth of a foot, with the total square footage reported to the nearest whole foot.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;See attached addenda.The improvements features some minor deferred maintenance and physical deterioration due to average wear and tear. The dwelling has been adequately maintained. All major building components have been adequately maintained and are functionally adequate. (Reflected as "C4" condition for this report)

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe _____

The LA county Assessor reports the subject's square footage (GLA) as 2,448 and the measured GLA by the appraiser is 2,195. Attached ADU measured at 652 sf. Please note that security bars did not require safety releases due to all egress requirements being met.All specific rooms have an emergency egress capability.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe _____

The subject property is very compatible and conforming in the subject neighborhood. Marketability and acceptability is good

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There are 17 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 850,000 to \$ 1,199,000		There are 38 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 750,000 to \$ 1,350,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	12500 Terra Bella St Pacoima, CA 91331	13118 Eustace St Pacoima, CA 91331	12941 Desmond St Pacoima, CA 91331	11084 De Garmo Ave Pacoima, CA 91331	
Proximity to Subject		1.26 miles NW	1.37 miles NW	0.49 miles NW	
Sale Price	\$	\$ 819,000	\$ 800,000	\$ 760,000	
Sale Price/Gross Liv. Area	\$ 384.97 sq.ft.	\$ 555.63 sq.ft.	\$ 548.32 sq.ft.	\$ 405.33 sq.ft.	
Data Source(s)		CRMLS #SR25002181;DOM 48	CRMLS #SR24196142;DOM 33	CRMLS #SR24189375;DOM 22	
Verification Source(s)		Doc #227623;Data Express	Doc #851561;Data Express	Doc #792817;Data Express	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth FHA;0		ArmLth FHA;0	
Date of Sale/Time		s04/25;c03/25		s12/24;c11/24	
Location	A;BsyRd;Sides	A;Fwy;Backs	0	A;Fwy Noise;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	7915 sf	7499 sf	0	6253 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Trdtnl	DT1;Ranch	0	DT1;Ranch	0
Quality of Construction	Q4	Q4		Q4	
Actual Age	61	69	0	68	0
Condition	C4	C4	-40,950	C4	-40,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+10,000	Total Bdrms. Baths	+5,000
Room Count	8 5 2.1	5 3 2.1	0	6 4 2.0	+2,500
Gross Living Area	2,195 sq.ft.	1,474 sq.ft.	+64,890	1,459 sq.ft.	+66,240
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA;CAC	FWA;CAC		FWA;CAC	
Energy Efficient Items	None	None		SlrPnls;leased	0
Garage/Carport	2gbi2dw	2gd2dw	0	2cp2dw	0
Porch/Patio/Deck	Porch;Patio	Porch;Patio		Porch;Patio	
Pool Features	None	None		None	
ADU	ADU 652sf	ADU 700sf	0	ADU 500sf	0
As Repaired -ADU	new ADU 1,094	No ADU	0	No ADU	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 33,940	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 33,740	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 87,300	
Adjusted Sale Price of Comparables		Net Adj. 4.1 % Gross Adj. 14.1 % \$ 852,940	Net Adj. 4.2 % Gross Adj. 14.2 % \$ 833,740	Net Adj. 11.5 % Gross Adj. 20.7 % \$ 847,300	

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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

Data Source(s) CoreLogic

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) CoreLogic

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	08/18/2023			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	09/18/2025	09/18/2025	09/18/2025	09/18/2025

Analysis of prior sale or transfer history of the subject property and comparable sales **12500 Terra Bella St-Transferred on 08/18/2023 for \$0. It transferred from Brown Brandon to Brown Brandon Living Trust and was a Grant Deed (Document #551257).**

Summary of Sales Comparison Approach All comparables utilized are good indicators of the subject's market value for different reasons they were utilized to represent similar and alternative aspects of the subject's market place. They represent the subject's position in the market and "range in" it's value well. Adjusted prices of the (As-Is closed sales) comparables ranged from \$833,740 to \$852,940 the (As-Repaired closed sales) \$1,245,221 to \$1,282,065 (As-Repaired closed sales). All sales are considered meaningful due to a combination of condition, location, design and appeal, view, year built, proximity, lot size and GLA. Therefore, due to its overall quality level, the subject is best represented through the sales comparison Approach at \$845,000 (As-Is) and \$1,265,00 (As-Repaired). **Please note the ARV is not a budget dollar for dollar amount but of a market reaction to the repairs.**

*****SEE PAGE WEIGHTED VALUE CALCULATOR PAGE FOR EXACT WEIGHTING OF EACH COMPARABLE*****

Indicated Value by Sales Comparison Approach \$ 845,000

Indicated Value by: Sales Comparison Approach \$ 845,000 Cost Approach (if developed) \$ 852,564 Income Approach (if developed) \$

All approaches to value were considered with market value estimated by market comparison approach. The cost approach is considered unreliable in estimating market value. This is a residential area with the income approach not considered viable. **"As-Is" estimate of value = \$845,000**

RECONCILIATION

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 845,000 , as of 09/20/2025 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Extraordinary Assumption; It is assumed that all structures, given value in this report are legally permitted as stated. The land is assumed to have no unknown geological or environmental adverse issues. The physical characteristics of the comparables were either verified through county records, multiple listing service, and or home owner verification, assumed to be as stated. The comparables are assumed to have no sales concessions. Due to being market driven, the cost approach figures are assumed to be as stated. The current zoning and flood map information is assumed to be as stated in this report. The type and condition of the utilities, roof, foundation, windows, appliances, heating and a/c systems, flooring, plumbing and electrical, type of walls, insulation, is all assumed to be stated, all in good working order. The legal age of the home is assumed to be as stated. The type and condition of utilities is assumed to be as stated. The estimated The type of foundation is assumed to be as stated. If any of these items are found to be not true or correct, I reserve the right to change my report.

APPRAISER'S CERTIFICATION:

1. Disclosure of Prior Assignment In accordance with the most recent version of the Uniform Standards of Professional Appraisal Practice, the appraiser certifies to the client the following: Neither the appraiser nor our firm has provided any services regarding the subject property within the three-year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

2. This report complies with Appraiser Independence Guidelines (AIR). No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

Estimated marketing time is based on current and/or past studies of sales activity provided by the local and regional professionals, including the Multiple Listing Services, as well as the appraiser's knowledge of the property's market. The estimate assumes proper pricing and marketing. The estimated marketing time is typically from under three months.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources (list data sources). Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

FIRREA mandates this appraisal was done with and "as is" market view, or the current physical condition and subject to the zoning in effect as of the current date of estimated value. I certify that this report conforms to the USPAP practices promulgated by the Appraisal Standards Board of the appraisal Foundation. It is intended that this report conforms to the Financial Institutions Reform and Recovery Act, Title XI(FIRREA), and regulations and guidelines of the Federal Home Loan Mortgage Corp (FHLMC), the federal national Mortgage Assoc (FNMA), the Office of the Comptroller of the Currency (OCC), the Office of thrift supervision (OTS), the USPAP an the Code of Ethics and Standards of Professional Practice. Information included in this report is the best available at the time of the report. I reserve the right to change the report if other information becomes available

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The ratio of the estimated site value to the estimated market value falls within the typical range for competing or substitute properties within the competitive submarket. The site value has been derived by the extraction method. Site value to improvements ratio is greater than normal over 30% for this fully developed area which has greater than typical land values.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	378,000
Source of cost data DwellinCost.com	DWELLING 2,195 Sq.Ft. @ \$ 249.63	=\$	547,938
Quality rating from cost service Avg Effective date of cost data 09/2025	0 Sq.Ft. @ \$	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Fence/pat/prch	=\$	130,000
Physical depreciation calculated via the age/life method. Cost estimates based on the knowledge of area building costs & Marshall & Swift Cost Service. Land value determined through extraction. Site value to improvements ratio is greater than normal for this fully developed area which has greater than typical land values.	Garage/Carport 463 Sq.Ft. @ \$ 62.36	=\$	28,873
	Total Estimate of Cost-New	=\$	706,811
	Less Physical Functional External		
	Depreciation 453,975	= \$(482,247
	Depreciated Cost of Improvements	=\$	224,564
	"As-is" Value of Site Improvements	=\$	250,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH	=\$	852,564

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 002797

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRAISER

Signature 
 Name Gonzalo A. Alvarado
 Company Name First Choice Appraisals
 Company Address 5368 Las Virgenes Rd
Calabasas, CA 91301
 Telephone Number (818) 651-4070
 Email Address f.c.a@att.net
 Date of Signature and Report 09/24/2025
 Effective Date of Appraisal 09/20/2025
 State Certification # AR031960
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 09/23/2027

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

12500 Terra Bella St
Pacoima, CA 91331
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 845,000

LENDER/CLIENT

Name Applied Valuation Services
 Company Name PREMIER MONEY SOURCE, INC.
 Company Address 3334 E Coast Pacific Coast Hwy Suite 507,
CORONA DEL MAR, CA 92625
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # 002797

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	12500 Terra Bella St Pacoima, CA 91331	13102 Garber St Pacoima, CA 91331			11529 Sproule Ave Pacoima, CA 91331			13806 Terra Bella St Arleta, CA 91331		
Proximity to Subject		1.01 miles SW			0.84 miles N			2.14 miles SW		
Sale Price	\$	\$ 1,300,000			\$ 1,350,000			\$ 1,275,000		
Sale Price/Gross Liv. Area	\$ 384.97 sq.ft.	\$ 1277.01 sq.ft.			\$ 650.92 sq.ft.			\$ 549.33 sq.ft.		
Data Source(s)		CRMLS #SR25049952;DOM 41			CRMLS #SR24027283;DOM 34			CRMLS #RS25014462;DOM 12		
Verification Source(s)		Doc #418451;Data Express			Doc #340722;Data Express			Doc #184218;Data Express		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;0			Conv;10000	0		Cash;0		
Date of Sale/Time		s06/25;c04/25			s05/24;c03/24			s03/25;c02/25		
Location	A;BsyRd;Sides	N;Res;	-35,000		N;Res;	-35,000		A;BsyRd;Fnts	0	
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	7915 sf	7501 sf	0		19082 sf	-78,169		43500 sf	-249,095	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT2;Trdtnl	DT1;Ranch	0		DT1;Ranch	0		DT1;Ranch	0	
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	61	79	0		75	0		78	0	
Condition	C4	C3	-130,000		C3	-135,000		C5	+127,500	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+10,000		Total Bdrms. Baths	-5,000		Total Bdrms. Baths	+5,000	
Room Count	8 5 2.1	5 3 2.0	+2,500		9 6 2.0	+2,500		7 4 3.0	-2,500	
Gross Living Area	2,195 sq.ft.	1,018 sq.ft.	+105,930		2,074 sq.ft.	+10,890		2,321 sq.ft.	-11,340	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA;CAC	FWA;CAC			FWA;CAC			WallHt;None	+20,000	
Energy Efficient Items	None	None			None			None		
Garage/Carport	2qbi2dw	2dw	+10,000		2ga2dw	0		4ga4dw	-10,000	
Porch/Patio/Deck	Porch;Patio	Porch;Patio			Porch;Patio			Porch;Patio		
Pool Features	None	None			None			None		
ADU	ADU 652sf	ADU 1,131SF	0		ADU 1,200 sf	0		ADU 800sf	0	
As Repaired -ADU	new ADU 1,094	ADU 798 SF	0		No ADU	+135,000		No ADU	+127,500	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -36,570		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -104,779		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,065	
Adjusted Sale Price of Comparables		Net Adj. 2.8 % Gross Adj. 22.6 %	\$ 1,263,430		Net Adj. 7.8 % Gross Adj. 29.7 %	\$ 1,245,221		Net Adj. 0.6 % Gross Adj. 43.4 %	\$ 1,282,065	

SALES COMPARISON APPROACH

SALE HISTORY

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	08/18/2023				07/05/2023					
Price of Prior Sale/Transfer	\$0				\$0					
Data Source(s)	CoreLogic	CoreLogic			CoreLogic			CoreLogic		
Effective Date of Data Source(s)	09/18/2025	09/18/2025			09/18/2025			09/22/2025		

Analysis of prior sale or transfer history of the subject property and comparable sales **11529 Sproule Ave**-Transferred on 07/05/2023 for \$0. It transferred from Vasilyan Mamikon to Vasilyan Tigran and was a Grant Deed (Document #436307)

ANALYSIS / COMMENTS

Analysis/Comments	• Comparable Summary Comparables Summary & Estimated Indicated Value					
	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight	
	Comp #1:	819,000	4.1	14.1	852,940	35.61
	Comp #2:	800,000	4.2	14.2	833,740	35.51
	Comp #3:	760,000	11.5	20.7	847,300	28.88
	THE AS IS ESTIMATED INDICATED VALUE OF THE SUBJECT: \$845,000					
	Comparables Summary & Estimated Indicated Value					
	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight	
	Comp #4:	1,300,000	0.8	20.6	1,263,430	37.5
	Comp #5:	1,350,000	4.8	26.8	1,245,221	33.74
	Comp #6:	1,275,000	3.4	35	1,282,065	28.76
	THE AS REPAIRED ESTIMATED INDICATED VALUE OF THE SUBJECT: \$1,265,000.					
Exposure Time (As-Is): A reasonable exposure time for the subject property at a market value of \$845,000 (oran adjusted range of \$833,70 to \$852,940) would be less than 90 days as of the effective date of the report.						
Exposure Time (As-Repaired): A reasonable exposure time for the subject property at a market value of \$1,265,000 (or an adjusted range of \$1,245,221 to \$1,282,065) would be less than 90 days as of the effective date of the report.						
• Indicated Weight Value						
Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.						
As with any method, this technique is not perfect.However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.						

Supplemental Addendum

File No. 002797

Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						

"The following areas have been included in the subject and reporting process of the subject property.

- The utilities were on during the time of inspection, they were inspected, and found to be in working order.
- Site Hazards and Nuisances: At the time of inspection there was no evidence of site hazards or nuisances.
- Smoke detectors have been installed and were in working order.
- Carbon monoxide alarms have not been installed.
- Please note that water heater was not accessible due to it being enclosed and bolted in.
- Please note that security bars did not require safety releases due to all egress requirements being met. All specific rooms have an emergency egress capability.

Guest house (ADU) is a self-contained living unit including a private bath, kitchen and its own direct access from the outside.

- . ADU is currently rented.
- . ADU does not have separate utilities.
- . ADU does not have separate mailing address.
- . Accessory Dwelling Units are common and typical in the subject's market.
- . The accessory unit is in compliance with local zoning.

Highest and Best Use

Highest and Best Use is that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, it is that use, from among legally permissible, physically and reasonably possible uses, found to be economically and financially feasible, and which results in the most profitable of the alternatives. Given the current zoning, location and size of the site, surrounding land uses (recognizing the principle of conformity) and development characteristics of the market area, our opinion of the highest and best use of the property "as vacant" is for residential development. Further, the existing use/improvements exceed the value of the site vacant; therefore our opinion of the highest and best use of the site "as improved" is for continued residential use.

• URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

Market Data Sales Comparison Comments The market data adjustments are based upon the market, and as such, may differ from actual cost. They are derived from a modified "matched pairs" analysis, as well as, the attributable market difference ascertained by depreciated replacement cost/contributory value, discussions with local realtors who specialize in the area and this type of property, and your appraiser's experience and knowledge of the subject's specific marketplace including bench-marking. All of the comparables are considered to be competing properties within the same market area and were selected to "range-in" the subject's estimated value. An extensive search was made for the best available similar properties to best represent the subject's more probable market value at the time of the appraisal. Special care and consideration was given in selecting comparables with the most similar physical and locational characteristics to the subject. The comparables utilized in this report are considered to be the best available data. No better data was found to exist it cannot be emphasized enough, that the comparables selected and utilized are considered to be the best available at this time. In the subject's particular area, there are inaccuracies in the assessor records, as well as, some inaccuracy in the MLS data. The appraiser has taken every effort to extract the most accurate and relevant data from all sources including personal conversations with the agents involved in the transactions. MLS data is typically considered to be superior to the assessor's data due to the agent's personal inspections (especially in room counts and additions) which takes some time to be updated in the assessor's records.

Elements for comparison that required adjustments are:

Location comments- Location adjustments were based upon "lump-sum" adjustments for difference in "market area locational appeal," and differences in "external obsolescence" issues (if any). The location ratings were determined by comments, and or interviews with listing agents. Adjustments were based upon a modified matched pairs analysis.

Lot size: Differences in estimated site utility (if any), was adjusted at \$7.00 per sq ft. Usable net lot size differences of less than 25% were not adjusted as the market does not recognize differences below this level. Adjustments were based upon a modified matched pairs analysis, as well as, information from local realtors.

Condition adjustment; Was adjusted at- (5%) per half grade and (8%) per full grade for maintenance levels extent and recency of remodeling or lack thereof. Condition ratings were determined by exterior observation, as well as MLS photos, comments, and or interviews with listing agents.

Where a comp and subject are both C4 rated and an adjustment is made: This adjustment is based on a property where its overall condition is not that of a C3 rating but is of a slightly superior condition or level of upgrades.

Supplemental Addendum

File No. 002797

Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						

Differences in total room count utility were reflected in the overall gross living area adjustments. Individual room count adjustments were only made for the differences bedroom and bathrooms. Bedrooms were adjusted at \$5,000. Full bathrooms were adjusted at \$5,000. Half bathrooms were adjusted at \$2,500. Adjustments were based upon a modified matched pairs analysis

Gross living area (GLA): was adjusted at- \$90 per sf. (Generally only differences of more than 100 square feet are recognized by buyers in this market. Therefore No GLA adjustments made for differences of less than 100 sf.). Differences in GLA are adjusted for on the basis of the average sales price per Sq Ft of (GLA) multiplied by 20% (to account for items included in the S.P./sq.ft of GLA, that are not directly associated with GLA such as garages, decks, and enclosed patio etc).

Heating and Cooling; was adjusted at -\$10,000 per unit (if applicable). Adjustments were based upon a modified matched pairs analysis, as well as, information from local realtors.

Parking Adjusted at \$5,00 per bay. Adjustments were based upon a modified matched pairs analysis, as well as, information from local realtors.

ADU amenity was adjusted at -(10%) (if applicable). Adjustments were based upon a modified matched pairs analysis.

No fireplace & RV Parking adjustments were made for the differences due to the lack significant market preference to warrant and adjustment.

No age adjustments: were made as effective age may be more or less than actual age depending on maintenance and rehabilitation. It is common for homes in this area to have been upgraded and maintained throughout the years and there is no evidence that newer homes yield higher or lower values than homes built in earlier years.

Sales Comparison Comments:

The comparables used in this appraisal report bracket the subject's market value before and after adjustments were applied. Extensive research was necessary to find the very best indicators of market value, which have indicated a current estimated market value. The subject's market area reflects a broad range of values for properties with generally similar characteristics within the subject's immediate neighborhood. Though some of the market's reaction to various properties cannot be fully understood without more extensive information, which is typically unavailable through public information sources, it appears that much of the disparity in sale prices can be attributed to the cumulative impact of various property characteristics which are the more common factors affecting value (i.e. lot sizes, amenities, upgrading, GLA). Unless otherwise noted, all Market Grid adjustments are deemed to be self explanatory; but all adjustments to the comparable sales reflect the appraiser's best estimates of the market's reaction to the differences between the subject property and the comparables. Though modified paired sales analysis is conducted to the degree that the available data allows, in some cases, data is too limited to be conclusively definitive and the adjustments are as much "qualitative" (reflecting generally positive or negative market influences) as they are "quantitative" (irrefutably derived from hard core data and information); Differences in physical characteristics resulted in the adjustments magnitude shown. No other sales that would employ similar and/or magnitude of adjustments were available within reasonable distance and or time frame. Since the adjustments amounts are fairly well known and quantified, no resulting error in reliability is considered to have occurred. This is typical for appraisals done in the area and price range.

Predominant Value: The subject neighborhood is not homogeneous, and contains a very wide variety of properties. All of which sell at multiple price points. The predominant price shown on page one indicates the "mode", a statistical term referring to the most frequently occurring variant in a data set, for the neighborhood. This typically has nothing to do with the subject's relationship within the neighborhood, and should not be considered a benchmark for an over or under improvement. The subject's estimate of market value is within the low to high price range for this area, and is considered an appropriate improvement.)

Selection of Comparable Sales/Deviation from Appraisal Guidelines:

It is typical to exceed guidelines for these properties in this neighborhood, due to their uniqueness, as well as varying degrees of condition levels. Regarding preferences or lack of in market between styles of homes. "Ranch vs Traditional" The market showed no evidence in market preference between the styles in homes. This has no effect on the quality or veracity of the appraisal. No age adjustments: were made as effective age may be more or less than actual age depending on maintenance and rehabilitation. It is common for homes in this area to have been upgraded and maintained throughout the years and there is no evidence that newer homes yield higher or lower values than homes built in earlier years.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

FIRREA / USPAP ADDENDUM

Borrower Brandon Brown
 Property Address 12500 Terra Bella St
 City Pacoima County Los Angeles State CA Zip Code 91331
 Lender/Client PREMIER MONEY SOURCE, INC.

Purpose
 The purpose of this appraisal report is to determine Market Value as defined in the attached Statement of Limiting Conditions and Appraiser's Certification form. The appraisal is to function as an aid in evaluating the subject property for lending purposes.

Scope
 The following steps were taken in arriving at the final opinion of value of the subject property: 1) A preliminary search was made to determine market trends and significant factors pertinent to the subject property. 2) A physical inspection of the property was performed. Although due diligence was exercised while visiting the subject property, the appraiser is not an expert in matters as pest control, structural engineering, hazardous waste, soil slippage, etc. and no warranty is given with regard to these elements. Inspections by various licensed professionals within these fields might be recommended with the final estimate subject to their findings 3) A detailed review of market sales data was performed by the appraiser. Relevant market factors were weighed and their influence on the subject property was considered in the direct sales comparison analysis 4) The appraisal report was delivered to the client, which constituted completion of the assignment.

Intended Use / Intended User
 The Intended User of the appraisal report is PREMIER MONEY SOURCE, INC.. The Intended Use is to evaluate the property that is the subject of this appraisal for a Mortgage, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser

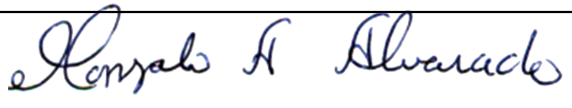
History of Property
 Current listing information: See Report
 Prior sale: See Report

Exposure Time / Marketing Time
 Exposure Time, at the estimated value, is considered to be under 90 days. This is typical to the subject's neighborhood and market area. Exposure Time is directly associated with the appraised value and it is considered to be prior to the effective date of the appraisal.

Personal (non-realty) Transfers
 There were no Personal or non-realty Transfer recognized in this appraisal, or in this transaction.

Additional Comments

Certification Supplement
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.



Appraiser(s): Gonzalo A. Alvarado Supervisory Appraiser(s): _____
 Effective date / Report date: 09/20/2025 Effective date / Report date: _____

USPAP ADDENDUM

File No. 002797

Borrower	Brandon Brown		
Property Address	12500 Terra Bella St		
City	Pacoima	County	Los Angeles
		State	CA
		Zip Code	91331
Lender	PREMIER MONEY SOURCE, INC.		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Would be 90 days or less as of the

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

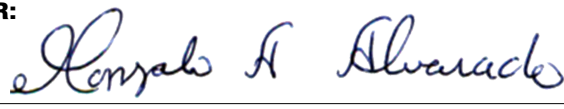
I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- 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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Gonzalo A. Alvarado

Date Signed: 09/24/2025

State Certification #: AR031960

or State License #: _____

State: CA

Expiration Date of Certification or License: 09/23/2027

Effective Date of Appraisal: 09/20/2025

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

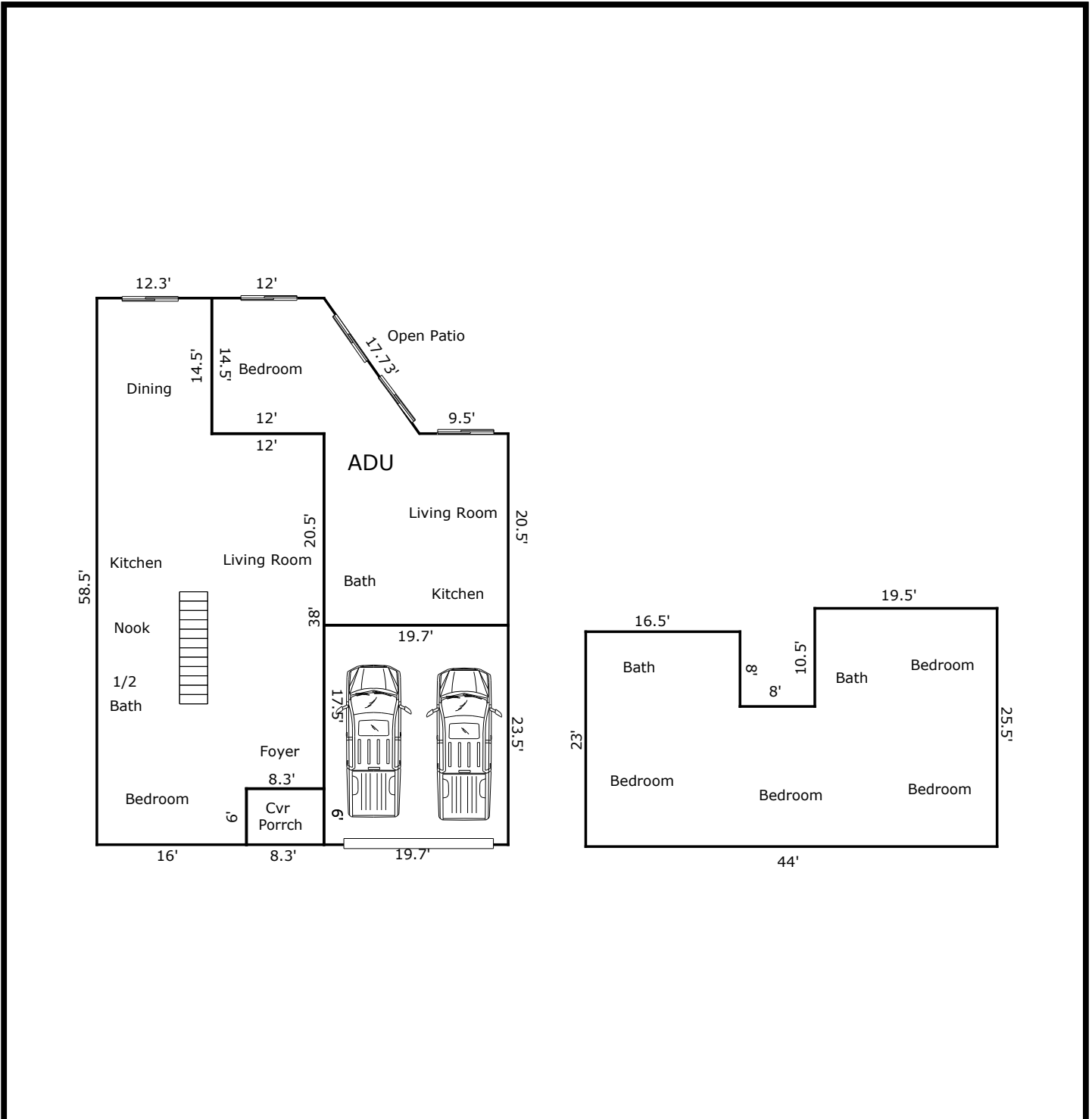
Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Building Sketch

Borrower	Brandon Brown			
Property Address	12500 Terra Bella St			
City	Pacoima	County Los Angeles	State CA	Zip Code 91331
Lender/Client	PREMIER MONEY SOURCE, INC.			



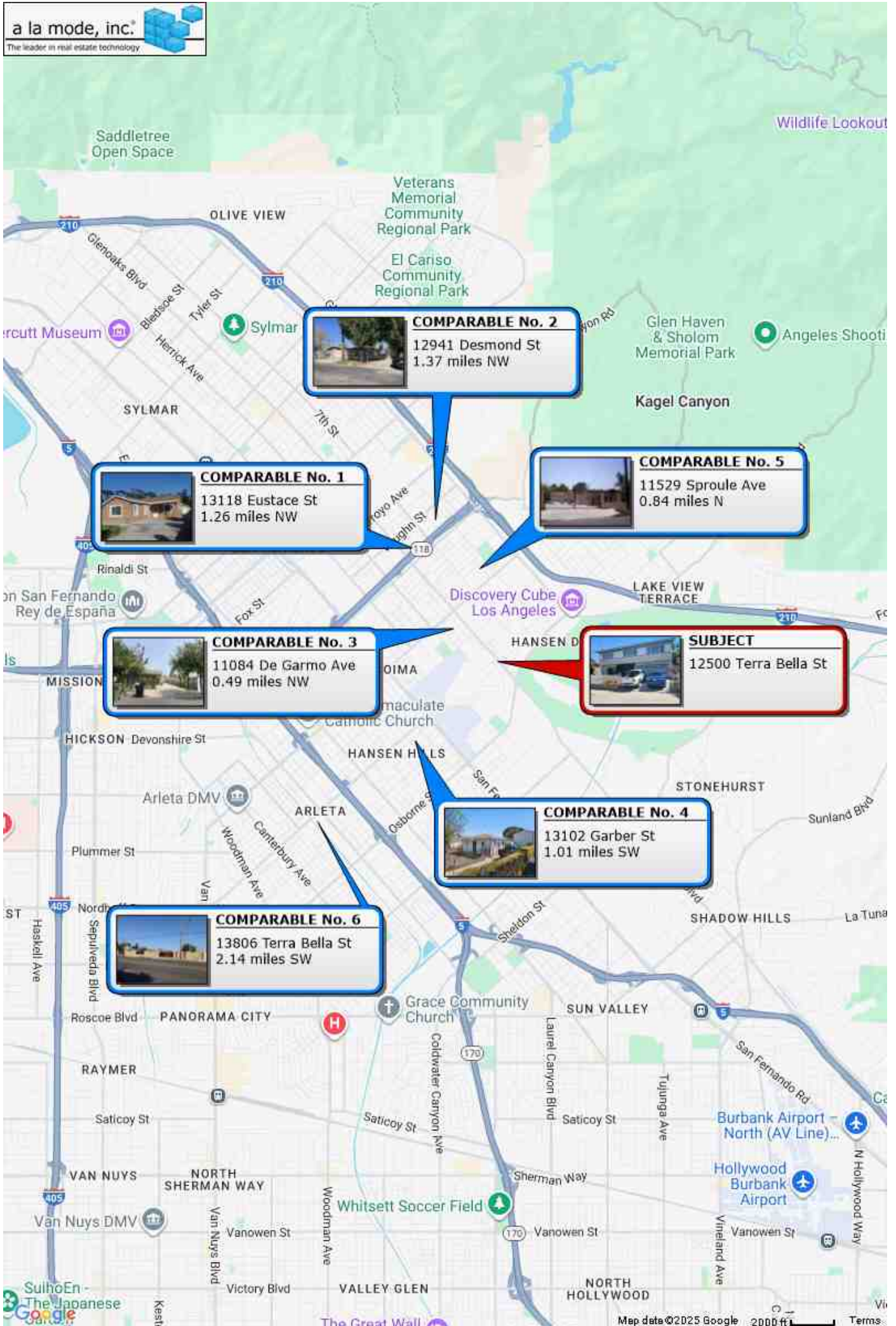
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	1197.75 Sq ft	12.3×14.5	= 178.35
		24.3×38	= 923.4
		6×16	= 96
Second Floor	996.75 Sq ft	25.5×19.5	= 497.25
		23×16.5	= 379.5
		8×15	= 120
Total Living Area (Rounded):	2195 Sq ft		
Non-living Area			
Covered Porch	49.8 Sq ft	6×8.3	= 49.8
2 Car Built In	462.95 Sq ft	19.7×23.5	= 462.95
Attached ADU	651.8 Sq ft	14.5×12	= 174
		19.7×20.5	= 403.85
		$0.5 \times 10.2 \times 14.5$	= 73.95

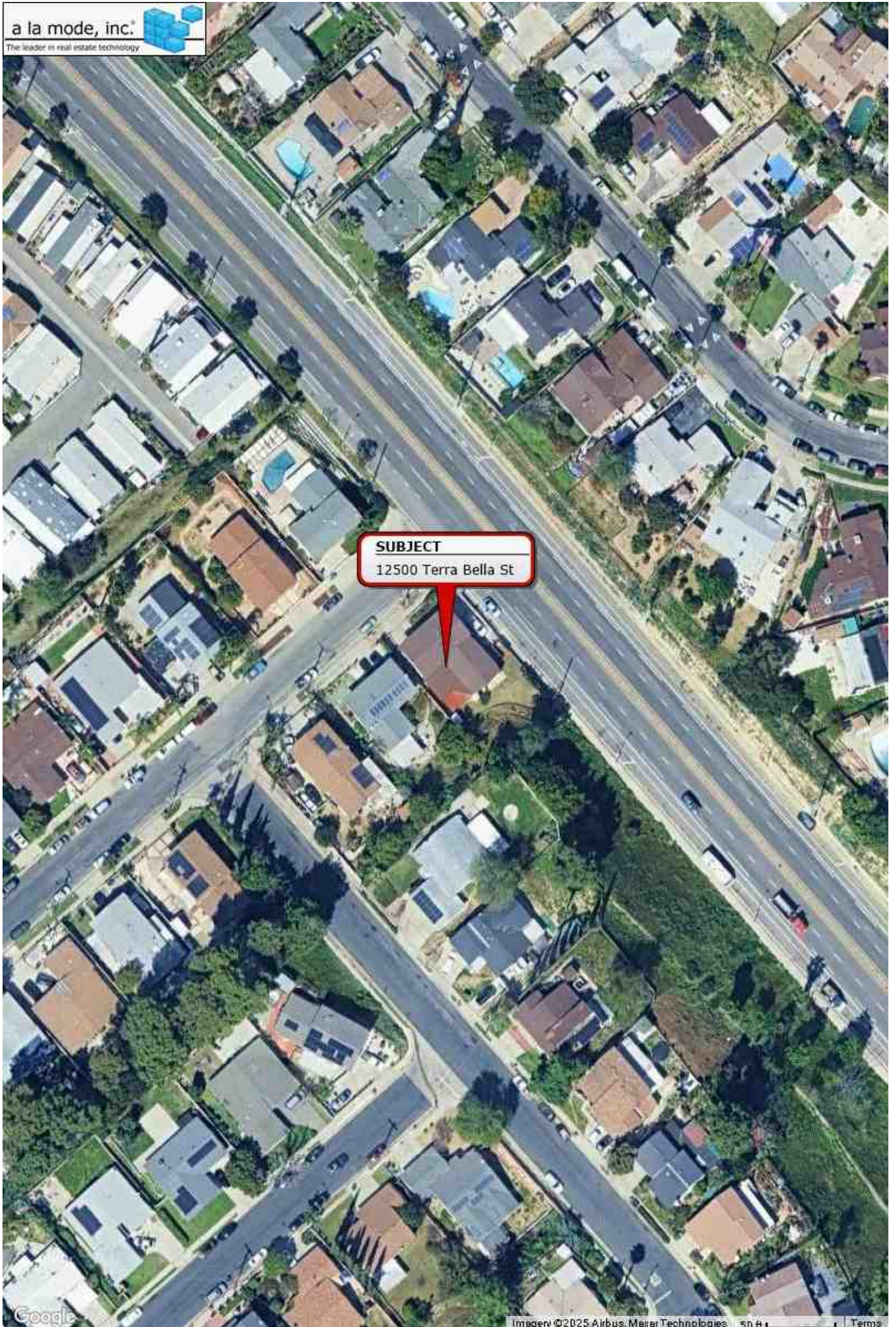
Location Map

Borrower	Brandon Brown			
Property Address	12500 Terra Bella St			
City	Pacoima	County Los Angeles	State CA	Zip Code 91331
Lender/Client	PREMIER MONEY SOURCE, INC.			



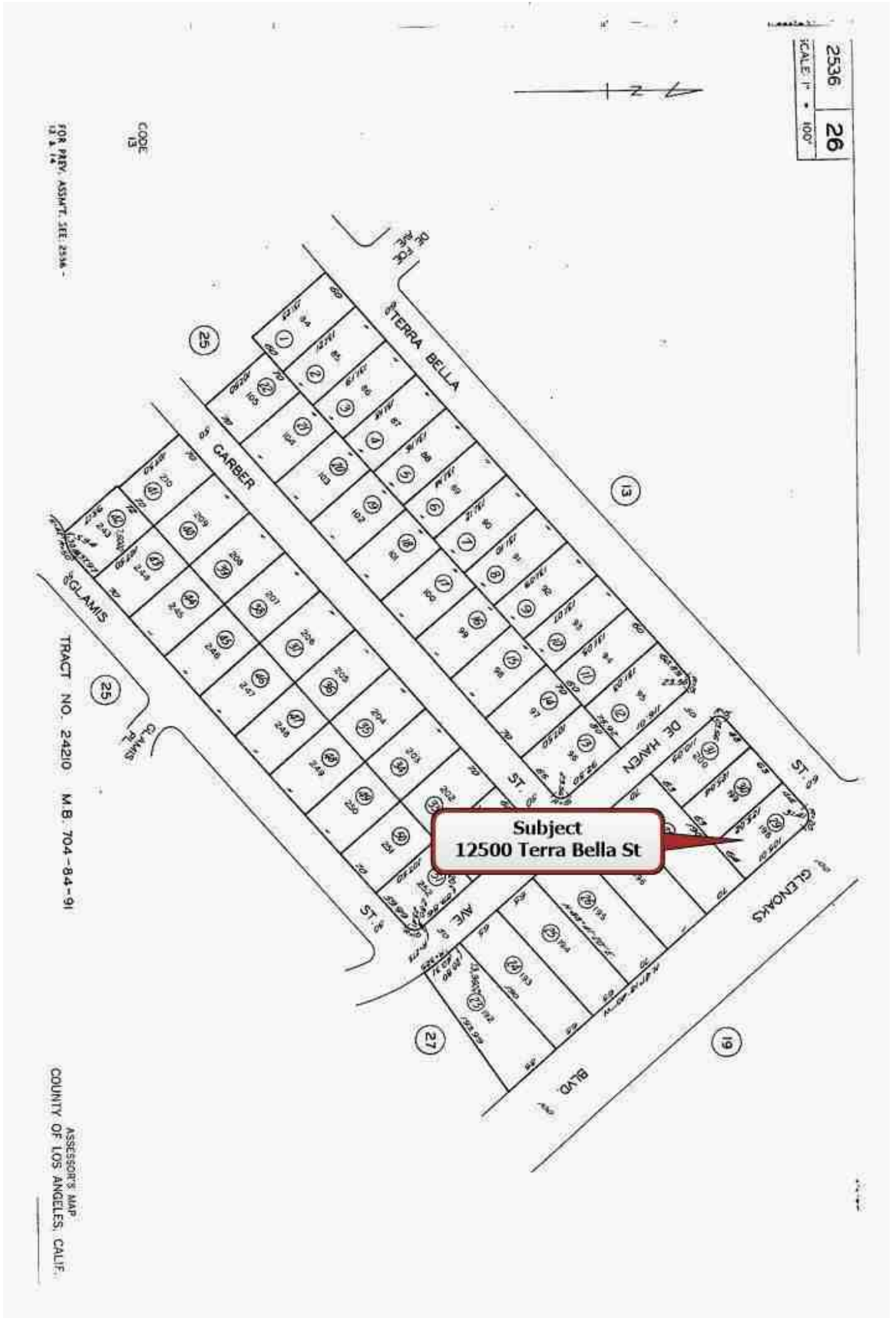
Aerial Map

Borrower	Brandon Brown				
Property Address	12500 Terra Bella St				
City	Pacoima	County	Los Angeles	State	CA Zip Code 91331
Lender/Client	PREMIER MONEY SOURCE, INC.				



Plat Map

Borrower	Brandon Brown			
Property Address	12500 Terra Bella St			
City	Pacoima	County Los Angeles	State CA	Zip Code 91331
Lender/Client	PREMIER MONEY SOURCE, INC.			



Subject Photo Page

Borrower	Brandon Brown				
Property Address	12500 Terra Bella St				
City	Pacoima	County	Los Angeles	State	CA Zip Code 91331
Lender/Client	PREMIER MONEY SOURCE, INC.				

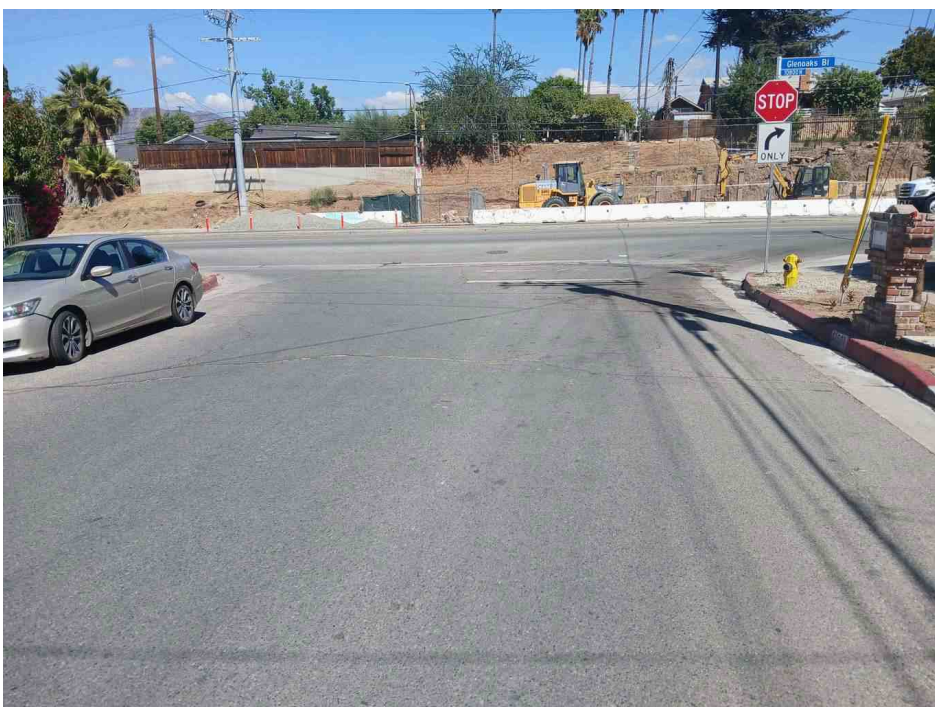


Subject Front

12500 Terra Bella St
Sales Price
Gross Living Area 2,195
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 2.1
Location A;BsyRd;Sides
View N;Res;
Site 7915 sf
Quality Q4
Age 61



Subject Rear



Subject Street

Comparable Photo Page

Borrower	Brandon Brown			
Property Address	12500 Terra Bella St			
City	Pacoima	County	Los Angeles	State CA Zip Code 91331
Lender/Client	PREMIER MONEY SOURCE, INC.			



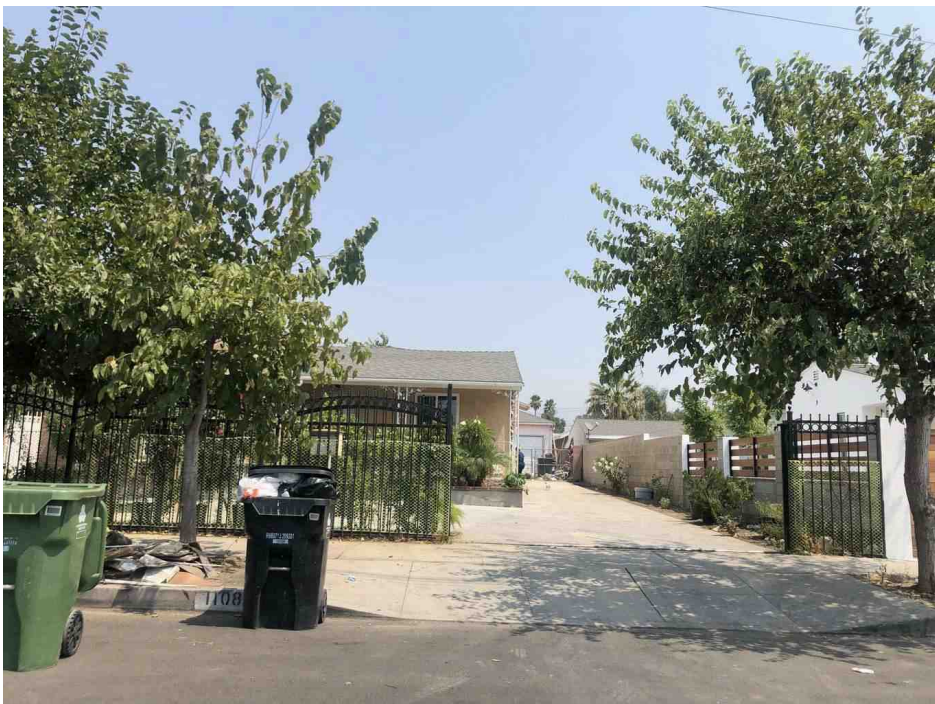
Comparable 1

13118 Eustace St
 Prox. to Subject 1.26 miles NW
 Sale Price 819,000
 Gross Living Area 1,474
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location A;Fwy;Backs
 View N;Res;
 Site 7499 sf
 Quality Q4
 Age 69



Comparable 2

12941 Desmond St
 Prox. to Subject 1.37 miles NW
 Sale Price 800,000
 Gross Living Area 1,459
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location A;Fwy Noise;
 View N;Res;
 Site 6253 sf
 Quality Q4
 Age 68



Comparable 3

11084 De Garmo Ave
 Prox. to Subject 0.49 miles NW
 Sale Price 760,000
 Gross Living Area 1,875
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 8098 sf
 Quality Q4
 Age 89

Comparable Photo Page

Borrower	Brandon Brown			
Property Address	12500 Terra Bella St			
City	Pacoima	County	Los Angeles	State CA Zip Code 91331
Lender/Client	PREMIER MONEY SOURCE, INC.			



Comparable 4

13102 Garber St
 Prox. to Subject 1.01 miles SW
 Sale Price 1,300,000
 Gross Living Area 1,018
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7501 sf
 Quality Q4
 Age 79



Comparable 5

11529 Sproule Ave
 Prox. to Subject 0.84 miles N
 Sale Price 1,350,000
 Gross Living Area 2,074
 Total Rooms 9
 Total Bedrooms 6
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 19082 sf
 Quality Q4
 Age 75



Comparable 6

13806 Terra Bella St
 Prox. to Subject 2.14 miles SW
 Sale Price 1,275,000
 Gross Living Area 2,321
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location A;BsyRd;Fnts
 View N;Res;
 Site 43500 sf
 Quality Q4
 Age 78

Photograph Addendum

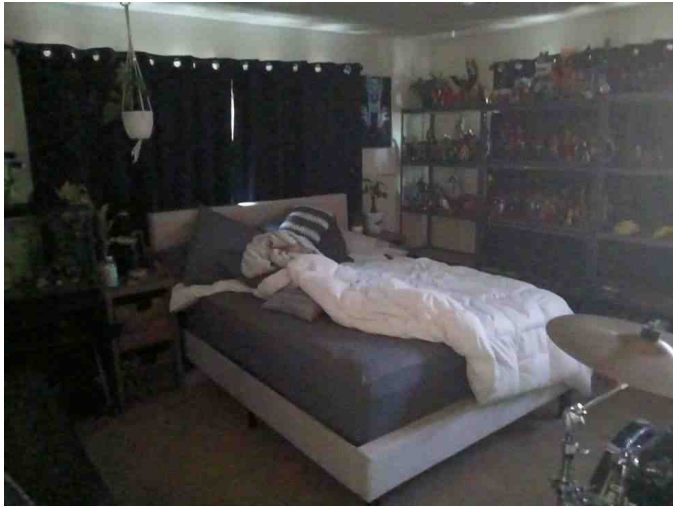
Borrower	Brandon Brown				
Property Address	12500 Terra Bella St				
City	Pacoima	County	Los Angeles	State	CA Zip Code 91331
Lender/Client	PREMIER MONEY SOURCE, INC.				



13806 Terra Bella St

Photograph Addendum

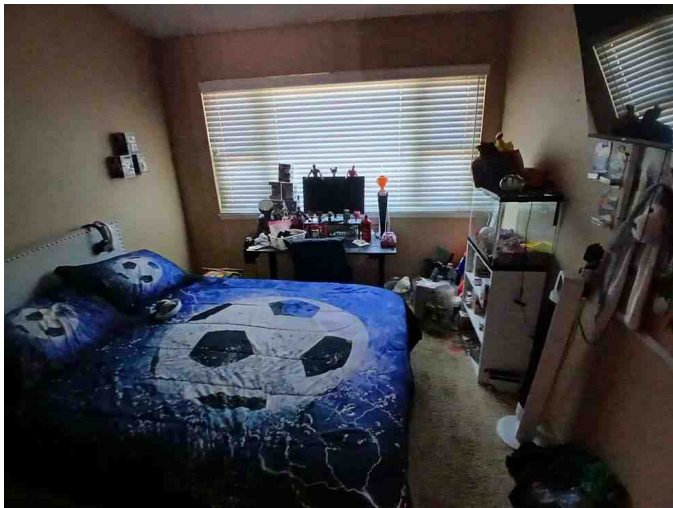
Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						



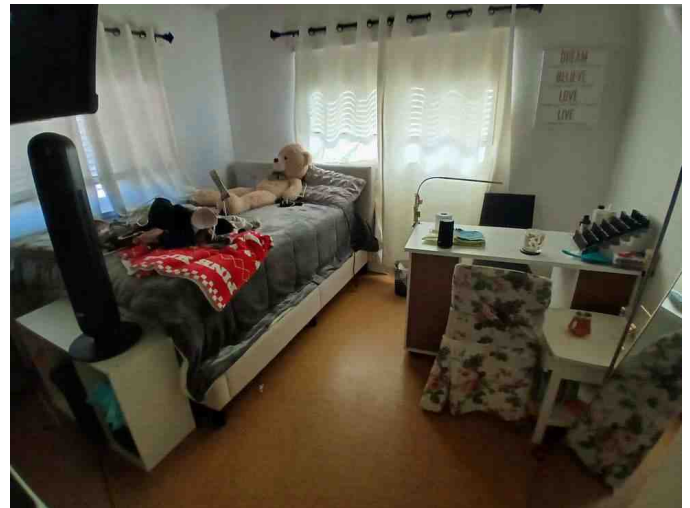
Bedroom



Bedroom



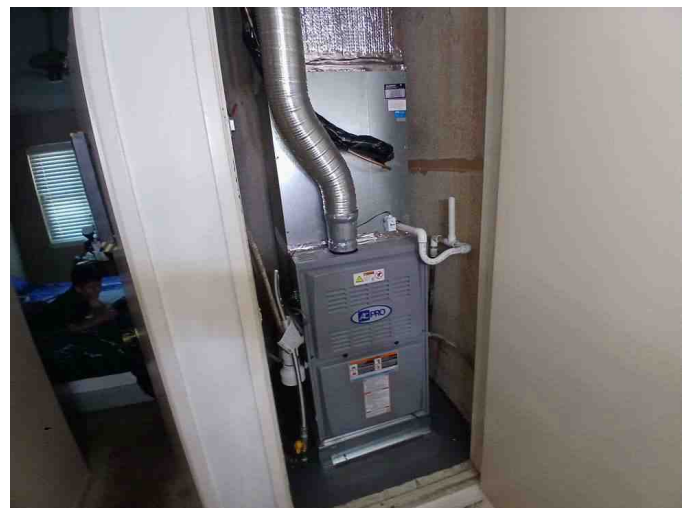
Bedroom



Bedroom



Bedroom



FWA

Photograph Addendum

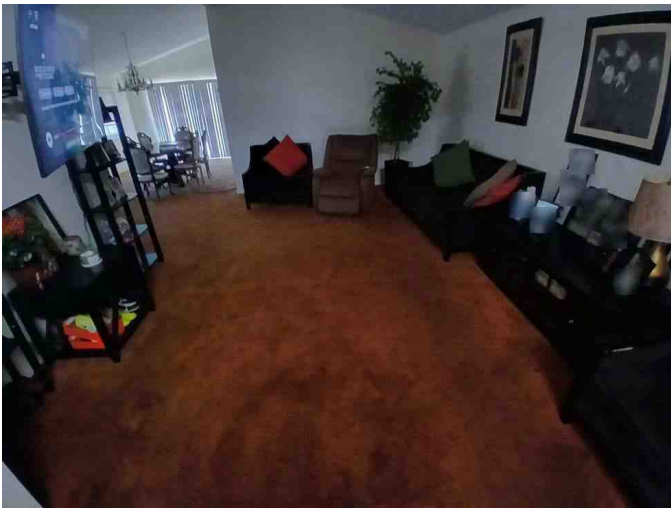
Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						



Kitchen & Nook



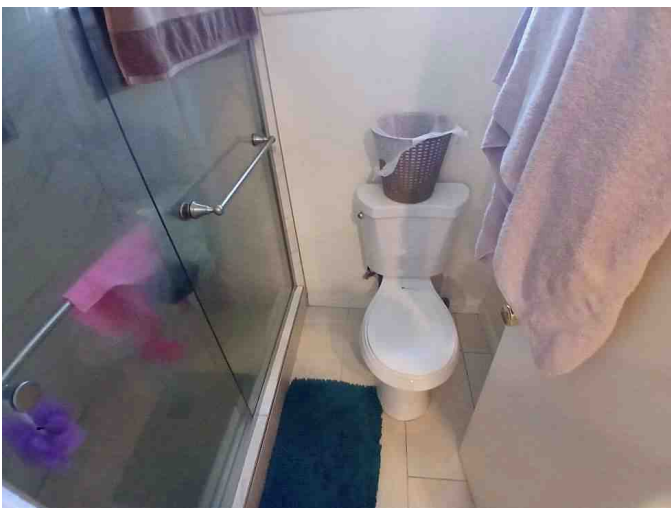
Dining



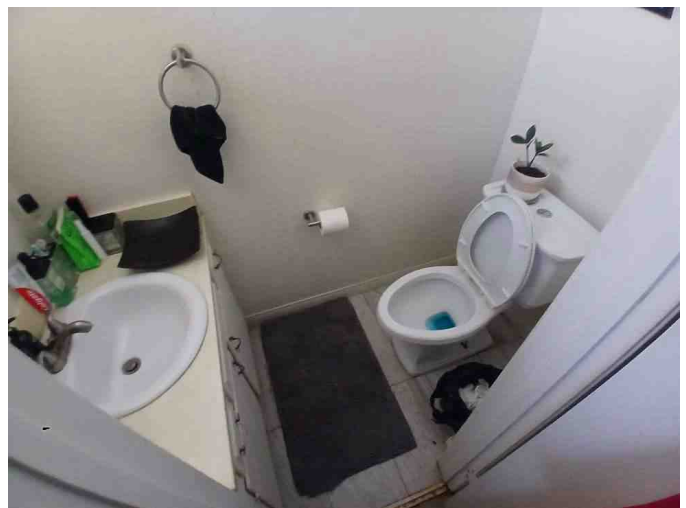
Living Room



Bathroom



Bathroom



1/2 Bath

Photograph Addendum

Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						



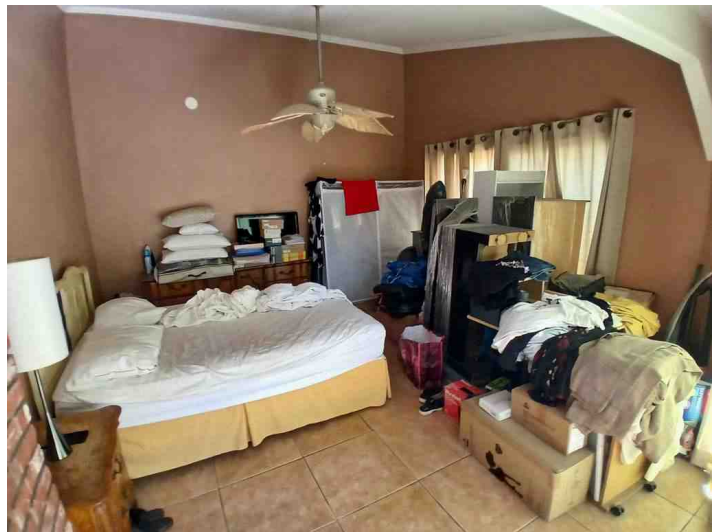
ADU/Kitchen



ADU;Living Room



ADU/Bathroom



ADU/Bedroom



Smoke Alarm



Smoke Alarm

Photograph Addendum

Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						



Smoke Alarm



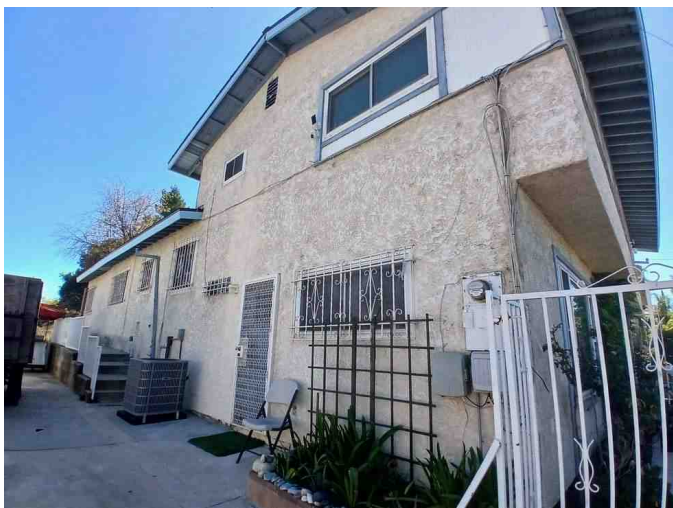
Smoke Alarm



Please note that water heater was not accessible due it being enclosed and bolted in.



RV Parking



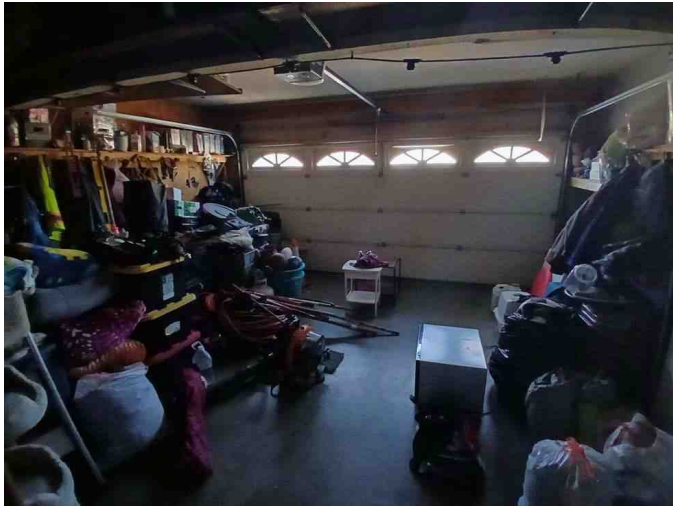
Side View & A/C



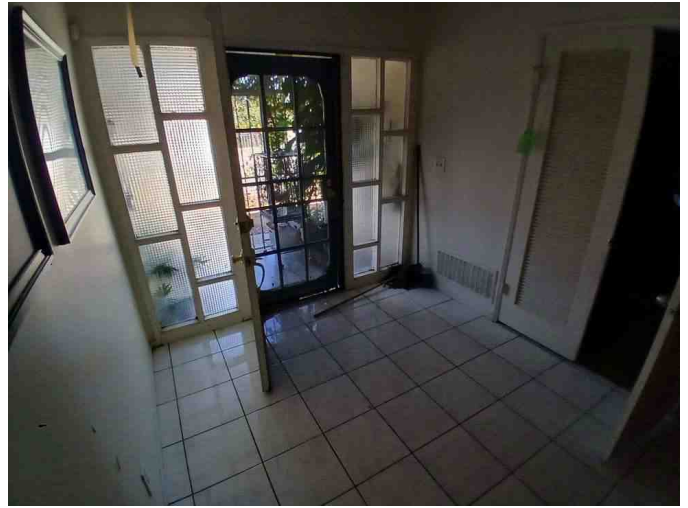
Smoke Alarm

Photograph Addendum

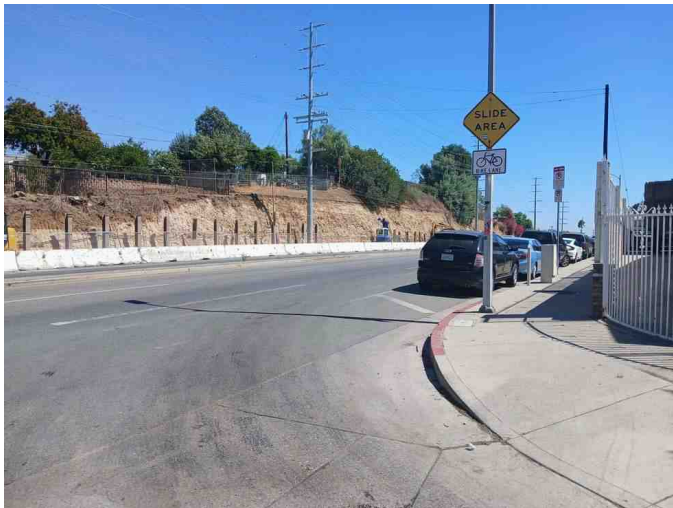
Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						



Interior of garage



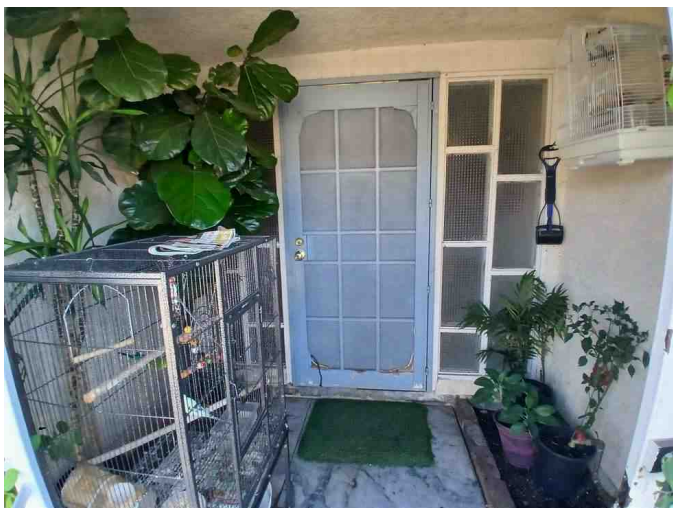
Entry



Street



hallway



Covered Porch



address

PROPERTY HISTORY

File No. 002797

Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						

* SUBJECT 36-MONTH PRIOR TRANSFER HISTORY *

12500 Terra Bella St

-Transferred on 08/18/2023 for \$0. It transferred from Brown Brandon to Brown Brandon Living Trust and was a Grant Deed (Document #551257).

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *

(may include properties that were considered but not utilized as comparables)

11182 Phillippi Ave

-Transferred on 03/20/2025 for \$0. It transferred from Garay Fidel A to Melendez Miriam and was a Quit Claim Deed (Document #177590).

-Transferred on 03/20/2025 for \$0. It transferred from Melendrez Maria D R to Melendrez Jorge E and was a Quit Claim Deed (Document #177589).

11184 De Garmo Ave

-No transfer history.

13315 Pierce St

-Transferred on 12/10/2024 for \$0. It transferred from Moreno M and L Trust to Moreno Dalia Y and was a Rerecorded Deed (Document #868394).

12722 Gain St

-No transfer history.

13122 Filmore St

-No transfer history.

11422 Glenoaks Blvd

-No transfer history.

12508 Carl St

-No transfer history.

12843 Kelowna St

-Transferred on 03/05/2024 for \$0. It transferred from Gafikyan Liana to Kapikyan Grigor and was a Quit Claim Deed (Document #142937).

12577 Mercer St

-No transfer history.

12616 Terra Bella St

-No transfer history.

12466 Osborne St

-No transfer history.

12647 Terra Bella St

-No transfer history.

12542 Glamis St.

-No transfer history.

12760 Judd St

-Transferred on 09/02/2025 for \$0. It transferred from Vazquez Maria J S to Cisneros Marco A and was a Interspousal Deed Transfer (Document #593492).

11147 Phillippi Ave

-No transfer history.

12891 Wingo St

-No transfer history.

11084 De Garmo Ave

-No transfer history.

10903 Jamie Ave

-No transfer history.

11714 Sproule Ave

-No transfer history.

13132 Kagel Canyon St

-No transfer history.

13146 Tonopah St

-Transferred on 04/14/2025 for \$0. It transferred from Chaney Lydia to Chaney Lydia Living Trust and was a Affidavit (Document #238758).-Transferred on 03/06/2025 for \$0. It transferred from Chaney Lydia C to Chaney Lydia Living Trust and was a Affidavit (Document #142177).

Supplemental Addendum

File No. 002797

Borrower	Brandon Brown						
Property Address	12500 Terra Bella St						
City	Pacoima	County	Los Angeles	State	CA	Zip Code	91331
Lender/Client	PREMIER MONEY SOURCE, INC.						

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *
(may include properties that were considered but not utilized as comparables)

13118 Eustace St
-No transfer history.

12941 Desmond St
-No transfer history.

8755 Sparton Ave
-No transfer history.

13720 Louvre St
-No transfer history.

13107 Kagel Canyon St
-No transfer history.

12225 Terra Bella St
-No transfer history.

13347 Gain St
-No transfer history.

13934 Filmore St
-No transfer history.

9560 Lev Ave
-Transferred on 06/03/2025 for \$0. It transferred from Antosyan Araksi to Tumikyan Hrant and was a Interspousal Deed Transfer (Document #369668).

13306 Goleta St
-Transferred on 06/11/2024 for \$626,500. It transferred from Stoiloff Mario A to Hernandez Osmin and was a Grant Deed (Document #379223).
-Transferred on 06/11/2024 for \$0. It transferred from Vigil Joan to Hernandez Osmin and was a Interspousal Deed Transfer (Document #379222).

11529 Sproule Ave
-Transferred on 07/05/2023 for \$0. It transferred from Vasilyan Mamikon to Vasilyan Tigran and was a Grant Deed (Document #436307)

13102 Garber St
-No transfer history.

13806 Terra Bella St
-No transfer history.

Budget

Orange Grove Property Management
83 E. Orange Grove Blvd. Pasadena CA 91103

ESTIMATE

INVOICE # 239
DATE: JULY 7, 2025

BILL TO:
12500 Terra Bella Blvd
Pacoima, CA
Phone: 626-796-7164

COMMENTS OR SPECIAL INSTRUCTIONS:

DESCRIPTION	TOTAL
RETAINING WALL- POOL CONCEPTS	94,000
ADU CONSTRUCTION- ROLS CONSTRUCTION	187,300
PRE-CONSTRUCTION COSTS- permits, architect, reports, etc.	50,000
MATERIALS	31,980
SOLAR- Renogyx	11,630
SPRINKLERS	3,800
HARDSCAPE	5,000
LANDSCAPE	5,000

TOTAL ESTIMATE **388,710**

DEPOSIT IS EQUAL TO 10% OF THE TOTAL ESTIMATE

Make all checks payable to Orange Grove Property Management

THANK YOU FOR YOUR BUSINESS!

Market Conditions Addendum to the Appraisal Report

File No. 002797

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **12500 Terra Bella St** City **Pacoima** State **CA** ZIP Code **91331**

Borrower **Brandon Brown**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	17	7	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	5.67	2.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	15	13	17	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.4	2.3	7.3	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$897,500	\$900,000	\$915,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	21	12	21	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$945,000	\$944,900	\$899,900	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	47	32	29	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	102%	103%	100%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **An analysis was performed on 38 competing sales over the past 12 months. For those sales, a total of 28.9% were reported to have seller concessions. This analysis shows a change of +7.3% per month.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

An analysis was performed on 38 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **Information reported in the CRMLS system (using an effective date of 09/20/2025) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

A quarterly analysis was performed on 38 competing sales over the past 12 months. The sales within this group had a median sale price of \$902,500. This analysis, based on data grouped quarterly, shows a change of +0.1% per month. Based on all sales in this same group, there is a 5.4 month supply. This analysis shows a change of +3% per month. These sales had a median DOM of 15. This analysis, based on data grouped quarterly, shows a change of -4.5% per month. From the same data, an analysis was also performed on the quantity of sales. A quarterly analysis regarding quantity was also performed on all competing actives (listings that were considered to be active on the last day of each quarter) over the past 12 months. There are currently 17 active listings as of the effective date of this appraisal. The median list price for these active listings was \$944,900.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. **Not a condominium or cooperative project.**

Summarize the above trends and address the impact on the subject unit and project.

Signature

Signature

Appraiser Name **Gonzalo A. Alvarado**

Supervisory Appraiser Name

Company Name **First Choice Appraisals**

Company Name

Company Address **5368 Las Virgenes Rd, Calabasas, CA 91301**

Company Address

State License/Certification # **AR031960** State **CA**

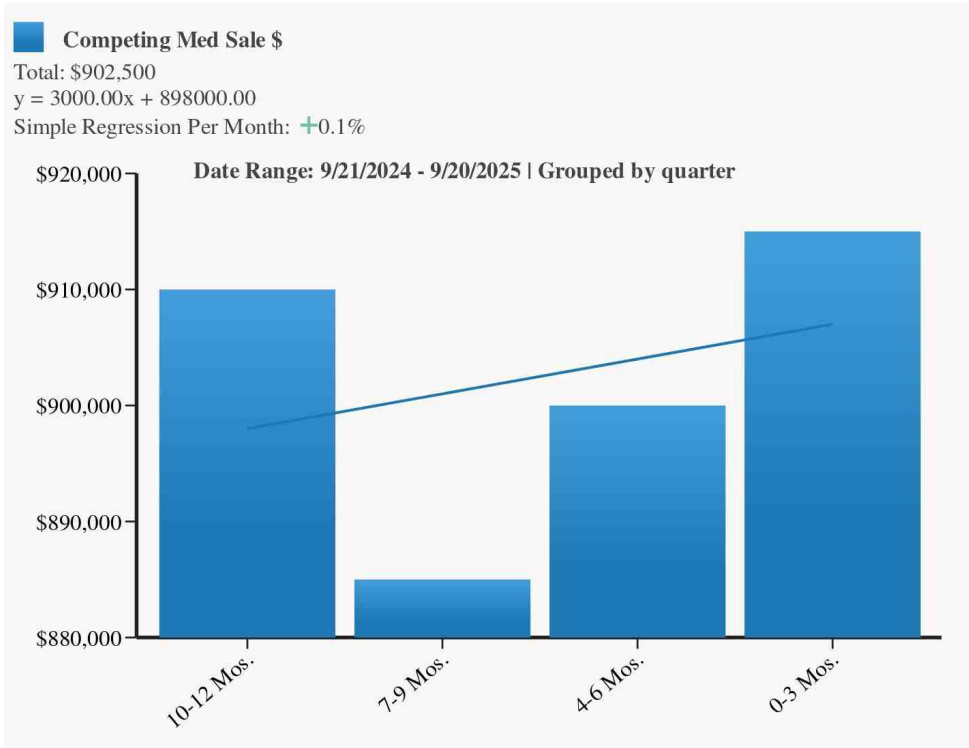
State License/Certification # State

Email Address **f.c.a@att.net**

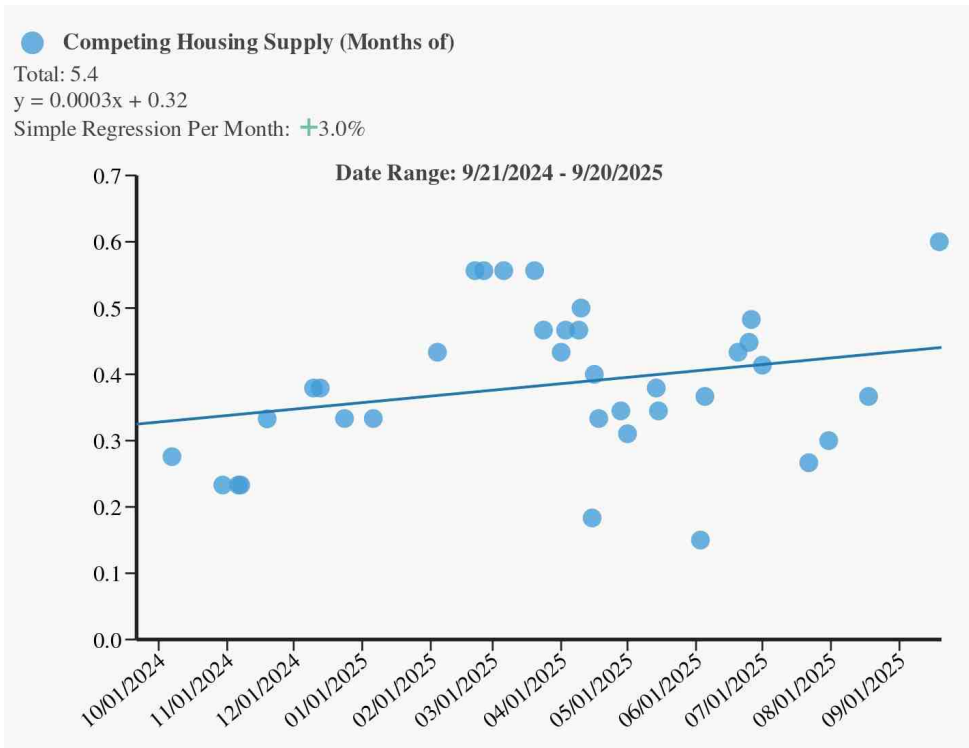
Email Address

Market Conditions Charts - Page 1

Borrower	Brandon Brown				
Property Address	12500 Terra Bella St				
City	Pacoima	County	Los Angeles	State	CA
Lender/Client	PREMIER MONEY SOURCE, INC.				
				Zip Code	91331



Median \$



Housing Supply

Permits - Page 2

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")		07014 - 20000 - 07280
(P) Floor Area (ZC): +646 Sqft / 646 Sqft (P) Height (BC): 0 Feet / 20 Feet (P) Height (ZC): 0 Feet / 20 Feet (P) Length: +15 Feet / 55 Feet (P) Stories: +1 Stories / 2 Stories (P) Width: 0 Feet / 43 Feet (P) Dwelling Unit: 0 Units / 1 Units (P) Wood (Plywood, OSB, etc.) Shearwall (P) R3 Occ. Group: +646 Sqft / 646 Sqft (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 2 S	(P) Type V-N Construction (P) Floor Construction - Concrete Slab on Grade (P) Foundation - Continuous Footing (P) Foundation - Spread (Pad) Footing (P) Roof Construction - Wood Frame/Sheathing (P) Wall Construction - Wood Stud	

14. APPLICATION COMMENTS ** Approved Seismic Gas Shut-Off Valve may be required. **	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
---	---

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Elmaalouf, Sami G (O) , Owner-Builder	15445 Ventura Blvd Ste 367, Sherman Oaks, CA 91403		C53210 0	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason: Section 7031.5, Business and Professions Code
 Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: X Carlos Torres Sign: X [Signature] Date: 11-2-07 Owner Authorized Agent

Permits - Page 3

12500 W Terra Bella St

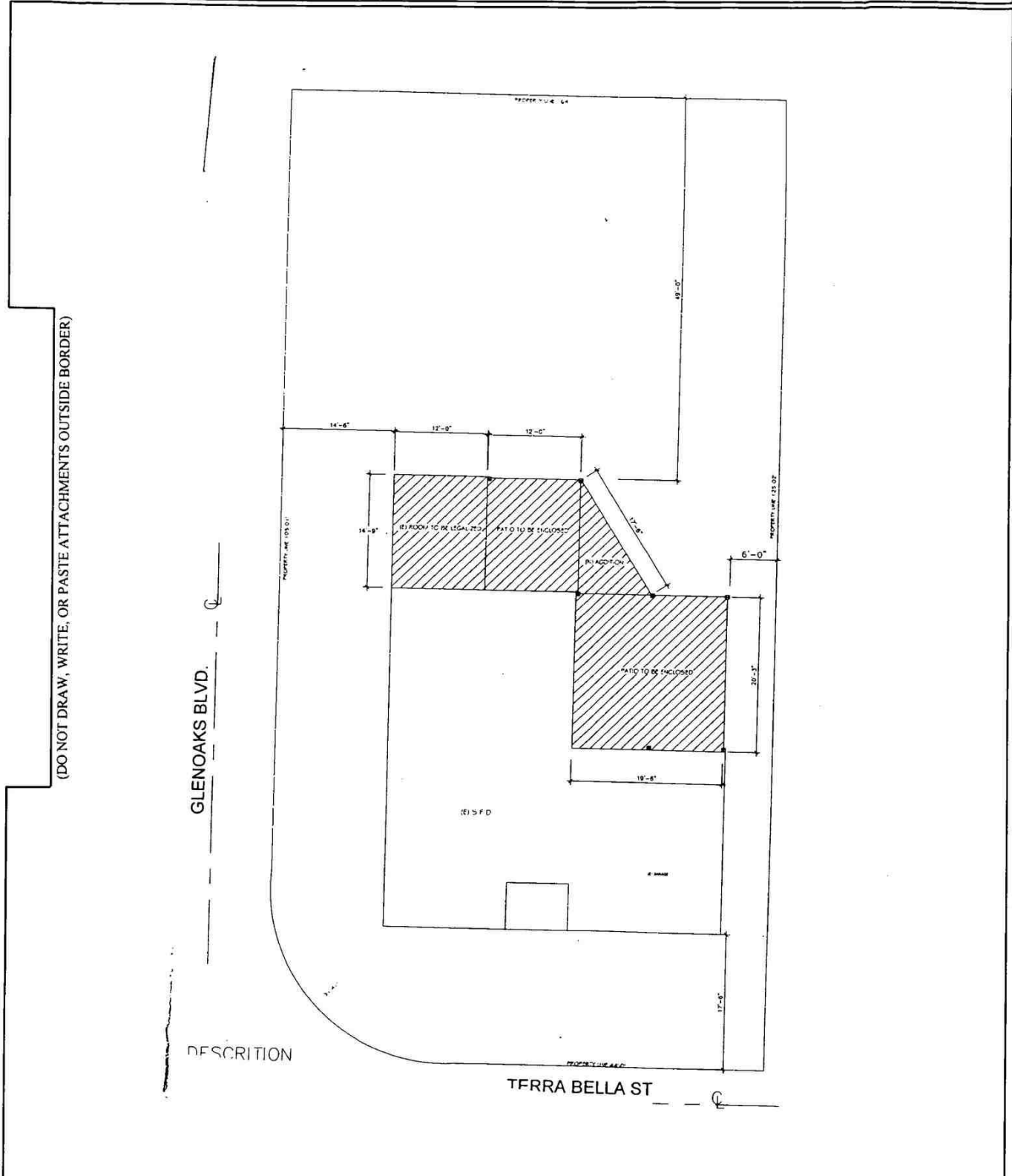
Permit Application #: 07014 - 20000 - 07280

Bldg-Addition
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B07VN13282
Initiating Office: VAN NUYS
Printed on: 10/25/07 10:08:18

PLOT PLAN ATTACHMENT



COUNCIL DISTRICT: 7 INSPECTION DISTRICT: R5072
1021115200757226

PLOT PLAN ATTACHMENT

12500 W Terra Bella St



Permit #: B23LA12147
Plan Check #: B23LA12147
Event Code:

23020 - 10000 - 01316
Printed: 05/28/25 11:33 AM

Nonbldg-New GREEN - MANDATORY City of Los Angeles - Department of Building and Safety Issued on: 05/28/2025
1 or 2 Family Dwelling APPLICATION FOR BUILDING PERMIT Last Status: Issued
Regular Plan Check AND CERTIFICATE OF OCCUPANCY Status Date: 05/28/2025
Plan Check

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 24210		198		M B 704-84/91	207B165 59	2536 - 026 - 029

3. PARCEL INFORMATION
Baseline Hillside Ordinance - Yes Census Tract - 1047.04 High Wind Area - YES
LADBS Branch Office - VN District Map - 207B165 Thomas Brothers Map Grid - 502-F2
Council District - 7 Energy Zone - 9 Area Planning Commission - North Valley
Cmpt. Fill Grd. - CFG-1000 Hillside Grading Area - YES Front Yard Setback - 15-FY
Certified Neighborhood Council - Pacoima Hillside Ordinance - YES Community Plan Area - Arleta - Pacoima

ZONES(S): RS-1-CUGU
4. DOCUMENTS
ZI - ZI-2374 State Enterprise Zone: Los . TNI - Osborne Corridor ORD - ORD-184246 CPC - CPC-2010-589-CRA
ZI - ZI-2452 Transit Priority Area in the ORD - ORD-124799 HLSAREA - Yes CPC - CPC-2015-1462-CA
ZI - ZI-2458 Clean Up Green Up (CUGU) ORD - ORD-129279 CPC - CPC-12998 CDBG - SEZ-LOS ANGELES STATE E
ZI - ZI-2462 Modifications to SF Zones : ORD - ORD-181128 CPC - CPC-2008-4683-CA BHO - Yes

5. CHECKLIST ITEMS
Special Inspect - Grading: Slope>2:1
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): BROWN, BRANDON 12500 TERRA BELLA ST PACOIMA CA 91331
Tenant:
Applicant: (Relationship: Agent for Owner) ISHMAEL TRONE - (626) 379-3746

7. EXISTING USE PROPOSED USE (23) Retaining Wall	8. DESCRIPTION OF WORK (N) RETAINING WALL Construction shall not commence without CALOSHA permit
--	---

9. # Blots on Site & Use: 2 OF 3
10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Sunmin Lee DAS PC By:
OK for Cashier: Michael Irigoyen Coord. OK:
Signature: michael irigoyen Date: 05/28/2025

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
For Cashier's Use Only W/O #: 32001316

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$5,000	PC Valuation:
FINAL TOTAL Nonbldg-New	322.16
Permit Fee Subtotal Nonbldg-New	143.00
Plan Check Subtotal Nonbldg-New	101.47
Plan Maintenance	10.00
E.O. Instrumentation	0.65
D.S.C. Surcharge	7.65
Sys. Surcharge	15.31
Planning Surcharge	15.27
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	17.81
CA Bldg Std Commission Surchar	1.00
Green Building Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due: \$0.00

Project:
Payment Date: 05/28/2025
Receipt No: 2025148003-52
Amount: \$322.16
Method: ICL Check
Building Card No.: 2025LA02597

12. ATTACHMENTS
Owner-Builder Declaration Signed Declaration
Plot Plan



Plans - Page 2

12502 W Terra Bella St



Permit #:
Plan Check #: B23LA12147
Event Code:

23010 - 10000 - 02761

Printed: 05/28/25 11:32 AM

Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 05/28/2025 Last Status: Issued Status Date: 05/28/2025
--	--	---

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 24210		198		M B 704-84/91	207B165 59	2536 - 026 - 029

3. PARCEL INFORMATION Baseline Hillside Ordinance - Yes LADBS Branch Office - VN Council District - 7 Cmp. Fill Grd. - CFG-1000 Certified Neighborhood Council - Pacoima	Census Tract - 1047.04 District Map - 207B165 Energy Zone - 9 Hillside Grading Area - YES Hillside Ordinance - YES	High Wind Area - YES Thomas Brothers Map Grid - 502-F2 Area Planning Commission - North Valley Front Yard Setback - 15-FY Community Plan Area - Arleta - Pacoima
--	--	--

ZONES(S): RS-1-CUGU

4. DOCUMENTS		
Z1 - ZI-2374 State Enterprise Zone: Los . TNI - Osborne Corridor Z1 - ZI-2452 Transit Priority Area in the Z1 - ZI-2458 Clean Up Green Up (CUGL) Z1 - ZI-2462 Modifications to SF Zones	ORD - ORD-184246 ORD - ORD-124799 ORD - ORD-129279 ORD - ORD-181128	CPC - CPC-2010-589-CRA CPC - CPC-2015-1462-CA CDBG - SEZ-LOS ANGELES STATE I BHO - Yes

5. CHECKLIST ITEMS		
Special Inspect - Anchor Bolts Special Inspect - Grading:Slope>2:1 Special Inspect - Structural Observation	Storm Water - LID Project Std. Work Descr - Seismic Gas Shut Off Valve Permit Flag - Solar PV Combo	Combine HVAC - Wrk. per 91.107.2.1.1.1 Combine Elec - Wrk. per 91.107.2.1.1.1 Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s):		
BROWN, BRANDON	12500 TERRA BELLA ST	PACOIMA CA 91331
Tenant:		
Applicant: (Relationship: Agent for Owner)		
ISHMAEL TRONE -		(626) 379-3746

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(01) Accessory Dwelling Unit	1-NEW CONSTRUCTION ADU (800 SF) ADU CHECKED PER CA GOVT CODE 65852.2(E)(1)(B) AND LAMC 12.22 A.33 (C)-(D),(G)

9. # Bldgs on Site & Use: 1 OF 3

10. APPLICATION PROCESSING INFORMATION		For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
BLDG. PC By: Sunmin Lee	DAS PC By:	
OK for Cashier: Michael Irigoyen	Coord. OK:	
Signature: <i>michael irigoyen</i>	Date: 05/28/2025	

For Cashier's Use Only W/O #: 31002761

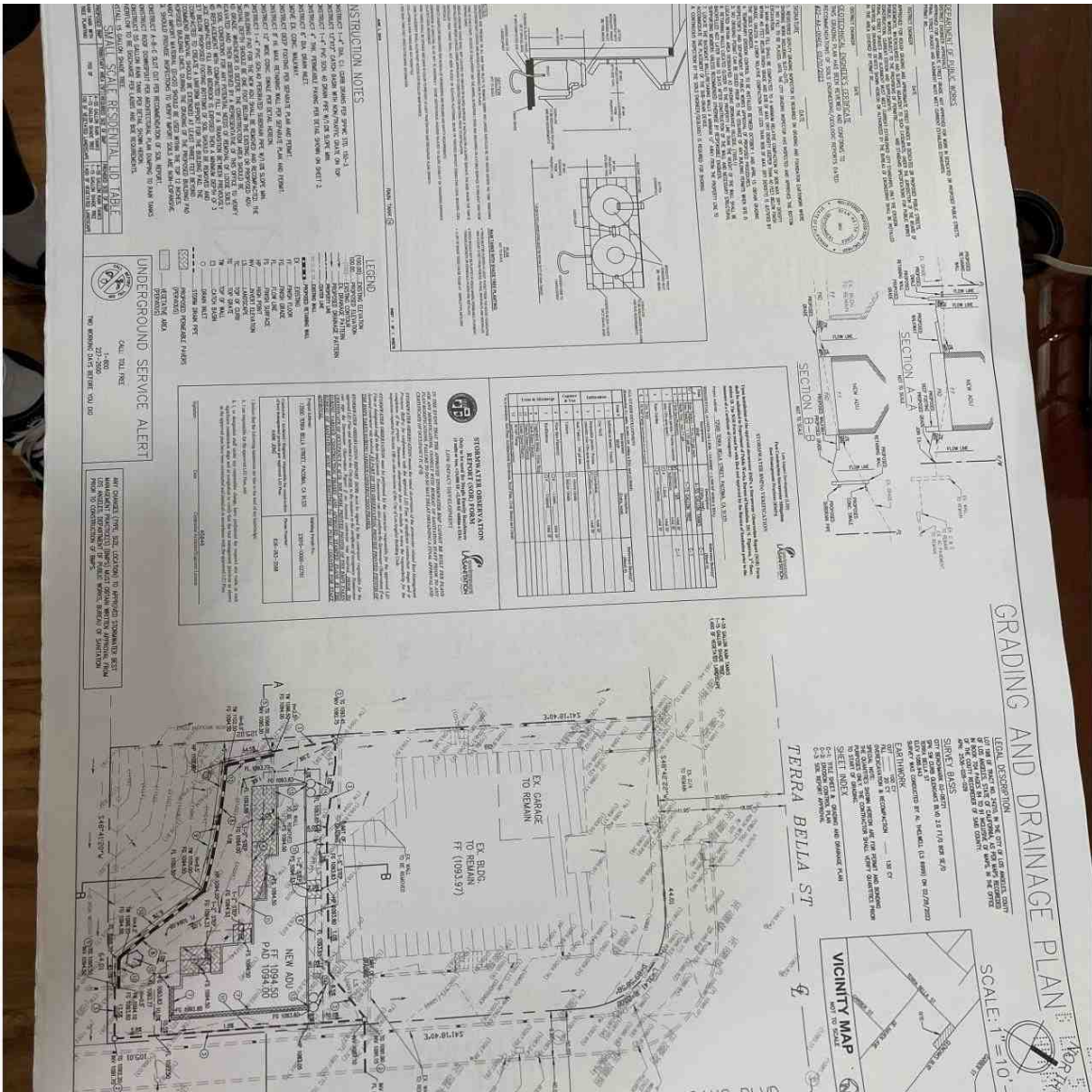
11. PROJECT VALUATION & FEE INFORMATION		
Permit Valuation: \$150,000	Final Fee Period	
	PC Valuation:	
FINAL TOTAL Bldg-New	6,829.26	Planning Gen Plan Maint Surchar
Permit Fee Subtotal Bldg-New	1,104.00	School District Residential Level 1
Energy Surcharge		Dwelling Unit Construction Tax
Electrical	287.04	Residential Development Tax
HVAC	143.52	CA Bldg Std Commission Surchar
Plumbing	287.04	Green Building
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee
Plan Maintenance	22.08	Linkage Fee
E.Q. Instrumentation	19.50	
D.S.C. Surcharge	55.90	
Sys. Surcharge	111.79	
Planning Surcharge	67.56	
Planning Surcharge Misc Fee	10.00	
Sewer Cap ID:	Total Bond(s) Due: \$0.00	

Project:

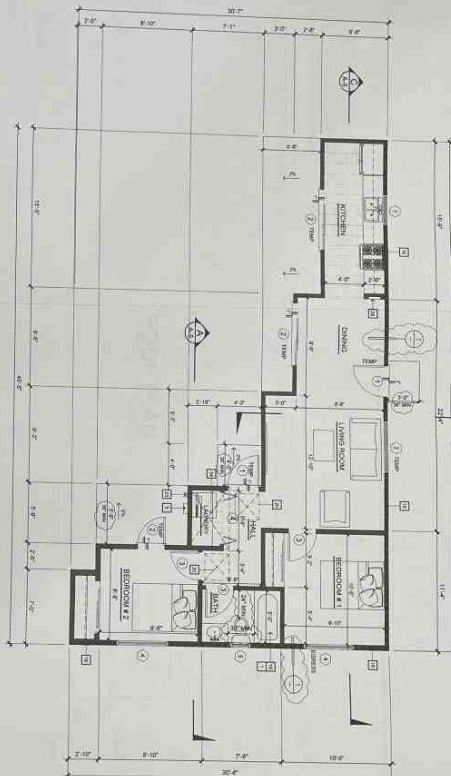
Payment Date: 05/28/2025
 Receipt No: 2025148003-52
 Amount: \$6,829.26
 Method: ICL Check
Building Card No.: 2025LA02596

12. ATTACHMENTS		
Owner-Builder Declaration	SB8 No Net Loss Declaration	
Plot Plan	Signed Declaration	

Plans



Plans



ADU FLOOR PLAN
SCALE 1/8" = 1'-0"

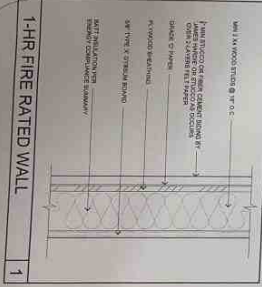
WALL LEGEND
 1-1/2" CMU BLOCK WALL
 1-1/2" CMU BLOCK WALL

NEW DOOR SCHEDULE

NO.	TYPE	FINISHES
1	INTERIOR DOOR	HEAVY WOOD FINISH
2	EXTERIOR DOOR	HEAVY WOOD FINISH
3	SLIDING GLASS DOOR	HEAVY WOOD FINISH
4	SLIDING GLASS DOOR	HEAVY WOOD FINISH
5	SLIDING GLASS DOOR	HEAVY WOOD FINISH
6	SLIDING GLASS DOOR	HEAVY WOOD FINISH
7	SLIDING GLASS DOOR	HEAVY WOOD FINISH
8	SLIDING GLASS DOOR	HEAVY WOOD FINISH
9	SLIDING GLASS DOOR	HEAVY WOOD FINISH
10	SLIDING GLASS DOOR	HEAVY WOOD FINISH

NEW WINDOW SCHEDULE

NO.	SIZE	TYPE	FINISHES
1	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS
2	3'-0" X 4'-0"	DOUBLE	WOOD FINISH, GLASS
3	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS
4	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS
5	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS
6	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS
7	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS
8	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS
9	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS
10	3'-0" X 4'-0"	SINGLE	WOOD FINISH, GLASS



FLOOR PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC) AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE (CFC) AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND USE CODE (CLUC) AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ZONING CODE (CZC) AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANNING AND ZONING ACT (CPLZA) AND ALL APPLICABLE LOCAL ORDINANCES.

License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Gonzalo A. Alvarado

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:

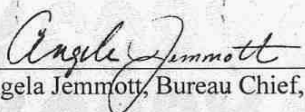
“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 031960

Effective Date: September 24, 2025

Date Expires: September 23, 2027


Angela Jemmott, Bureau Chief, BREA

3083998

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

License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Gonzalo A. Alvarado

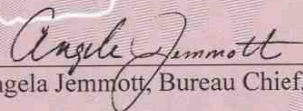
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“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 031960

Effective Date: September 24, 2023
Date Expires: September 23, 2025


Angela Jemmott, Bureau Chief, BREA

3073020

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

E & O

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

**REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL102562-02

Renewal of: NAX40PL102562-01

1. Named Insured: Gonzalo Alex Alvarado

2. Address: 5368 Las Virgenes Rd
Calabasas, CA 91302

3. Policy Period: From: May 31, 2025 To: May 31, 2026
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.

4. Limit of Liability:	Each Claim	Policy Aggregate
Damages Limit of Liability	4A. \$ 1,000,000	4C. \$ 1,000,000
Claim Expenses Limit of Liability	4B. \$ 1,000,000	4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):	Each Claim	Aggregate
	5A. \$500	5B. \$1,000

6. Policy Premium: \$ 716

7. Retroactive Date: May 31, 2013

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC – appraisers@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: May 19, 2025

By:



Authorized Representative