JIT APPRAISAL SERVICES

Uniform Residential Appraisal Report

File No. 13258067 A

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 1140 COUNTRY CLUB N BLVD | City STOCKTON | State CA | Zip Code 95204

Borrower ANA PEREYRA | Owner of Public Record Michael Pereyra & Andrea Del campo | County SAN JOAQUIN

Legal Description See Attached Addendum

Assessor's Parcel # 113-045-04 | Tax Year 2021 | R.E. Taxes $ 4,168

Neighborhood Name OXFORD MANOR | Map Reference 0425-B2 | Census Tract 0012.00

Occupant [ ] Owner [X] Tenant [ ] Vacant | Special Assessments $ 0 | [ ] PUD | HOA $ 0 [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) HEL

Lender/Client Bank of the West | Address 2527 Camino Ramon, Nc - B07-1b-k, San Ramon, CA 94583

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? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s). METROLIST MLS AND PUBLIC RECORDS DO NOT REVEAL ANY CURRENT LISTINGS, PRIOR SALES/LISTINGS OF THE SUBJECT IN THE PAST12 MONTHS PRIOR TO EFFECTIVE DATE OF THIS REPORT.

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	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	90 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	2 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	260 Low	45	Multi-Family	3 %
Neighborhood Boundaries	BROOKSIDE RD TO THE NORTH, W HARDING WAY TO THE SOUTH,							850 High	105	Commercial	5 %
KENSINGTON WAY TO THE EAST, AND N PERSHING AVE TO THE WEST.								455 Pred.	65	Other	%

Neighborhood Description See Attached Addendum. SUBJECT IS NOT LOCATED IN DECLARED DISASTERS AREA. BORROWER NAME IS NOT THE SAME AS OWNER OF PUBLIC RECORD. PER OBSERVATION AND PUBLIC RECORD SUBJECT STREET ADDRESS IS 1140 N. COUNTRY CLUB BLVD.

Market Conditions (including support for the above conclusions) See Attached Addendum.

SITE

Dimensions 74 X 99 X 75 X 98 | Area 7500 sf | Shape IRREGULAR | View N;Res;

Specific Zoning Classification R-1 | Zoning Description SINGLE FAMILY RESIDENCE

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street ASPHALT	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley NONE	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 06077C0455F | FEMA Map Date 10/16/2009

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. See Attached Addendum. COUNTRY CLUB BLVD IS A BUSY ROAD. HOWEVER, SUBJECT IS SITUATED TOWARD THE END OF STREET. PER OBSERVATION IT APPEARS TO BE MUCH QUIETER WITH MUCH LESS TRAFFIC FLOW. NO ADVERSE EFFECT ON SUBJECT LOCATION NOTED. NO ADVERSE CONDITION ON EGRESS AND INGRESS ON/OFF THE PROPERTY NOTED.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	Foundation Walls CONCRETE/AVG	Floors TILE/WD/AVG
# of Stories 1	[ ] Full Basement [X] Partial Basement	Exterior Walls BRICK/AVG	Walls DRYWALL/AVG
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 585 sq. ft.	Roof Surface TILE/AVG	Trim/Finish WOOD/AVG
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 50 %	Gutters & Downspouts METAL/AVG	Bath Floor TILE/AVG
Design (Style) RANCH	[ ] Outside Entry/Exit [X] Sump Pump	Window Type DUAL PANE/AVG	Bath Wainscot TILE/AVG
Year Built 1941	Evidence of [ ] Infestation	Storm Sash/Insulated TYPICAL/AVG	Car Storage [ ] None
Effective Age (Yrs) 45	[ ] Dampness [ ] Settlement	Screens YES/AVG	[X] Driveway # of Cars 2
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface CONCRETE
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel GAS	[X] Fireplace(s) # 1 [X] Fence WOOD	[X] Garage # of Cars 2
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck C/C [X] Porch FRONT	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool NONE [ ] Other NONE	[ ] Att. [X] Det. [ ] Built-in

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 6 Rooms | 3 Bedrooms | 2.1 Bath(s) | 2,103 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). SUBJECT HAS WOOD, AND TILE FLOORS. FRONT COVERED PORCH, COVERED CONCRETE PATIO, AND GOOD INTERIOR TRAFFIC FLOW.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;OVERALL CONDITION IS ACCEPTABLE AND CONSISTENT WITH THAT TYPICALLY FOUND WELL IN A WELL MAINTAINED DWELLING. THE SUBJECT IMPROVEMENTS APPEAR TO BE PROPERLY CONSTRUCTED OF MATERIALS AND FINISH THAT ARE ACCEPTABLE IN THIS MARKET AND PRICE RANGE. NO SIGNIFICANT REMODELING OR RENOVATION HAS TAKEN PLACE AND NONE WOULD BE EXPECTED. NO "NEEDED REPAIRS" OF SIGNIFICANCE WERE NOTED, ALTHOUGH IT IS POSSIBLE THAT SOME MAY EXIST, ESPECIALLY IF THEY WERE NOT < continued in addendum >

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. WHILE NO PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS THAT AFFECT LIVABILITY, SOUNDNESS OR STRUCTURAL INTEGRITY WERE NOTED, SUCH ITEMS ARE GENERALLY BEYOND THE EXPERTISE OF THE APPRAISER. ISSUES OF SOUNDNESS AND STRUCTURAL INTEGRITY ARE OFTEN RELATED TO AREAS THAT ARE HIDDEN FROM THE APPRAISER'S VIEW.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. THE APPRAISER IS NOT FAMILIAR WITH EVERY HOME IN THE NEIGHBORHOOD. HOWEVER, THE APPRAISER IS FAMILIAR WITH THE NEIGHBORHOOD. BASED ON DRIVING THROUGH NEIGHBORHOOD, STUDYING MLS DATA AND THEIR PHOTOS OF THE COMPARABLES, SUBJECT PROPERTY GENERALLY CONFIRM TO THE NEIGHBORHOOD.

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There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 520,000 to $ 520,000 .

There are 41 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 450,000 to $ 565,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	1140 COUNTRY CLUB N BLVD STOCKTON, CA 95204	2525 MANCHESTER AVE STOCKTON, CA 95204		620 N CENTRAL AVE STOCKTON, CA 95204		1966 W SONOMA AVE STOCKTON, CA 95204	
Proximity to Subject		0.72 miles SE		1.13 miles SE		0.11 miles SW	
Sale Price	$		$ 530,000		$ 460,000		$ 550,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 336.29 sq. ft.		$ 275.28 sq. ft.		$ 246.31 sq. ft.	
Data Source(s)		MTROLISMLS#222048927;DOM 33		MTROLISMLS#222037102;DOM 42		MTROLISMLS#222046129;DOM 4	
Verification Source(s)		REALIST/DOC#92812		REALIST/DOC#74266		REALIST/DOC# 61847	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;6200		ArmLth FHA;0		ArmLth Conv;0	
Date of Sale/Time		s08/22;c08/22		s06/22;c05/22		s05/22;c04/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	7500 sf	6590 sf	0	5001 sf	10,000	7379 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;RANCH	DT1;RANCH		DT1;RANCH		DT1;RANCH	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	81	71	0	96	0	72	0
Condition	C4	C4	-15,000	C4		C3	-25,000
Above Grade Room Count	Total 6 Bdrms. 3 Baths 2.1	Total 6 Bdrms. 3 Baths 2.0	3,000	Total 6 Bdrms. 4 Baths 1.0	9,000	Total 6 Bdrms. 4 Baths 2.1	0
Gross Living Area 125	2,103 sq. ft.	1,576 sq. ft.	66,000	1,671 sq. ft.	54,000	2,233 sq. ft.	-16,000
Basement & Finished Rooms Below Grade	585sf292sfin 0rr0br0.0ba1o	0sf	0 0	0sf	0 0	0sf	0 0
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FWA/CENTRAL	FWA/CENTRAL		FWA/CENTRAL		FWA/CENTRAL	
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	2gd2dw	2gd2dw		2gd2dw		2gd2dw	
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO		PORCH/PATIO		PORCH/PATIO	
Swimming Pool	NO POOL	BUILT IN POOL	-35,000	NO POOL		NO POOL	
Net Adjustment (Total)		[X] + [ ] -	$ 19,000	[X] + [ ] -	$ 73,000	[ ] + [X] -	$ 41,000
Adjusted Sale Price of Comparables		Net Adj. 3.6% Gross Adj. 22.5%	$ 549,000	Net Adj. 15.9% Gross Adj. 15.9%	$ 533,000	Net Adj. -7.5% Gross Adj. 7.5%	$ 509,000

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

My research [ ] did [X] 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) METROLIST MLS & REALIST

My research [ ] did [X] 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) METROLIST MLS & REALIST

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	METROLIST& REALIST	METROLIST& REALIST	METROLIST& REALIST	METROLIST& REALIST
Effective Date of Data Source(s)	09/10/2022	09/10/2022	09/10/2022	09/10/2022

Analysis of prior sale or transfer history of the subject property and comparable sales PER MLS, AND REALIST (PUBLIC RECORDS) SUBJECT NOT SOLD FOR THE THREE YEARS PRIOR TO THE EFFECTIVE DATE OF THIS REPORT. PUBLIC RECORD AND MLS DID NOT REVEAL ANY PRIOR SALES OF COMPARABLE SALES IN THE PAST 12 MONTHS PRIOR TO THEIR LAST PURCHASE DATES. THE PRIOR SALES HISTORY OF THE SUBJECT AND COMPARABLE SALES REVEALED NOTHING OTHER THAN WHAT APPEAR TO BE ARM'S LENGTH TRANSACTIONS AT SALES PRICES CONSISTENT WITH COMPETING PROPERTIES. THE LOCAL MLS AND COUNTY RECORDS WERE USED AS THE PRIMARY SOURCE FOR THE ABOVE PRIOR SALES DATA. PER MLS, COMPARABLE

Summary of Sales Comparison Approach. See Attached Addendum. METROLIST MLS AND REALIST DO NOT PROVIDE THE CONTRACT DATES FOR THE ABOVE COMPARABLE SALES. DURING THE COURSE OF BUSINESS THE APPRAISER WAS UNABLE TO OBTAIN SUCH INFORMATION. THEREFORE; THE ABOVE INDICATED PENDING DATES WERE UTILIZED AS CONTRACT DATES . NO RECENT COMPARABLE SALES WITH SIMILAR LOT SIZE TO SUBJECT WAS AVAILABLE. THE MARKET DATA FOR PROPERTIES IN THIS NEIGHBORHOOD AND PRICE RANGE SUGGEST THAT PURCHASERS DO NOT VIEW UP TO 1,000 SF. LOT DIFFERENCE AS RELEVANT AND THEREFORE, THIS DIFFERENCE DOES NOT APPEAR TO HAVE MARKET REACTION. SUBJECT MARKET AREA IS COMPRISED OF HOMES WITH WIDE RANGE OF YEAR BUILT. MARKET DATA FOR PROPERTIES IN THIS NEIGHBORHOOD AND PRICE RANGE SUGGEST THAT PURCHASERS VIEW THE OVERALL CONDITION AND

Indicated Value by Sales Comparison Approach $ 533,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 533,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $ 0

DUE TO LACK RELIABLE RENTAL DATA THE INCOME APPROACH LACKS RATIONALE. THEREFORE; IT WAS NOT DEVELOPED. THE APPRAISER OF CURRENT OPINION OF MARKET VALUE REFLECTS THE MOST RECENT COMPARABLES AND MOST RECENT MARKET ACTIVITIES OF SIMILAR HOMES TO THE SUBJECT.

This appraisal is made [X] "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: NO CONDITIONS OF APPRAISAL. THIS IS A COMPLETE APPRAISAL REPORT. THIS APPRAISAL REPORT IS INTENDED FOR MORTGAGE FINANCE ONLY.

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 $ 533,000 as of 09/10/2022 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

CLARIFICATION OF INTENDED USE AND INTENDED USER:
THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL.

CLARIFICATION OF THE TERM "COMPLETE VISUAL INSPECTION":
CERTIFICATION #2 ON PAGE 5 OF THIS REPORT STATES THAT THE APPRAISER HAS PERFORMED A "COMPLETE VISUAL INSPECTION" OF THE PROPERTY. IT SHOULD BE UNDERSTOOD THAT THE "COMPLETE VISUAL INSPECTION" WAS PERFORMED WITHIN THE CONTEXT OF THE INTENDED USE AND INTENDED USER IDENTIFIED ON PAGE 4 AND CLARIFIED ABOVE. THAT IS, THE APPRAISER'S INSPECTION OF THE PROPERTY IS FOR VALUATION PURPOSES ONLY AND IS STRICTLY FOR THE PURPOSE OF ASSISTING THE LENDER/CLIENT IN EVALUATING THE PROPERTY.

THE APPRAISER'S INSPECTION OF THE PROPERTY WAS LIMITED TO WHAT WAS READILY OBSERVABLE WITHOUT MOVING FURNITURE, FLOOR COVERINGS OR PERSONAL PROPERTY. UNLESS OTHERWISE STATED, THE APPRAISER DID NOT VIEW ATTICS, CRAWL SPACE OR ANY OTHER AREA THAT WOULD INVOLVE THE USE OF LADDERS OR SPECIAL EQUIPMENT. THE APPRAISER'S VIEWING OF THE PROPERTY WAS LIMITED TO SURFACE AREAS ONLY AND CAN OFTEN BE COMPROMISED BY LANDSCAPING, PLACEMENT OF PERSONAL PROPERTY OR EVEN WEATHER CONDITIONS. MOST IMPORTANTLY, THE APPRAISER'S INSPECTION OF THE PROPERTY IS FAR DIFFERENT FROM AND MUCH LESS INTENSIVE THAN THE TYPE OF INSPECTIONS PERFORMED TO DISCOVER PROPERTY DEFECTS. THE APPRAISER IS NOT A HOME INSPECTOR, BUILDING CONTRACTOR, PEST CONTROL SPECIALIST OR STRUCTURAL ENGINEER. AN APPRAISAL IS NOT A SUBSTITUTE FOR A HOME INSPECTION OR AN INSPECTION BY A QUALIFIED EXPERT IN DETERMINING ISSUES SUCH AS, BUT NOT LIMITED TO, FOUNDATION SETTLEMENT OR STABILITY, MOISTURE PROBLEMS, WOOD DESTROYING (OR OTHER) INSECTS, RODENTS OR PESTS, RADON GAS OR LEAD-BASED PAINT. THE CLIENT IS INVITED AND ENCOURAGED TO EMPLOY THE SERVICES OF APPROPRIATE EXPERTS TO ADDRESS ANY AREA OF CONCERN.

THE APPRAISER HAS PREPARED THIS APPRAISAL REPORT IN FULL COMPLIANCE WITH APPLICABLE APPRAISER INDEPENDENCE REQUIREMENTS AND HAS NOT PERFORMED, PARTICIPATED IN, OR BEEN ASSOCIATED WITH ANY ACTIVITIES IN VIOLATION OF THOSE REQUIREMENTS.
THE APPRAISER PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE-YEARS PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

FIRREA CERTIFICATION STATEMENT: THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION.

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) See Attached Addendum. BECAUSE OF THE AGE OF THE SUBJECT'S IMPROVEMENTS, AND LACK MARKET DATA, THE COST APPROACH IS NOT A RELIABLE INDICATOR OF VALUE AND IS NOT APPLICABLE IN THIS REPORT.THE SALES COMPARISON APPROACH IS THE MOST RELIABLE APPROACH TO VALUE AND WAS GIVEN THE MOST WEIGHT.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = $ 93,000
Source of cost data	Dwelling 2,103 Sq. Ft. @ $ ..... = $ 0
Quality rating from cost service Effective date of cost data	Bsmt: 585 Sq. Ft. @ $ ..... = $ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
	Garage/Carport 437 Sq. Ft. @ $ ..... = $ 0
	Total Estimate of Cost-New ..... = $ 0
	Less Physical / Functional / External
	Depreciation = $ (0)
	Depreciated Cost of Improvements ..... = $ 0
	"As-is" Value of Site Improvements ..... = $
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH ..... = $

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) HOMES IN THIS PRICE RANGE AND NEIGHBORHOOD ARE TYPICALLY PURCHASED FOR USE AND NOT INCOME. THUS, THE INCOME APPROACH LACKS RATIONALE AND WAS NOT DEVELOPED.

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 an 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(s)

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 this 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.

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.

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).

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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.

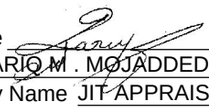
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 TARIQ M . MOJADDEDI
Company Name JIT APPRAISAL SERVICES
Company Address 4385 OAKRIDGE DR
TRACY, CA 95377
Telephone Number 925-705-2970
Email Address Jitappraisal@gmail.com
Date of Signature and Report 09/13/2022
Effective Date of Appraisal 09/10/2022
State Certification # AR033061
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 02/05/2024

ADDRESS OF PROPERTY APPRAISED
1140 COUNTRY CLUB N BLVD
STOCKTON, CA 95204

APPRAISED VALUE OF SUBJECT PROPERTY $ 533,000

LENDER/CLIENT
Name SERVICELINK
Company Name Bank of the West
Company Address 2527 Camino Ramon, Nc-B07-1b-k
San Ramon, CA 94583
Email Address N/A

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

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

JIT APPRAISAL SERVICES

Uniform Residential Appraisal Report

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FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
1140 COUNTRY CLUB N BLVD Address STOCKTON, CA 95204		1020 OXFORD WAY STOCKTON, CA 95204					
Proximity to Subject		0.81 miles SE					
Sale Price	$		$ 520,000		$		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 277.48 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		MTROLISMLS#81901558;DOM 46					
Verification Source(s)		REALIST					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;0					
Date of Sale/Time		Active					
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	7500 sf	6600 sf	0				
View	N;Res;	N;Res;					
Design (Style)	DT1;RANCH	DT1;RANCH					
Quality of Construction	Q4	Q4					
Actual Age	81	83	0				
Condition	C4	C4					
Above Grade Room Count	Total 6 / Bdrms. 3 / Baths 2.1	Total 6 / Bdrms. 3 / Baths 1.1	4,000	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area 125	2,103 sq. ft.	1,874 sq. ft.	29,000	sq. ft.		sq. ft.	
Basement & Finished	585sf292sfin	0sf	0				
Rooms Below Grade	0rr0br0.0ba1o		0				
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	FWA/CENTRAL	FWA/CENTRAL					
Energy Efficient Items	NONE	NONE					
Garage/Carport	2gd2dw	2gd2dw					
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO					
Swimming Pool	NO POOL	NO POOL					
Net Adjustment (Total)		[X] + [ ] - $ 33,000		[ ] + [ ] - $		[ ] + [ ] - $	
Adjusted Sale Price of Comparables		Net Adj. 6.3% Gross Adj. 6.3% $ 553,000		Net Adj. % Gross Adj. % $		Net Adj. % Gross Adj. % $	

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	METROLIST& REALIST	METROLIST& REALIST		
Effective Date of Data Source(s)	09/10/2022	09/10/2022		

Summary of Sales Comparison Approach COMPARABLE #4 IS AN ACTIVE LISTING LOCATED IN SUBJECT MARKET NEIGHBORHOOD, AND WAS INCLUDED TO DEMONSTRATE CURRENT MARKET ACTIVITY WITHIN THE SUBJECT'S MARKETING AREA FOR OFFERED HOMES. PER MLS, THIS PROPERTY HAS BEEN ON THE MARKET FOR 46 DAYS.

JIT APPRAISAL SERVICES

Uniform Appraisal Dataset Definitions

File No. 13258067 A

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are 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 residences 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.

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

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

JIT APPRAISAL SERVICES

Uniform Appraisal Dataset Definitions

File No. 13258067 A

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design(Style)
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
BsyRd	Busy Road	Location
cp	Carport	Garage/Carport
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
cv	Covered	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
DT	Detached Structure	Design(Style)
dw	Driveway	Garage/Carport
Estate	Estate Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Garage - Attached	Garage/Carport
gbi	Garage - Built-in	Garage/Carport
gd	Garage - Detached	Garage/Carport
GR	Garden Structure	Design(Style)
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
HR	High Rise Structure	Design(Style)
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
MR	Mid-Rise Structure	Design(Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
op	Open	Garage/Carport
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design(Style)
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RT	Row or Townhouse	Design(Style)
RH	Rural Housing - USDA	Sale or Financing Concessions
SD	Semi-detached Structure	Design(Style)
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
w	Withdrawn Date	Date of Sale/Time
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		

Legal Description
POR. OXFORD MANOR NO. 2 ASSESSOR'S MAP BOOK 113 PAGE 04 OXFORD MANOR 02 BLOCK 10 LOT 3, 4

ABOVE INDICATED LEGAL DESCRIPTION WAS PROVIDED BY REALIST (PUBLIC RECORD). DURING THE COURSE OF BUSINESS VERY LIMITED INFORMATION REGARDING SUBJECT LEGAL DESCRIPTION WAS AVAILABLE TO THE APPRAISER. THE APPRAISER DID NOT HAVE ACCESS TO SUBJECT PRELIMINARY TITLE REPORT. PLEASE NOTE, IN ORDER TO MEET MEET LENDER/CLIENT SPECIFIC DUE DATE, AND AVOID UNNECESSARY DELAYS, THIS APPRAISAL REPORT HAD TO BE COMPLETED WITH PARTIAL LEGAL DESCRIPTION. FOR ADDITIONAL INFORMATION PLEASE SEE PRELIMINARY TITLE REPORT.

Neighborhood Description
SUBJECT PROPERTY IS LOCATED IN OXFORD MANOR NEIGHBORHOOD, STOCKTON CALIFORNIA. IT IS AN ESTABLISHED COMMUNITY PRIMARILY MADE UP OF DETACH SINGLE FAMILY HOMES RANGING IN SIZES BETWEEN 9,00 TO 2,700+/- SQUARE FEET. BASED ON THE OBSERVATION FROM AT LEAST THE STREETS, MOST HOMES IN THIS NEIGHBORHOOD ARE OF AVERAGE QUALITY MATERIALS AND DISPLAY EFFECTIVE AGES SOME WHAT LESS THAN ACTUAL AGES, AND DISPLAY HIGH LEVEL OF CONFORMITY AND COMPATIBILITY. BASED ON DRIVING THROUGH NEIGHBORHOOD, STUDYING MLS DATA AND THEIR PHOTOS OF THE COMPARABLES, SUBJECT PROPERTY GENERALLY CONFIRM TO THE NEIGHBORHOOD.

STOCKTON IS THE COUNTY SEAT OF SAN JOAQUIN COUNTY IN THE CENTRAL VALLEY OF THE U.S. STATE OF CALIFORNIA. THE CITY IS LOCATED ON THE SAN JOAQUIN RIVER IN THE NORTHERN SAN JOAQUIN VALLEY AND HAD AN ESTIMATED POPULATION OF 315,592 AS OF 2016. STOCKTON IS THE 13TH LARGEST CITY IN CALIFORNIA AND THE 63RD LARGEST CITY IN THE UNITED STATES. STOCKTON IS SITUATED AMIDST THE FARMLAND OF CALIFORNIA'S SAN JOAQUIN VALLEY, A SUBREGION OF THE CENTRAL VALLEY. INTERSTATE 5 AND STATE ROUTE 99, INLAND CALIFORNIA'S MAJOR NORTH-SOUTH HIGHWAYS, PASS THROUGH THE CITY. STATE ROUTE 4 AND THE DREDGED SAN JOAQUIN RIVER CONNECT THE CITY WITH THE SAN FRANCISCO BAY AREA TO ITS WEST. STOCKTON AND SACRAMENTO ARE CALIFORNIA'S ONLY INLAND SEA PORTS. ACCORDING TO THE UNITED STATES CENSUS BUREAU, THE CITY OCCUPIES A TOTAL AREA OF 64.8 SQUARE MILES.

COMMENTS REGARDING THE PREDOMINATE VALUE.

THE PREDOMINATE VALUE REPRESENTS THE MARKET AS A WHOLE. THE PREDOMINATE VALUE OF THE SUBJECT'S NEIGHBORHOOD IS BASED ON A SEARCH OF ALL SALES WITHIN IT'S DEFINED NEIGHBORHOOD, AND THE SUBJECT'S VALUE IS A DETERMINED BY A MORE SPECIFIC SEARCH OF PROPERTIES THAT ARE NARROWED BASED ON SIZE, GENERAL DESCRIPTIONS AND FEATURES THAT ARE THE MOST SIMILAR TO THE SUBJECT. SUBJECT UNIT IS NOT CONSIDERED TO BE OVER/UNDER-IMPROVED FOR THE MARKETING AREA.

Neighborhood Market Conditions
BASED ON THE MOST RECENT MARKET ANALYSIS,(METROLIST MLS, QUATTRO MLS, REALIST) AS OF EFFECTIVE DATE OF THIS APPRAISAL REPORT, HOME VALUE IN SUBJECT'S MARKET AREA APPEARS TO STABILIZING. HOWEVER, A CAREFUL REVIEW OF AGGREGATED SALES DATA INDICATE THAT MARKET PRICE LEVEL IN SUBJECT'S MARKET AREA HAVE SIGNIFICANTLY IN THE PAST 24 MONTHS.

August 2022 Average Sold Price per Square Footage is Neutral*

Average Sold Price per Square Footage in August 2022: $291
- Up 3.2% compared to last month
- Up 5.4% compared to last year

August 2022 Average Continuous Days on Market trend Remains Steady*

Continuous Days on Market in August 2022: 16
- Down 30.4% compared to last month
- Down 20% compared to last year

August 2022 Sold/Original List Price Ratio Remains Steady*

Sold/Original List Price % in August 2022: 99%
- Up 1% compared to last month
- Down 2% compared to last year

August 2022 is a Seller's market*

Months of Inventory based on Closed Sales in August 2022: 1.8
- Up 5.8% compared to last month
- Up 84.2% compared to last year

Highest and Best Use
THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY AS IMPROVED IS LIMITED TO SINGLE FAMILY AND THE PRESENT USE IS THE MOST PRACTICAL USE.

LEGALLY PERMISSIBLE
PER ZONING OF THE PROPERTY AND ITS RESTRICTIONS SUBJECT PROPERTY IS LEGALLY PERMISSIBLE AS SINGLE FAMILY RESIDENTIAL HOME. THERE IS NO NON-CONFORMING STRUCTURE ON SUBJECT'S SITE.

PHYSICALLY POSSIBLE
SUBJECT'S SIZE, SHAPE, TOPOGRAPHY AND ACCESSIBILITY OF THE SITE IS PHYSICALLY POSSIBLE. THE SIZE OF THE SITE IS ADEQUATE TO CONSTRUCT AN IMPROVEMENT. SUBJECT'S SITE IS SIMILAR TO THE SURROUNDING LOTS. PER ZONING THE SITE CAN NOT BE SPLIT PHYSICALLY INTO ADDITIONAL SITES. THE SITE LEVEL AND IT IS TYPICAL FOR THE PROPERTIES IN THE MARKET AREA.

FINANCIALLY FEASIBLE
SUBJECT'S IMMEDIATE MARKET NEIGHBORHOOD IS COMPRISED OF SINGLE FAMILY HOMES. THIS PERTAINS TO THE HIGHEST AND BEST USE AS IF VACANT. FEASIBLE ECONOMIC USES FOR THIS PARCEL IS THE CURRENT USE.

MOST PROFITABLE
WITH HIGHEST AND BEST USE AS IS, SUBJECT IS CONSIDERED TO BE FINANCIALLY PROFITABLE. THE HIGHEST RESIDUAL LAND VALUE IS CONSISTENT WITH THE MARKET AREA.

ALL COMPARABLE SALES UTILIZED IN THIS REPORT ARE LOCATED IN SUBJECT MARKET NEIGHBORHOOD AND HAVE THE SAME HIGHEST AND BEST USE AS SUBJECT.

Site Comments
THIS IS BASICALLY A FLAT SITE THAT IS VERY TYPICAL OF THE NEIGHBORHOOD IN TERMS OF SIZE, TOPOGRAPHY, VIEW AND GENERAL APPEAL. IT PROVIDES A SUITABLE SETTING FOR THE IMPROVEMENTS AND IS CONSISTENT WITH MARKET EXPECTATIONS IN THIS PRICE RANGE. LANDSCAPING CONSISTS OF SOME FOUNDATION PLANTINGS, SHRUBBERY AND A FEW TREES. MANY SITE-RELATED ISSUES ARE BEYOND THE SCOPE OF THIS ASSIGNMENT. STATEMENTS REGARDING ZONING COMPLIANCE ARE INTENDED ONLY IN THE MOST GENERAL SENSE. ZONING AND BUILDING ORDINANCES VARY SIGNIFICANTLY FROM ONE MUNICIPALITY TO ANOTHER AND CAN BE EXTREMELY DETAILED. THE SCOPE OF THIS ASSIGNMENT DOES NOT INCLUDE A COMPARISON OF EVERY POTENTIALLY SIGNIFICANT CHARACTERISTIC OF THE SUBJECT PROPERTY'S SITE AND IMPROVEMENTS RELATIVE TO ZONING AND BUILDING ORDINANCES. UNLESS OTHERWISE NOTED. NO ADVERSE EASEMENTS, ENCROACHMENT OR SLIDE AREA NOTED THAT WOULD EFFECT THE VALUE OF THE SUBJECT PROPERTY. THE APPRAISER HAVE NOT CHECKED THE LAND RECORDS FOR EASEMENTS, AND HAVE REPORTED ONLY APPARENT EASEMENTS, ENCROACHMENT, AND OTHER APPARENT ADVERSE CONDITION. HOWEVER, A CURRENT LOCATIONAL OR BOUNDARY SURVEY, WHICH WAS UNAVAILABLE TO THE APPRAISER, MAY REVEAL ENCROACHMENTS, EASEMENT, ZONING VIOLATIONS OR OTHER MATTERS OF INTEREST THAT COULD LEAD TO MODIFICATION OF THE APPRAISED VALUE.

EVEN THOUGH THE APPRAISER OF THIS REPORT DID NOT RECEIVE A DRAFT ENVIRONMENTAL OR PROPERTY CONDITION REPORT, THE APPRAISER, WALKED AROUND THE SUBJECT SITE, INCLUDING THE REAR OF THE BUILDINGS, THE PARKING STRUCTURE, DRIVEWAY AND DID NOT OBSERVE ANY OBVIOUS INDICATORS OF ENVIRONMENTAL CONTAMINATION OR ADVERSE PROPERTY CONDITION ISSUES.

Condition of the Property
Continued from Condition of the Property: READILY VISIBLE TO THE APPRAISER. THE APPRAISAL SHOULD NOT BE RELIED ON AS A SUBSTITUTE FOR A HOME INSPECTION.

ALL SUBJECT'S MECHANICAL EQUIPMENTS WERE IN WORKING CONDITION. ALL SUBJECT'S UTILITIES WERE ON DURING THE TIME OF THE FIELD OBSERVATION.

SUBJECT WAS CONFIRMED TO HAVE SMOKE AND CARBON MONOXIDE DETECTORS IN THE INTERIOR OF THE SUBJECT UNIT DURING THE TIME OF THE FIELD OBSERVATION. THE WATER HEATER WAS DOUBLED STRAPPED.

IT SHOULD NE NOTED THAT THIS APPRAISALS IS NO GUARANTEE THAT THE SUBJECT PROPERTY IS FREE FROM DEFECTS. IT SHOULD BE NOTED THAT THE APPRAISAL ONLY ESTABLISHES THE VALUE OF THE PROPERTY FOR MORTGAGE INSURANCE PURPOSES.

PER OBSERVATION, SUBJECT HAS A PARTIAL FINISHED BASEMENT WITH INTERIOR EXIT/ENTRY.
DURING THE TIME OF THE FIELD OBSERVATION, STANDING WATER NOTED IN THE UNFINISHED AREA OF SUBJECT BASEMENT (SEE ATTACHED PHOTOS). PER CURRENT OWNER'S STATEMENTS THE PUMP MAY HAVE BEEN TURNED OFF BY THE OCCUPANTS. PER HOME OWNER, THERE IS NO ADVERSE CONDITION WITH THE SUBJECT PROPERTY. PLEASE NOTE THAT THE APPRAISER IS NOT A HOME INSPECTOR. THE APPRAISER IS UNABLE TO DETERMINE THE SOURCE OF THE WATER LEAK.

AN EXTRAORDINARY ASSUMPTION WAS INVOKED AS OF THE EFFECTIVE DATE OF THE ASSIGNMENT RESULTS, ASSUMING THAT THERE IS NO PROBLEM! AND THERE IS NO ADVERSE EFFECT ON SUBJECT VALUE. THE FINAL OPINION OF VALUE FOR THIS ASSIGNMENT MAY HAVE BEEN AFFECTED BY THE USE OF THIS ASSUMPTION.
ANY ADVERSE CONDITION OR NEEDED REPAIR MAY LEAD TO THE MODIFICATION OF APPRAISED VALUE.

SQUARE FOOTAGE - METHOD FOR CALCULATING: ANSI

SUBJECT IS A SINGLE STORY DETACHED SINGLE FAMILY HOUSE WITH 2,103 ABOVE- GRADE FINISHED SQUARE FEET (EXCLUDING THE GUEST ROOM), 437 SQUARE FEET 2 CAR GARAGE, AND 585 SQUARE FEET BASEMENT. FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON THE MEASURED DIMENSIONS ONLY AND MAY INCLUDE UNFINISHED AREAS.

Comments on Sales Comparison
MY INITIAL COMPARABLE SEARCH WITHIN SUBJECT MARKET NEIGHBORHOOD REVEALED 5 COMPARABLE SALES THE PAST 6 MONTHS. THE CRITERIA USED IN PERFORMING THE SEARCH WAS BASED ON THE PROXIMITY TO SUBJECT, OVERALL SIMILARITY, SUCH AS LOT SIZE, QUALITY, AGE, GROSS LIVING AREA TO WITHIN 15% OF SUBJECT'S GLA , BEDROOM\BATHROOM COUNTS, TOTAL ROOM COUNTS, AND LOCATION.

PLEASE NOTE THAT DUE TO THE AFOREMENTIONED CRITERIA APPLIED BY THE APPRAISER, THE POOL OF POTENTIAL COMPARABLES AVAILABLE FOR USE WERE VERY LIMITED. FURTHERMORE, SALES THAT MAY BE SITUATED IN CLOSER PROXIMITY TO THE SUBJECT THAN THE COMPARABLES UTILIZED MAY HAVE BEEN EXCLUDED IN AN EFFORT TO SELECT THE MOST APPROPRIATE COMPARABLES AVAILABLE AT THE TIME OF INSPECTION. BY APPLYING THE AFOREMENTIONED CRITERIA THAT APPRAISER IS ATTEMPTING TO INSURE THAT COMPARABLES UTILIZED SUPPORT THE OPINION OF VALUE, THAT BUYERS AND SELLERS WERE TYPICALLY MOTIVATED AND ACTING IN THEIR OWN INTEREST.

IN SEARCHING FOR COMPARABLE THE APPRAISER HAS EMPHASIZED ON RECENT SUBDIVISION SALES THAT CLOSED IN WITHIN THE 90 DAYS PRIOR TO INSPECTION. IN CASE WHERE THE APPRAISER COULD NOT LOCATE RECENT SALES WITHIN THE SUBDIVISION, IT WAS NECESSARY TO EXPAND THE SEARCH AND A REPRESENTATIVE SAMPLE OF HOMES FROM WITHIN THE COMPETING SUBDIVISION WERE UTILIZED IN AN EFFORT TO ACCURATELY PORTRAY MARKET VALUE FOR THE SUBJECT.

PLEASE NOTE THAT THE APPRAISER CONDUCTED AN EXHAUSTIVE SEARCH FOR RECENT SALES THAT COULD BE CONSIDERED TO BE COMPETITIVE TO THE SUBJECT. HOWEVER, VERY LIMITED SALES THAT COULD BE CONSIDERED SIMILAR IN TERMS OF AGE GLA IN CONJUNCTION WITH CONDITION WERE AVAILABLE AS OF THE EFFECTIVE DATE. CONSEQUENTLY THE APPRAISER WAS FORCED TO UTILIZE COMPARABLE SALE WITH SMALLER GLA.

COMPARABLE # 1 AND # 2 ARE RECENT SALES LOCATED IN SUBJECT MARKET NEIGHBORHOOD. BASED ON THE REVIEW OF MLS PHOTOS, COMPARABLE # 1 APPEARS TO HAVE REMODELED KITCHEN. THUS APPROXIMATE ADJUSTMENT WARRANTED TO VALUE IN THIS REPORT.

ACCORDING TO MLS REMARKS AND MLS PHOTOS, COMPARABLE # 2 APPEARS TO HAVE SEMI FINISHED BASEMENT. HOWEVER, THE APPRAISER HAS NO INFORMATION REGARDING THE SIZE CHARACTERISTIC OF THE BASEMENT. IT WAS MAINLY UTILIZED TO BRACKET SUBJECT BASEMENT.

PER MLS PHOTOS, COMPARABLE # 1 HAS A BUILT IN SWIMMING POOL. INDICATED APPROXIMATE SWIMMING POOL ADJUSTMENT REFLECT THE POOL AND SUPERIOR PATIO AND SUPERIOR REAR YARD. PLEASE NOTE THAT THE GLA DIFFERENTIAL FOR COMPARABLE # 1 AND # 2 EXCEED THE PREFERRED 20% GUIDELINE. THIS IS ATTRIBUTED TO THE COMPLEXITY OF COMPARABLE SELECTION AND THE LACK OF AVAILABLE RECENT COMPARABLE SIMILAR IN TERMS OF GLA. CONSEQUENTLY, THE APPRAISER WAS FORCED TO UTILIZE HOMES THAT WERE INFERIOR IN TERMS OF PHYSICAL CHARACTERISTICS AND MAKE THE NECESSARY ADJUSTMENTS.

COMPARABLE # 3 IS LOCATED IN SUBJECT MARKET NEIGHBORHOOD. IT WAS MAINLY UTILIZED TO BRACKET GROSS LIVING AREA. BASED ON THE REVIEW OF MLS PHOTOS, THIS PROPERTY APPEARS TO BE IN BETTER OVERALL CONDITION AND IMPROVEMENTS AS COMPARED TO SUBJECT. THUS LARGER CONDITION ADJUSTMENT DEEMED REQUIRED TO VALUE IN THIS REPORT.

IT SHOULD BE NOTED THAT RESEARCH OF THE SUBJECT MARKETING AREA INDICATES A WIDE RANGE OF VALUE FOR HOMES THAT APPEAR TO BE SIMILAR IN TERMS OF PHYSICAL CHARACTERISTICS. BASED ON THE REVIEW OF AGGREGATED SALES

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		

DATA, THERE IS NOT ENOUGH MARKET DATA TO SUPPORT ADJUSTMENTS FOR SOME OF DISSIMILAR ITEMS BETWEEN THE SUBJECT AND COMPARABLE PROPERTIES. CONSEQUENTLY, THIS DIFFERENCE MAY HAVE LED TO WIDE RANGE OF ADJUSTED SALES PRICES.

ALL FEATURES AND CONDITION ADJUSTMENTS WARRANTED BASED ON THE SUBJECT CURRENT APPROXIMATE MARKET REACTION AND APPRAISER'S ASSESSMENTS OF CONTRIBUTORY VALUE VIA MATCHED PAIR ANALYSIS.

PLEASE NOTE THAT THE CREDIBILITY OF SALES COMPARISON APPROACH/MARKET APPROACH DEPEND UPON THE ACCURACY OF THE SALES DATA COLLECTED, AS WELL AS THE DEGREE OF COMPARABILITY BETWEEN EACH SALE PROPERTY AND THE SUBJECT PROPERTY. WITH THE FOREGOING IN MIND, THE APPRAISER OF THIS REPORT MADE A CAREFUL SEARCH AND ANALYZED ALL THE AVAILABLE SALES DATA, AND MADE EVERY EFFORT TO PROVIDE LENDER/CLIENT WITH CLEAR AND ACCURATE UNDERSTANDING OF THE MARKET TREND. IN DEVELOPING THE REAL PROPERTY APPRAISAL, THE APPRAISER MADE EVERY EFFORT TO CORRECTLY COMPLETE THE RESEARCH AND ANALYSES NECESSARY TO PRODUCE A CREDIBLE APPRAISAL.

THE APPRAISER OF THIS REPORT CAME TO THE FINAL OPINION OF MARKET VALUE FROM THE RESULTS OF THE COMPLETED SALES COMPARISON APPROACH. THE INDICATED VALUE, WHICH DEVELOPED BY THE SALES COMPARISON APPROACH IS THE HEART OF A MEANINGFUL FINAL RECONCILIATION, AS IT REFLECTS QUALITY AND QUANTITY OF THE SALES DATA AVAILABLE, AS WELL AS THE ACTIONS OF THE MARKET.

ALL COMPARABLE SALES ARE GIVEN SUPPORTIVE WEIGHTS. TAKING THE HIGH AND LOW RANGE OF THE ADJUSTED SALES PRICES INTO CONSIDERATION, SUBJECT ESTIMATED OPINION OF MARKET VALUE DEEMED BEST SUPPORTED AT MID RANGE, AS BRACKETED IN SALES COMPARISON GRID.

Support for the Opinion of Site Value
DUE TO A LACK OF MARKET DATA, FOR THIS AREA AT THIS TIME, THE SITE VALUE USED IN THIS APPRAISAL WERE DETERMINED BY THE USE OF THE ALLOCATION METHOD. THE COUNTY'S TAX ASSESSMENT ALLOCATES A PERCENTAGE OF VALUE TO LAND AND IMPROVEMENTS FOR THE SUBJECT AND EACH OF THE COMPARABLES. THE PERCENTAGE ALLOCATED TO LAND VALUE WAS APPLIED TO EACH OF THE SALES PRICES TO ESTIMATE CURRENT LAND VALUE. ANY DIFFERENCES BETWEEN THE SUBJECT AND COMPARABLE'S INDICATED LAND VALUE IS THE BASIS FOR THE SITE ADJUSTMENTS.

JIT APPRAISAL SERVICES

Market Conditions Addendum to the Appraisal Report

File No. 13258067 A

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 1140 COUNTRY CLUB N BLVD City STOCKTON State CA Zip Code 95204

Borrower ANA PEREYRA

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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	24	13	4	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	4	4	1	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	N/A	N/A	1	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	1	☐ Declining	☒ Stable	☐ 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	$457000	$486000	$510000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	27	12	7	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	N/A	N/A	$520000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	N/A	N/A	35	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	$0%	$0%	101%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ 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.).

A REVIEW AND ANALYSIS OF MLS DATA INDICATES THE OVERALL TREND FOR SELLER CONCESSIONS HAS REMAINED AT 0 -5%. AS OF EFFECTIVE DATE OF THIS REPORT, THE MEDIAN SALE PRICE IN SUBJECT'S MARKET AREA IS STABLE. THE MARKET DATA IN SUBJECT'S MARKET AREA SUGGESTS THAT MARKET PRICE LEVEL HAS INCREASED IN THE PAST 24 MONTHS.

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).

BASED ON THE MOST RECENT MARKET ANALYSIS, SHORT SALES AND REO ARE NOT TYPICAL OF SUBJECT'S MARKET AREA. REO TRANSACTION DECREASED IN SUBJECT'S MARKET AREA. AS OF EFFECTIVE DATE OF THIS REPORT, REO AND SHORT SALES HAVE NO ADVERSE EFFECT ON SUBJECT'S MARKETABILITY AND VALUE.

Cite data sources for above information. METROLIST MLS, AND REALIST,

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.

THE ABOVE DATA SUPPORTS THE CONCLUSIONS IN THE NEIGHBORHOOD SECTION OF THE APPRAISAL REPORT. DATA WAS OBTAINED THROUGH MLS. IT IS NOTED THAT THE STATISTICAL DATA IS LIMITED. THE TOTAL # OF ACTIVE LISTINGS CANNOT BE DETERMINED FOR PAST PERIODS, ONLY CURRENT. THEREFORE, THOSE BOXES ASKING FOR THIS DATA ARE INDICATED AS N/A. THE CURRENT ACTIVE LISTING DATA IS INCLUDED.THIS IS A DEMONSTRATION COPY OF THE 1004 MC.

CONDO / CO-OP PROJECTS

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)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				☐ Declining	☐ Stable	☐ 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.

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

APPRAISER

APPRAISER

Signature
Name TARIQ M . MOJADDEDI
Company Name JIT APPRAISAL SERVICES
Company Address 4385 OAKRIDGE DR
TRACY, CA 95377
State License/Certification # AR033061 State CA
Email Address Jitappraisal@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
State License/Certification # State
Email Address

JIT APPRAISAL SERVICES

USPAP ADDENDUM

File No. 13258067 A

Borrower: ANA PEREYRA
Property Address: 1140 COUNTRY CLUB N BLVD
City: STOCKTON County: SAN JOAQUIN State: CA Zip Code: 95204
Lender: Bank of the West

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under 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: UP TO 90 DAYS

BASED ON MOST RECENT MARKET ANALYSIS GATHERED THROUGH LOCAL MLS, INTERVIEWS OF THE MARKET PARTICIPANTS, AND THE VERIFICATION OF SALES DATA, A REASONABLE EXPOSURE TIME WITHIN SUBJECT'S MARKET NEIGHBORHOOD IS UP TO 90 DAYS IF REALISTICALLY PRICED. REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY IS UP TO 90 DAYS. THIS IS BASED ON THE INDICATED MARKET VALUE, WHICH MAY BE DIFFERENT THAN THE MARKETING TIME FOR THE AREA.

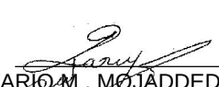
Additional Certifications

- [X] I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE 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.

Additional Comments

THE APPRAISER HAS PREPARED THIS APPRAISAL REPORT IN FULL COMPLIANCE WITH APPLICABLE APPRAISER INDEPENDENCE REQUIREMENTS AND HAS NOT PERFORMED, PARTICIPATED IN, OR BEEN ASSOCIATED WITH ANY ACTIVITIES IN VIOLATION OF THOSE REQUIREMENTS.

FIRREA CERTIFICATION STATEMENT: THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION.

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature: 	Signature:
Name: TARIQ M . MOJADDEDI	Name:
Date Signed: 09/13/2022	Date Signed:
State Certification #: AR033061	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: CA	Expiration Date of Certification or License:
Expiration Date of Certification or License: 02/05/2024	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 09/10/2022	[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		

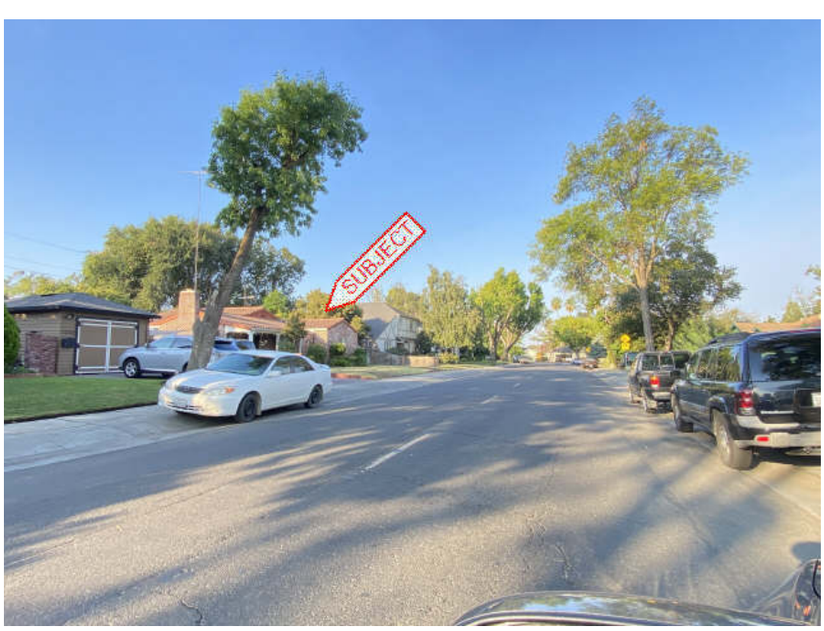


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: September 10, 2022
Appraised Value: $ 533,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



Kitchen

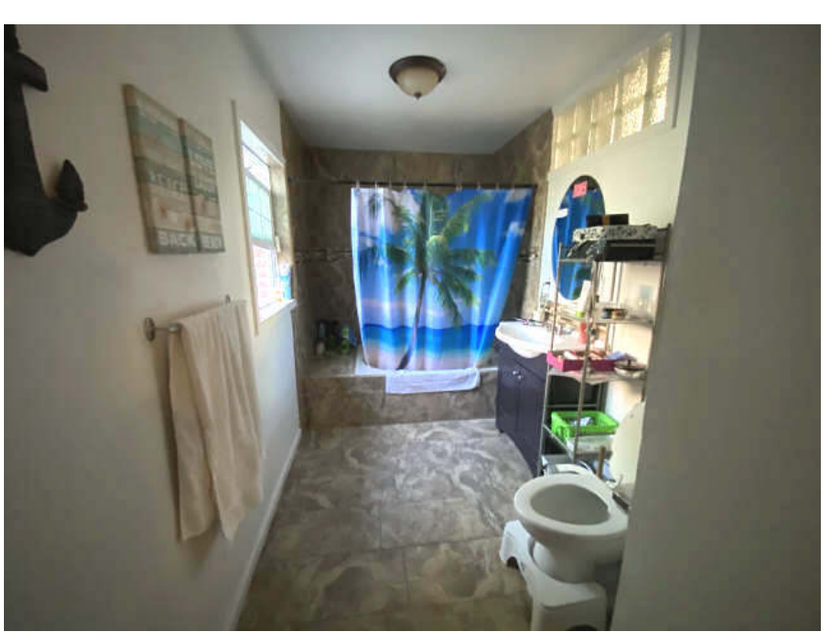
Comment:



Living Area

Description:

Comment:



Bathroom

Description:

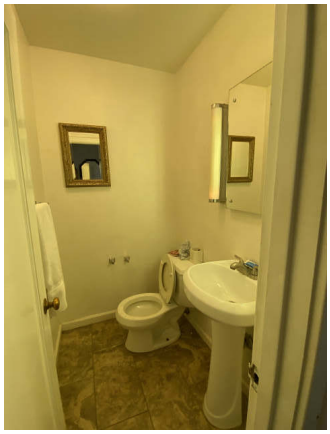
Comment:

SUBJECT'S ADDITIONAL PHOTO PAGE

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



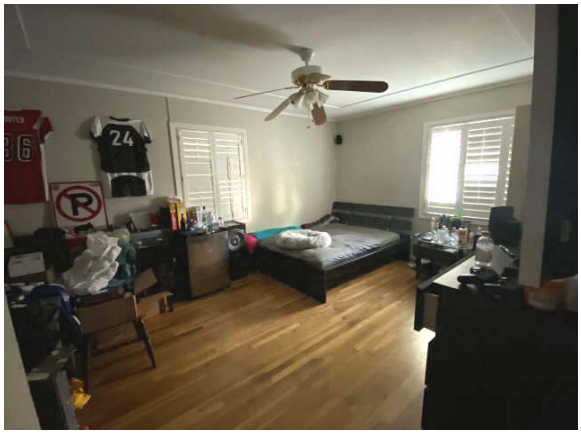
BATHROOM



HALF BATHROOM



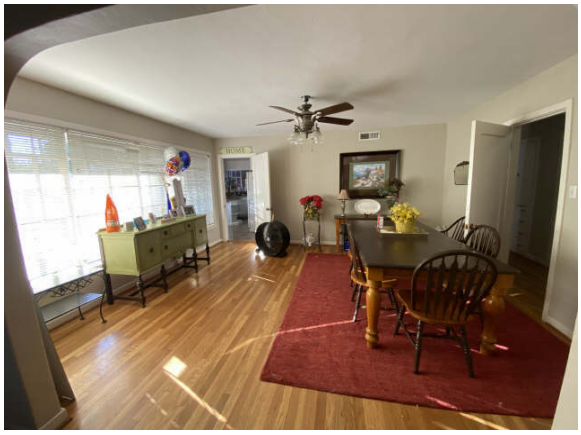
BEDROOM



BEDROOM



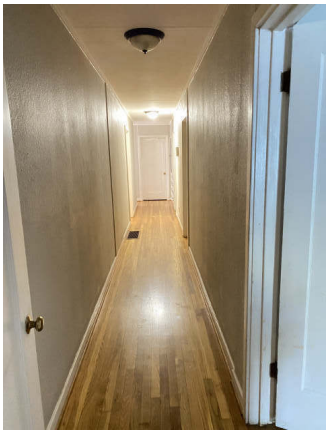
BEDROOM



DINING ROOM

SUBJECT'S ADDITIONAL PHOTO PAGE

Borrower: ANA PEREYRA	File No.: 13258067 A	
Property Address: 1140 COUNTRY CLUB N BLVD	Case No.:	
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



HALLWAY



CO/SMOKE ALARMS
DUAL PURPOSE



CO ALARM
IN THE BASEMENT



WATER HEATER
DOUBLE STRAPPED

SUBJECT'S ADDITIONAL PHOTO PAGE

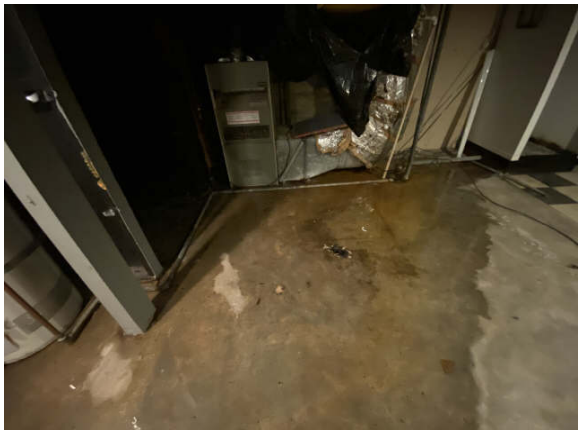
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Lender: Bank of the West		



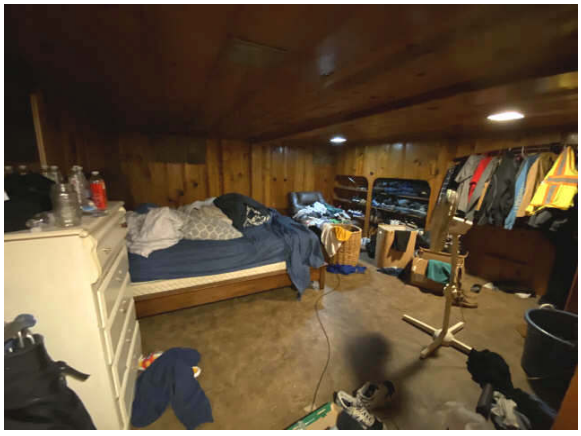
STANDING WATER IN THE BASEMENT



STANDING WATER IN THE BASEMENT



STANDING WATER IN THE BASEMENT



FINISHED AREA OF THE BASEMENT
NO ADVERSE CONDITION NOTED



GARAGE



FRONT COVERED PORCH

SUBJECT'S ADDITIONAL PHOTO PAGE

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



SIDE



FRONT



FRONT AND DRIVEWAY



HOUSE NUMBER



STREET SIGN

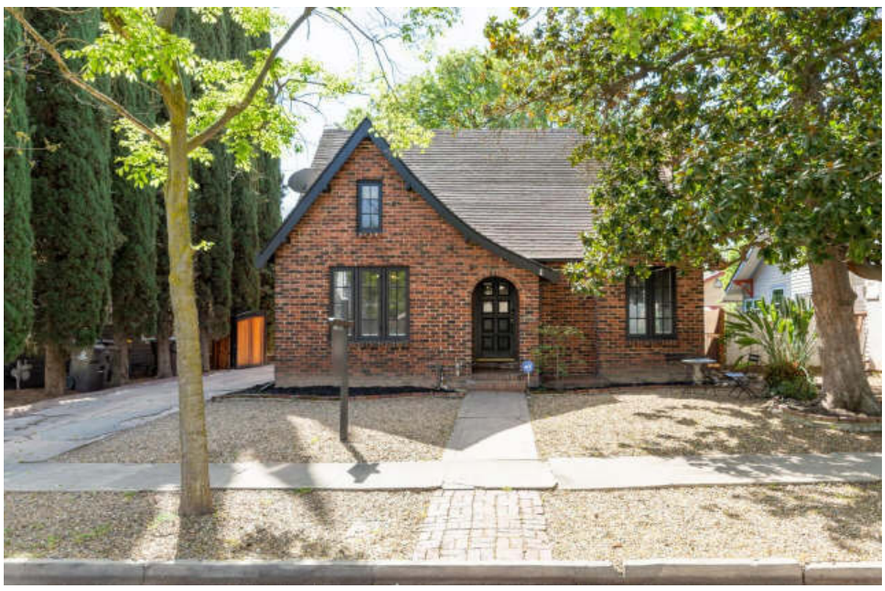
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



COMPARABLE SALE #1

2525 MANCHESTER AVE
STOCKTON, CA 95204
Sale Date: s08/22;c08/22
Sale Price: $ 530,000



COMPARABLE SALE #2

620 N CENTRAL AVE
STOCKTON, CA 95204
Sale Date: s06/22;c05/22
Sale Price: $ 460,000



COMPARABLE SALE #3

1966 W SONOMA AVE
STOCKTON, CA 95204
Sale Date: s05/22;c04/22
Sale Price: $ 550,000

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	Prov.: CA	P.C.: 95204
Lender: Bank of the West		



COMPARABLE SALE #4

1020 OXFORD WAY
STOCKTON, CA 95204

Sale Date: Active
Sale Price: $ 520,000

COMPARABLE SALE #5

Sale Date:
Sale Price: $

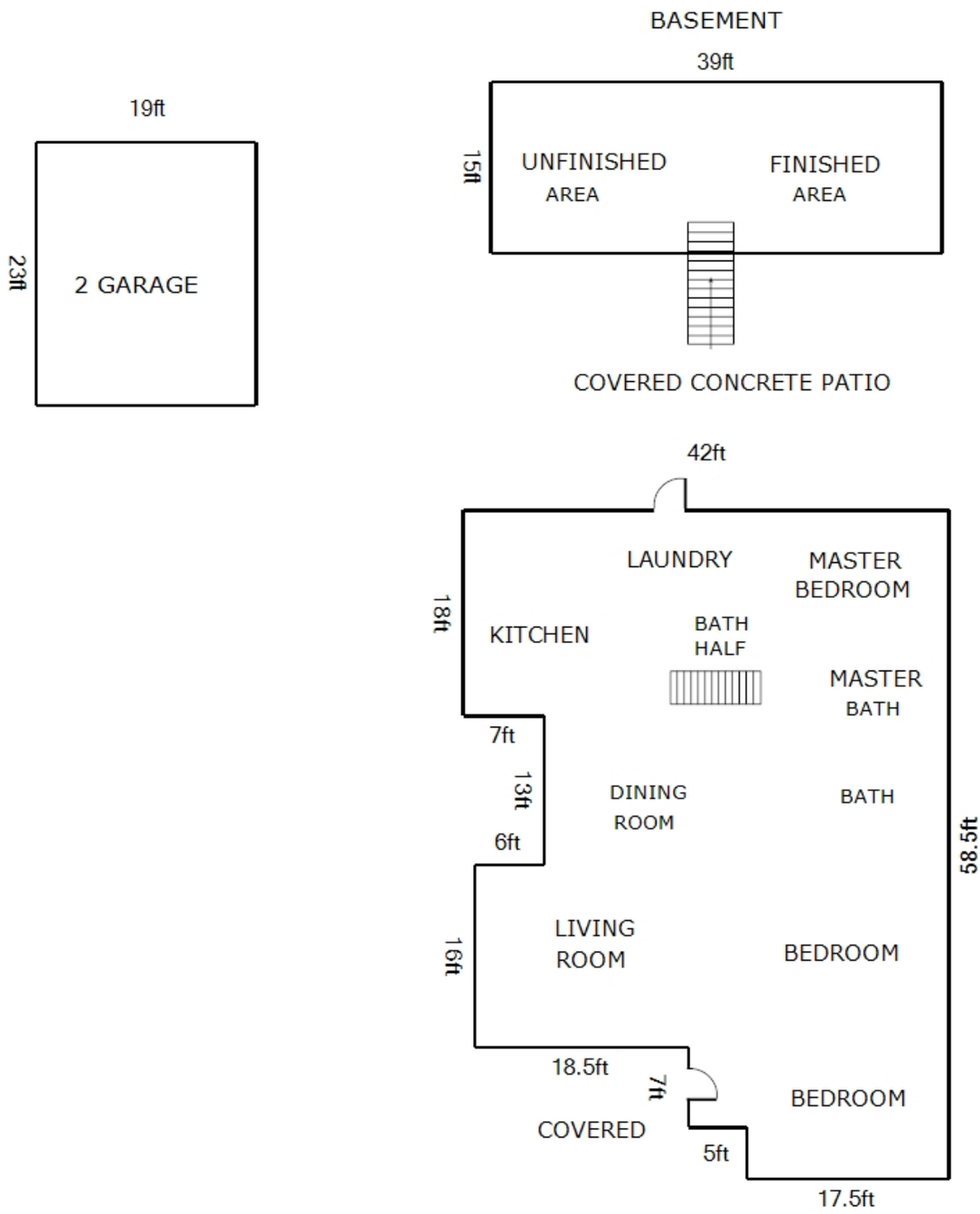
COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: ANA PEREYRA	File No.: 13258067 A	
Property Address: 1140 COUNTRY CLUB N BLVD	Case No.:	
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		

Sketch



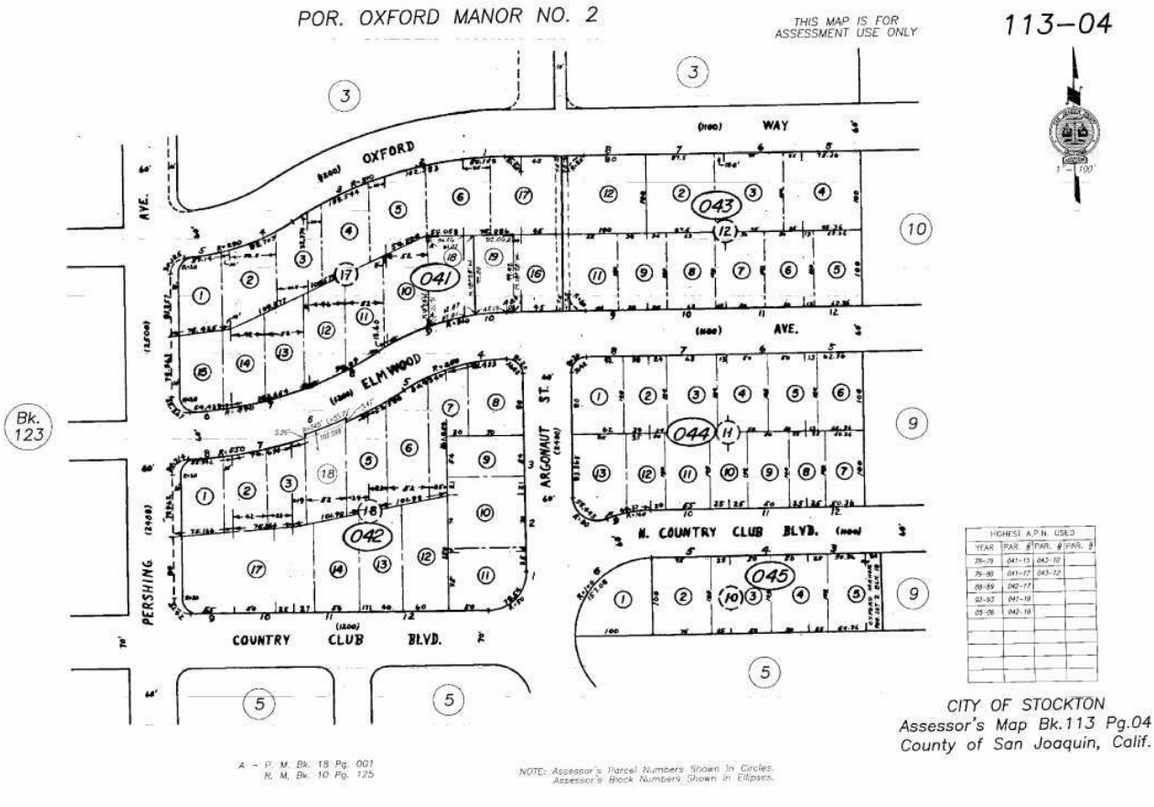
ALL ROOMS ARE INDICATED IN APPROXIMATE LOCATIONS.
ALL DIMENSIONS ARE APPROXIMATE.

12 ft

Living Area		Area Calculation				
TOTAL LIVING AREA	2103.25 ft²	TOTAL LIVING AREA				x 1.00 = 2103.25 ft²
Nonliving Area		7ft x	18ft x	1.00 =	126 ft²
2 Car Detached	437 ft²	6ft x	16ft x	1.00 =	96 ft²
Basement	585.00 ft²	47ft x	35ft x	1.00 =	1645 ft²
		11.5ft x	17.5ft x	1.00 =	201.25 ft²
Total Living Area (rounded):	**2103 ft²**	5ft x	7ft x	1.00 =	35 ft²

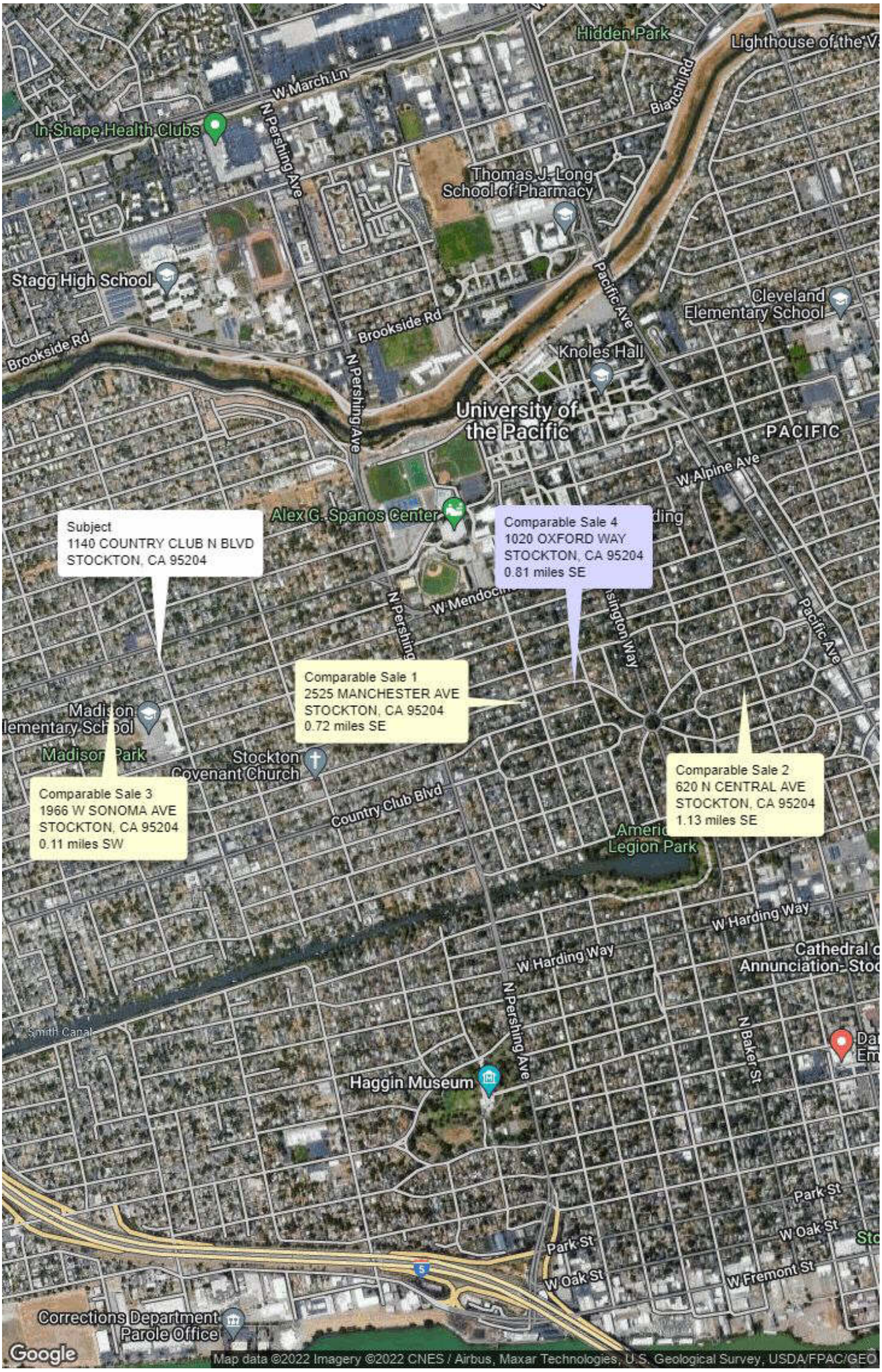
PLAT MAP

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



LOCATION MAP

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



FLOOD MAP

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



FLOOD INFORMATION

Community: City of Stockton

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06077C0455F

Panel: 06077C0455

Zone: X

Map Date: 10-16-2009

FIPS: 06077

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

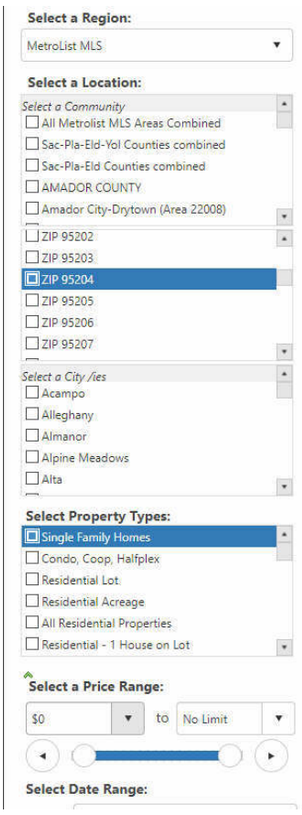
= Forest = Water

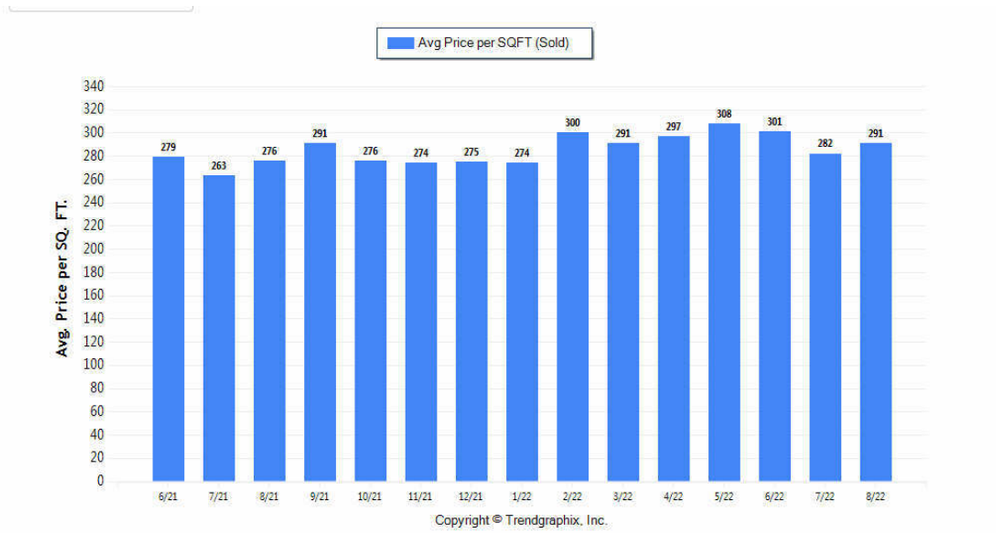
Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL VIEW

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		





	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Aug. 22	Jul. 22	% Change	Aug. 22	Aug. 21	% Change	Jun. 22 to Aug. 22	Jun. 21 to Aug. 21	% Change
Avg. Sq. Ft. Price (Sold)	291	282	3.2% ▲	291	276	5.4% ▲	291.75	272.1	7.2% ▲

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	9/1/22 - 9/11/22	8/1/22 - 8/11/22	% Change	9/1/22 - 9/11/22	9/1/21 - 9/11/21	% Change	1/1/22 - 9/11/22	1/1/21 - 9/11/21	% Change
Avg. Sq. Ft. Price (Sold)	296	279	6.1% ▲	296	297	0.3% ▼	293	264	11% ▲

MARKET TRENDS

Borrower: ANA PEREYRA		File No.:	13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:	
City: STOCKTON	State: CA	Zip:	95204
Lender: Bank of the West			

Select a Region:

MetroList MLS

Select a Location:

Select a Community

- All Metrolist MLS Areas Combined
- Sac-Pla-Eld-Yol Counties combined
- Sac-Pla-Eld Counties combined
- AMADOR COUNTY
- Amador City-Drytown (Area 22008)
- ZIP 95202
- ZIP 95203
- ZIP 95204
- ZIP 95205
- ZIP 95206
- ZIP 95207

Select a City /ies

- Acampo
- Alleghany
- Almanor
- Alpine Meadows
- Alta

Select Property Types:

- Single Family Homes
- Condo, Coop, Halfplex
- Residential Lot
- Residential Acreage
- All Residential Properties
- Residential - 1 House on Lot

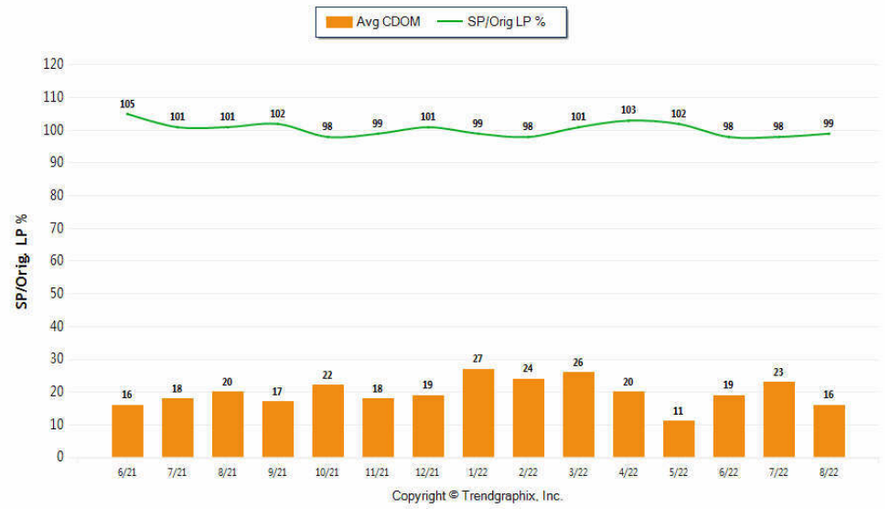
Select a Price Range:

$0 to No Limit

Select Date Range:

Period All

Predefined Date Range:



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Aug. 22	Jul. 22	% Change	Aug. 22	Aug. 21	% Change	Jun. 22 to Aug. 22	Jun. 21 to Aug. 21	% Change
Avg CDOM	16	23	-30.4% ▼	16	20	-20% ▼	19	18	5.6% ▲
Sold/Orig LP Diff. %	99	98	1% ▲	99	101	-2% ▼	98	102	-3.9% ▼

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	9/1/22 - 9/11/22	8/1/22 - 8/11/22	% Change	9/1/22 - 9/11/22	9/1/21 - 9/11/21	% Change	1/1/22 - 9/11/22	1/1/21 - 9/11/21	% Change
Avg CDOM	25	18	38.9% ▲	25	18	38.9% ▲	21	16	31.3% ▲
Sold/Orig LP Diff. %	99	100	-1% ▼	99	101	-2% ▼	100	102	-2% ▼

Borrower: ANA PEREYRA		File No.: 13258067 A
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HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038

HUDSON INSURANCE GROUP®

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 AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1010428 **Renewal of:** PRA-2AX-1002698

1. **Named Insured:** Tariq M Mojaddedi
2. **Address:** 4385 Oakridge Dr
   Tracy, CA 95377
3. **Policy Period:** **From:** May 17, 2022 **To:** May 17, 2023

   12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

4. **Limit of Liability**	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**A.** $1,000,000	**B.** $1,000,000
Claims Expense Limit of Liability	**C.** $1,000,000	**D.** $1,000,000

5. **Deductible** (Inclusive of **Claims Expenses**):
   5A. $ 500 Each **Claim** **5B.** $ 1,000 Aggregate
6. **Policy Premium:** $680.00 **State Taxes/Surcharges:** $0.00
7. **Retroactive Date:** May 17, 2012
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
   Hudson Insurance Group
   100 William Street, 5th Floor
   New York, NY 10038
   Fax: 646-216-3786
   Email: hudsonclaims300@hudsoninsgroup.com
9. **A. Program Administrator:** Riverton Insurance Agency Corp.
   B. Agent/Broker: OREP Insurance Services, LLC
   (888) 347-5273

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary

APPRAISER LICENSE

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
Lender: Bank of the West		



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Tariq M. Mojaddedi

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 033061

Effective Date: February 6, 2022
Date Expires: February 5, 2024

Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3061828

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

AERIAL MAP

Borrower: ANA PEREYRA		File No.: 13258067 A
Property Address: 1140 COUNTRY CLUB N BLVD		Case No.:
City: STOCKTON	State: CA	Zip: 95204
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