

FROM:
 HENDRICK APPRAISER
 3110 CAMINO DEL RIO SOUTH
 SUITE 310
 SAN DIEGO, CA 92108

INVOICE	DATE	REFERENCE
090820LL	08/21/2009	

(619) 280-6346

TO:
 PRIVATE

MAKE CHECKS PAYABLE TO:

SENA HENDRICK

DESCRIPTION	AMOUNT
URAR REPORT FEE	295.00
BAZART 131 S GREGORY STREET SAN DIEGO, CA 92113	
PAID BY CHECK #189	-295.00
Subtotal	\$
Late Fee	\$
TOTAL	\$ 0



Uniform Residential Appraisal Report

File # 090820LL

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	131 S GREGORY STREET	City	SAN DIEGO	State	CA	Zip Code	92113
Borrower	BAZART	Owner of Public Record	AMERICAN GENERAL FIN SVCS	County	SAN DIEGO		
Legal Description	LOT 1 BLK D						
Assessor's Parcel #	545-474-01-00	Tax Year	2008	R.E. Taxes	\$ 2,619		
Neighborhood Name	HOME GARDENS	Map Reference	1289-F4	Census Tract	39.01		
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments	\$ 0.00	<input type="checkbox"/> PUD	HOA \$	N/A	<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 checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	PRIVATE	Address	UNKNOWN				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). SUBJECT LISTED ON MLS REC#090045774 ON 08/11/2009 FOR \$159,900. REMOVED FROM MLS MARKET 08/17/2009, MARKET TIME 6 DAYS.							

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. SEE BELOW.

Contract Price	\$ 150,000	Date of Contract	08/11/2009	Is the property seller the owner of public record?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	COUNTY RECORDS
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %
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	%
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	73	Low	NEW	Multi-Family 05 %
Neighborhood Boundaries	SEE ATTACHED ADDENDA.			370	High	100	Commercial 05 %
				*160	Pred.	62	Other 05 %

Neighborhood Description NO FACTORS NOTED THAT WOULD NEGATIVELY EFFECT MARKETABILITY WITHIN NEIGHBORHOOD. SUBJECT LOCATED WITHIN 3 MILE PROXIMITY TO MAJOR PUBLIC SERVICES, INCLUDING SCHOOLS, MAJOR SHOPPING, EMPLOYMENT OPPORTUNITIES, AND ACCESS TO FREEWAY SYSTEM.

Market Conditions (including support for the above conclusions) REAL ESTATE LISTINGS FROM WITHIN SUBJECT AREA AND SOUTHERN CALIFORNIA IN GENERAL, HAVE AN AVERAGE MARKETING TIME OF LESS THAN SIX MONTHS. NOTHING NOTED FROM WITHIN SUBJECT NEIGHBORHOOD THAT WOULD NEGATIVELY IMPACT MARKETABILITY OF SUBJECT.

SITE

Dimensions	SEE PLAT MAP	Area	4,034 SF	Shape	RECTANGULAR	View	NONE
Specific Zoning Classification	SESDPD-MF-3000	Zoning Description	SE SAN DIEGO PLANNED DISTRICT: MULTIPLE FAMILY-3000				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 # 0602951903F FEMA Map Date 06/19/1997

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

NO ADVERSE EASEMENTS, ENCROACHMENTS, SLIDE AREAS, ILLEGAL OR LEGAL NON CONFORMING USE OF ZONING NOTED. A TITLE REPORT WAS NOT REVIEWED.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	R-PERIMETER	Floors	CRPT/TILE/AVG
# of Stories ONE	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	STUCCO/AVG	Walls	PLASTER/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 SHN/AVG	Trim/Finish	WOOD/AVG
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	ADQ OVRHNG	Bath Floor	TILE/AVG+
Design (Style) AVERAGE	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	VINYL/AVG	Bath Wainscot	FIBER/TILE/AVG
Year Built 1943	Evidence of <input type="checkbox"/> Infestation NONE	Storm Sash/Insulated	NONE	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 30E	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	SCREENS/AVG	<input checked="" type="checkbox"/> Driveway	# of Cars 1
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) #	Driveway Surface	CEMENT/AVG
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input checked="" type="checkbox"/> Fence WD/IR	Garage	# of Cars
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch CV	Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other NONE	<input type="checkbox"/> Pool NONE	<input type="checkbox"/> Other	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

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

Finished area above grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,492 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). SEE ATTACHED ADDENDUM.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). SEE ATTACHED ADDENDUM.

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

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

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There are 118 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 119,900 to \$ 335,000

There are 71 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 72,750 to \$ 370,000

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	131 S GREGORY STREET SAN DIEGO, CA 92113	231 S GREGORY STREET SAN DIEGO, CA 92113		2809 IMPERIAL AVENUE SAN DIEGO, CA 92102		422 32ND STREET SAN DIEGO, CA 92113	
Proximity to Subject		0.07 MILES S		0.70 MILES W		0.30 MILES SW	
Sale Price	\$ 150,000	\$ 200,000		\$ 167,000		\$ 120,000	
Sale Price/Gross Liv. Area	\$ 100.54 sq.ft.	\$ 168.21 sq.ft.		\$ 136.44 sq.ft.		\$ 104.53 sq.ft.	
Data Source(s)		MLS REC#090022396		MLS REC#090021160		MLS REC#090015537	
Verification Source(s)		COUNTY DOC #421807		COUNTY DOC #252327		COUNTY DOC #366765	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		CONVENTIONAL SALES CONC	-8,000	CASH NONE		CASH NONE	
Date of Sale/Time		07/29/2009CE		05/13/2009CE	-1,670	07/06/2009CE	
Location	SUBURBAN	SUBURBAN		SUBURBAN		SUBURBAN	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	4,034 SF	3,999 SF		5,249 SF		4,500 SF	
View	NONE	NONE		NONE		NONE	
Design (Style)	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	66A 30E	37A 30E		44A 30E		81A 30E	
Condition	AVERAGE	AVERAGE+		AVERAGE		AVERAGE	
Above Grade Room Count	Total Bdrms. Baths 7 4 2.0	Total Bdrms. Baths 7 4 2.0		Total Bdrms. Baths 6 3 2.0		Total Bdrms. Baths 6 3 1.0	
Gross Living Area	1,492 sq.ft.	1,189 sq.ft.		1,224 sq.ft.		1,148 sq.ft.	
Basement & Finished Rooms Below Grade	NONE	NONE		NONE		NONE	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FAU/NONE	WALL/NONE		NONE/NONE		NONE/NONE	
Energy Efficient Items	DL PN WNDW	DL PN WNDW		DL PN WNDW		NONE NOTED	
Garage/Carport	NONE	2 CAR GAR		1 CAR GAR		NONE	
Porch/Patio/Deck	NONE	NONE		NONE		NONE	
Pool/Spa	NONE	NONE		NONE		NONE	
Days on Market	6	14		20		96	
Net Adjustment (Total)		☐ + ☒ - \$ -18,395		☒ + ☐ - \$ 7,495		☒ + ☐ - \$ 25,040	
Adjusted Sale Price of Comparables		Net Adj. 9.2 % Gross Adj. 20.8 % \$ 181,605		Net Adj. 4.5 % Gross Adj. 15.1 % \$ 174,495		Net Adj. 20.9 % Gross Adj. 20.9 % \$ 145,040	

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) COUNTY RECORDS

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) COUNTY RECORDS

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	NO TRANSFER	12/03/2008 FOR \$107,000	05/16/2008	02/11/2009
Price of Prior Sale/Transfer	IN PAST 36 MONTHS.	10/07/2008 FOR \$235,000	326,400	\$375,074
Data Source(s)	COUNTY RECORDS	COUNTY RECORDS	COUNTY RECORDS	COUNTY RECORDS
Effective Date of Data Source(s)	08/21/2009	08/21/2009	08/21/2009	08/21/2009

Analysis of prior sale or transfer history of the subject property and comparable sales SUBJECT PREVIOUS TRANSFER BY GRANT DEED OCCURRED ON 07/12/2004 FOR \$225,000. NO RECORDED TRANSFER OF SUBJECT WITHIN PREVIOUS THIRTY-SIX MONTHS.

COMPS #2, #3 AND #5 HAD ADDITIONAL TRANSFERS IN PREVIOUS TWELVE MONTHS BY TRUSTEES DEED.

Summary of Sales Comparison Approach SEE ATTACHED ADDENDA.

Indicated Value by Sales Comparison Approach \$ 150,000

Indicated Value by: Sales Comparison Approach \$ 150,000 Cost Approach (if developed) \$ 158,261 Income Approach (if developed) \$ N/A

THE MARKET DATA APPROACH WAS USED, SUPPORTED BY THE COST APPROACH. DUE TO LACK OF SUFFICIENT DATA THE INCOME APPROACH WAS NOT UTILIZED.

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: THERE ARE NO CONDITIONS TO THIS APPRAISAL.

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 \$ 150,000, as of 08/21/2009, which is the date of inspection and the effective date of this appraisal.

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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.

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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.

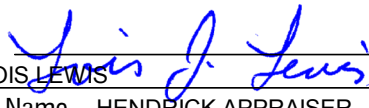
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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 LOIS LEWIS
Company Name HENDRICK APPRAISER
Company Address 3110 CAMINO DEL RIO S. #310 SAN DIEGO, CA. 92108
Telephone Number 619/280-6346
Email Address aorder@hendrickappraiser.com
Date of Signature and Report 08/25/2009
Effective Date of Appraisal 08/21/2009
State Certification # _____
or State License # AL 030981
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 06/10/2011

ADDRESS OF PROPERTY APPRAISED


131 S GREGORY STREET
SAN DIEGO, CA 92113

APPRAISED VALUE OF SUBJECT PROPERTY \$ 150,000

LENDER/CLIENT

Name _____
Company Name PRIVATE
Company Address UNKNOWN
Email Address normasells@sbcglobal.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
Name SENA HENDRICK
Company Name HENDRICK APPRAISER
Company Address 3110 CAMINO DEL RIO S. #310 SAN DIEGO, CA. 92108
Telephone Number 619/280-6346
Email Address aorder@hendrickappraiser.com
Date of Signature 08/25/2009
State Certification # AR 027304
or State License # _____
State CA
Expiration Date of Certification or License 11/09/2011

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection 08/21/2009
 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 08/21/2009

Market Conditions Addendum to the Appraisal Report

File No. 090820LL

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 131 S GREGORY STREET City SAN DIEGO State CA ZIP Code 92113

Borrower BAZART

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)	32	21	18	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	5.33	7.00	6.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	51	37	30	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	9.6	5.3	5.0	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input 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	162,500	165,000	147,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	38	30	18	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	156,500	171,900	159,950	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	82	96	62	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	101%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input 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.). **IN THIS CURRENT MARKET IT IS TYPICAL TO HAVE SOME CLOSING COSTS PAID BY SELLERS. THESE ARE USUALLY INCENTIVE FROM BANKS TO EXPEDITE THE SALE OF REO PROPERTIES. PAID INCENTIVE/CONCESSIONS ARE PREVALENT IN SUBJECT MARKET AREA.**

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).
THE TIGHTENING OF CREDIT AND THE DECLINE IN VALUE IN SUBJECT NEIGHBORHOOD HAS PRODUCED AN INCREASE IN FORECLOSURE RATE DURING THE PAST 12 MONTHS. WHEREAS THE FORECLOSURE RATE HAS SOME ADVERSE EFFECT ON HOUSING PRICES, SUCH PRESENT INFLUENCE IS NOT EXCLUSIVE TO SUBJECT AREA, BUT ALSO FELT THROUGHOUT SAN DIEGO COUNTY. PROPERLY PRICED RESIDENTIAL HOUSING WITHIN THE SUBJECT'S IMMEDIATE AREA ARE TYPICALLY SELLING WITHIN SIX MONTHS, REFLECTING SUBJECT AREA EXPERIENCES AN ACTIVE RESIDENTIAL HOUSING MARKET.

Cite data sources for above information. SANDICOR-MULTIPLE LISTING SERVICE

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.
IN THE NEIGHBORHOOD SECTION THE FOLLOWING CRITERIA WERE UTILIZED: SEARCH RADIUS OF 1 MILE, GLA BETWEEN 1,000 SQFT AND 2,000 SQFT. MLS SEARCH REVEALED PROPERTY VALUES HAVE DECLINED BY APPROXIMATELY 9% IN THE LAST TWELVE MONTHS BUT THE SUPPLY OF HOUSING IS DECLINING AND THE DAYS ON MARKET IS ALSO DECLINING INDICATING AN ACTIVE MARKET IN SUBJECT NEIGHBORHOOD.

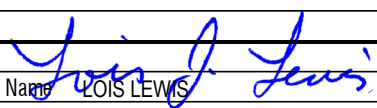
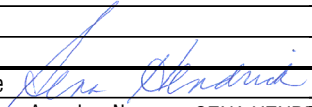
If the subject is a unit in a condominium or cooperative project, complete the following:

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.

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

Signature 	Signature 
Appraiser Name LOIS LEWIS	Supervisory Appraiser Name SENA HENDRICK
Company Name HENDRICK APPRAISER	Company Name HENDRICK APPRAISER
Company Address 3110 CAMINO DEL RIO S. #310 SAN DIEGO, CA. 92108	Company Address 3110 CAMINO DEL RIO S. #310 SAN DIEGO, CA. 92108
State License/Certification # AL 030981 State CA	State License/Certification # AR 027304 State CA
Email Address aorder@hendrickappraiser.com	Email Address aorder@hendrickappraiser.com

Supplemental Addendum

File No. 090820LL

Borrower/Client	BAZART						
Property Address	131 S GREGORY STREET						
City	SAN DIEGO	County	SAN DIEGO	State	CA	Zip Code	92113
Lender	PRIVATE						

PURPOSE OF THE APPRAISAL:

THE PURPOSE OF THE APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY AS DEFINED HEREIN, UNDER HIGHEST AND BEST USE CONDITIONS. THE ESTIMATE OF THE VALUE IS TO BE USED SOLELY BY THE CLIENT AS BASIS FOR A LENDING DECISION, INTENDED FOR USE IN A MORTGAGE FINANCE TRANSACTION ONLY. THIS REPORT IS NOT INTENDED FOR ANY OTHER USE.

FUNCTION OF THE APPRAISAL:

THIS APPRAISAL WAS PREPARED IN PROCESSING A LOAN REQUEST USING THE SUBJECT PROPERTY AS COLLATERAL.

WITNESS

IN THE EVENT APPRAISER IS REQUESTED AS AN EXPERT WITNESS, CHARGES ARE \$400.00 PER HOUR OR FRACTION THEREOF BASED ON A PORTAL TO PORTAL FEE SCHEDULE.

COMPETENCY OF THE APPRAISER, APPRAISER DEFINED:

THE APPRAISER HAS THE APPROPRIATE KNOWLEDGE AND EXPERIENCE TO COMPLETE THIS ASSIGNMENT COMPETENTLY. APPRAISER QUALIFICATIONS ARE MAINTAINED WITH THIS OFFICE AND CAN BE PROVIDED UPON REQUEST. NOTWITHSTANDING ANY DEFINITION OF APPRAISER USED WITHIN THIS REPORT INCLUDING APPRAISERS CERTIFICATION, THE TERM APPRAISER, MAY INCLUDE THE USE OF APPRAISER TRAINEE UNDER THE DIRECT SUPERVISION OF A CERTIFIED OR LICENSED APPRAISER.

EXTENT OF APPRAISAL PROCESS:

THE FOLLOWING STEPS WERE MADE IN ARRIVING AT THE FINAL ESTIMATE OF VALUE:

1. AFTER REVIEWING THE ASSIGNMENT, A PRELIMINARY SEARCH OF ALL REASONABLY AVAILABLE RESOURCES WAS MADE TO DETERMINE MARKET TRENDS, INFLUENCES AND OTHER SIGNIFICANT FACTORS PERTINENT TO THE SUBJECT PROPERTY.
2. A PHYSICAL INSPECTION OF THE PROPERTY WAS PERFORMED. ALTHOUGH DUE DILIGENCE WAS EXERCISED WHILE AT THE PROPERTY, THE APPRAISER IS NOT AN EXPERT IN SUCH MATTERS AS PEST CONTROL, STRUCTURAL ENGINEERING, HAZARDOUS WASTE, ETC. AND NO WARRANTY IS GIVEN OR IMPLIED AS TO THESE ELEMENTS OR OTHER ELEMENTS OUTSIDE OF THE ANALYSIS OF MARKET DATA. INSPECTIONS BY VARIOUS PROFESSIONALS WITHIN THESE FIELDS MIGHT BE CONSIDERED AS PRUDENT AND OR MAY BE RECOMMENDED IN THIS REPORT, WITH FINAL ESTIMATES OF VALUE FOR THE PROPERTY, SUBJECT TO THEIR FINDINGS.
3. RESEARCH AND COLLECTION OF MARKET SALES COMPARISON DATA WAS OBTAINED FROM ANY OR ALL OF THE FOLLOWING DATA SOURCES: ON-LINE MULTIPLE LISTING REAL ESTATE INFORMATION SERVICE (MLS), CALIFORNIA MARKET DATA COOPERATIVE MONTHLY PRINTED BOOKS (CMDC), THOMPSON RAMOS WOOLRIDGE REAL ESTATE DATA INFORMATION (TRW REDI) BOTH CD DISC AND MICROFICHE, DATA QUICK/TITLE COMPANY PRINTED PROPERTY PROFILES, BROKER, PRINCIPALS, OTHER APPRAISERS, APPRAISERS OWN FILES, APPRAISERS PHYSICAL INSPECTION OF SUBJECT PROPERTY. FACTORS REGARDED AS MOST RELEVANT TO PRESENT MARKET INFLUENCES WERE INCLUDED IN THIS REPORT.
4. RESEARCH AND COLLECTION OF REPRODUCTION COST DATA WAS OBTAINED FROM ANY OR ALL OF THE FOLLOWING SOURCES: THOMPSON RAMOS WOOLRIDGE REAL ESTATE MICROFICHE DATA (TRW-REDI), MARSHAL AND SWIFT COST HANDBOOK, LOCAL CONTRACTORS, BROKERS, PRINCIPALS, OTHER APPRAISERS, APPRAISERS OWN FILES, APPRAISERS PHYSICAL INSPECTION OF SUBJECT PROPERTY. LAND VALUE WAS DETERMINED THROUGH ABSTRACTION. AGE/LIFE METHOD USED IN CALCULATING PHYSICAL DEPRECIATION OF IMPROVEMENT USES EFFECTIVE AGE WITH AN ESTIMATED SUBJECT LIFE OF 70 YEARS. WHEN APPROPRIATE ALL THREE APPRAISAL APPROACHES (MARKET SALES COMPARISON, REPRODUCTIVE COST, AND RENTAL INCOME) WERE USED. HOWEVER IT IS GENERALLY ACCEPTED WHEN APPRAISING UNITS BUILT ON COMMON LAND WITH SHARED AMENITIES, THAT THE REPRODUCTION COST IS LEAST EFFICIENT OF THE THREE APPROACHES AND IS THEREFORE NOT UTILIZED.
5. RESEARCH AND COLLECTION OF RENTAL INCOME DATA WAS OBTAINED FROM ANY OR ALL OF THE FOLLOWING SOURCES: THOMPSON RAMOS WOOLRIDGE REAL ESTATE MICROFICHE DATA (TRW-REDI), MULTIPLE LISTING ON LINE REAL ESTATE SERVICE (MLS) PROPERTY MANAGEMENT COMPANIES, BROKERS, PRINCIPALS, NEWSPAPERS, OTHER APPRAISERS, APPRAISERS OWN RECORDS AND OR APPRAISERS PHYSICAL INSPECTION OF THE PROPERTY, WHEN APPROPRIATE ALL THREE APPRAISAL APPROACHES (MARKET SALES, REPRODUCTION COST, RENTAL INCOME) ARE USED, HOWEVER IT IS GENERALLY ACCEPTED THAT THE RENTAL INCOME APPROACH IS LEAST EFFICIENT AND THEREFORE NOT UTILIZED WHEN APPRAISING OWNER OCCUPIED UNITS LOCATED IN AN AREA OF PRIMARILY SINGLE FAMILY RESIDENCES.
6. THE APPRAISAL REPORT WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS DICTATED BY THE FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT OF 1989 (FIRREA), THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICES (USPAP), AND THE OFFICE OF THE COMPTROLLER OF CURRENCY'S (OCC).
7. COMPLETION OF ASSIGNMENT CONSTITUTED UPON DELIVERY OF APPRAISAL REPORT TO ABOVE REFERRED TO CLIENT OR LENDER.

CERTIFICATION STATEMENT

LOIS LEWIS, A LICENSED REAL ESTATE APPRAISER WAS INVOLVED IN THE COMPLETE APPRAISAL PROCESS REGARDING THIS REPORT. SUCH INVOLVEMENT INCLUDED FIELD INSPECTION, SELECTION OF COMPARABLES, AND VALUE ANALYSIS. HOWEVER, I SENA HENDRICK, HAVE OVERSEEN ALL ASPECTS OF THIS REPORT HAVE PREPARED ALL CONCLUSIONS AND OPINIONS CONTAINED IN THIS REPORT AND ASSUME FULL RESPONSIBILITY FOR ENTIRE CONTENT OF REPORT.

INSPECTION

THE APPRAISER MEASURED THE DIMENSIONS OF THE SUBJECT PROPERTY AND INSPECTED BOTH THE

Supplemental Addendum

File No. 090820LL

Borrower/Client	BAZART						
Property Address	131 S GREGORY STREET						
City	SAN DIEGO	County	SAN DIEGO	State	CA	Zip Code	92113
Lender	PRIVATE						

EXTERIOR AND INTERIOR, UNLESS THE APPRAISAL REPORT IS A DRIVE-BY INSPECTION, WHEREIN ONLY FRONT EXTERIOR OF SUBJECT WAS INSPECTED FROM VANTAGE POINT OF THE STREET CURB. THE COMPARABLE SALES USED IN THIS ANALYSIS WERE INSPECTED AND PHOTOGRAPHED FROM THE VANTAGE POINT OF STREET.

PERSONAL PROPERTY

ANY PERSONAL PROPERTY INVOLVED IN THE TRANSACTION HAS BEEN EXCLUDED FROM THE VALUATION OF THE REAL PROPERTY. SHOULD A TRANSACTION WHICH INCLUDES PERSONAL PROPERTY OF SUFFICIENT VALUE TO EFFECT THE MARKET VALUE OF REAL PROPERTY BE EVIDENT, A SEPARATE ASSESSMENT OF THE PERSONAL PROPERTY FIXTURES OR INTANGIBLE ITEMS WILL BE INCLUDED WITH THE REPORT AS A SEPARATE VALUATION.

DEFINITION OF HIGHEST AND BEST USE:

HIGHEST AND BEST USE IS THAT REASONABLE AND PROBABLE USE WHICH WILL SUPPORT THE HIGHEST PRESENT VALUE AS DEFINED, AS OF THE EFFECTIVE DATE OF THE APPRAISAL, ALTERNATIVELY, IT IS THE MOST PROFITABLE LIKELY USE TO WHICH A PROPERTY CAN BE PUT.

TESTS OF HIGHEST AND BEST USE:

1. LEGALLY PERMITTED
2. PHYSICALLY POSSIBLE
3. ECONOMICALLY FEASIBLE
4. MOST PROFITABLE USE

EFFECTIVE DATE OF THE APPRAISAL REPORT

THE EFFECTIVE DATE IS THE DATE SUBJECT WAS INSPECTED, AND IS GIVEN IN THE BODY OF THIS APPRAISAL REPORT. THE PREPARATION DATE IS DATE REPORT WAS COMPLETED.

ASSESSED VALUE AND TAXES

ALL PROPERTY IN THE COUNTY IS ASSESSED FOR AD VALOR EM TAXES BY THE COUNTY ASSESSORS OFFICE. THE ANNUAL TAX RATE DETERMINATION IS MADE BY THE BOARD OF SUPERVISORS. CURRENTLY, REAL PROPERTY ASSESSMENTS ARE REPORTED AT 100% OF THEIR TAXABLE VALUE.

IN THE PRIMARY ELECTION HELD JUNE 6, 1978 THE JARVIS-GANN INITIATIVE, KNOWN AS PROPOSITION XIII, WAS APPROVED BY THE VOTERS OF CALIFORNIA, THE MAJOR NET EFFECTS OF THIS PROPOSITION ARE:

- A. THE MAXIMUM AMOUNT OF ANY AD VALOR EM TAX ON REAL PROPERTY SHALL NOT EXCEED ONE PERCENT (1%) OF THE FULL CASH VALUE.
- B. THE MARKET VALUE BASE MAY REFLECT FROM YEAR TO YEAR THE INFLATIONARY RATE NOT TO EXCEED TWO (2%) PERCENT OF ANY GIVEN YEAR OR REDUCTION AS SHOWN IN THE CONSUMER PRICE INDEX OR COMPARABLE DATA FOR THE AREA UNDER TAXING JURISDICTION.
- C. THE FULL CASH VALUE MEANS THE COUNTY ASSESSOR'S VALUATION OF REAL PROPERTY AS SHOWN ON THE 1975-1976 TAX BILL UNDER "FULL CASH VALUE", OR THEREAFTER THE APPRAISED VALUE OF REAL PROPERTY WHEN PURCHASED, NEWLY CONSTRUCTED OR A CHANGE IN OWNERSHIP HAS OCCURRED AFTER THE 1975 ASSESSMENT.

BECAUSE THE PURPOSE OF THIS REPORT IS TO DETERMINE MARKET VALUE, (WHICH BY DEFINITION PRESUMES A READY, WILLING AND ABLE BUYER) THE TAX LIABILITY MAY CHANGE SHOULD THE PROPERTY BE SOLD/PURCHASED. FOR COMPARATIVE PURPOSES ONLY (NO GUARANTEE IS HEREWITH IMPLIED), THE READER OF THIS REPORT MAY ASSUME APPROXIMATELY 1.1% TO 1.25% OF THE FINAL VALUE SHOWN IN THIS REPORT TO REFLECT THE APPROXIMATE TAX LIABILITY SHOULD THE SUBJECT PROPERTY OF THIS APPRAISAL BE SOLD/PURCHASED.

TREND ANALYSIS

TREND ANALYSIS AND MARKETING TIMES ARE DISCUSSED IN THE BODY OF THIS REPORT. SUCH INFORMATION WAS BASED UPON ANALYSIS OF STATISTICAL DATA PERTAINING TO AVERAGE MARKETING TIMES EXTRACTED FROM MULTIPLE LISTING SERVICE DATA (MLS), REVIEW OF MARKETING TIMES OF OTHER MARKET DATA, AND CONSIDERATION OF CURRENT MARKET CONDITIONS.

PROHIBITING INFLUENCES

THE APPRAISAL ASSIGNMENT WAS NOT BASED UPON A REQUESTED MINIMUM VALUATION, SPECIFIC VALUATION, OR APPROVAL OF A LOAN. EMPLOYMENT (PRESENT OR FUTURE) OF THE APPRAISER WAS NOT CONDITIONED UPON THE APPRAISAL PRODUCING A SPECIFIC VALUE, VALUE WITHIN A SPECIFIC RANGE OR A PREDETERMINED VALUE. NEITHER EMPLOYMENT NOR COMPENSATION ARE BASED UPON APPROVAL OF ANY RELATED LOAN APPLICATION.

ENVIRONMENTAL CONDITIONS

THE VALUE ESTIMATED IN THIS REPORT IS BASED ON THE ASSUMPTION THAT THE PROPERTY IS NOT NEGATIVELY AFFECTED BY THE EXISTENCE OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. THE APPRAISER IS NOT AN EXPERT IN THE IDENTIFICATION OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. UNLESS OTHERWISE STATED IN THE BODY OF THIS REPORT, THE APPRAISER'S ROUTINE INSPECTION OF AND INQUIRIES ABOUT THE SUBJECT PROPERTY DID NOT DEVELOP ANY INFORMATION THAT INDICATED ANY APPARENT SIGNIFICANT HAZARDOUS SUBSTANCES OR DETRIMENTAL CONDITIONS WHICH WOULD AFFECT THE PROPERTY NEGATIVELY. IT IS POSSIBLE THAT TESTS AND INSPECTIONS MADE BY A QUALIFIED HAZARDOUS SUBSTANCE AND ENVIRONMENTAL EXPERT COULD REVEAL THE EXISTENCE OF HAZARDOUS MATERIALS AND ENVIRONMENTAL CONDITIONS ON OR AROUND THE PROPERTY THAT WOULD NEGATIVELY AFFECT ITS VALUE.

EXTRAORDINARY ASSUMPTION AND LIMITING CONDITION

Supplemental Addendum

File No. 090820LL

Borrower/Client	BAZART						
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City	SAN DIEGO	County	SAN DIEGO	State	CA	Zip Code	92113
Lender	PRIVATE						

I AM NOT A LICENSED BUILDING INSPECTOR. I AM NOT QUALIFIED TO SURVEY OR ANALYZE PHYSICAL ITEMS THAT ARE NOT READILY VISIBLE. IF ANY OF THE PARTIES IN THIS TRANSACTION HAVE QUESTIONS OR CONCERNS REGARDING ANY MECHANICAL OR STRUCTURAL PHYSICAL PROBLEMS, CONDITION, INFESTATION, CONTAMINATION OR OTHER ISSUES REGARDING THE SUBJECT PROPERTY, AN EXPERT IN THAT FIELD OF SPECIALTY SHOULD BE CONSULTED.

COST APPROACH COMMENTS

LAND VALUE DETERMINED BY ABSTRACTION METHOD. LAND TO IMPROVEMENT RATIO REGARDED AS WITHIN TYPICAL RANGE OF AREA. COST APPROACH FIGURES WERE OBTAINED FROM THE MARSHAL AND SWIFT COST BOOK. DEPRECIATION TAKEN BASED ON THE EFFECTIVE AGE OF THE IMPROVEMENTS. TOTAL ECONOMIC UTILITY OF IMPROVEMENT ESTIMATED AT 70 YEARS, WHICH IS TYPICAL OF SOUTHERN CALIFORNIA HOUSING IN GENERAL. REMAINING UTILITY LIFE OF SUBJECT ESTIMATED AT 40 YEARS BASED ON TOTAL UTILITY LIFE ESTIMATE OF 70 YEARS MINUS EFFECTIVE AGE.

NEIGHBORHOOD BOUNDARIES AND CHARACTERISTICS

* SUBJECT ESTIMATED VALUE IS WITHIN PREDOMINANT RANGE FOR COMPARABLE PROPERTIES. NEIGHBORHOOD BOUNDED BY: 94 FREEWAY TO THE NORTH, 805 FREEWAY TO THE EAST, 5 FREEWAY TO THE SOUTH AND TO THE WEST. SUBJECT IS LOCATED APPROXIMATELY 3 MILES EAST OF DOWNTOWN SAN DIEGO. SUBJECT NEIGHBORHOOD IS A SUBURBAN RESIDENTIAL DISTRICT CHARACTERIZED PREDOMINANTLY BY AVERAGE QUALITY DETACHED SINGLE FAMILY RESIDENCES OF MIXED STYLES AND DESIGNS. PRESENT LAND USE FOR OTHER @5% IS FOR CITY AND COUNTY PARKS, ROADS AND OPEN AREAS.

ADDITIONAL FEATURES

CEMENT DRIVE, MIRRORED CLOSETS, CEILING FANS, RECESSED LIGHTING, GRANITE FIREPLACE SURROUND, UPDATED KITCHEN INCLUDING GRANITE COUNTERS AND NEWER CABINETS.

IMPROVEMENTS

SOME DEFERRED MAINTENANCE OR NEEDED REPAIRS WERE NOTED. SUBJECT CONDITION AND LOCATION DO NOT SATISFY H.U.D. MINIMUM PROPERTY STANDARDS. COUNTY RECORDS SHOW ONE BATH. PER INSPECTION SUBJECT HAS TWO BATHS. NO APPARENT REASON FOR DISCREPANCY. SUBJECT WAS VACANT AT TIME OF INSPECTION. WATER, ELECTRICITY AND GAS WERE OFF. EXTERIOR HOLES IN SUBJECT REAR AND WALLS OF ATTACHED UTILITY SHED NOTED. WATER HEATER WAS NOT EARTHQUAKE BRACED, RAISED OR ON A DRIP PAN. KITCHEN HAD NO COOKING RANGE.

SALES COMPARISON COMMENTS

DILIGENT SEARCH OF MLS ONLINE DATA AND PUBLIC COUNTY RECORDS REVEALED SHORTAGE OF RECENT SALES SIMILAR TO SUBJECT IN ALL MAJOR AREAS OF COMPARISON INCLUDING GLA, ROOM COUNT AND CONDITION, THEREFORE COMP #3, A RECENT SALE, WITH ADJUSTMENTS EXCEEDING RECOMMENDED AMOUNTS WAS UTILIZED. SELECTED COMPARABLES REGARDED AS BEST REPRESENTATION OF SUBJECT FEATURES AND AMENITIES AVAILABLE AS OF APPRAISAL DATE. ALL COMPS ARE SIMILAR TO SUBJECT IN DESIGN/APPEAL AND QUALITY OF WORKMANSHIP/MATERIALS. COMPS #1 AND #3 AND #4 ARE RECENT CLOSED SALES. COMP #2 IS A SLIGHTLY DATED SALE ADJUSTED 1% PER MONTH PAST THREE MONTHS PER MARKET CONDITIONS. COMP #5 IS AN ACTIVE LISTING REFLECTING CURRENT MARKET EXPECTATIONS OF WILLING SELLERS. COMP #6 IS A PENDING SALE REFLECTING CURRENT MARKET EXPECTATIONS OF WILLING BUYERS AND SELLERS. NO ADJUSTMENTS DEEMED NECESSARY FOR LISTINGS PER MARKET LIST TO SALES PRICE RATIO. ADDITIONAL ADJUSTMENTS APPLIED FOR DIFFERENCES IN FINANCING, SITE SIZE SQFT, VIEW BENEFIT, CONDITION, ROOM COUNT, GLA SQFTG, BASEMENT, HEATING BENEFIT, ENERGY EFFICIENT ITEMS AND PARKING BENEFIT. SITE SIZE WAS ADJUSTED AT APPROXIMATELY \$1.00 PER SQFT. COMP #4 EXPANSIVE AREA VIEW BENEFIT REGARDED AS SUPERIOR TO SUBJECT LACK OF VIEW BENEFIT, 4% ADJUSTMENT APPLIED. GLA SQFTG WAS ADJUSTED AT \$35 PER SQFT. PER LISTING AGENT REMARKS AND MLS PHOTOS, COMPS #1, #4 AND #5 UPGRADED AVERAGE+ CONDITION REGARDED AS SUPERIOR TO SUBJECT UPDATED BUT IN NEED OF SOME REPAIRS AVERAGE CONDITION, 5% ADJUSTMENTS APPLIED. THE COMPS INDICATE A VALUE RANGE OF APPROXIMATELY \$142K - \$195K WITH MOST WEIGHT GIVEN TO COMP #1 LOCATED ON SUBJECT STREET TOGETHER WITH COMP #2 REQUIRING THE LEAST NET ADJUSTMENT. INDICATED VALUE BRACKETED BY THE VALUE RANGE.

SENA HENDRICK
CA CERTIFIED APPRAISER, #AR 027304

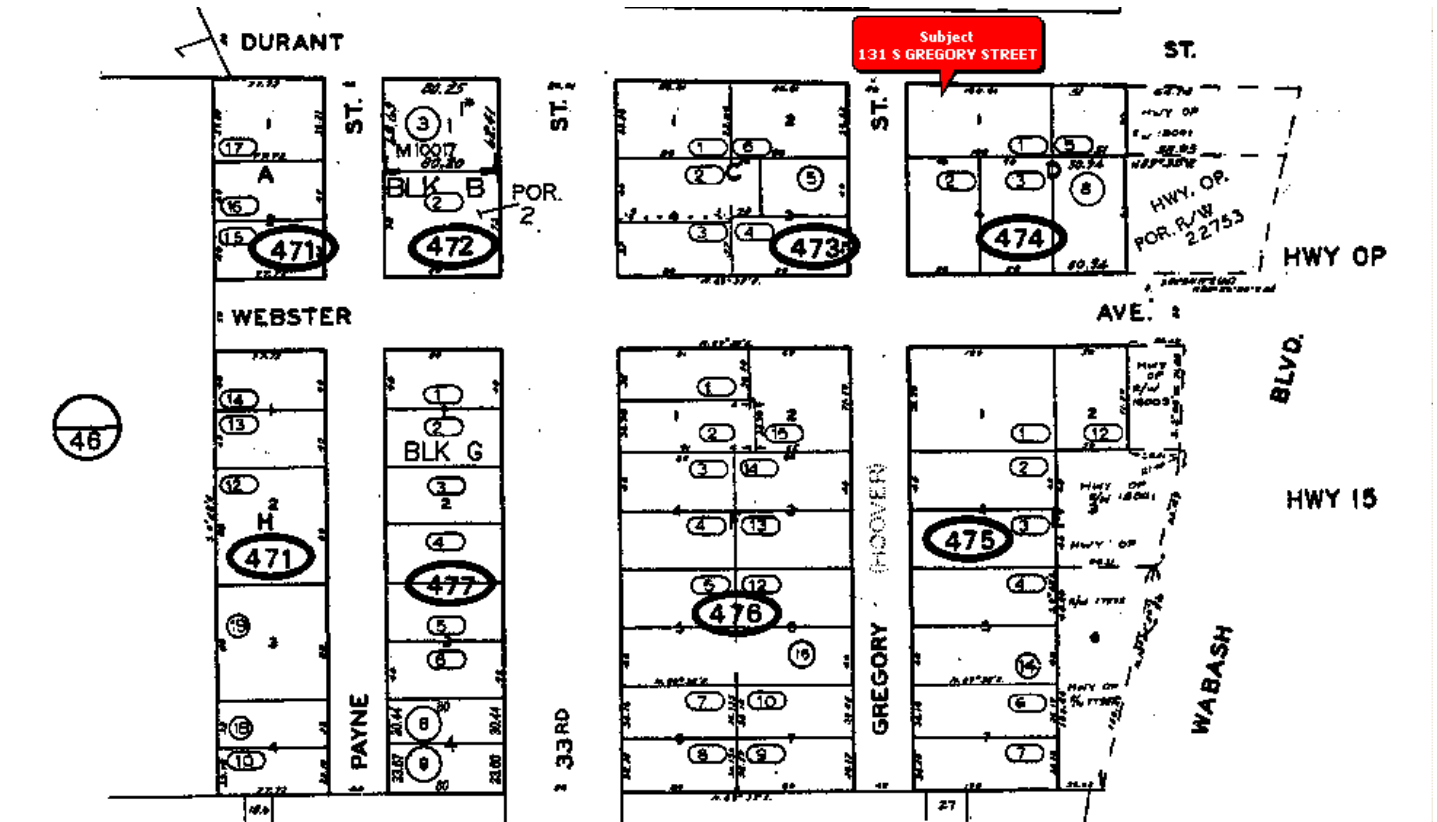
APPRAISER'S LICENSE

Borrower/Client	BAZART						
Property Address	131 S GREGORY STREET						
City	SAN DIEGO	County	SAN DIEGO	State	CA	Zip Code	92113
Lender	PRIVATE						



Plat Map

Borrower/Client	BAZART			
Property Address	131 S GREGORY STREET			
City	SAN DIEGO	County	SAN DIEGO	State CA Zip Code 92113
Lender	PRIVATE			



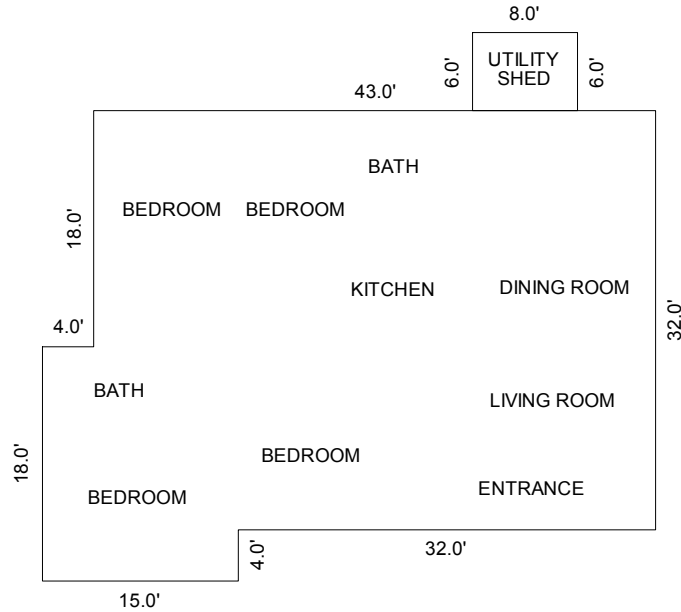
Location Map

Borrower/Client	BAZART			
Property Address	131 S GREGORY STREET			
City	SAN DIEGO	County	SAN DIEGO	State CA Zip Code 92113
Lender	PRIVATE			



Building Sketch

Borrower/Client	BAZART				
Property Address	131 S GREGORY STREET				
City	SAN DIEGO	County	SAN DIEGO	State	CA
Lender	PRIVATE	Zip Code	92113		



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1492.0	1492.0
OTH	UTILITY SHED	48.0	48.0
Net LIVABLE Area		(Rounded)	1492

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
32.0	x	43.0	1376.0
4.0	x	11.0	44.0
4.0	x	18.0	72.0
3 Items			(Rounded)
			1492

Subject Photo Page

Borrower/Client	BAZART						
Property Address	131 S GREGORY STREET						
City	SAN DIEGO	County	SAN DIEGO	State	CA	Zip Code	92113
Lender	PRIVATE						



Subject Front

131 S GREGORY STREET
Sales Price 150,000
Gross Living Area 1,492
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.0
Location SUBURBAN
View NONE
Site 4,034 SF
Quality AVERAGE
Age 66A 30E



Subject Rear



Subject Street

Comparable Photo Page

Borrower/Client	BAZART				
Property Address	131 S GREGORY STREET				
City	SAN DIEGO	County	SAN DIEGO	State	CA
Lender	PRIVATE			Zip Code	92113



Comparable 1

231 S GREGORY STREET	
Prox. to Subject	0.07 MILES S
Sale Price	200,000
Gross Living Area	1,189
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	SUBURBAN
View	NONE
Site	3,999 SF
Quality	AVERAGE
Age	37A 30E



Comparable 2

2809 IMPERIAL AVENUE	
Prox. to Subject	0.70 MILES W
Sale Price	167,000
Gross Living Area	1,224
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	SUBURBAN
View	NONE
Site	5,249 SF
Quality	AVERAGE
Age	44A 30E



Comparable 3

422 32ND STREET	
Prox. to Subject	0.30 MILES SW
Sale Price	120,000
Gross Living Area	1,148
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	SUBURBAN
View	NONE
Site	4,500 SF
Quality	AVERAGE
Age	81A 30E

Comparable Photo Page

Borrower/Client	BAZART			
Property Address	131 S GREGORY STREET			
City	SAN DIEGO	County SAN DIEGO	State CA	Zip Code 92113
Lender	PRIVATE			



Comparable 4

405 LANGLEY STREET
 Prox. to Subject 0.82 MILES NW
 Sale Price 229,000
 Gross Living Area 1,440
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location SUBURBAN
 View EXP/AREA
 Site 3,123 SF
 Quality AVERAGE
 Age 89A 30E



Comparable 5

3302 K STREET
 Prox. to Subject 0.41 MILES N
 Sale Price 175,000
 Gross Living Area 1,121
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location SUBURBAN
 View NONE
 Site 3,498 SF
 Quality AVERAGE
 Age 49A 30E



Comparable 6

2050 OCEAN VIEW BLVD
 Prox. to Subject 0.92 MILES W
 Sale Price 159,000
 Gross Living Area 1,630
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 2.0
 Location SUBURBAN
 View NONE
 Site 7,000 SF
 Quality AVERAGE
 Age 48A 30E

Subject Interior Photo Page

Borrower/Client	BAZART						
Property Address	131 S GREGORY STREET						
City	SAN DIEGO	County	SAN DIEGO	State	CA	Zip Code	92113
Lender	PRIVATE						



Subject Interior

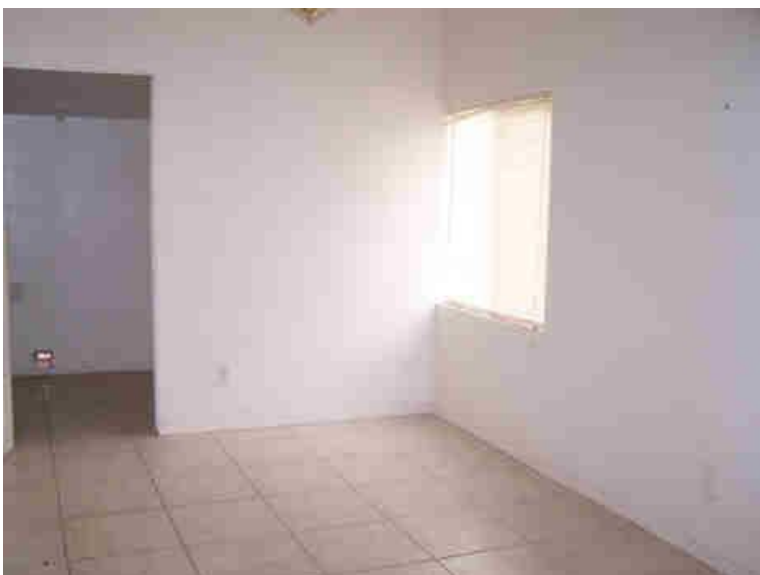
131 S GREGORY STREET
Sales Price 150,000
Gross Living Area 1,492
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.0
Location SUBURBAN
View NONE
Site 4,034 SF
Quality AVERAGE
Age 66A 30E

**LIVING ROOM WITH
GRANITE FIREPLACE**



Subject Interior

UPDATED KITCHEN



Subject Interior

DINING ROOM

Photograph Addendum

Borrower/Client	BAZART						
Property Address	131 S GREGORY STREET						
City	SAN DIEGO	County	SAN DIEGO	State	CA	Zip Code	92113
Lender	PRIVATE						



BATH



2ND BATH



LEFT SET BACK FROM REAR



RIGHT SET BACK



HOLES IN REAR OF SUBJECT AND UTILITY SHED



FIREPLACE IN BEDROOM