

Small Residential Income Property Appraisal Report

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.

Property Address 226-226 1/2 East 11th Street City Pomona State CA. Zip Code 91766-3341
Borrower Diesel Enterprises Owner of Public Record Alvarado County Los Angeles
Legal Description Lot 5 Block A Tract 1461
Assessor's Parcel No. 8333-019-005 Tax Year 2009 R.E. Taxes \$ 2,000.00
Neighborhood Name Pomona Map Reference 640-J3 Census Tract 4028.02
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ None [] PUD HOA \$ None [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [X] Purchase Transaction [] Refinance Transaction [] Other (describe)
Lender/Client Not Provided Address
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? [X] Yes [] No
Report data source(s) used, offerings price(s), and date(s). FARES/MLS. No current listing found on MLS.

I [X] 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. Appraiser reviewed the "Notice of Default Purchase Agreement" dated August 17, 2009. Terms and conditions are typical of the market.
Contract Price \$ 160,000 Date of Contract 08-17-09 Is the property seller the owner of public record? [X] Yes [] No Data Source(s) Buyer
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [X] No
If Yes, report the total dollar amount and describe the items to be paid. No financing concessions disclosed top appraiser.

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics 2-4 Unit Housing Trends 2-4 Unit Housing Present Land Use %
Location [X] Urban [] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 80 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] OverSupply \$ (000) (yrs) 2-4 Unit 10 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [] Under 3 mths [X] 3-6 mths [] Over 6 mths 125 Low 45 Multi-Family 5 %
Neighborhood Boundaries Neighborhood boundaries include Holt Avenue to the north, Los Angeles County line to the east, Philadelphia Street to the south and Hamilton Blvd. to the west. 340 High 89 Commercial 5 %
230 Pred. 62 Other %
Neighborhood Description Immediate neighborhood consists of mixed single family and small income properties varying in age and style.
Small residential units range in size from 400 to 950 square feet. Goods and services are available within two miles along Garey Avenue. Schools and recreational facilities are closeby. Employment and entertainment centers of Pomona, Chino and Ontario are within ten miles. The Pomona Civic Center is one half mile north. The 10, 57 and 71 Freeways are within five miles and provide good Market Conditions (including support for the above conclusions) The Los Angeles Times and California Association of Realtors have reported that sales prices stabilized in April and may, 2009 then rose modestly during the five month period June through October, 2009. Demand and supply currently appear in balance as appraiser noted no oversupply of properties for sale. Marketing time is typically one to five months. Financing is FNMA/FHLMC conforming loans with fixed rates from 4.8 to 5.1 percent.

Dimensions See Site Map for Area Calculation Area 6,808 Sq.Ft. Shape Rectangular View None
Specific Zoning Classification R3 Zoning Description Multifamily Residential
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe.
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 Asphalt [X] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 060137-1785F FEMA Map Date 09-26-08
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.
No apparent adverse easements or encroachments noted. Site is a fully usable interior lot of average size for the area.

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units [X] Two [] Three [] Four [] Concrete Slab [X] Crawl Space Foundation Walls Concrete/Average Floors Tile/Carpet/Average
[] Accessory Unit (describe below) [] Full Basement [] Partial Basement Exterior Walls Stucco/Average Walls Drywall/Average
of Stories One # of bldgs. Two Basement Area sq. ft. Roof Surface Comp.Shngle/Average Trim/Finish Wood/Paint/Average
Type [X] Det. [] Att. [] S-Det./End Unit Basement Finish % Gutters & Downspouts Metal/Average Bath Floor Tile/Average
[X] Existing [] Proposed [] Under Const. [] Outside Entry/Exit [] Sump Pump Window Type Wood/Sliders/Average Bath Wainscot Cer. Tile/Average
Design (Style) Traditional Evidence of [] Infestation Storm Sash/Insulated None noted Car Storage
Year Built 1947 [] Dampness [] Settlement Screens Part. Screens/Average Car Storage [] None
Effective Age (Yrs) 45 Heating/Cooling Amenities [X] Driveway # of Cars 4
Attic [] None [] FWA [] HWBB [] Radiant [] Fireplace(s) # [] Woodstove(s) # Driveway Surface Concrete
[] Drop Stair [] Stairs [X] Other Wall Fuel Gas [X] Patio/Deck [X] Fence Block [] Garage # of Cars
[] Floor [X] Scuttle Cooling [] Central Air Conditioning [] Pool [] Porch [] Carport # of Cars
[] Finished [] Heated [] Individual [] Other [] Other [] Att. [] Det. [] Built-in
of Appliances Refrigerator P Range/Oven Dishwasher Disposal P Microwave P Washer/Dryer Other (describe)
Unit #1 contains: 4 Rooms 2 Bedroom(s) 1 Bath(s) 703 Square feet of Gross Living Area
Unit #2 contains: 5 Rooms 3 Bedroom(s) 1 Bath(s) 793 Square feet of Gross Living Area
Unit #3 contains: N/A Rooms N/A Bedroom(s) N/A Bath(s) N/A Square feet of Gross Living Area
Unit #4 contains: N/A Rooms N/A Bedroom(s) N/A Bath(s) N/A Square feet of Gross Living Area
Additional features (special energy efficient items, etc.) Fenced yard with front and rear patio. Gated driveway. No special energy efficient items.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). No functional or external obsolescence. Subject consists of two houses on a lot. Front house has two bedrooms and one bath and rear house three bedrooms and one bath. Houses are well maintained and in average condition with no significant deferred maintenance.

Small Residential Income Property Appraisal Report

IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe
	Is the property subject to rent control? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1	COMPARABLE RENTAL # 2	COMPARABLE RENTAL # 3															
Address	226-226 1/2 East 11th Street Pomona	1243 West Fernleaf Avenue Pomona	890 South Hamilton Blvd. Pomona	636 East 10th Street Pomona															
Proximity to subject		1.02 miles W	0.74 miles W	0.27 miles E															
Current Monthly Rent	\$	\$	\$	\$ 2,125															
Rent/Gross Bldg. Area	\$ sq. ft.	\$ sq. ft.	\$ sq. ft.	\$ 1.25 sq. ft.															
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No															
Data Source(s)	Inspected	FARES/MLS	FARES/MLS	FARES/MLS															
Date of Lease(s)	N/A	Monthly	Monthly	Monthly															
Location	Residential	Similar	Similar	Similar															
Actual Age	62 years	48 years	27 years	65 years															
Condition	Average	Similar	Similar	Similar															
Gross Building Area	1,532	3,217 Sq.Ft.	2,961 Sq.Ft.	1,703 Sq.Ft.															
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent								
	Tot	Br	Ba	Tot	Br	Ba	Tot	Br	Ba	Tot	Br	Ba							
Unit #1	4	2	1	703	4	2	1	800	\$ 1,175	4	2	1	609	\$ 995	5	3	2	1,100	\$ 1,300
Unit #2	5	3	1	793	4	2	1	757	\$ 1,150	N/A	N/A	N/A	N/A	\$ N/A	3	1	1	600	\$ 825
Unit #3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ N/A	N/A	N/A	N/A	N/A	\$ N/A	N/A	N/A	N/A	N/A	\$ N/A
Unit #4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ N/A	N/A	N/A	N/A	N/A	\$ N/A	N/A	N/A	N/A	N/A	\$ N/A
Utilities Included	Water and Trash	Water and Trash	Water and Trash	Water and Trash															

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) Comp. used are current rental properties in the subject's market area. Data obtained from MLS. Comp. one is part of a four unit property. Comp. two is part of a triplex. Comp. three is a duplex. Range of rents for two bedroom, one bath units is \$975 to \$1,250. Three bedroom units rent from \$1,100 to \$1,400 per month. Vacancy rate is under three percent.

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit No.	Leases		Actual Rent		Total Rent	Opinion Of Market Rent		Total Rent
	Lease Date		Per Unit			Per Unit		
	Begin	End	Unfurnished	Furnished		Unfurnished	Furnished	
1	Owner	N/A	\$ N/A	\$ N/A	\$ N/A	\$ 1,000	\$ N/A	\$ 1,000
2	Owner	N/A	\$ N/A	\$ N/A	\$ N/A	\$ 1,200	\$ N/A	\$ 1,200
3	N/A	N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A
4	N/A	N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A
Comment on lease data			Total Actual Monthly Rent		\$	Total Gross Monthly Rent		\$ 2,200
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income		\$ 0	Total Estimated Monthly Income		\$ 2,200

Utilities included in estimated rents Electric Water Sewer Gas Oil Cable Trash collection Other

Comments on actual or estimated rents and other monthly income (including personal property) Both units are currently owner occupied. Rents are based on market survey.

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) FARES/MLS

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) FARES/MLS

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 4).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	03-20-06	08-01-06	02-02-07	03-13-06
Price of Prior Sale/Transfer	\$450,000	\$426,000	\$510,000	\$500,000
Data Source(s)	FARES/MLS	FARES/MLS	FARES/MLS	FARES/MLS
Effective Date of Data Source(s)	12-09	12-09	12-09	12-09

Analysis of prior sale or transfer history of the subject property and comparable sales Subject is currently in escrow for \$160,000. Owner of record is Juan Alvarado. No listing information available.

Small Residential Income Property Appraisal Report

There are 15 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 149,999 to \$ 369,900 .

There are 19 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 125,000 to \$ 340,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	226-226 1/2 East 11th Street Pomona	298 East Franklin Avenue Pomona			656 Penmar Lane Pomona			960 East Grand Avenue Pomona		
Proximity to Subject		0.61 miles S			0.33 miles SE			0.62 miles E		
Sale Price	\$ 160,000	\$ 185,000			\$ 250,000			\$ 230,000		
Sale Price/Gross Bldg. Area	\$ 104.44 sq. ft.	\$ 155.20 sq. ft.			\$ 133.05 sq. ft.			\$ 124.06 sq. ft.		
Gross Monthly Rent	\$ 2,200	\$ 2,000			\$ 2,300			\$ 1,950		
Gross Rent Multiplier	72.73	92.50			108.70			117.95		
Price Per Unit	\$ 80,000	\$ 92,500			\$ 125,000			\$ 115,000		
Price Per Room	\$ 17,778	\$ 26,429			\$ 31,250			\$ 28,750		
Price Per Bedroom	\$ 32,000	\$ 61,667			\$ 62,500			\$ 57,500		
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)	FARES/MLS	FARES/MLS/Doc.# 1061570			FARES/MLS MRM-C09048723			FARES/MLS/Doc.# 1596774		
Verification Source(s)	Inspection	APN# 8328-022-001			APN# 8333-025-025			APN# 8333-030-013		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	
Sale or Financing	N/A	Conv.			N/A			Conv.		
Concessions	N/A	\$129,500 1st			N/A			\$161,000 1st		
Date of Sale/Time	N/A	08-25-09 COE			Pending (4%)			-10,000 11-22-09 COE		
Location	Residential	Similar			Similar			Traffic +15,000		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	6,808 Sq.Ft.	4,791 Sq.Ft. +2,017			7,579 Sq.Ft.			13,848 Sq.Ft. -7,040		
View	None	None			None			None		
Design (Style)	Traditional	Similar			Similar			Similar		
Quality of Construction	Average	Average			Average			Average		
Actual Age	62 years	82 years			47 years			48 years		
Condition	Average	Inferior +5,000			Similar			Inferior +5,000		
Gross Building Area	1,532 sq. ft.	1,192 sq. ft. +17,000			1,879 sq. ft. -15,350			1,854 sq. ft. -15,100		
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Unit # 1	4 2 1	4 2 1		4 2 1		5 3 1		5 3 1	-5,000	
Unit # 2	5 3 1	3 1 1	+10,000	4 2 1	+5,000	3 1 1	+10,000	3 1 1	+10,000	
Unit # 3	N/A N/A N/A	N/A N/A N/A		N/A N/A N/A		N/A N/A N/A		N/A N/A N/A		
Unit # 4	N/A N/A N/A	N/A N/A N/A		N/A N/A N/A		N/A N/A N/A		N/A N/A N/A		
Basement Description	None	None			None			None		
Basement Finished Rooms	None	None			None			None		
Functional Utility	Average	Average			Average			Good		
Heating/Cooling	Wall	Wall			Wall			Wall		
Energy Efficient Items	None Noted	None Noted			None Noted			None Noted		
Parking On/Off Site	Open	Open			Open			Open		
Porch/Patio/Deck	Patio	Similar			Similar			Similar		
MLS#	Not Applicable	R902870			C09048723			MRM-09079396		
Days on Market	Not Applicable	70			214			33		

SALES COMPARISON ANALYSIS

Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 34,017	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -20,350	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,860
Adjusted Sale Price of Comparables		Net Adj. : 18%		Net Adj. : -8%		Net Adj. : 1%	
		Gross Adj. : 18%	\$ 219,017	Gross Adj. : 12%	\$ 229,650	Gross Adj. : 25%	\$ 232,860
Adj. Price Per Unit (Adj. SP Comp/# of Comp Units)		\$ 109,509		\$ 114,825		\$ 116,430	
Adj. Price Per Room (Adj. SP Comp/# of Comp Rooms)		\$ 31,288		\$ 28,706		\$ 29,108	
Adj. Price Per Bdrm. (Adj. SP Comp/# of Comp Bedrooms)		\$ 73,006		\$ 57,413		\$ 58,215	
Value Per Unit	\$ 115,000 X 2	Units = \$	230,000	Value Per GBA	\$ 140.00 X 1,532	GBA = \$	214,480
Value Per Rm.	\$ 26,500 X 9	Rooms = \$	238,500	Value Per Bdrms.	\$ 57,500 X 5	Bdrms. = \$	287,500

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. Comps. are the most recent, and closest sales, of two unit properties in the subject's market area. Comp. one listed for \$180,000 and sold over list price. Property consists of two houses on a lot. Per MLS, rear house needs repairs. Comp. two listed for \$250,000 on April 30, 2009. Transaction subject to lender approval of a "short" sale. Four percent adjustment made for listing/sales discount. Overall condition appears similar to subject. Comp. three listed for \$239,200. This was a lender owned property. A \$15,000 adjustment made for inferior location on traffic street. Additional \$5,000 adjustment made for deferred maintenance. Living area differences adjusted at \$50 per square foot. Bedroom and bath adjustments made at \$5,000 each. Additional property at 1034 West 3rd Street sold June 29, 2009 for \$270,000. It is a

Indicated Value by: Sales Comparison Analysis \$ 230,000

INCOME

Total gross monthly rent \$ 2,200 X gross rent multiplier (GRM) 72.73 = \$ 160,006 Indicated value by Income Approach

Comments on income approach including reconciliation of the GRM GRM of 105 is typical for the area. \$2,200 per month times GRM of 105 results in value of \$231,000.

RECONCILIATION

Indicated Value by: Sales Comparison Analysis \$ 230,000 **Income Approach \$ 160,006** **Cost Approach (if developed) \$ 230,940**

The Direct Sales Comparison is the most reliable indicator of value and is supported by both the Cost and Income Approaches. All comps. considered equally in final estimate of value.

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: This Summary Appraisal Report is intended for use by the Lender/Client and/or assigns for a mortgage finance transaction. This report is not intended for any

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

\$ 230,000 , as of December 14, 2009 , which is the date of inspection and the effective date of this appraisal.

Small Residential Income Property Appraisal Report

NEIGHBORHOOD DESCRIPTION: (Continued)

access to major population centers of Los Angeles, Orange and San Bernardino counties.

SALES COMPARISON APPROACH: (Continued)

1,789 square foot duplex built in 1959. Lot size is 6,107 square feet. It had previously sold on April 24, 2006 for \$555,000.

CONDITIONS OF APPRAISAL: (Continued)

other use. No personal property included in valuation.

No Lender/Client provided to appraiser.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae.)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Land value by abstraction.

COST APPROACH

ESTIMATED <input checked="" type="checkbox"/>	REPRODUCTION OR <input type="checkbox"/>	REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$	35,000
Source of cost data Marshall and Swift			Dwelling	1,532	Sq. Ft. @ \$	149.00	= \$ 228,268
Quality rating from cost service Average Effective date of cost data 12-09			Sq. Ft. @ \$			= \$	0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Garage/Carport			Sq. Ft. @ \$	= \$ 0
No functional or external obsolescence. Physical depreciation calculated at 33 percent. Remaining economic life estimated at 50 years. Measured square footage is approximately equal to that shown on public records (1,604 square feet). Cost estimates from Marshall and Swift. Land value by abstraction			Total Estimate of Cost-new			= \$	228,268
			Less	Physical 33	Functional 0	External 0	
			Depreciation	75,328	0	0	= \$ (75,328)
			Depreciated Cost of Improvements			= \$	152,940
			"As-is" Value of Site Improvements			= \$	43,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years			Indicated Value By Cost Approach			= \$	230,940

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's 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

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

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

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

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

Describe common elements and recreational facilities. Subject is not part of a PUD

PUD INFORMATION

Small Residential Income Property Appraisal Report

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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 including each of the units. 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.

Small Residential Income Property Appraisal Report**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 and income approaches 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 approach to value but did not develop it, 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.

Small Residential Income Property 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).

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

Handwritten signature of Michael S. Pae

Signature
Name Michael S. Pae
Company Name Professional Appraisal Enterprises
Company Address 1132 Pan Court
Newbury Park, CA. 91320
Telephone Number (818) 730-6818
Email Address paeappraisal@hotmail.com
Date of Signature and Report December 21, 2009
Effective Date of Appraisal December 14, 2009
State Certification # AR014256
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 11-11-10

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED

226-226 1/2 East 11th Street
Pomona, CA. 91766-3341

APPRAISED VALUE OF SUBJECT PROPERTY \$ 230,000

LENDER/CLIENT

Name
Company Name Not Provided
Company Address
Email Address

SUBJECT PROPERTY

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

COMPARABLE SALES

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

Professional Appraisal Enterprises
EXTRA COMPARABLES 4-5-6

File No. 640J309.1031

Borrower Diesel Enterprises

Property Address 226-226 1/2 East 11th Street

City Pomona County Los Angeles State CA. Zip Code 91766-3341
 Lender/Client Not Provided Address

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	226-226 1/2 East 11th Street Pomona	333 East 7th Street Pomona								
Proximity to Subject		0.24 miles N								
Sale Price	\$ 160,000	\$ 221,000								
Sale Price/Gross Bldg. Area	\$ 104.44	\$ 152.20								
Gross Monthly Rent	\$ 2,200	\$ 1,995								
Gross Rent Multiplier	72.73	110.78								
Price Per Unit	\$ 80,000	\$ 110,500								
Price Per Room	\$ 17,778	\$ 31,571								
Price Per Bedroom	\$ 32,000	\$ 73,667								
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Data Source(s)	FARES/MLS	FARES/MLS/Doc.# 1721593								
Verification Source(s)	Inspection	APN# 8335-023-109								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) Adjustment	DESCRIPTION		+(-) Adjustment	DESCRIPTION		+(-) Adjustment
Sale or Financing	N/A	Conv.								
Concessions	N/A	\$165,750 1st								
Date of Sale/Time	N/A	11-16-09 COE								
Location	Residential	Similar								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	6,808 Sq.Ft.	7,797 Sq.Ft.								
View	None	None								
Design (Style)	Traditional	Similar								
Quality of Construction	Average	Average								
Actual Age	62 years	81 years			+3,800					
Condition	Average	Similar								
Gross Building Area	1,532 sq. ft.	1,452 sq. ft.			+3,000			sq. ft.		
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Unit # 1	4 2 1	4 2 1								
Unit # 2	5 3 1	3 1 1		+10,000						
Unit # 3	N/A N/A N/A	N/A N/A N/A								
Unit # 4	N/A N/A N/A	N/A N/A N/A								
Basement Description	None	None								
Basement Finished Rooms	None	None								
Functional Utility	Average	Average								
Heating/Cooling	Wall	Wall								
Energy Efficient Items	None Noted	None Noted								
Parking On/Off Site	Open	Two Garage			-5,000					
Porch/Patio/Deck	Patio	Similar								
MLS#	Not Applicable	Y903926								
Days on Market	Not Applicable	51								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 11,800			<input type="checkbox"/> + <input type="checkbox"/> - \$ 0			<input type="checkbox"/> + <input type="checkbox"/> - \$ 0		
Adjusted Sale Price of Comparables		Net Adj. : 5%			Net Adj. : 0%			Net Adj. : 0%		
		Gross Adj. : 10%			Gross Adj. : 0%			Gross Adj. : 0%		
Adj. Price Per Unit (Adj. SP Comp/# of Comp Units)		\$ 116,400			\$			\$		
Adj. Price Per Room (Adj. SP Comp/# of Comp Rooms)		\$ 33,257			\$			\$		
Adj. Price Per Bdrm. (Adj. SP Comp/# of Comp Bedrooms)		\$ 77,600			\$			\$		

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	03-20-06	02-11-04		
Price of Prior Sale/Transfer	\$168,000	\$269,000		
Data Source(s)	FARES/MLS	FARES/MLS		
Effective Date of Data Source(s)	12-09	12-09		

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. Comp. four is an additional recent sale of a similar sized duplex in the subject's market area. It listed at \$221,000 and sold for full price. This was a lender owned property. Per MLS, units need "light repairs." A \$5,000 adjustment made for garage parking.

CERTIFICATIONBorrower Diesel EnterprisesProperty Address 226-226 1/2 East 11th StreetCity PomonaCounty Los AngelesState CA.Zip Code 91766-3341Lender/Client Not Provided

Address _____

F.I.R.R.E.A. ADDENDUM

I. PURPOSE OF THE APPRAISAL The purpose of this report is to estimate the market value of the subject property, as defined herein. The estimate of market value is to be used solely by the client as a basis for lending decisions or portfolio management.

II. SCOPE OF THE APPRAISAL The following steps were followed in arriving at the final estimate of value included in the appraisal report of the subject property:

1. An investigation 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 subject property, the appraiser is NOT an expert in such matters as pest control, structural engineering, hazardous waste, or construction etc. and no warranty is given or implied as to these or other elements outside of analysis of market data. Inspections by various professionals within these fields may be recommended with the final estimate of market value subject to their findings.
3. A more detailed review of the collected data was then performed with the most relevant factors extracted and considered. Sales were examined and confirmed closed from material provided by one or more service(s) that obtain information from public records. Market factors were weighted and their influence on the subject property was determined. A highest and best use analysis was done on the subject property.
4. The appraisal report was then completed in accordance with standards dictated by THE APPRAISAL FOUNDATION in the UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICES (USPAP). The report included sufficient data and information needed to lead a reader to a similar conclusion of market value.
5. The appraisal report was then delivered to the client, which constituted the completion of the assignment.

III. THIS REPORT COMPLIES WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICES (USPAP) as adopted by the Appraisal Standards Board of The Appraisal Foundation as of August 9, 1990.

IV. COMPETENCY OF THE APPRAISER Unless otherwise noted in writing, the appraiser has done similar assignments and has the knowledge and experience to complete this assignment competently.

V. SALES HISTORY The marketing history of the subject was researched for at least one year. Unless otherwise noted in the appraisal report, the subject property has not been listed, sold or transferred in the past twelve months.

VI. RENTS AND VACANCIES Unless otherwise noted in the appraisal report, the subject property is currently owner occupied.

VII. TREND ANALYSIS Real estate prices have been changing due to current economic conditions and local trends. It is reasonable to assume that this same trend would apply to the subject. Still the average marketing time typically varies between 90-180 days for residences within the county provided the property is competitively priced and properly marketed.

VIII. DEDUCTIONS AND DISCOUNTS In keeping with the USPAP, any financing concessions that influence the selling price of a comparable sale were addressed and accounted for to result in a market value of the subject property that is free of discounts, deductions or other seller concessions.

IX. PROHIBITED INFLUENCES The appraisal assignment was not conditioned upon the appraisal producing a specific valuation or approval of a loan. Employment of the appraiser was not conditioned upon the appraisal production of a specific value. Neither employment nor compensation are based upon approval of any related loan application.

X. SELF CONTAINMENT This appraisal report is intended to be a self contained document containing all information necessary to enable a reader to understand the appraiser's opinion. Any third party studies referred to, such as pest control, structural, soils or hazardous materials have been verified by the appraiser as to their existence, to the extent the assumptions and conclusions are used. If not included with the report, they are maintained with our file and available upon request by the client.

XI. 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 affect the market value of the real property be evident, a separated assessment of the personal property fixtures or intangible items will be included with the report as a separate valuation.

XII. THREE APPROACHES TO VALUE The appraiser has made a reasonable effort to apply the three recognized approaches to value. Most single family residences are purchased for owner occupancy and, as such, the INCOME APPROACH does not generally reflect the highest and best use of the property and is not generally a relevant indicator of market value. The use of the INCOME APPROACH to value will be used:

Borrower Diesel Enterprises
 Property Address 226-226 1/2 East 11th Street
 City Pomona County Los Angeles State CA. Zip Code 91766-3341
 Lender/Client Not Provided Address _____

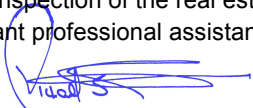
1. At the request of the client for non-owner occupied units.
2. When sufficient market evidence exists in a neighborhood to indicate that rental properties or investor purchases are typical, measurable and their analysis adds to the relevancy and reliability of the appraisal process.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

The statements of fact contained in this report are true and correct.
 The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.
 Unless otherwise noted in this report, I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, the report.

I have made a personal inspection of the real estate that is the subject of this report.
 No one provided significant professional assistance to the person signing this report.

Signature  Date December 21, 2009
Michael S. Pae

Borrower Diesel Enterprises

Property Address 226-226 1/2 East 11th Street

City Pomona County Los Angeles State CA. Zip Code 91766-3341

Lender/Client Not Provided Address



**FRONT OF
SUBJECT PROPERTY**
226-226 1/2 East 11th Street
Pomona, CA. 91766-3341



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower Diesel Enterprises

Property Address 226-226 1/2 East 11th Street

City Pomona County Los Angeles State CA. Zip Code 91766-3341

Lender/Client Not Provided Address



KITCHEN



BATH



LIVING ROOM

Borrower Diesel Enterprises

Property Address 226-226 1/2 East 11th Street

City Pomona County Los Angeles State CA. Zip Code 91766-3341

Lender/Client Not Provided Address



KITCHEN



BATH



BEDROOM

Professional Appraisal Enterprises
SUBJECT PHOTO ADDENDUM

File No. 640J309.1031
Case No.

Borrower Diesel Enterprises

Property Address 226-226 1/2 East 11th Street

City Pomona County Los Angeles State CA. Zip Code 91766-3341

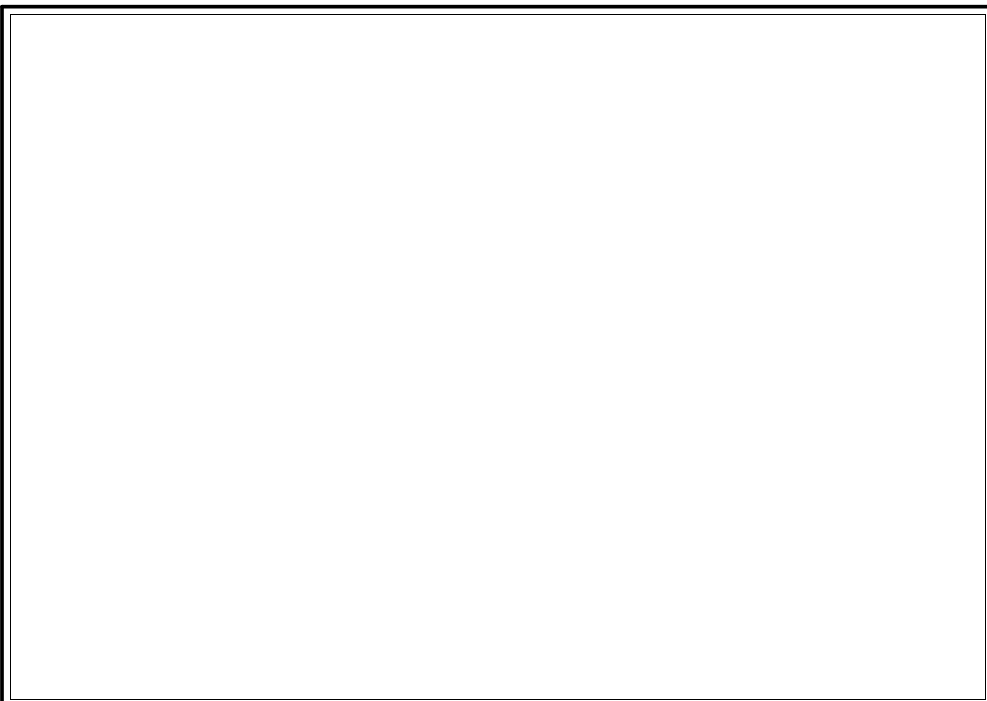
Lender/Client Not Provided Address , ,



LIVING ROOM



KITCHEN



Borrower Diesel Enterprises

Property Address 226-226 1/2 East 11th Street

City Pomona County Los Angeles State CA. Zip Code 91766-3341

Lender/Client Not Provided Address



COMPARABLE SALE # 1
298 East Franklin Avenue
Pomona



COMPARABLE SALE # 2
656 Penmar Lane
Pomona



COMPARABLE SALE # 3
960 East Grand Avenue
Pomona

Borrower Diesel Enterprises

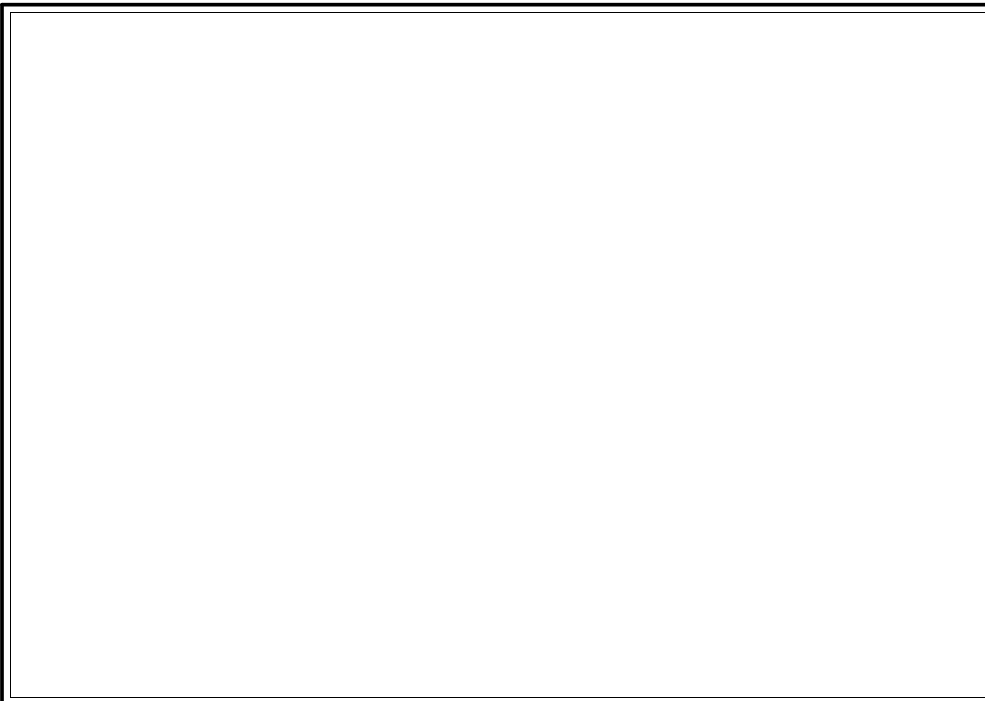
Property Address 226-226 1/2 East 11th Street

City Pomona County Los Angeles State CA. Zip Code 91766-3341

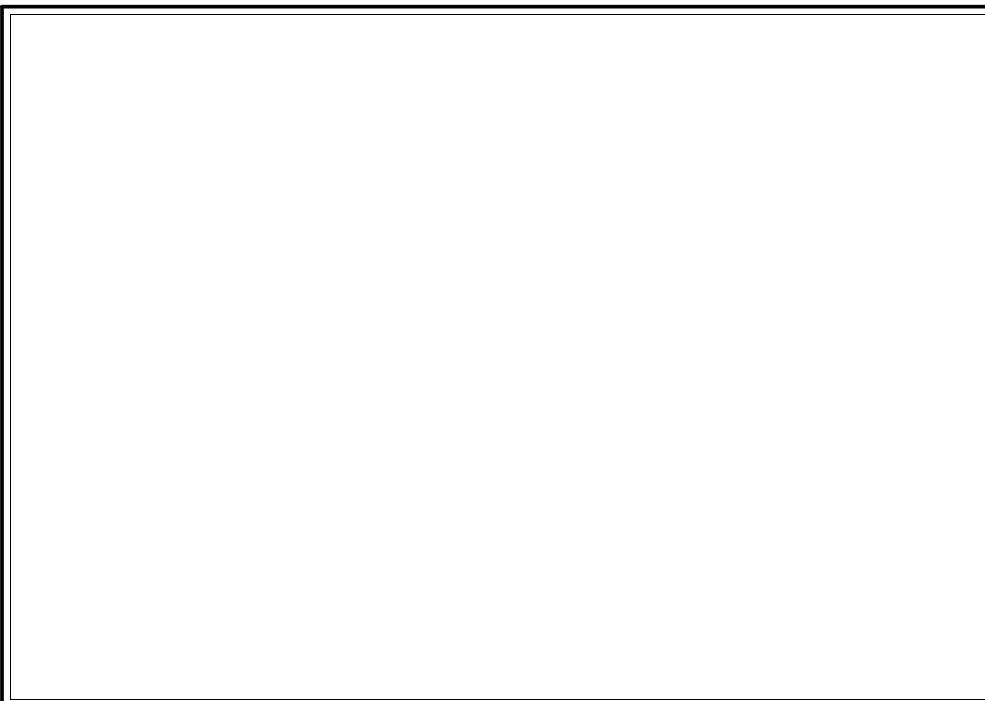
Lender/Client Not Provided Address



COMPARABLE SALE # 4
333 East 7th Street
Pomona



COMPARABLE SALE # 5

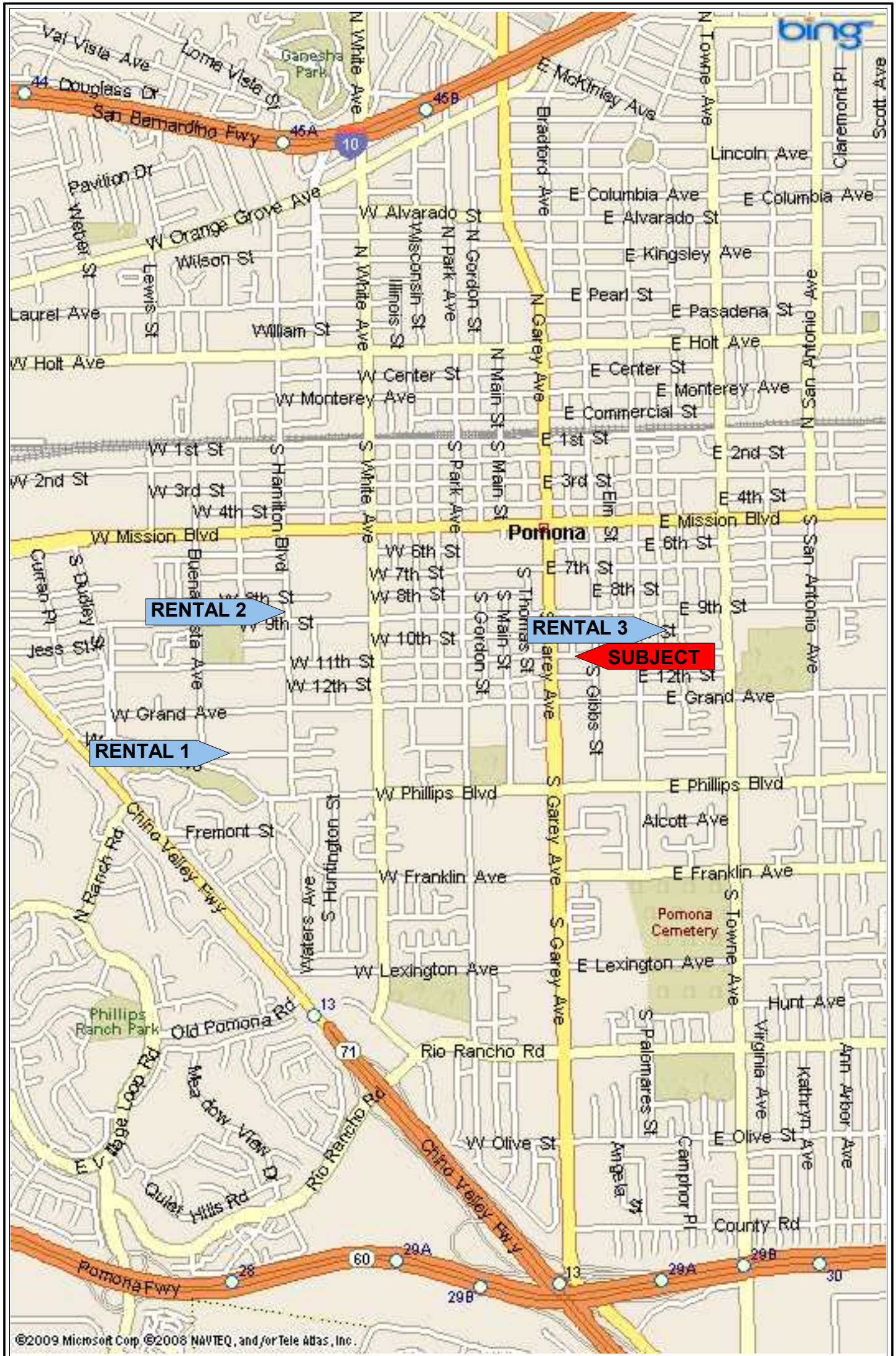


COMPARABLE SALE # 6

Borrower	Diesel Enterprises				
Property Address	226-226 1/2 East 11th Street				
City	Pomona	County	Los Angeles	State	CA.
Lender/Client	Not Provided	Address			



Borrower	Diesel Enterprises				
Property Address	226-226 1/2 East 11th Street				
City	Pomona	County	Los Angeles	State	CA.
Lender/Client	Not Provided		Address		
				Zip Code	91766-3341



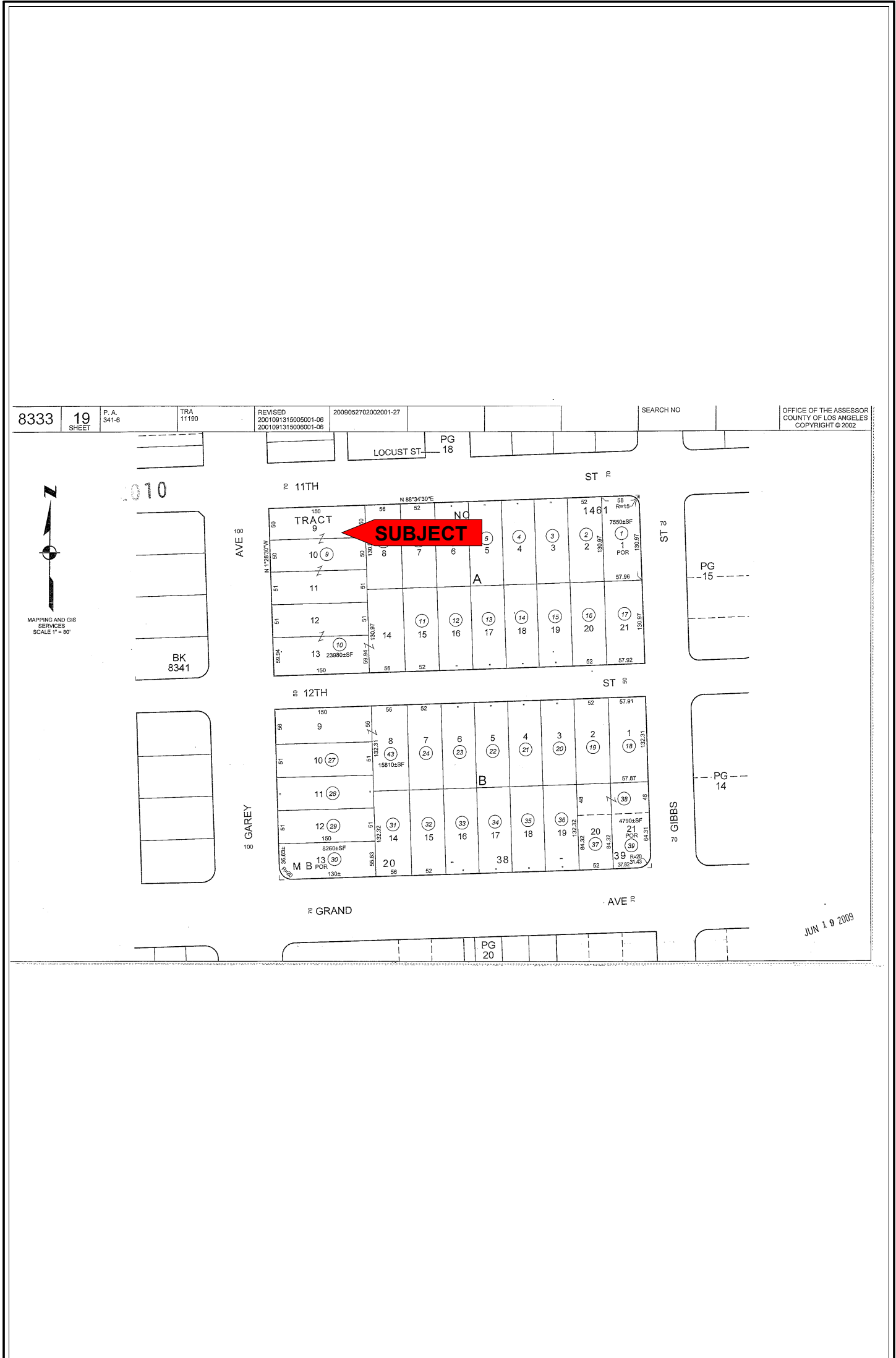
©2009 Microsoft Corp ©2008 NAVTEQ, and/or Tele Atlas, Inc.

Borrower Diesel Enterprises

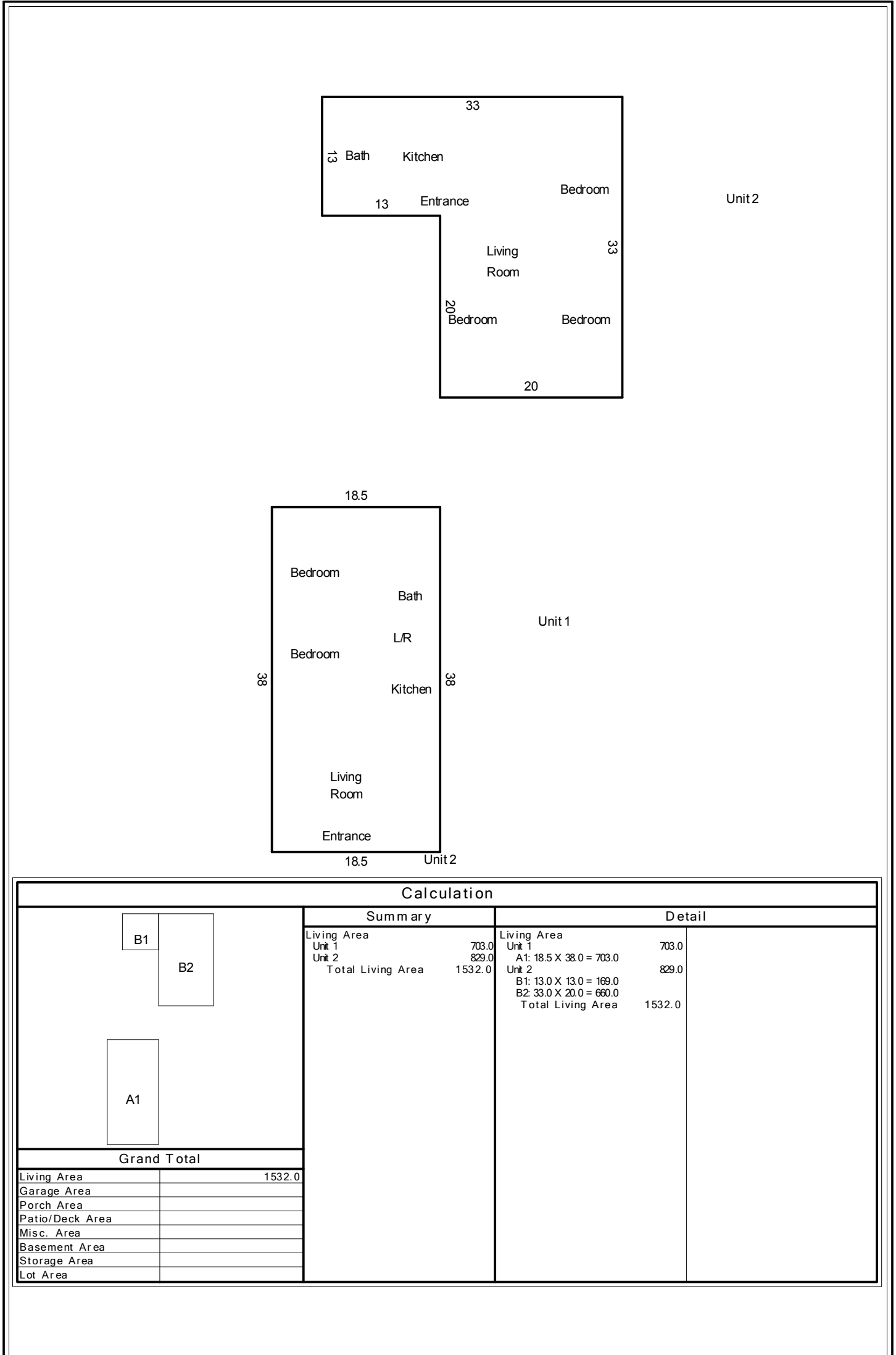
Property Address 226-226 1/2 East 11th Street

City Pomona County Los Angeles State CA. Zip Code 91766-3341

Lender/Client Not Provided Address



Borrower Diesel Enterprises
 Property Address 226-226 1/2 East 11th Street
 City Pomona County Los Angeles State CA. Zip Code 91766-3341
 Lender/Client Not Provided Address



Calculation		
	Summary	Detail
	Living Area	Living Area
	Unit 1 703.0	Unit 1 703.0
	Unit 2 829.0	A1: 18.5 X 38.0 = 703.0
	Total Living Area 1532.0	Unit 2 829.0
		B1: 13.0 X 13.0 = 169.0
		B2: 33.0 X 20.0 = 660.0
		Total Living Area 1532.0
Grand Total		
Living Area	1532.0	
Garage Area		
Porch Area		
Patio/Deck Area		
Misc. Area		
Basement Area		
Storage Area		
Lot Area		




DIGITAL SIGNATURE AUTHENTICATION

Borrower Diesel Enterprises					
Property Address 226-226 1/2 East 11th Street					
City Pomona	County	Los Angeles	State	CA.	Zip Code 91766-3341
Lender/Client Not Provided		Address			

This report contains an electronic digital signature(s) affixed by the appraiser(s). This advanced technology has been authorized by the Appraisal Standards Board of the Appraisal Foundation as compliant under specific reporting guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP). The process not only acknowledges the authenticity of a printed paper copy of the report but also the file in its state of electronic storage.

The technology encompasses transmission integrity, signature security, and record keeping for each individual appraiser that affixes the signature. The appraiser has sole personal control of affixing a signature certifying its authenticity and accepting responsibility for content analysis, and conclusions in the report.

Signature  _____
 Michael S. Pae

Date December 21, 2009