

APPRAISAL OF REAL PROPERTY



LOCATED AT

475 N Midway Dr Unit 152
Escondido, CA 92027
US152 PER DOC 78-223845 & UND INT IN UNMBD LOT TR 8814

FOR

Julie Rich
464 Delage Ct, Encinitas
Encinitas, CA 92024

OPINION OF VALUE

420,000

AS OF

01/04/2025

BY

Bradley S Yosick
Terra Nova Appraisals, Inc.

858-613-1649
terranoaappraisal@sbcglobal.net

INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 475 N Midway Dr #152

SUBJECT	Property Address: 475 N Midway Dr		Unit #: 152		City: Escondido		State: CA						
	Zip Code: 92027		County: San Diego		Legal Description: US152 PER DOC 78-223845 & UND INT IN								
	UNMBD LOT TR 8814		Assessor's Parcel #: 231-332-26-52										
	Tax Year: 2023		R.E. Taxes: \$ 1,670		Special Assessments: \$ 0		Borrower (if applicable): Scott N Rich, Trust						
ASSIGNMENT	Current Owner of Record: Rich Trust		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant (Market Rent) <input type="checkbox"/> Tenant (Regulated Rent) <input type="checkbox"/> Vacant										
	Project Type: <input checked="" type="checkbox"/> Condominium <input type="checkbox"/> Other (describe)		HOA: \$ 306		<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month								
	Market Area Name: Escondido		Map Reference: 1110-C7		Census Tract: 0202.07								
	Project Name: Midway North		Phase: 1										
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input type="checkbox"/> Market Value (as defined), or <input checked="" type="checkbox"/> other type of value (describe) FMV on 1/4/2025												
	This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective												
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)												
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)												
PROJECT SITE DESCRIPTION	Intended Use: Determination of Fair Market Value on 1/4/2025. Fair Market Value is generally defined as "The price which a willing seller under no compulsion to sell and a willing buyer under no compulsion to buy would agree after the property has been exposed to the open market for a reasonable amount of time."												
	Intended User(s) by name or type: Julie Rich, Tom Miles, Patrice Huneford, CPA												
	Client: Julie Rich		Address: 464 Delage Ct, Encinitas, CA 92024										
	Appraiser: Bradley S Yosick		Address: 17710 Del Paso Drive, Poway, CA 92064										
PROJECT INFORMATION	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy		Condominium Housing		Present Land Use		Change in Land Use				
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner 55		PRICE AGE		One-Unit 45 %		<input checked="" type="checkbox"/> Not Likely				
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Tenant 45		\$ (000) (yrs)		2-4 Unit 5 %		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *				
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (0-5%)		312 Low 43		Multi-Unit 35 %		* To: _____				
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		575 High 59		Comm'l 15 %							
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				427 Pred 51									
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): E Washington Avenue to the North, N Citrus Avenue to the East, Oak Hill Drive/Bear Valley Parkway to the South, and N Rose Street to the West. According to Realtor.com and Zillow.com the median home sales price in the subject zip code have increased 2.95% over the previous 12 months prior to date of death. Property values dropped for the area from 2006 to 2011. By late 2011, property values began to increase. There were major increases in value from mid 2021 to mid 2022. Now values are leveling off in most markets. Seller participation in closing costs is typically 0-2 points.													
Zoning Classification: R-3-18		Description: Medium Multiple Residential		Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning									
Ground Rent (if applicable) \$ _____ / _____		Comments: N/A											
Highest & Best Use as improved (or as proposed per plans & specifications): <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)													
Actual Use as of Effective Date: Condominium		Use as appraised in this report: Condominium											
Summary of Highest & Best Use: The relevant legal, physical, and economic factors were analyzed to the extent necessary and resulted in a conclusion that the current use of the subject property is the highest and best use.													
Utilities		Off-site Improvements		Public Private		Density		Average					
Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/> Provider/Description: SDG&E		Street: Asphalt		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Density: _____		Average: _____					
Gas <input checked="" type="checkbox"/> SDG&E		Curb/Gutter: Concrete/Present		<input checked="" type="checkbox"/> Topography: _____		Size: 6 Acres		Basically Level					
Water <input checked="" type="checkbox"/> City		Sidewalk: Concrete		<input checked="" type="checkbox"/> View: _____		Topography: _____		Residential					
Sanitary Sewer <input checked="" type="checkbox"/> City		Street Lights: Present		<input checked="" type="checkbox"/>									
Storm Sewer <input checked="" type="checkbox"/> City		Alley: None		<input type="checkbox"/>									
Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)													
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone		X500		FEMA Map # 06073C0818G		FEMA Map Date 5/16/2012							
Site Comments: No adverse conditions were noted at inspection. No title report was provided for review. Subject condominium site is a gated community landscaped with grass, plants, and trees.													
Data source(s) for project information: MLS / CRS													
Project Description: <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input type="checkbox"/> High-Rise <input type="checkbox"/> Other (describe)													
General Description of Project		Subject Phase		#		If Project Completed		#		If Project Incomplete		#	
# of Stories: 2		Exterior Walls: Frame		Units: 132		Phases: 1		Planned Phases: _____					
# of Elevators: 0		Roof Surface: Asphalt+BU		Units Completed: 132		Units: 132		Planned Units: _____					
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Total # Parking: 264		Units For Sale: 0		Units For Sale: 0		Units For Sale: _____					
Design (Style): Traditional		Ratio (spaces/unit): 2.00		Units Sold: 132		Units Sold: 132		Units Sold: _____					
Actual Age (Yrs.): 46		Parking Type(s): Carport/Open		Units Rented: 72		Units Rented: 72		Units Rented: _____					
Effective Age (Yrs.): 15		Guest Parking: 10		Owner Occup. Units: 60		Owner Occup. Units: 60		Owner Occup. Units: _____					
Project Primary Occupancy: <input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Tenant													
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Management Group: <input type="checkbox"/> Homeowners' Association <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Management Agent (name of management agent or company): Property Management													
Company: Allure Total Management 760-804-8290													
Was the project created by the conversion of existing building(s) into a condominium? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, describe the original use and date of conversion.											
Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Comments: Homeowner Association CC & R's were not provided for review.									
Project Comments (condition, quality of construction, completion status, etc.):		The subject complex is in good - average condition. Quality of construction is good - average. Unit mix and appeal to market is good - average.											
Common Elements and Recreational Facilities:		Subdivision Borders, Landscaped Tracts, Community Pool & Spa, Community Kiddie Pool, Gated Entry											



INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 475 N Midway Dr #152

Summary of condominium project budget analysis for the current year (if analyzed): Condominium budget not available at time of appraisal.

Other fees for the use of the project facilities (other than regular HOA charges): N/A

Compared to other competitive projects of similar quality and design, the subject unit charge appears High Average Low (If High or Low, describe)

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
 Yes No If Yes, describe and explain the effect on value and marketability. None noted. Homeowner Association CC & R's were not provided for review.

Unit Charge: \$ 306 per month X 12 = \$ 3,672.00 per year. Annual assessment charge per year per SF of GLA = \$ 4.10

Utilities included in the Unit Charge: None Heat Air Conditioning Electricity Gas Water Sewer Cable Other

Source(s) used for physical characteristics of property: New Inspection Previous Appraisal Files MLS Assessment and Tax Records Prior Inspection

Property Owner Other (describe) _____

General Description		Exterior Description		Foundation		Basement		Appraiser Measurements	
Floor Location	<u>First Floor</u>	Foundation	<u>Concrete Slab</u>	Slab	<u>Concrete Slab</u>	Area Sq. Ft.	<u>N/A</u>	Heating	<u>FAU</u>
# of Levels	<u>1</u>	Exterior Walls	<u>Frame/Good</u>	Crawl Space	<u>N/A</u>	% Finished		Fuel	<u>Gas</u>
Design (Style)	<u>Traditional</u>	Roof Surface	<u>Asphalt+BU/Av</u>	Basement	<u>N/A</u>	Ceiling		Cooling	<u>CAC</u>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Gutters & Dwnspts.	<u>AdeqOvrhng/Gd</u>	Sump Pump	<input type="checkbox"/> N/A	Walls		Central	<u>X</u>
<input type="checkbox"/> Under Construction		Window Type	<u>Vinyl Sliders</u>	Dampness	<input type="checkbox"/> N.A	Floor		Other	
Actual Age (Yrs.)	<u>46</u>	Storm/Screens	<u>Yes/Vinyl Mesh</u>	Settlement	<u>N/A</u>	Outside Entry			
Effective Age (Yrs.)	<u>15</u>			Infestation	<u>N/A</u>				

Interior Description		Appliances		Attic		Amenities		Car Storage	
Floors	<u>Vinyl Plank/Good</u>	Refrigerator	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Fireplace(s) #	<u>0</u>	Woodstove(s) #	<u>0</u>
Walls	<u>Drywall/Good</u>	Range/Oven	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Patio	<u>Cov-Enclsd Patio</u>	<input checked="" type="checkbox"/> Covered	<u># 1</u>
Trim/Finish	<u>Painted Wood/Good</u>	Disposal	<input checked="" type="checkbox"/>	Scuttle	<input type="checkbox"/>	Deck	<u>None</u>	<input checked="" type="checkbox"/> Open	<u># 1</u>
Bath Floor	<u>Vinyl Plank/Good</u>	Dishwasher	<input checked="" type="checkbox"/>	Doorway	<input type="checkbox"/>	Porch	<u>None</u>	Total # of cars	<u>2</u>
Bath Wainscot	<u>Fiberglas/Gd-Avg</u>	Fan/Hood	<input checked="" type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	<u>Wood</u>	<input checked="" type="checkbox"/> Assigned	<u>2</u>
Doors	<u>Hollow Core/Gd-Avg</u>	Microwave	<input checked="" type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	<u>Comm</u>	<input type="checkbox"/> Owned	
		Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>	Balcony	<u>None</u>	Space #(s)	<u>656/411</u>

Finished area above grade contains: 5 Rooms 2 Bedrooms 2.0 Bath(s) 895 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? Yes No (If No, describe)

Additional features: Covered enclosed patio, vinyl plank flooring, custom kitchen cabinetry, quartz kitchen countertops, stainless steel appliances, microwave, dishwasher, recessed lighting, custom interior paint, fau, a/c, mirrored closet doors, vinyl plank bath flooring, custom bath cabinetry, quartz bath countertops, fireplace

Describe the condition of the property (including physical, functional and external obsolescence): Kitchen/Bathrooms updated four to six years ago. No physical, functional or external inadequacies noted. The subject property is in good condition. Floor plan is functional. Subject property has a fully functional kitchen and all utilities were in working order at time of appraisal.

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): CRS / San Diego MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date: _____	<u>Unless noted above there has been no sales activity on the subject or the comparables for the past 3 years.</u>
Price: _____	
Source(s): <u>CRS / San Diego MLS</u>	
2nd Prior Subject Sale/Transfer	
Date: _____	
Price: _____	
Source(s): _____	

Market Conditions Addendum to the Appraisal Report

File No. 475 N Midway Dr #152

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 **475 N Midway Dr Unit 152** City **Escondido** State **CA** ZIP Code **92027**

Borrower **Scott N Rich, Trust**

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)	12	2	5	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	0.67	1.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	0	4	6	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.0	6.0	3.6	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$407,500	\$370,000	\$397,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	47	12	22	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	\$398,500	\$396,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	40	91	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	100%	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 type="checkbox"/> Declining <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Increasing						

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **An analysis was performed on 19 competing sales over the past 12 months. For those sales, a total of 26.3% were reported to have seller concessions. This analysis shows a change of +10.4% per month.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
An analysis was performed on 19 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **Information reported in the SanDiegoMLS system (using an effective date of 01/04/2025) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

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

An analysis was performed on 19 competing sales over the past 12 months. The sales within this group had a median sale price of \$399,000. This analysis shows a change of -0.6% per month. Based on all sales in this same group, there is a 3.8 month supply. This analysis shows a change of +14.4% per month. These sales had a median DOM of 24. This analysis shows a change of +1.4% per month. Data from Realtor.com and Zillow.com indicates median home sale prices in the subject's area (ZIP Code) have increased 2.95% over the past year.

Market Conditions Data obtained from SDMLS.com with following parameters:

Actives, Pending, Contingents, and Sold within the previous 12 Months

Defined Neighborhood parameters on page 1

Bedrooms = 2

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)	6	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.00	0.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	0.0	0.0	0.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

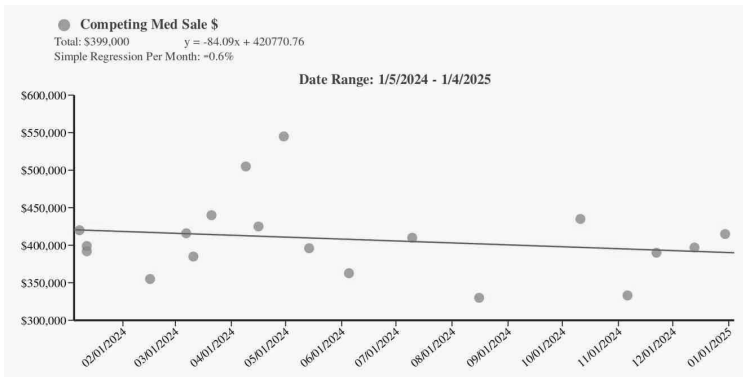
Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. **An analysis was performed on 8 sales from the condo project over the past 12 months. For those sales, a total of 0.0% were reported to be REO.**

Summarize the above trends and address the impact on the subject unit and project. **An analysis was performed on 8 sales plus all active listings that are properties from the condo project, over the past 12 months. Based on this entire set of data there is a 0.0 month supply. This analysis shows a change of -13.1% per month.**

Signature	Signature
Appraiser Name Bradley S Yosick	Supervisory Appraiser Name
Company Name Terra Nova Appraisals, Inc.	Company Name
Company Address 17710 Del Paso Drive, Poway, CA 92064	Company Address
State License/Certification # AR041996 State CA	State License/Certification # State
Email Address terranoaappraisal@sbcglobal.net	Email Address

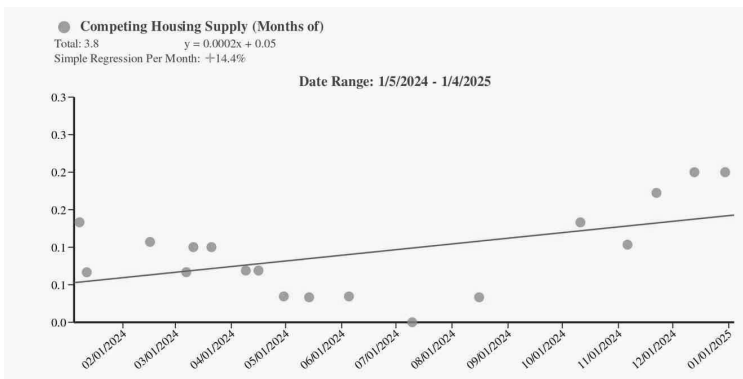
Market Conditions Charts - Page 1

Borrower/Client	Scott N Rich, Trust						
Property Address	475 N Midway Dr Unit 152						
City	Escondido	County	San Diego	State	CA	Zip Code	92027
Lender	Julie Rich						



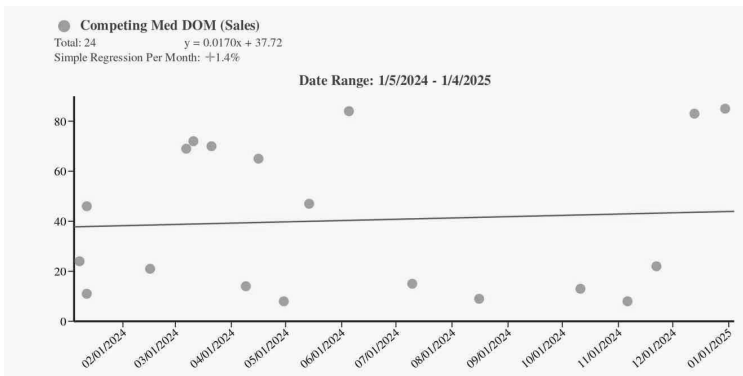
Median \$

An analysis was performed on 19 competing sales over the past 12 months. The sales within this group had a median sale price of \$399,000. This analysis shows a change of -0.6% per month.



Housing Supply

Based on all sales in this same group, there is a 3.8 month supply. This analysis shows a change of +14.4% per month.



Sales DOM

These sales had a median DOM of 24. This analysis shows a change of +1.4% per month.

Supplemental Addendum

File No. 475 N Midway Dr #152

Borrower/Client	Scott N Rich, Trust						
Property Address	475 N Midway Dr Unit 152						
City	Escondido	County	San Diego	State	CA	Zip Code	92027
Lender	Julie Rich						

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Conditions of Appraisal:

Standards rule 2-2 (b)(i): Intended User: This complete appraisal report is made in "as is" condition for the above mentioned Client.

Standards Rule 2-2 (b)(ii) Intended Use: The purpose of this appraisal report is to estimate the most probable market value of the subject property on 01/04/2025.

Standards Rule 2-2 (b)(vii) Scope of Work--Extent of the appraisal process: Pertinent current and historical data: from public records, multiple listing service, interviews with other identified sources such as lenders, realty agents, title agents, subdivision agents, and/or property owner(s) that relate to the subject property and its neighborhood, was gathered and considered. Reliability and suitability of the information was analyzed. Sales are confirmed with principal and/or through public records. All data is then analyzed, dollar adjustments are then applied to the comparable properties for their differences to the subject property, where necessary, to develop an estimate of value.

The signature affixed to this report and certification was applied by the original appraiser and represent his/her acknowledgements of the facts, opinions and conclusions found in the report. The appraiser applied his/her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand signature. If the report has a hand-applied signature, this comment does not apply.

Marketing and exposure time in the metro San Diego market is usually 1 - 60 days based on: the number of days on market, sales verification information, and discussions with market participants.

This appraisal was completed in compliance with AIR and the Dodd-Frank Act.

SCOPE OF WORK:

"The Scope of Work utilized by this appraiser is for the purpose of developing an opinion of value for the intended user, identified as (Julie Rich), for the purpose of decision making in regards to a possible mortgage transaction for the intended borrower, identified as (Scott N. Rich Trust). Other intended users identified by the client as of the effective date of this appraisal were Tom Miles, Patrice Huneford, CPA. The Scope of Work involved in this assignment involved research of applicable tax records and listing information on the subject ,and any considered comparisons for the purpose of identifying sales and listing histories, ownership information, and features and information utilized in this report for identification and comparison purposes. Furthermore, the appraiser reviewed the documents provided by the client, borrower, and any other interested parties in the form of contracts, lease agreements, surveys, permits, etc... for the purposes of analysis and clarification of information utilized in the development of the appraiser's opinion of value. A visual inspection of the interior and exterior of the subject property was performed on areas that were accessible. This inspection was for the purpose of identifying key features of the property, verification of information provided to the appraiser by the interested parties and from documentation collected during the appraisal process, and for the identification of physical deficiencies that may potentially exist on the property. Physical deficiencies may/or may not be present in the subject property. A visual inspection of the areas observable from the street of the considered comparable's was also carried out during the appraisal process. Any physical deficiencies observed during this visual inspection of the subject property are noted elsewhere in this report. It should be noted that the visual inspection is for the purpose only of developing an opinion of value by the appraiser. Hidden deficiencies in areas not observable by the appraiser may exist, as well as defects in systems that include, but are not limited to, the foundation and structure, plumbing, electrical systems, roof, HVAC system, and the environment. I certify that for this assignment, the calculations of square footage complied with the "Square Footage-Method for Calculating: ANSI Z765-2021." The Scope of Work by the appraiser is for the purpose of developing an opinion of value, and should not be considered as a substitute for an inspection by an expert in fields relating to identification and correction of physical deficiencies that may be present in the subject property. Therefore, the lender/client, the borrower, and any other interested parties may wish to consult the services of experts in related fields to ensure the condition of the property in regards to physical deficiencies that are not readily observable during a visual inspection. It should be noted that any such condition found present in the subject may, or may not, have an influence on the opinion of value developed by the appraiser based upon the nature, extent, and cost to cure of any discovered physical deficiencies. All information collected and developed by the appraiser as part of the development of the opinion of value on the subject property is maintained in the appraiser's work file. The key information, analysis, and results are included as part of this appraisal in order for the identified user to evaluate the subject property for a mortgage finance transaction. Use of this report by other parties and/or for other purposes is not intended by the appraiser. Parties other than the original client and that client's targeted funding source are advised that the scope of work utilized, and the analysis and resulting appraisal report have been undertaken within the identified user's policies and underwriting guidelines. Any other party which relies on this appraisal report in making a lending decision is hereby advised that their policies and underwriting guidelines may differ from those of the user named in this report, and are cautioned that they rely on this appraisal report at their own risk for that reason. Furthermore, the appraiser is not obligated, nor permitted per USPAP, to discuss, acknowledge, answer, or reply to any questions from anyone other than the identified user in this report. The borrowers reliance on this appraisal report is strictly limited to its use to help determine fair market value of the subject property on 1/4/2025.

Supplemental Addendum

File No. 475 N Midway Dr #152

Borrower/Client	Scott N Rich, Trust						
Property Address	475 N Midway Dr Unit 152						
City	Escondido	County	San Diego	State	CA	Zip Code	92027
Lender	Julie Rich						

Appraiser began with an MLS search for properties that were Active, Pending, Contingent, or Sold within the past 365 days, included 2-Bedrooms, and were located in the defined neighborhood stated on page 1 of this report. All comparable's used in this report were included in the search results.

Subject property was equipped with a Carbon Monoxide Monitor.
Subject property is equipped with Smoke Detectors.

Subject property has a fully functional kitchen and all utilities were in working order at time of appraisal.

I certify that for this assignment, the calculations of square footage complied with the "Square Footage-Method for Calculating: ANSI Z765-2021." Public Records indicate that subject property includes 964Sqft of Livable Area with 2-Bedrooms and 2-Bathrooms. Actual Livable Area measured 895Sqft with 2-Bedrooms and 2-Bathrooms. All model match Comparable properties located within the subject's condominium complex are assumed to include 895Sqft of livable area in this appraisal report (appraiser measured two difference units and came up with similar Livable Area in both).

The subject zoning code is R-3-18 - Medium Multiple Residential as verified by the city of Escondido. The subject, as improved, is a legally permissible use based on its current zoning. Due to the lot size, topography, shape, physical condition, proximity to the roads, and land to building ratio...the legally permissible uses of the subject property are physically possible. Based upon the current market conditions, the present use as a single family residence is its financially feasible and maximally productive use. The highest and best use is its present use.

Exposure Time for the subject property (1-60 Days) is based on the value opinion rendered.

Sales Comparison Comments:

In determining a final value estimate, the indicated adjustments were derived from research and analysis of relevant market data from within the Subject's marketing area, as well as local real estate markets. All sales were chosen from among others viewed and under consideration. They are considered to be the best available in arriving at an estimate of value for the Subject property, as of the effective date of this appraisal. Comparable Sales 1 and 2 were given more weight as they are located within the subject's condominium complex, are model matches to the subject property, and required lower overall Gross and Net adjustments.

Comparable 1 required a Concessions adjustment for seller paid costs. It is similar in Condition and Upgrades as the subject property.

Comparable 2 is similar in Condition and Upgrades as the subject property.

Comparable 3 is larger in Livable Area (adjusted at \$150/Sqft difference). Comparable 3 did not include a central air conditioning unit. It did not include dual pane windows. Inferior Upgrades reflect the subject's extensive vinyl plank flooring, custom kitchen/bath cabinetry, quartz kitchen counter tops, stainless steel appliances, fireplace, etc.

Comparable 4 required a Concessions adjustment for seller paid costs. It is larger in Livable Area. Comparable 4 did not include dual pane windows.

Comparable 5 required a Location adjustment to reflect the subject's location within a gated community. Comparable 5 included 1 full Bathroom only. Subject property included 2 full Bathrooms (adjusted at \$15,000/Full Bath difference). Comparable 5 did not include a forced warm air unit or a central air conditioning unit. Comparable 5 included a 1-car garage and 1-open parking space. Subject property included a 1-car carport and 1-open parking space only.

Subject Photo Page

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA Zip Code 92027
Lender	Julie Rich				



Subject Front

475 N Midway Dr Unit 152
Sales Price
Gross Living Area 895
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2.0
Location Interior/Gated
View Residential
Site
Quality Good-Avg
Age 46 Years



Subject Rear



Subject Street

Photograph Addendum

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA Zip Code 92027
Lender	Julie Rich				



Community Pool



Community Kiddie Pool

Photograph Addendum

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA Zip Code 92027
Lender	Julie Rich				



Carbon Monoxide Monitor



**Covered Parking Space
#656**



Open Parking Space #411

Subject Interior Photo Page

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA Zip Code 92027
Lender	Julie Rich				



Kitchen

475 N Midway Dr Unit 152
Sales Price
Gross Living Area 895
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2.0
Location Interior/Gated
View Residential
Site
Quality Good-Avg
Age 46 Years



Living Room



Dining Room

Subject Interior Photo Page

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA Zip Code 92027
Lender	Julie Rich				

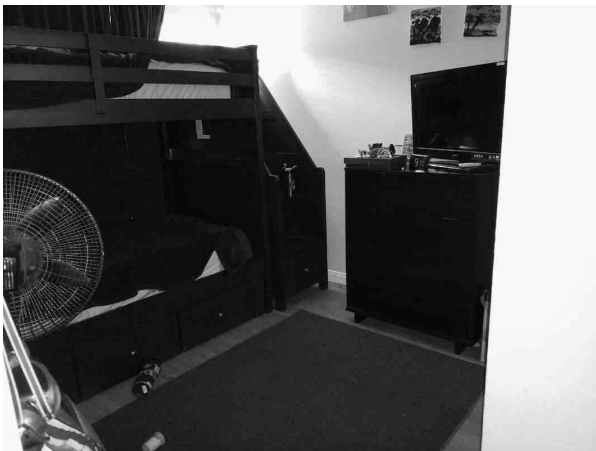


Primary Bedroom

475 N Midway Dr Unit 152
Sales Price
Gross Living Area 895
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2.0
Location Interior/Gated
View Residential
Site
Quality Good-Avg
Age 46 Years



Smoke Alarm



Bedroom

Subject Interior Photo Page

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA Zip Code 92027
Lender	Julie Rich				

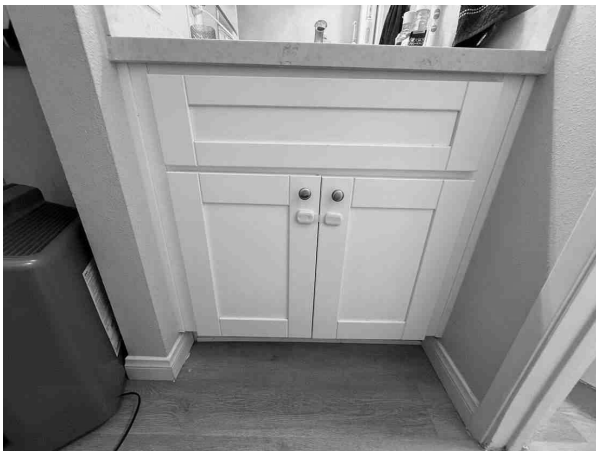


Smoke Alarm

475 N Midway Dr Unit 152
Sales Price
Gross Living Area 895
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2.0
Location Interior/Gated
View Residential
Site
Quality Good-Avg
Age 46 Years



Bathroom



Primary Bathroom

Comparable Photo Page

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA
Lender	Julie Rich			Zip Code	92027



Comparable 1

475 N Midway Dr Unit 219
 Prox. to Subject 0.10 miles N
 Sale Price 435,000
 Gross Living Area 895
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location Interior/Gated
 View Residential
 Site
 Quality Good-Avg
 Age 47 Years



Comparable 2

475 N Midway Dr Unit 121
 Prox. to Subject 0.09 miles N
 Sale Price 420,000
 Gross Living Area 895
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location Interior/Gated
 View Residential
 Site
 Quality Good-Avg
 Age 46 Years



Comparable 3

1817 E Grand Ave Unit 3
 Prox. to Subject 0.40 miles S
 Sale Price 390,000
 Gross Living Area 979
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location End Unit
 View Residential
 Site
 Quality Good-Avg
 Age 51 Years

Comparable Photo Page

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA Zip Code 92027
Lender	Julie Rich				



Comparable 4

1811 E Grand Ave Unit 112
Prox. to Subject 0.49 miles S
Sale Price 415,000
Gross Living Area 979
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2.0
Location End Unit
View Residential
Site
Quality Good-Avg
Age 51 Years

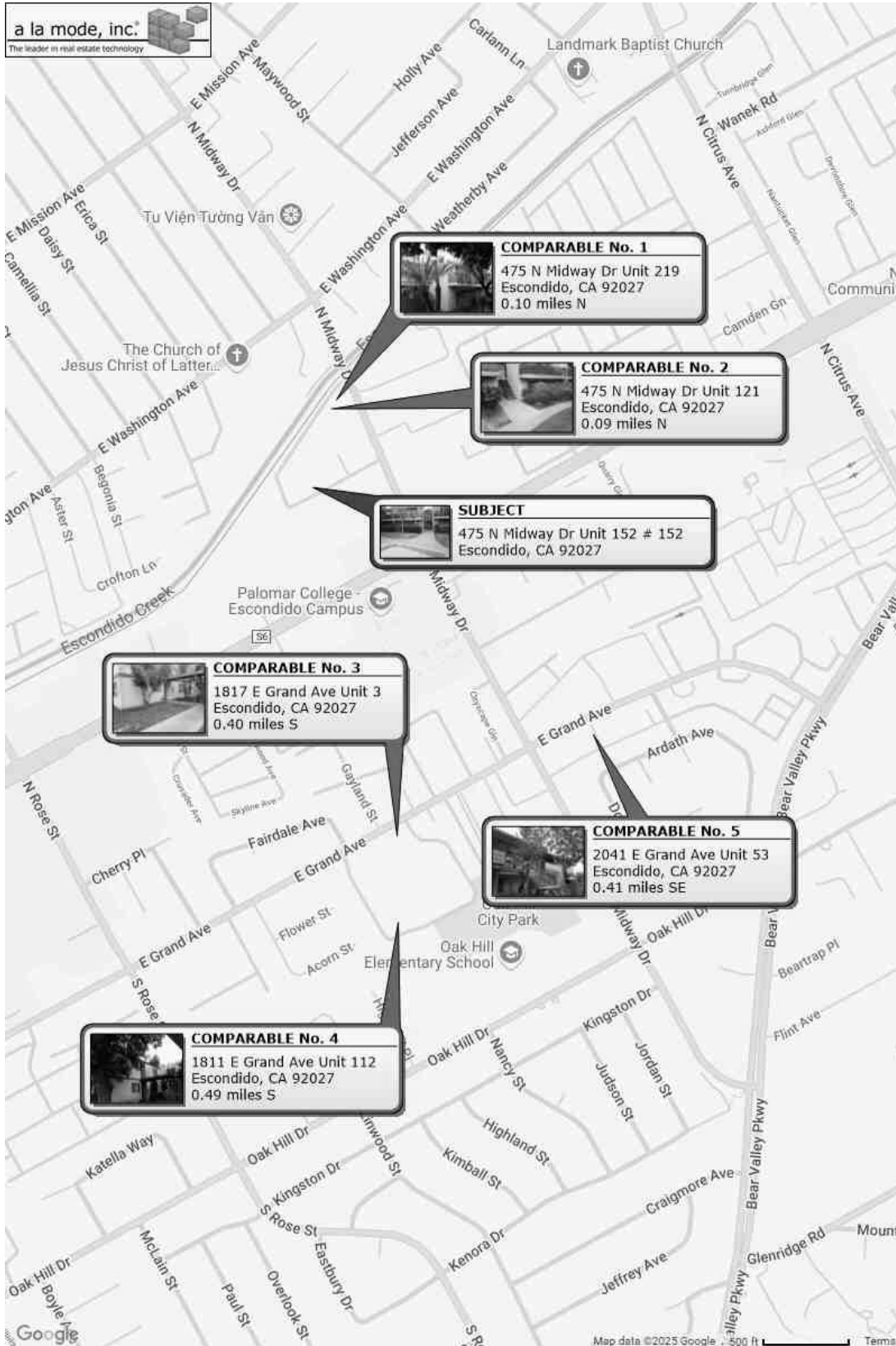


Comparable 5

2041 E Grand Ave Unit 53
Prox. to Subject 0.41 miles SE
Sale Price 397,000
Gross Living Area 864
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location Interior
View Residential
Site
Quality Good-Avg
Age 44 Years

Location Map

Borrower/Client	Scott N Rich, Trust				
Property Address	475 N Midway Dr Unit 152				
City	Escondido	County	San Diego	State	CA
Lender	Julie Rich	Zip Code	92027		



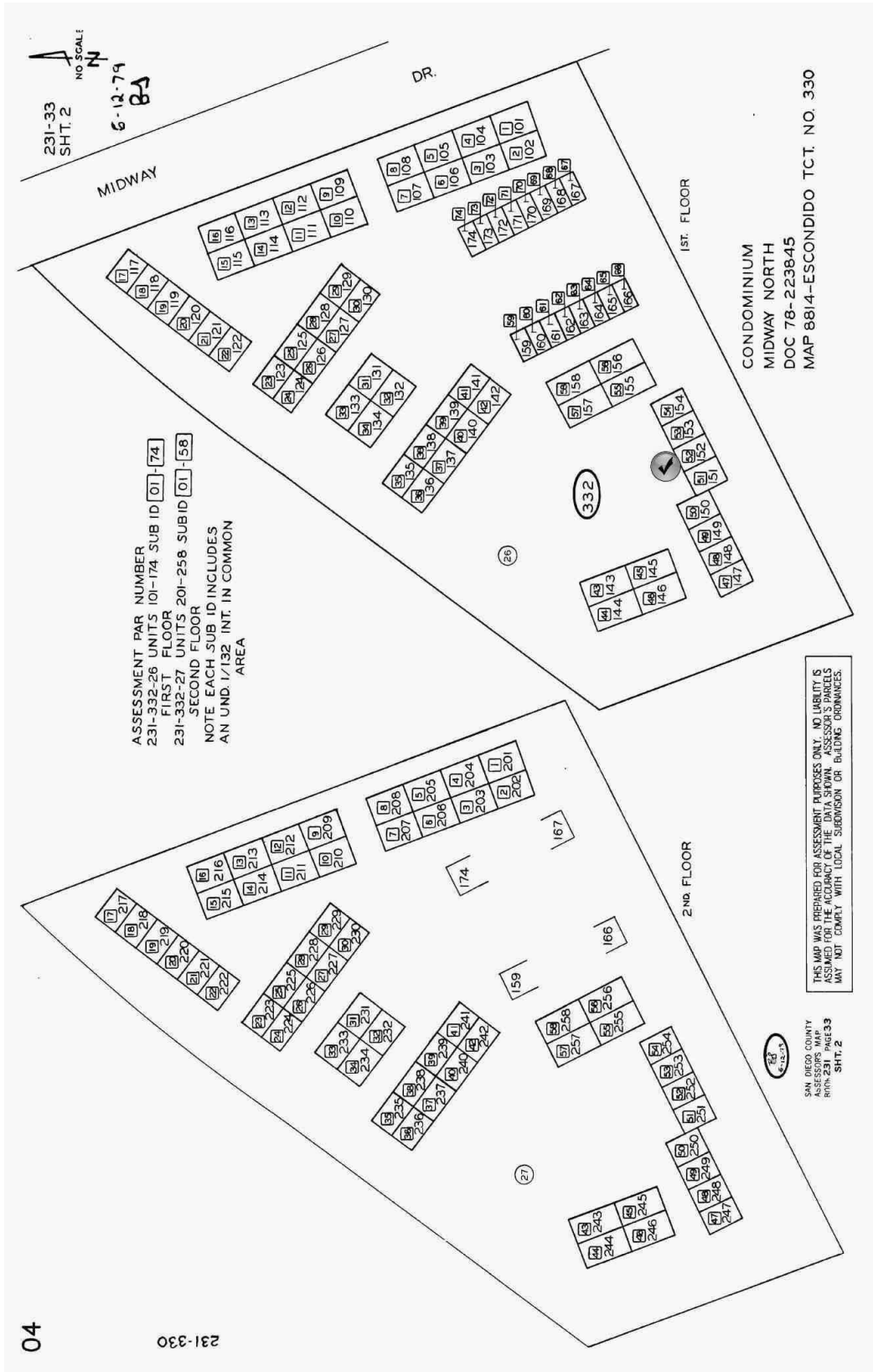
Aerial Photo

Borrower/Client	Scott N Rich, Trust						
Property Address	475 N Midway Dr Unit 152						
City	Escondido	County	San Diego	State	CA	Zip Code	92027
Lender	Julie Rich						



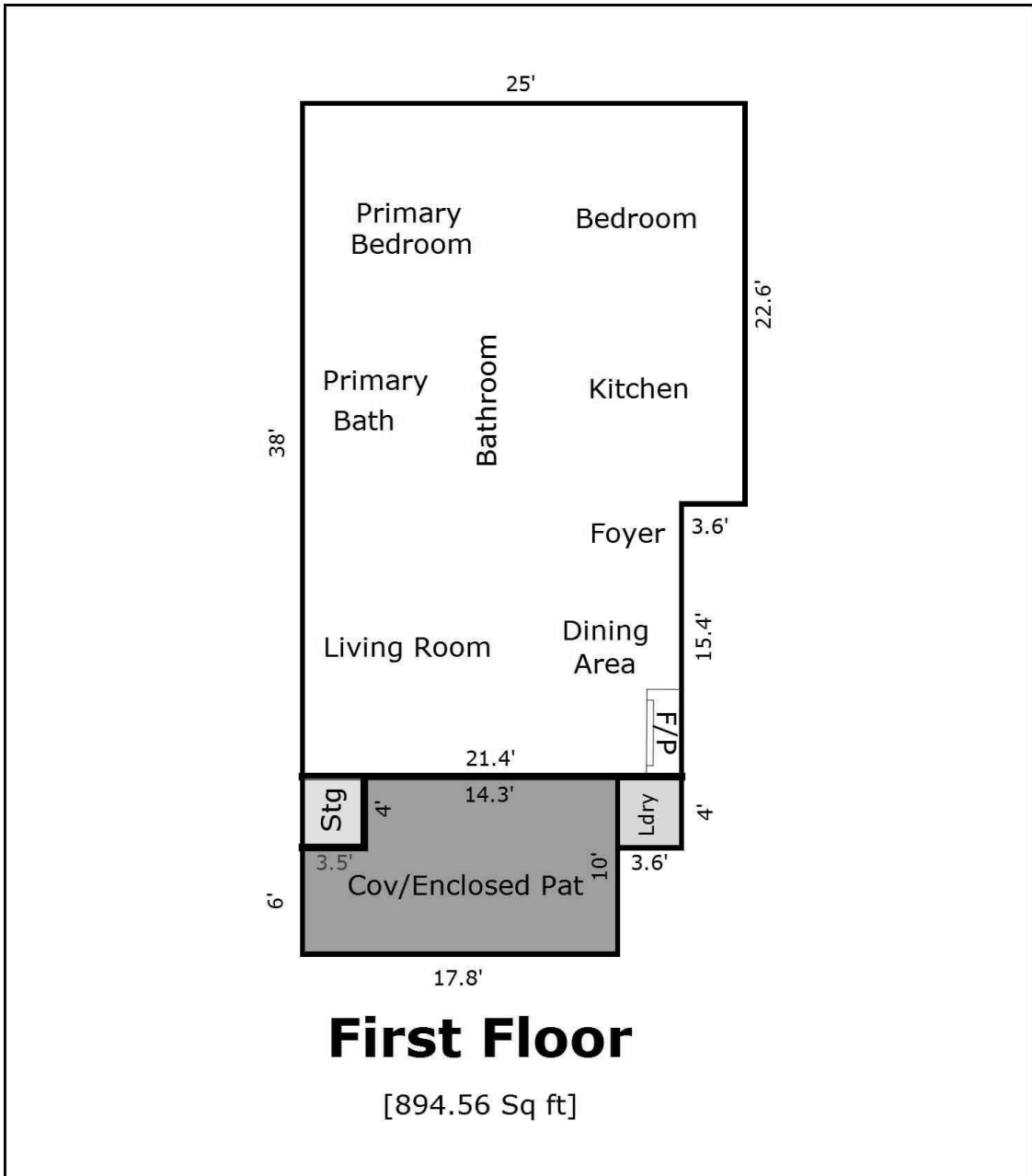
Plat Map

Borrower/Client	Scott N Rich, Trust		
Property Address	475 N Midway Dr Unit 152		
City	Escondido	County	San Diego
		State	CA
		Zip Code	92027
Lender	Julie Rich		



Building Sketch

Borrower/Client	Scott N Rich, Trust			
Property Address	475 N Midway Dr Unit 152			
City	Escondido	County San Diego	State CA	Zip Code 92027
Lender	Julie Rich			



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	894.56 Sq ft	25 × 22.6 = 565 15.4 × 21.4 = 329.56
Total Living Area (Rounded):	895 Sq ft	
Non-living Area		
Ldry	14.4 Sq ft	4 × 3.6 = 14.4
Cov/Enclosed Pat	164 Sq ft	10 × 14.3 = 143 3.5 × 6 = 21
Stg	14 Sq ft	4 × 3.5 = 14



LOCATION

Property Address	475 N Midway Dr Unit 152 Escondido, CA 92027-2613
Subdivision	Midway N
Carrier Route	C014
County	San Diego County, CA
Map Code	1110C7

GENERAL PARCEL INFORMATION

APN/Tax ID	231-332-26-52
Alt. APN	
City	Escondido
Tax Area	04226
2020 Census Trct/Blk	202.07/2
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Residential
Land Use	Condominium Unit Residential
Improvement Type	Condominium Unit Residential
Square Feet	964
# of Buildings	1

CURRENT OWNER

Name	Rich Trust 12-21-17
Mailing Address	1106 2nd St # 236 Encinitas, CA 92024-5031
Owner Occupied	No
Owner Right Vesting	Trust

SCHOOL ZONE INFORMATION

Glen View Elementary School	0.5 mi
Elementary: K to 5	Distance
Hidden Valley Middle School	1.2 mi
Middle: 6 to 8	Distance
Orange Glen High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/20/2025

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/29/2021	10/8/2021		Rich Scott N & Rich Declaration Of Trust	Rich Scott N	Intrafamily Transfer & Dissolution		2021-0706067
3/25/2015	5/13/2015	\$125,000	Rich Scott N	Snm Consulting Inc	Grant Deed		2015-0241095
3/31/2010	4/19/2010		Snm Consulting Inc	Schwartz Stephan & Schwartz Natalie	Corporation Deed		2010-0190934
11/20/2003	12/18/2003		Schwartz Stephan & Schwartz Natalie	Schwartz Stephan & Schwartz Natalie	Intrafamily Transfer & Dissolution		2003-1488418
2/18/2003	4/3/2003	\$140,500	Schwartz Stephan & Schwartz Natalie	Postula Franklin D & Postula Veronica A	Grant Deed		2003-0376185
8/6/1999	1/3/2000		Postula Franklin D & Postula Veronica A	Veronica A Postula Franklin D Mwso & Postula Eila	Intrafamily Transfer & Dissolution		2000-0001733

TAX ASSESSMENT

Tax Assessment	2024	Change (%)	2023	Change (%)	2022
Assessed Land	\$45,817.00	\$898.00 (2.0%)	\$44,919.00	\$880.00 (2.0%)	\$44,039.00
Assessed Improvements	\$101,460.00	\$1,989.00 (2.0%)	\$99,471.00	\$1,950.00 (2.0%)	\$97,521.00
Total Assessment	\$147,277.00	\$2,887.00 (2.0%)	\$144,390.00	\$2,830.00 (2.0%)	\$141,560.00

Exempt Reason

% Improved	69%
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TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024			\$1,709.30
2023			\$1,670.46
2022			\$1,652.68
2021			\$1,626.34

2020	\$1,617.02
2019	\$1,578.50
2018	\$1,535.26
2017	\$1,510.46
2016	\$1,481.20
2015	\$1,584.40
2014	\$1,267.84
2013	\$1,273.42

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
10/08/2021	\$98,753	Rich Scott N Rich Declaration Of Trust And	First Republic	2021-0706068
07/18/2018	\$66,797	Rich Scott N	First Republic	2018-0292974
07/23/2018	\$2,000,000	Rich Scott	First Republic	2018-0298747
11/01/2017	\$2,850,000	Rich Scott Rich Scott N And Rich Scott N	Pacific Premier Bank	2017-0511225
07/21/2015	\$700,000	Rich Scott Rich Scott N And Rich Scott N	Pacific Premier Bank	2015-0381565
04/03/2003	\$98,350	Schwartz Stephan Schwartz Natalie And Schwartz	Washington Mutual	2003-0376186

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Condominium Unit Residential	Condition	Units	1
Effective Year Built	1979	Stories		
BRs	2	Baths	2 F H	Rooms
Total Sq. Ft.	964			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Condominium Unit Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	261,543
Latitude/Longitude	33.139019°/-117.053725°	Acreage	6

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	Escondido Union
Zoning Code	School District 2	Escondido Union
Owner Type		

LEGAL DESCRIPTION

Subdivision	Midway N	Plat Book/Page	
Block/Lot		Tax Area	04226
Tract Number	008814		
Description	Tr 8814 Unmbd Lot Us152per Doc78-223845&Und Int In		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.	060290-06073C0818G	05/16/2012

LISTING ARCHIVE

No Listings found for this parcel.

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Information Deemed Reliable But Not Guaranteed.



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

Bradley S. Yosick

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

"Certified Residential Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 041996

Effective Date: January 31, 2025
Date Expires: January 30, 2027

Angela Jemmott
Angela Jemmott, Bureau Chief, BREA

3079335

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



Aspen American Insurance Company
 Insurer (Referred to below as the "Company")
 499 Washington Boulevard, 8th Floor
 Jersey City, NJ 07310



LIA Administrators & Insurance Services

Company's Program Administrator:
 LIA Administrators & Insurance Services
 1600 Anacapa Street
 Santa Barbara, CA 93108
 800-334-0652

**APPRAISAL, VALUATION AND PROPERTY SERVICES
 PROFESSIONAL LIABILITY INSURANCE POLICY**

DECLARATIONS

Date Issued: 1/22/2025 Policy Number: AAI004938-10 Previous Policy Number: AAI004938-09

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

<p>1. Customer ID: 160445 Named Insured: TERRA NOVA APPRAISALS, INC. Bradley S. Yosick 17710 Del Paso Drive Poway, CA 92064</p>																																																	
2. Policy Period: From: 02/02/2025 To: 02/02/2026 12:01 A.M. Standard Time at the address stated in 1 above.																																																	
3. Deductible: \$1000 Each Claim																																																	
4. Retroactive Date: 02/02/2007																																																	
5. Inception Date: 02/02/2016																																																	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate																																																	
<p>7. Covered Professional Services (as defined in the Policy and/or by Endorsement):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Real Estate Appraisal and Valuation:</td> <td style="width: 10%;">Yes</td> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td> <td style="width: 10%;">No</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 10%;"></td> </tr> <tr> <td>Residential Property:</td> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> <td></td> </tr> <tr> <td>Commercial Property:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Right of Way Agent and Relocation:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Machinery and Equipment Valuation:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Personal Property Appraisal:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Real Estate Sales/Brokerage:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> </table>		Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Residential Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Commercial Property:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Personal Property Appraisal:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)
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8. Report Claims to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319																																																	
9. Annual Premium: \$702.00																																																	
10. Forms attached at issue: LIA002 (04/19) LIA CA (01/22) LIA012 (06/22) LIA021 (02/22) LIA122 (05/19) LIA131 (05/19) LIA164 (05/19) LIA169 (12/21) LIA173 (01/24)																																																	

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

01/22/2025
 Date

By _____
 Authorized Representative