RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: City of Downey

SUBJECT

Property Address: 9303 Elm Vista Dr City: Downey State: CA Zip Code: 90242
County: Los Angeles Legal Description: MR 32-18 LAND DESC IN DOC 1473873,070619 POR SW 1/4 OF NE 1/4
SEC 10 T 3S R 12W Assessor's Parcel #: 6284-020-900
Tax Year: 2014 R.E. Taxes: $ 0 Special Assessments: $ 0 Borrower (if applicable): N/A
Current Owner of Record: Community Development Commission Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) HOA: $ 0 ☐ per year ☐ per month
Market Area Name: Downey Map Reference: 706/C7 Census Tract: 5511.02

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The Intended Use is to evaluate the subject's current market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value.
Intended User(s) (by name or type): Client. No additional Intended Users are identified by the appraiser.
Client: City of Downey Address: 11111 Brookshire Avenue, Downey CA 90242
Appraiser: Dana L. Geisler Address: 620 Terrado Dr., Monrovia, CA 91016

MARKET AREA DESCRIPTION

Location:	☐ Urban	☒ Suburban	☐ Rural
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.

Predominant Occupancy	
☒ Owner	100
☐ Tenant	
☒ Vacant (0-5%)	
☐ Vacant (>5%)	

One-Unit Housing	
PRICE $(000)	AGE (yrs)
Low	
High	
Pred	

Present Land Use	
One-Unit	70 %
2-4 Unit	20 %
Multi-Unit	10 %
Comm'l	%
	%

Change in Land Use: ☒ Not Likely ☐ Likely * ☐ In Process * * To:

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The market for the subject and neighborhood is rated average with average availability of favorable financing. Marketing times are reasonable for properties that sell (1-3 months). No sales or financing concessions were prevalent.

SITE DESCRIPTION

Dimensions: See Plat Map Site Area: 18,571 sf
Zoning Classification: DOR3 Description: Quadraplex
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Single Family Residential
Summary of Highest & Best Use: The site is in a desirable residential neighborhood of predominantly single family residences.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Public
Gas	☒	☐	Public
Water	☒	☐	Public
Sanitary Sewer	☒	☐	Public
Storm Sewer	☒	☐	Public

Off-site Improvements	Type	Public	Private
Street	Asphalt	☒	☐
Curb/Gutter	Yes	☒	☐
Sidewalk	Concrete	☒	☐
Street Lights	Yes	☒	☐
Alley	None	☐	☐

Topography	Level
Size	Typical
Shape	Rectangular
Drainage	Typical
View	None

Other site elements: ☐ Inside Lot ☒ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 06037C/1626 F FEMA Map Date 09/26/2008
Site Comments: It is level, includes concrete drive, bound by fence, with typical landscape. No adverse easements, encroachments or detriments were noted.

DESCRIPTION OF THE IMPROVEMENTS

General Description
# of Units 4 ☐ Acc.Unit
# of Stories 1
Type ☒ Det. ☐ Att. ☐
Design (Style) Traditional
☒ Existing ☐ Proposed ☐ Und.Cons.
Actual Age (Yrs.) 59
Effective Age (Yrs.) 25

Exterior Description
Foundation Concrete/Avg
Exterior Walls Stucco/Avg
Roof Surface Comp Sh/Avg
Gutters & Dwnspts. None
Window Type Aluminum/Avg
Storm/Screens Aluminum/Avg

Foundation
Slab Yes
Crawl Space None
Basement None
Sump Pump ☐ None noted
Dampness ☐ None noted
Settlement None noted
Infestation None noted

Basement ☒ None
Area Sq. Ft. 0
% Finished 0
Ceiling
Walls
Floor
Outside Entry

Heating
Type FAU
Fuel Gas

Cooling
Central
Other

Interior Description
Floors Cpt-Vinyl-Tile/Avg
Walls Plaster/Avg
Trim/Finish Wood/Avg
Bath Floor Tile/Avg
Bath Wainscot Tile/Avg
Doors Wood/Avg

Appliances
Refrigerator ☐
Range/Oven ☒
Disposal ☒
Dishwasher ☒
Fan/Hood ☒
Microwave ☐
Washer/Dryer ☐

Attic ☐ None
Stairs ☐
Drop Stair ☐
Scuttle ☒
Doorway ☐
Floor ☐
Heated ☐
Finished ☐

Amenities
Fireplace(s) # 0 Woodstove(s) # 0
Patio Conc.
Deck None
Porch None
Fence Blk/Chain Link
Pool None

Car Storage ☐ None
Garage # of cars (8 Tot.)
Attach.
Detach.
Bit.-In
Carport
Driveway 8
Surface Concrete

Finished area above grade contains: 17 Rooms 8 Bedrooms 4 Bath(s) 3,321 Square Feet of Gross Living Area Above Grade
Additional features: The property was in overall condition.
Describe the condition of the property (including physical, functional and external obsolescence): There were no functional, physical or external inadequacies noted. The subject appraisal report is NOT a home inspection. The appraiser only observed accessible areas and the appraisal cannot be relied upon to disclose conditions and/or defects in the property. The appraiser did not visually observe the attic or crawl space areas if any.

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: City of Downey

TRANSFER HISTORY

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): NDC/MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject has not sold within the past 36 months, has not been listed for sale within the past 12 months and no agreement of sale is pending.
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	9303 Elm Vista Dr Downey, CA 90242	8729 Lyndora St Downey, CA 90242		12430 Rose Ave Downey, CA 90242		12507 Rose Ave Downey, CA 90242	
Proximity to Subject		1.20 miles SW		0.84 miles SW		0.90 miles SW	
Sale Price	$		$ 690,000		$ 665,000		$ 660,000
Sale Price/GLA	$ /sq.ft.	$ 230.00 /sq.ft.		$ 251.42 /sq.ft.		$ 250.00 /sq.ft.	
Data Source(s)		CRMLS#DW15056592;DOM 42		CRMLS#SB14160141;DOM 157		CRMLS#DW14150461;DOM 69	
Verification Source(s)		Doc#579197		Doc#1427653		No Doc Found	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s05/15;c03/15		s12/14;c11/14		s12/14;c09/14	
Rights Appraised		Fee		Fee		Fee	
Location	Average	Average		Average		Average	
Site	18571 sf	5019 sf	+27,000	5001 sf	+27,000	4751 sf	+28,000
View	None	None		None		None	
Design (Style)	Traditional	Traditional		Traditional		Traditional	
Quality of Construction	Average	Average		Average		Average	
Age	59	57		54		52	
Condition	Average	Average		Average		Average	
Above Grade Room Count (Total / Bdrms / Baths)	17 / 8 / 4	17 / 8 / 4		15 / 6 / 4	+10,000	15 / 6 / 4	+10,000
Gross Living Area	3,321 sq.ft.	3,000 sq.ft.	+16,100	2,645 sq.ft.	+33,800	2,640 sq.ft.	+34,100
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/None	Wall/None	+8,000	FWA/None		FWA/None	
Energy Efficient Items	None	None		None		None	
Garage/Carport	8cp8dw	None	+10,000	4ga4dw		4cp4dw	+5,000
Porch/Patio/Deck	Patio	Patio		Patio		.Patio	
Fireplaces	None	None		None		None	
Pool	None	None		None		None	
Net Adjustment (Total)		☒ + ☐ -	$ 61,100	☒ + ☐ -	$ 70,800	☒ + ☐ -	$ 77,100
Adjusted Sale Price of Comparables			$ 751,100		$ 735,800		$ 737,100

Summary of Sales Comparison Approach: Weight was given all sales as they were in the subject's neighborhood and similar in design, appeal and utility. Most weight was given to Comp 1 as it was the most recent sale and the most similar in size and bed/bath count. Sales bracket the final value estimate and were the best and considered most appropriate to compare to the subject property. Living area adjustments were based on $50 per SqFt. and $2 per SqFt. of site utility. Value is derived from the actual sale price and adjusted values of all the sales with all comparables contributing to a reliable value range.

Indicated Value by Sales Comparison Approach $ 750,000

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: City of Downey

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following 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 was abstracted from the market due to the lack of comparable lot sales.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data: Local Builders

Quality rating from cost service: Average Effective date of cost data: 2013

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

Physical depreciation is based on the effective age of the improvements. Land-to-building ratio is typical for this area and the land value has been estimated via the extraction method. The high land value percentage is typical for this area of California. The cost approach does not determine amount of insurance coverage required.

OPINION OF SITE VALUE		=$
DWELLING	3,300 Sq.Ft. @ $	=$
	0 Sq.Ft. @ $	=$
	Sq.Ft. @ $	=$
	Sq.Ft. @ $	=$
	Sq.Ft. @ $	=$
		=$
Garage/Carport	0 Sq.Ft. @ $	=$
Total Estimate of Cost-New		=$
Less	Physical / Functional / External	
Depreciation		=$( )
Depreciated Cost of Improvements		=$
"As-is" Value of Site Improvements		=$
		=$
		=$
Estimated Remaining Economic Life (if required):	70 Years	INDICATED VALUE BY COST APPROACH =$

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ N/A X Gross Rent Multiplier N/A = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM):

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 750,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

Final Reconciliation All weight was given the sales comparison approach to value. Lack of data precludes the income approach.

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, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 750,000 **, as of:** 05/21/2015 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 13 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☐ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☐ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manul. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

Client Contact: Jose G Vazquez Client Name: City of Downey

E-Mail: jvazquez@downeyca.org Address: 11111 Brookshire Avenue, Downey CA 90242

SIGNATURES

APPRAISER

Appraiser Name: Dana L. Geisler

Company: AppraisalPower.com

Phone: 626-841-2116 Fax:

E-Mail: danageisler@hotmail.com

Date of Report (Signature):

License or Certification #: AL039974 State: CA

Designation:

Expiration Date of License or Certification: 03/03/2017

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 05/21/2015

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.: City of Downey

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address 9303 Elm Vista Dr Downey, CA 90242		10728 Marbel Ave Downey, CA 90241					
Proximity to Subject		0.92 miles N					
Sale Price	$		$ 850,000		$		$
Sale Price/GLA	$ /sq.ft.	$ 263.00 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)		CRMLS#DW15089457;DOM 0					
Verification Source(s)		No Doc Found					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		Pending None					
Date of Sale/Time		c04/15					
Rights Appraised		Fee					
Location	Average	Average					
Site	18571 sf	5731 sf	+25,680				
View	None	None					
Design (Style)	Traditional	Traditional					
Quality of Construction	Average	Average					
Age	59	57					
Condition	Average	Average					
Above Grade Room Count (Total / Bdrms / Baths)	17 / 8 / 4	15 / 6 / 4	+10,000	/ /		/ /	
Gross Living Area	3,321 sq.ft.	3,232 sq.ft.	+4,450	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Functional Utility	Average	Average					
Heating/Cooling	FWA/None	Wall/None	+8,000				
Energy Efficient Items	None	None					
Garage/Carport	8cp8dw	None					
Porch/Patio/Deck	Patio						
Fireplaces	None	None					
Pool	None	None					
Net Adjustment (Total)		☒ + ☐ -	$ 48,130	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables			$ 898,130		$		$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

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Supplemental Addendum

File No. City of Downey

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Digital Signature Comments

The digital signature used in this report is considered to be an original signature. It is entered with the use of a pass code and therefore is within the acceptable guidelines of USPAP 2000 and the appraisal standards board on the federal level and OREA on the state level. Such signatures also meet the guidelines of FANNIE MAE, FREDDIE MAC and HUD.

Review Comment

In the event that this report is to be reviewed by a licensed or unlicensed individual, all aspects of standard rule 3 as noted in USPAP shall be adhered to or this report shall be considered null and void.

Subject Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County Los Angeles	State CA	Zip Code 90242	
Lender					

Subject Front-9309

9303 Elm Vista Dr

Sales Price	
Gross Living Area	3,321
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	None
Site	18571 sf
Quality	Average
Age	59

Subject Rear-9309

Subject Street

Subject Photo Page

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Living-9309

9303 Elm Vista Dr

Sales Price	
Gross Living Area	3,321
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	None
Site	18571 sf
Quality	Average
Age	59

Kitchen and Dining-9309

Bathroom - 9309

Subject Photo Page

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Bedroom - 9309

9303 Elm Vista Dr

Sales Price	
Gross Living Area	3,321
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	None
Site	18571 sf
Quality	Average
Age	59

Subject Front - 9307

Subject Rear - 9309

Subject Interior Photo Page

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Living - 9307

9303 Elm Vista Dr

Sales Price	
Gross Living Area	3,321
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	None
Site	18571 sf
Quality	Average
Age	59

Kitchen - 9307

Bathroom - 9307

Subject Photo Page

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Bedroom - 9307

9303 Elm Vista Dr	
Sales Price	
Gross Living Area	3,321
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	None
Site	18571 sf
Quality	Average
Age	59

Subject Front - 9305

Subject Rear - 9305

Subject Photo Page

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Kitchen - 9305

9303 Elm Vista Dr	
Sales Price	
Gross Living Area	3,321
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	None
Site	18571 sf
Quality	Average
Age	59

Living - 9305

Bathroom - 9305

Subject Photo Page

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Bedroom - 9305

9303 Elm Vista Dr	
Sales Price	
Gross Living Area	3,321
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	None
Site	18571 sf
Quality	Average
Age	59

Subject Front - 9303

Subject Rear 9303

Comparable Photo Page

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Comparable 1

8729 Lyndora St

Prox. to Subject	1.20 miles SW
Sales Price	690,000
Gross Living Area	3,000
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	None
Site	5019 sf
Quality	Average
Age	57

Comparable 2

12430 Rose Ave

Prox. to Subject	0.84 miles SW
Sales Price	665,000
Gross Living Area	2,645
Total Rooms	15
Total Bedrooms	6
Total Bathrooms	4
Location	Average
View	None
Site	5001 sf
Quality	Average
Age	54

Comparable 3

12507 Rose Ave

Prox. to Subject	0.90 miles SW
Sales Price	660,000
Gross Living Area	2,640
Total Rooms	15
Total Bedrooms	6
Total Bathrooms	4
Location	Average
View	None
Site	4751 sf
Quality	Average
Age	52

Comparable Photo Page

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Comparable 4

10728 Marbel Ave

Prox. to Subject	0.92 miles N
Sales Price	850,000
Gross Living Area	3,232
Total Rooms	15
Total Bedrooms	6
Total Bathrooms	4
Location	Average
View	None
Site	5731 sf
Quality	Average
Age	57

Comparable 5

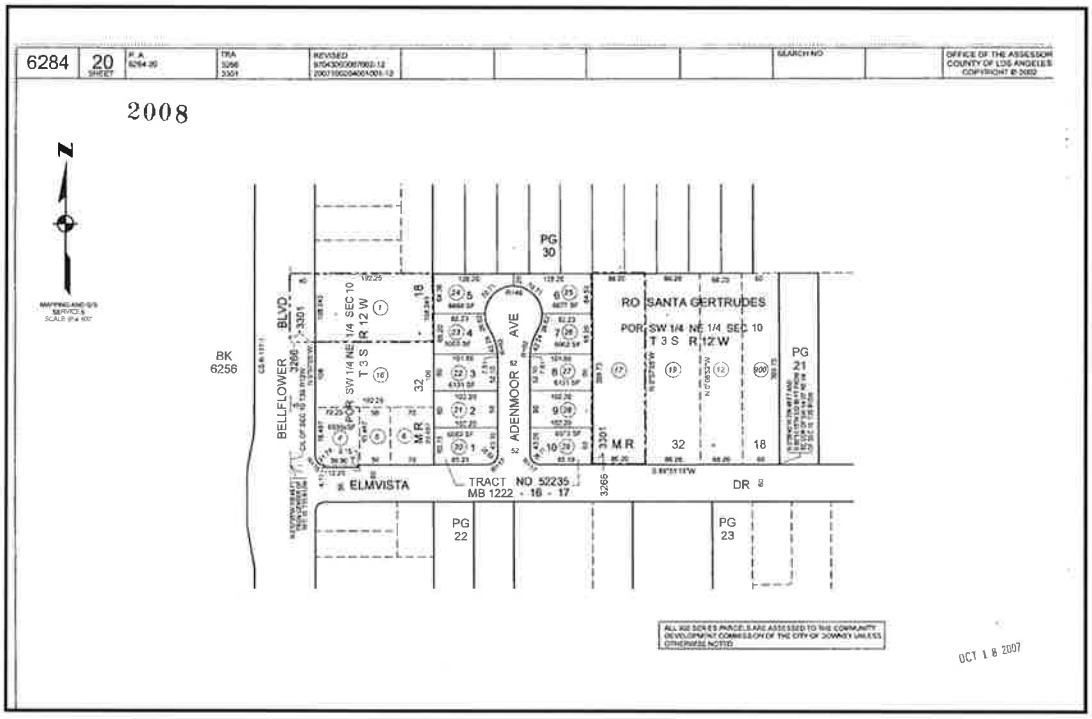
Prox. to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

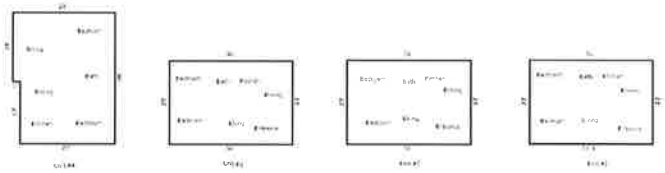
Plat Map

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County Los Angeles	State CA	Zip Code 90242	
Lender					



Building Sketch

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County Los Angeles	State CA	Zip Code 90242	
Lender					



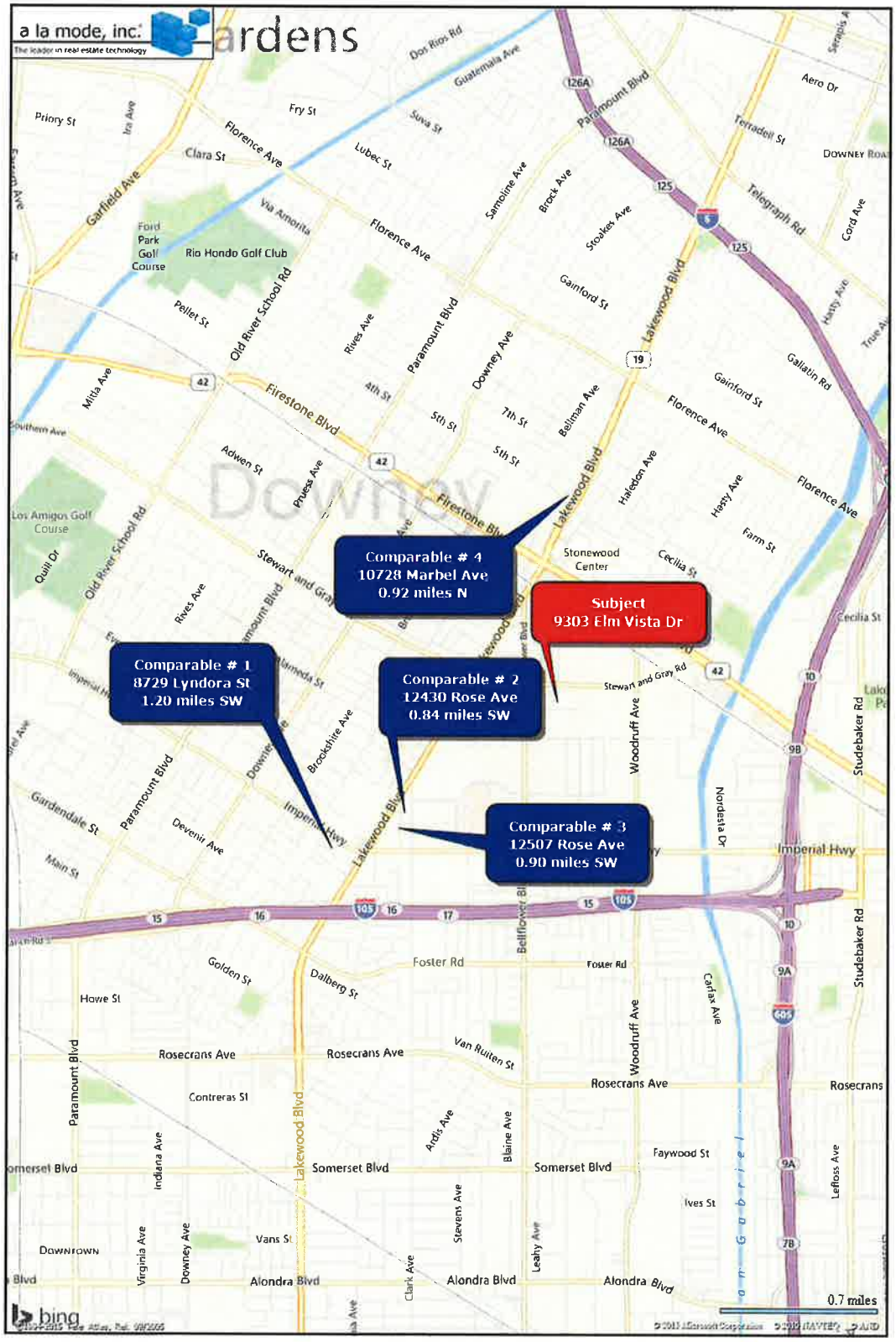
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**		
First Floor	973.99 Sq ft	28 × 19	=	532
		26 × 17	=	441.99
		0.5 × 26 × 0	=	0.01
Second Floor	782 Sq ft	23 × 34	=	782
Third Floor	782 Sq ft	34 × 23	=	782
Undefined Area	782.96 Sq ft	23 × 34	=	782
		0.5 × 23 × 0.08	=	0.96
Total Living Area (Rounded):	**3321 Sq ft**			

Location Map

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							



Ariel Map

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

COPY COPY COPY COPY COPY COPY

Dana L. Geisler

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:

"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: AL 039974

Effective Date: March 4, 2015
Date Expires: March 3, 2017

Jim Martin, Bureau Chief, BREA

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