

## Uniform Residential 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.

SUBJECT	Property Address 954 Carpino Ave		City Pittsburg		State CA Zip Code 94565	
	Borrower See attached addenda.		Owner of Public Record Good Neighbor Homes LLC		County Contra Costa	
	Legal Description TRACT 2137 LOT 14					
	Assessor's Parcel # 073-172-006-6		Tax Year 2025		R.E. Taxes \$ 4,961	
	Neighborhood Name Cornwall Station		Map Reference 36084		Census Tract 3120.00	
	Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		Special Assessments \$ 0		<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)					
	Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)					
	Lender/Client Paramount Residential Mortgage Group		Address 1265 Corona Pointe Court, Suite 301, Corona, CA 92879			
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Report data source(s) used, offering price(s), and date(s). DOM 10; The subject was offered for sale on 01/26/2026 for \$479,000, per MAXEBRD #41122055. The most recent list price is \$479,000 and the subject is now under contract with an MLS contract date of 02/05/2026.						
I <input checked="" type="checkbox"/> did <input type="checkbox"/> 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. Arms length sale; A 35 PAGE CALIFORNIA SALES CONTRACT WAS REVIEWED. AN OFFER WAS MADE ON 02/01/2026 \$480,000. THIS WAS COUNTERED WITH \$500,000 AND ACCEPTED 02/04/2026.						
Contract Price \$ 500,000		Date of Contract 02/01/2026	Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) CRS DATA			
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
If Yes, report the total dollar amount and describe the items to be paid. \$10,000.; THERE IS A CREDIT FOR NON RECURRING CLOSING COSTS. THIS IS COMMON TO THIS MARKET AREA.						

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit 80 %
Built-Up <input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit 10 %
Growth <input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	450	Low 38	Multi-Family %
Neighborhood Boundaries PITTSBURG MARINA TO THE NORTH, LOVERIDGE RD. TO THE EAST, HIGHWAY 4 TO THE SOUTH AND BAY POINT TOWN LIMITS TO THE WEST.						549	High 101	Commercial 10 %
Neighborhood Description See attached addenda.						525	Pred. 70	Other %

Market Conditions (including support for the above conclusions) See attached addenda.

Dimensions 56'X86'X56'X101'	Area 5225 sf	Shape RECTANGULAR	View N;Res;				
Specific Zoning Classification RS-5	Zoning Description RESIDENTIAL LOW DENSITY						
Zoning Compliance <input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal Nonconforming (Grandfathered Use)	<input type="checkbox"/> No Zoning	<input type="checkbox"/> Illegal (describe)				
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe See attached addenda.							
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley NONE	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 06013C0138G	FEMA Map Date 09/30/2015		
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe							
THE SUBJECT'S SITE IS A LEVEL INTERIOR LOT AT STREET GRADE. THE LOT SIDES TO SIMILAR USES. TO THE REAR IS A SMALL OFFICE BUILDING FOR THE LOCAL PARKS DISTRICT. THIS APPEARS TO HAVE AN ADVERSE AFFECT ON THE SUBJECT. DUE TO THE SUBJECT'S PROXIMITY TO HIGHWAY 4 AND THE TRAIN TRACKS, THE SUBJECT AND THE MARKET AREA ARE ADVERSELY AFFECTED BY TRAFFIC NOISE.							

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE/AVG	Floors	LAMINATE/GOOD
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	STCO,WDSIDE/AVG+	Walls	DRYWALL/GOOD
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	COMP SHINGLE/A+	Trim/Finish	WOOD/GOOD
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	METAL/AVG+	Bath Floor	TILE/GOOD
Design (Style) Trdtnl	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DBL PANE/GOOD	Bath Wainscot	ONYX/GOOD
Year Built 1955	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	INSULATED/AVG	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	SCREENS/GOOD	<input checked="" type="checkbox"/> Driveway	# of Cars 1
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	CONCRETE
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel GAS	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence WOOD	<input checked="" type="checkbox"/> Garage	# of Cars 1
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck OPEN	<input checked="" type="checkbox"/> Porch CVRD	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

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

Finished area above grade contains: 5 Rooms 3 Bedrooms 1.0 Bath(s) 959 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). COVERED FRONT PORCH, LAUNDRY HOOKUP IN THE ATTACHED GARAGE, REAR UNCOVERED PATIO

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-one to five years ago; Bathrooms-remodeled-one to five years ago; THE INTERIOR AND EXTERIOR HAVE BEEN RECENTLY PAINTED. THE COMPOSITION SHINGLE ROOF HAS BEEN RECENTLY INSTALLED. THE HVAC SYSTEM AND WATER HEATER HAVE BEEN RECENTLY INSTALLED. THE LAMINATE FLOORING HAS BEEN RECENTLY INSTALLED. THE KITCHEN HAS LAMINATE FLOORING AND QUARTZ SLAB COUNTERTOPS. THE DOUBLE PANE WINDOWS HAVE BEEN RECENTLY INSTALLED.

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

See attached addenda.

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

N/A

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File # 262-01374

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 484,000 to \$ 525,000									
There are 19 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 450,000 to \$ 549,000									
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3	
Address	954 Carpino Ave Pittsburg, CA 94565	1652 Deems St Pittsburg, CA 94565			52 Rose Ann Ave Pittsburg, CA 94565			615 School St Pittsburg, CA 94565	
Proximity to Subject		0.38 miles NW			1.37 miles NW			0.43 miles NW	
Sale Price	\$ 500,000		\$ 499,000		\$ 515,000			\$ 475,000	
Sale Price/Gross Liv. Area	\$ 521.38 sq.ft.	\$ 533.12 sq.ft.	\$ 539.27 sq.ft.		\$ 507.48 sq.ft.				
Data Source(s)		MAXEBRD #41109673;DOM 16			MAXEBRD #41118335;DOM 31			MAXEBRD #41109577;DOM 13	
Verification Source(s)		Doc #107660/Realist			Doc #10841/Realist			Doc #104860/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth FHA;0		ArmLth 0 Conv;0		ArmLth 0 FHA;0			0
Date of Sale/Time		s10/25;c09/25		+18,000 s02/26;c12/25		+10,000 s10/25;c09/25			+17,000
Location	A;Fwy,Train,Prk;	A;Fwy,Train;	-10,000	A;Fwy,Train;	-10,000	A;Fwy,Trn,Wrshp;			0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple			
Site	5225 sf	5500 sf		0 5000 sf		0 7000 sf			-5,000
View	N;Res;	N;Res;		N;Res;		N;Res;			
Design (Style)	DT1;Trdtnl	DT1;Trdtnl		DT1;Trdtnl		DT1;Trdtnl			
Quality of Construction	Q4	Q4		Q4		Q4			
Actual Age	71	70		0 73		0 70			0
Condition	C3	C3		C3		C3			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths			
Room Count	5 3 1.0	5 3 1.0		5 3 1.0		5 3 1.0			
Gross Living Area	959 sq.ft.	936 sq.ft.		0 955 sq.ft.		0 936 sq.ft.			0
Basement & Finished Rooms Below Grade	Osf	Osf		Osf		Osf			
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE			
Heating/Cooling	FWA/CAC	WallFrnc/WAC	+4,000	FWA/CAC		FWA/CAC			
Energy Efficient Items	INSULATION	INSULATION		INSULATION		INSULATION			
Garage/Carport	1ga1dw	1ga1dw		1ga1dw		1ga1dw			
Porch/Patio/Deck	PORCH	PORCH		PORCH		PORCH			
Kitchen	REMODELED	REMODELED		REMODELED		REMODELED			
Yard	PATIO	PATIO		PATIO, STRGE		-5,000 PATIO			
C.O.E.	N/A	10/14/2025		0 02/03/2026		0 10/07/2025			0
Net Adjustment (Total)	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 12,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -5,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 12,000			
Adjusted Sale Price of Comparables		Net Adj. 2.4 %		Net Adj. 1.0 %		Net Adj. 2.5 %			
		Gross Adj. 6.4 % \$ 511,000		Gross Adj. 4.9 % \$ 510,000		Gross Adj. 4.6 % \$ 487,000			

**SALES COMPARISON APPROACH**

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain \_\_\_\_\_

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Realist

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) Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	10/30/2025		09/22/2025	04/18/2025
Price of Prior Sale/Transfer	\$280,000		\$350,000	\$200,000
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	02/16/2026	02/16/2026	02/16/2026	02/16/2026

Analysis of prior sale or transfer history of the subject property and comparable sales Per public records, the Subject transferred on 10/30/2025 for \$280,000

(Trustee's Deed (Foreclosure) - Doc #122680 - Distressed transfer and distressed transfers are typically not indicative of market value). It also transferred on 12/01/2023 for \$0 (Grant Deed - Doc #127900). 1652 Deems St has no known 12-month prior transfer history. 52 Rose Ann Ave transferred on 09/22/2025 for \$350,000 (Grant Deed - Doc #98787). This is not considered to be an arms length transaction and was not listed on the MLS. 615 School St transferred on 04/18/2025 for \$200,000 (Grant Deed - Doc #37616). This is not considered to be an arms length transaction and was not listed on the MLS.

Summary of Sales Comparison Approach SEE ATTACHED ADDITIONAL SALES DATA AND MARKET COMMENTS.

Indicated Value by Sales Comparison Approach \$ 500,000

Indicated Value by: Sales Comparison Approach \$ 500,000 Cost Approach (if developed) \$ 503,025 Income Approach (if developed) \$ 0

See attached addenda.

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: NO CONDITIONS

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 \$ 500,000 , as of 02/12/2026 , which is the date of inspection and the effective date of this appraisal.

**RECONCILIATION**

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SALES COMPARISON APPROACH	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
	Address	954 Carpino Ave Pittsburg, CA 94565	860 W 17th St Pittsburg, CA 94565			175 Clyde St Pittsburg, CA 94565			270 Patricia Ave Pittsburg, CA 94565		
	Proximity to Subject		1.54 miles W			0.80 miles W			0.22 miles SW		
	Sale Price	\$ 500,000		\$ 500,000		\$ 498,800				\$ 499,000	
	Sale Price/Gross Liv. Area	\$ 521.38 sq.ft.	\$ 518.67 sq.ft.			\$ 428.89 sq.ft.			\$ 483.06 sq.ft.		
	Data Source(s)		MAXEBRD #41104035;DOM 17			MAXEBRD #41121788;DOM 19			MAXEBRD #41121006;DOM 33		
	Verification Source(s)		Doc #77831/Realist			PENDING SALE			ACTIVE LISTING		
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
	Sales or Financing Concessions		ArmLth Cash;0			Listing 0		0	Listing 0		0
	Date of Sale/Time		s08/25;c07/25		+14,000	c02/26		0	Active		0
Location	A;Fwy,Train,Prk;	A;Fwy,Train,Acss;			0	A;ClseFwy,Train;		0	A;ClseFwy,Train;		0
Leasehold/Fee Simple	Fee Simple	Fee Simple				Fee Simple			Fee Simple		
Site	5225 sf	5600 sf			0	4264 sf		0	5225 sf		
View	N;Res;	N;Res;				N;Res;			N;Res;		
Design (Style)	DT1;Trdtnl	DT1;Trdtnl				DT1;Trdtnl			DT1;Trdtnl		
Quality of Construction	Q4	Q4				Q4			Q4		
Actual Age	71	74			0	83		0	64		0
Condition	C3	C3				C3			C3		
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths
Room Count	5	3	1.0	5	3	1.0			5	3	1.0
Gross Living Area		959 sq.ft.		964 sq.ft.		0	1,163 sq.ft.		-31,000	1,033 sq.ft.	
Basement & Finished Rooms Below Grade	0sf		0sf			0sf			0sf		
Functional Utility	AVERAGE		AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	FWA/CAC		FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	INSULATION		INSULATION			INSULATION			INSULATION		
Garage/Carport	1ga1dw		2ga2dw		-10,000	1ga1dw			1ga1dw		
Porch/Patio/Deck	PORCH		PORCH			PORCH			PORCH		
Kitchen	REMODELED		UPDATED		+20,000	REMODELED			UPDATED		+20,000
Yard	PATIO		PATIO			PATIO			PATIO		
C.O.E.	N/A		08/01/2025		0	L.D. 01/22/2026		0	L.D. 01/15/2026		0
Net Adjustment (Total)			<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 24,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -34,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,000	
Adjusted Sale Price of Comparables			Net Adj. 4.8 %			Net Adj. 6.8 %			Net Adj. 4.0 %		
			Gross Adj. 8.8 % \$	524,000		Gross Adj. 6.8 % \$	464,800		Gross Adj. 4.0 % \$	519,000	

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	10/30/2025		09/10/2025	
Price of Prior Sale/Transfer	\$280,000		\$410,000	
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	02/16/2026	02/16/2026	02/16/2026	02/16/2026

Analysis of prior sale or transfer history of the subject property and comparable sales 860 W 17th St transferred on 08/01/2025 for \$0 (Affidavit - Doc #77830).

175 Clyde St transferred on 09/10/2025 for \$410,000 (Grant Deed - Doc #92504). This was as an arms length transaction that was listed on the MLS.

Listed 06/28/2025 \$479,000 and reduced to \$410,000. It was on the market for 16 days. All remodeling has taken place since the previous sale. It also transferred on 09/10/2025 for \$0 (Affidavit - Doc #92503). 270 Patricia Ave has no known 12-month prior transfer history.

Analysis/Comments THE COMPARABLES ARE LOCATED WITHIN THE SUBJECT'S IMMEDIATE MARKET AREA ALONG THE NORTH SIDE OF THE HIGHWAY 4 CORRIDOR. #2&4 EXCEED ONE MILE FROM THE SUBJECT. THESE WERE USED DUE TO THEIR SIMILAR IMPROVEMENTS AND EXTERNAL INFLUENCES AS THE SUBJECT.

THE TIME ADJUSTMENTS WERE OBTAINED FROM THE MARKET CONDITIONS ADJUSTMENT ADDENDUM. THIS REFLECTS THE MONTHLY CHANGES IN THE MARKET. SEE THE ATTACHED GRAPH

THE SUBJECT AND COMPARABLES ARE ADVERSELY AFFECTED BY TRAIN AND FREEWAY NOISE. THE SUBJECT BACKS TO A PUBLIC PARK OFFICE BUILDING. THE LOCATION ADJUSTMENT TO #1&2 FOR ONLY BEING AFFECTED BY THE TRAIN AND FREEWAY NOISE. #3 BACKS TO A HOUSE OF WORSHIP AND PARKING AREA. #4 IS ON AN ACCESS STREET FOR THE NEIGHBORHOOD. #5&6 ARE IN CLOSE PROXIMITY TO THE FREEWAY.

THE DIFFERENCES IN THE LOT SIZES IS MADE AT \$3.00 PER SQFT FOR DIFFERENCES IN EXCESS OF 1,000 SQFT AND ROUNDED TO THE NEAREST \$1,000.

THE ROOM ADJUSTMENT REFLECTS THE DIFFERENCES IN THE BATHROOM COUNT. THIS IS MADE AT \$3,000 PER HALF BATH.

THE DIFFERENCES IN THE IMPROVEMENTS IS MADE AT \$150.00 PER SQFT FOR DIFFERENCES IN EXCESS OF 100 SQFT AND ROUNDED TO THE NEAREST \$1,000.

#4&6 HAVE OLDER, UPDATED KITCHENS INCLUDING FLOORING, CABINETS AND COUNTERTOPS

THE ADJUSTMENTS WERE DERIVED AT BY PAIRED SALES

#5 IS A PENDING SALE WITH MULTIPLE OFFERS. THE LIST PRICE IS GIVEN AS THE ACTUAL SELLING PRICE COULD NOT BE VERIFIED. #6 IS AN ACTIVE LISTING.

CONSIDERATION IS GIVEN TO #1 FOR ITS PROXIMITY TO THE SUBJECT AND SIMILAR IMPROVEMENTS AS THE SUBJECT AND #2 FOR THE DATE OF SALE AND SIMILAR IMPROVEMENTS AS THE SUBJECT.

AN MLS PHOTO FOR #1 IS INCLUDED.

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File # 262-01374

## Clarification of Intended Use and Intended User:

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT, ASSIGNS AND FHA/HUD. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF VALUE AS DEFINED IN THE REPORT.

EXPOSURE TIME IS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS 10-30 DAYS.

I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

BY SUBMITTING THIS REPORT, I CONFIRM THAT THESE SERVICES WERE COMPLETED IN COMPLIANCE OF ALL AIR, FIRREA, USPAP, AND DODD-FRANK REGULATIONS. I MAKE THE FOLLOWING STATEMENTS:

APPRAISERS USPAP/A.I.R I HAVE NO CURRENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR THE PARTIES INVOLVED; AND NO SERVICES WERE PERFORMED BY THE APPRAISER WITHIN THE 3 YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT, AS AN APPRAISER OR IN ANY CAPACITY. IF ANY OF THIS INFORMATION IS TO THE CONTRARY, I HAVE APPROPRIATELY COMMENTED AND REMARKED IN MY REPORT.

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

ANSI Standard Z765-2021

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON MEASURED DIMENSIONS ONLY AND MAY INCLUDE UNFINISHED AREAS, OPENINGS IN FLOORS NOT ASSOCIATED WITH STAIRS, OR OPENINGS IN FLOORS EXCEEDING THE AREA OF ASSOCIATED STAIRS.

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

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) THE LAND VALUE WAS DERIVED AT BY THE ABSTRACTION METHOD.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....			= \$ 340,000
Source of cost data MARSHAL & SWIFT	DWELLING 959 Sq.Ft. @ \$ 225.00 .....			= \$ 215,775
Quality rating from cost service AVG Effective date of cost data 12/01/2024	0 Sq.Ft. @ \$ .....			= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	PORCH,PATIO .....			= \$ 20,000
THE ESTIMATED LAND TO VALUE RATIO EXCEEDS 30%. THIS IS TYPICAL OF THE MARKET AREA. SEE THE ATTACHED SKETCH DIAGRAM FOR CALCULATIONS. THE COST APPROACH IS BASED ON THE MARSHAL AND SWIFT COST HANDBOOK.	Garage/Carport 250 Sq.Ft. @ \$ 35.00 .....			= \$ 8,750
THESE FIGURES SHOULD NOT BE USED FOR FIRE INSURANCE.	Total Estimate of Cost-New .....			= \$ 244,525
EXTERNAL FOR THE FREEWAY, TRAIN NOISE AND PARK TO REAR.	Less Physical	Functional	External	
	Depreciation 81,500	40,000		= \$( 121,500)
	Depreciated Cost of Improvements .....			= \$ 123,025
	"As-is" Value of Site Improvements .....			= \$ 40,000
Estimated Remaining Economic Life (HUD and VA only)	50 Years	INDICATED VALUE BY COST APPROACH .....		= \$ 503,025

## INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)

## PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of 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 Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

# Uniform Residential Appraisal Report

198-2201444  
File # 262-01374

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

198-2201444  
File # 262-01374

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

# Uniform Residential Appraisal Report

198-2201444  
File # 262-01374

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

## SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER



Signature \_\_\_\_\_  
Name Jeff Day  
Company Name Jeff Day  
Company Address 61 San Luis Ct  
Walnut Creek, CA 94597-3112  
Telephone Number (925) 708-0521  
Email Address jdayprop@att.net  
Date of Signature and Report 02/17/2026  
Effective Date of Appraisal 02/12/2026  
State Certification # AR004541  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 08/20/2026

## ADDRESS OF PROPERTY APPRAISED

954 Carpino Ave  
Pittsburg, CA 94565  
APPRaised VALUE OF SUBJECT PROPERTY \$ 500,000

## LENDER/CLIENT

Name Fastapp Appraisal Management  
Company Name Paramount Residential Mortgage Group  
Company Address 1265 Corona Pointe Court, Suite 301, Corona, CA  
92879  
Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

## SUBJECT PROPERTY

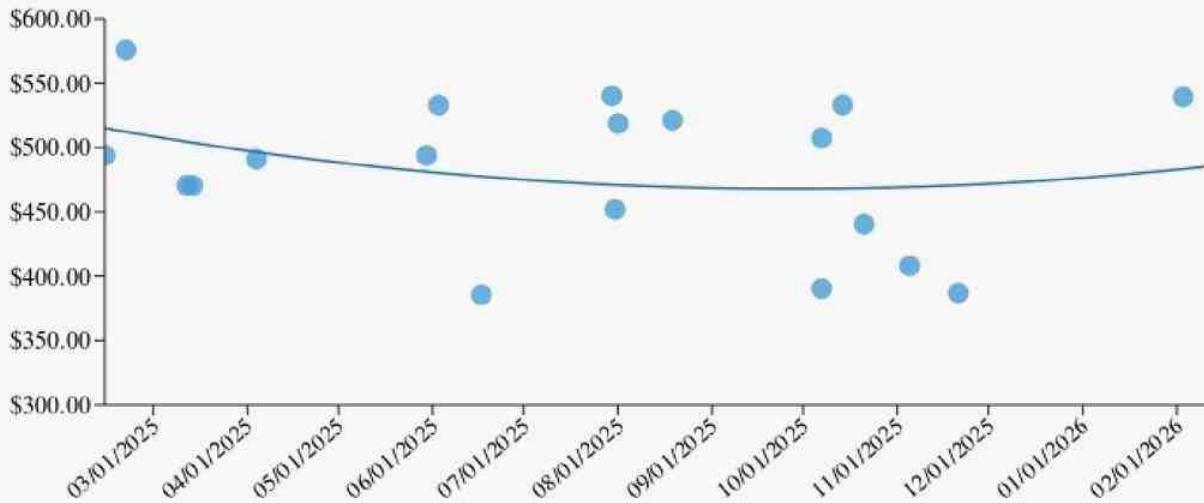
- Did not inspect subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

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

## Market Conditions Adjustments

Multiple analyses of sale price per square foot on relevant data over the past 12 months in the subject's market was utilized to determine that the ideal method for market condition (i.e. time) adjustments is a polynomial-2 regression trendline calculated based on all competing properties. This is a non-linear trend which is common in markets that experience varying levels of increase, decline, and stability over time. As a result, the market condition adjustments applied are not based upon one set percentage for all properties but instead based on how much the market has increased or declined since each comparable's individual contract date. Adjustments were rounded to the nearest \$1,000 but they were not applied to properties that have a contract date within 5 days of the effective date. In addition, when market trends show a property has an adjustment percent less than +/-1% that property was considered stable with current market conditions and no adjustment was made. The below chart and data (based on the effective date of 02/12/2026) show the market trend and adjustment details.



### Comparable Market Conditions (Time) Adjustments

Trendline Value as of the Effective Date: \$485.26

*Comparable	Contract Date	Sale Price	Trendline Value	Adjustment	Percent
1652 Deems St	09/13/2025	\$499,000	\$468.10	\$18,000	3.7%
52 Rose Ann Ave	12/29/2025	\$515,000	\$475.73	\$10,000	2.0%
615 School St	09/10/2025	\$475,000	\$468.19	\$17,000	3.6%
860 W 17th St	07/25/2025	\$500,000	\$471.79	\$14,000	2.9%
175 Clyde St	Not a Closed Sale				
270 Patricia Ave	Not a Closed Sale				

NOTE: The Trendline Value above for each comp is the value for the trendline on the date noted for each comparable. The percent adjustment is calculated by subtracting this value from the value as of effective date and then dividing by that same Trendline Value.

\* May include properties that were considered but not utilized in the sales grid.

# Market Conditions Addendum to the Appraisal Report

198-2201444

File No. 262-01374

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	954 Carpino Ave	City	Pittsburg	State	CA	ZIP Code	94565
Borrower	See attached addenda.						

**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)	11	6	2	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	1.83	2.00	0.67	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Total # of Comparable Active Listings	2	0	4	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.1	0.0	6.0	<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	\$505,000	\$487,000	\$512,500	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Sales Days on Market	14	33	41	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing
Median Comparable List Price	\$484,500	N/A	\$498,900	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Listings Days on Market	54	N/A	25	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sale Price as % of List Price	102%	101%	104%	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). An analysis was performed on 19 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to have seller concessions.

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 MAXEBRD system (using an effective date of 02/12/2026) 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 \$500,000. This analysis shows a change of +0.4% per month. Based on all sales in this same group, there is a 2.5 month supply. This analysis shows a change of +5.8% per month. These sales had a median DOM of 17. This analysis shows a change of +25.9% per month.

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Active Comparable Listings				<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

Signature	Signature
Appraiser Name	Jeff Day
Company Name	Jeff Day
Company Address	61 San Luis Ct, Walnut Creek, CA 94597-3112
State License/Certification #	AR004541
Email Address	jdayprop@att.net
Supervisory Appraiser Name	
Company Name	
Company Address	
State License/Certification #	
Email Address	

## Supplemental Addendum

File No. 262-01374

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group		

- **URAR: Borrower**  
Jose Antonio De Ara Aceves and Stephanie Cervantes

### URAR: Neighborhood - Description

THE MARKET AREA IS LOCATED WITHIN THE CENTRAL AREA OF THE CITY OF PITTSBURG. THE AREA IS MADE UP OF MAINLY TRACT BUILT, DETACHED SINGLE FAMILY RESIDENCES. THERE ARE SMALL TRACTS OF ATTACHED IMPROVEMENTS. THIS AREA IS LOCATED ONE MILE FROM THE CENTRAL SHOPPING DISTRICT OF OLD TOWN PITTSBURG. THE TOPOGRAPHY OF THE AREA IS MAINLY LEVEL. LOTS SIZES AND UTILITY ARE MAINLY CONFORMING. COMMERCIAL USES AND SUPPORTING FACILITIES ARE LOCATED ALONG THE MAIN ARTERIES. MEDICAL, PUBLIC SCHOOLS, SHOPPING AND CITY SERVICES ARE LOCATED WITHIN A TWO MILE RADIUS OF THE SUBJECT. HIGHWAY 4 IS .75 MILE SOUTH OF THE SUBJECT.

### URAR: Neighborhood - Market Conditions

VALUES APPEAR TO SHOW A SLIGHT INCREASE IN VALUES AT THIS TIME. LOAN DISCOUNTS, INTEREST BUY DOWNS AND SALES CONCESSIONS ARE NOT PREVALENT AT THIS TIME. NO PERSONAL PROPERTY WAS CONSIDERED OR GIVEN VALUE IN THIS APPRAISAL. MARKET CONDITIONS ARE CONSIDERED TO BE INCREASING DUE TO THE DEMAND, LIMITED AVAILABLE SUPPLY AND STABILIZED INTEREST RATES.

### • URAR: Site - Highest and Best Use

THE SUBJECT IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. ALSO, THE LOT SIZE, SHAPE AND LAND-TO-BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED ON CURRENT MARKET CONDITIONS, THE EXISTING STRUCTURE AS BUILT IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE CURRENT USE IS DEEMED THE HIGHEST AND BEST.

### • URAR: Improvements - Physical Deficiencies or Adverse Conditions

THE APPRAISAL WAS COMPLETED IN ACCORDANCE WITH FHA/HUD HANDBOOK 4000.1 AN INSPECTION WAS MADE. THE ATTIC AND CRAWLSPACE HAVE BEEN INSPECTED. THE UTILITIES WERE ON AND FUNCTIONING, AND APPLIANCES/ MECHANICAL WERE CHECKED AND MAINLY IN WORKING ORDER AT THE TIME OF THE INSPECTION. THERE ARE SMOKE ALARMS AND CARBON MONOXIDE DETECTORS. THE WATER HEATER IS DOUBLE STRAPPED. THE SUBJECT PROPERTY MEETS THE MPR AND MPS REQUIREMENTS OF THE HUD HANDBOOK 4000.1. THERE ARE NO OBSERVED OR KNOWN DEFICIENCIES. FHA APPRAISER DOES NOT GUARANTEE THAT THE PROPERTY IS FREE FROM DEFECTS.

### • URAR: Reconciliation - Reconciliation and Final Value Conclusion

MOST CONSIDERATION IS GIVEN TO THE DIRECT SALES APPROACH AS THIS BEST REFLECTS THE ACTIONS OF THE BUYERS AND SELLERS IN THIS AREA. THE INCOME APPROACH IS EXCLUDED AS THE SINGLE FAMILY RESIDENCES IN THIS AREA ARE TYPICALLY OWNER OCCUPIED AND NOT PURCHASED FOR THEIR INCOME POTENTIAL. LIMITED CONSIDERATION IS GIVEN TO THE COST APPROACH DUE TO DIFFICULTY IN ESTIMATING ACCRUED DEPRECIATION.

### Appraiser Independence:

No employee, director, officer, or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I represent and warrant that, as of the date of this Report, I have had no contact with anyone that would in any way be construed as a violation of the Appraiser Independence Requirements. The only individuals with whom I have had any contact regarding my preparation of this Report have been limited to representatives of Ascribe and the designated individual required for entry into the subject property for purposes of inspection, and those individuals, such as real estate professionals and peers, that I may communicate within the course of completing my due diligence for the assignment. No agent or representative of lender/client whose name appears on the first page of this Report has contacted me directly and I am obligated to and would report any such unauthorized contact, whether in person, by phone, or electronically, to Ascribe immediately.

Borrower	See attached addenda.	File No. 262-01374
Property Address	954 Carpino Ave	
City	Pittsburg	County Contra Costa State CA Zip Code 94565
Lender/Client	Paramount Residential Mortgage Group	

## **APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

## **Comments on Standards Rule 2-3**

I certify that, 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, impartial, and unbiased professional analyses, opinions, and conclusions.
  - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
  - Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
  - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
  - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
  - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client or the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
  - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were effective at the time this report was prepared.
  - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
  - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## **Reasonable Exposure Time**

**Reasonable Exposure Time** (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 10-30 DAYS

EXPOSURE TIME IS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE OF THE EFFECTIVE DATE OF THE APPRAISAL. /  
REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS 10 - 30  
DAYS

## **Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

**APPRaiser:**

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature:   
Name: Jeff Day

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

---

State Certification #: AR004541

---

**State Certification #:** \_\_\_\_\_

or State License #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: CA Expiration Date of Certification or License: 08/20/2026

State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_

Date of Signature and Report: 02/17/2026

Date of Signature: \_\_\_\_\_

Effective Date of Appraisal: 02/12/2026

Document 1 of 1 | Page 1 of 1 | Last updated: 15/01/2024 | File size: 0.1

Inspection of Subject:  None  Interior and Exterior  Exterior-Only

Inspection of Subject:  None  Interior and Exterior  Exterior-Only

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Abbreviations Used in Data Standardization Text

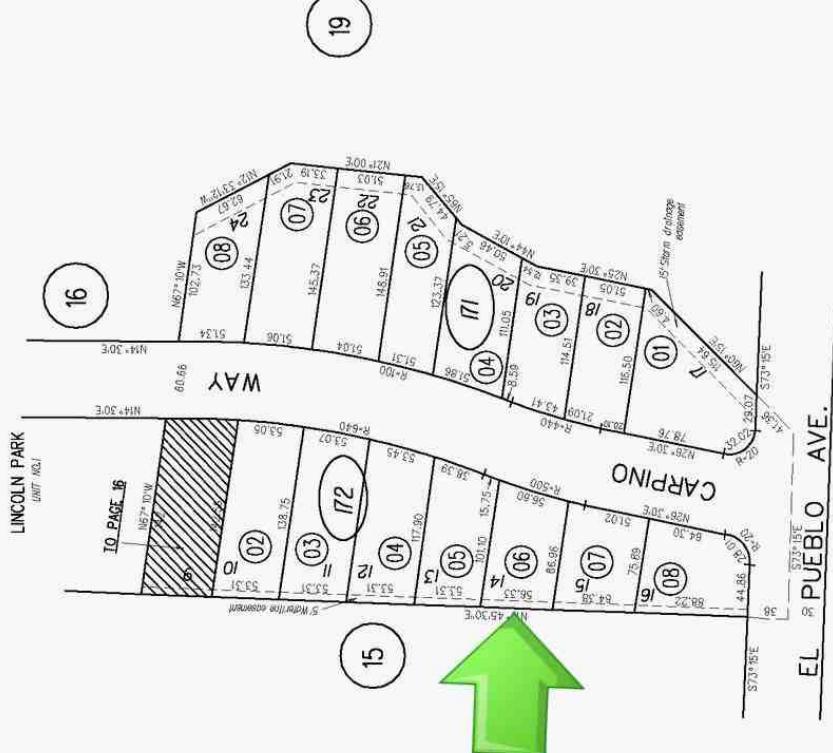
Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View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

# Plat Map

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group	State	CA Zip Code 94565

TAX CODE AREA

TRACT 2137  
"LINCOLN PARK UNIT NO.2"  
MB. 56-48 & 49



PITTSBURG  
SCHOOL  
DIST.

15

ASSESSOR'S MAP  
BOOK 73 PAGE 17  
CONTRA COSTA COUNTY, CALIF.

## Subject Photo Page

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group	State	CA Zip Code 94565

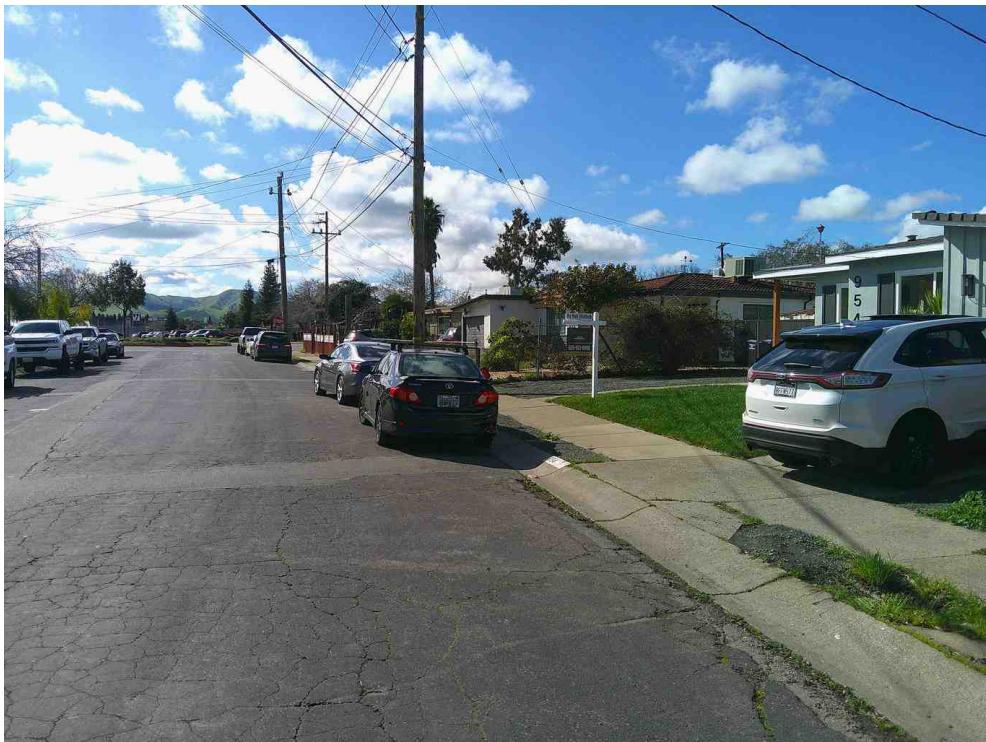


**Subject Front**

954 Carpino Ave  
Sales Price 500,000  
Gross Living Area 959  
Total Rooms 5  
Total Bedrooms 3  
Total Bathrooms 1.0  
Location A;Fwy,Train,Prk;  
View N;Res;  
Site 5225 sf  
Quality Q4  
Age 71



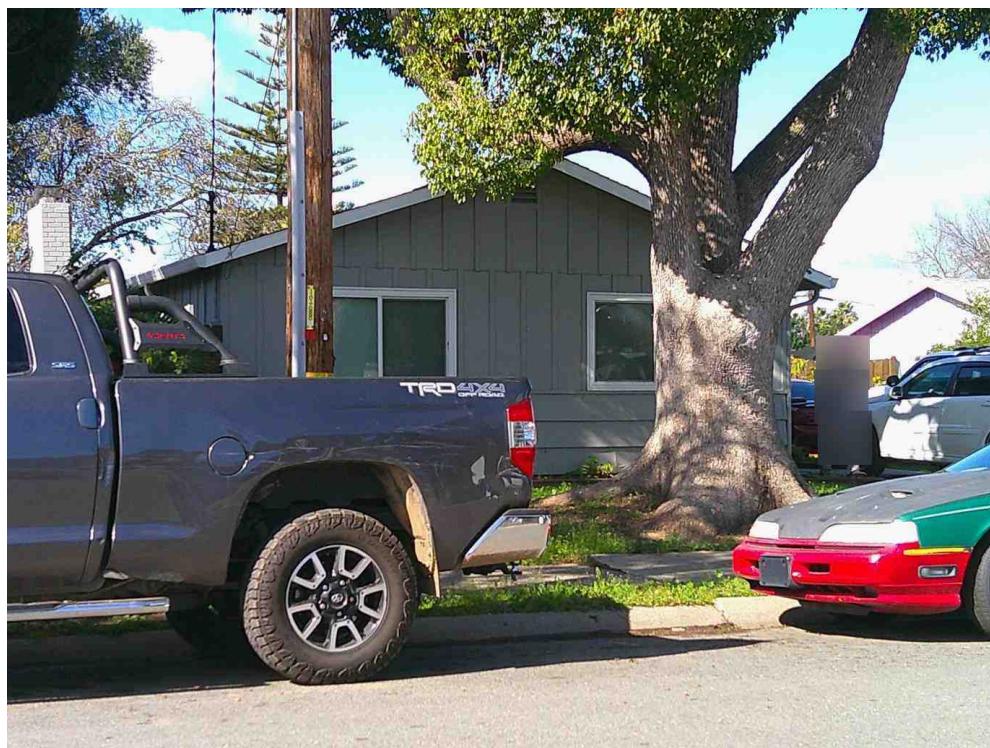
**Subject Rear**



**Subject Street**

## Comparable Photo Page

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group	State	CA Zip Code 94565



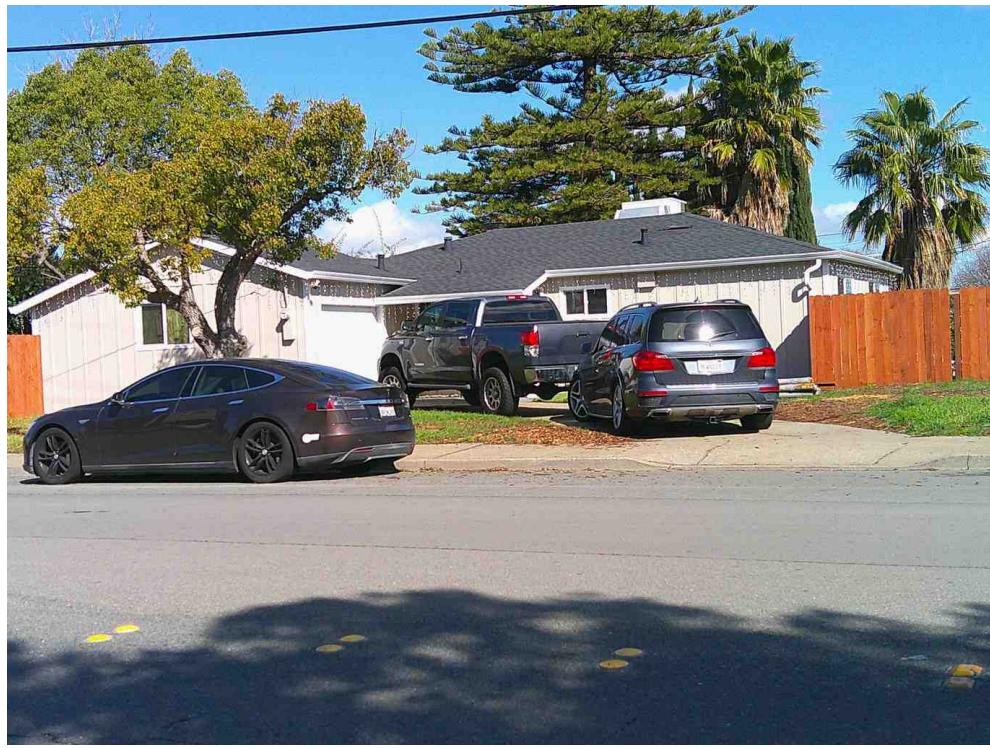
### Comparable 1

1652 Deems St  
 Prox. to Subject 0.38 miles NW  
 Sale Price 499,000  
 Gross Living Area 936  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location A;Fwy,Train;  
 View N;Res;  
 Site 5500 sf  
 Quality Q4  
 Age 70



### Comparable 2

52 Rose Ann Ave  
 Prox. to Subject 1.37 miles NW  
 Sale Price 515,000  
 Gross Living Area 955  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location A;Fwy,Train;  
 View N;Res;  
 Site 5000 sf  
 Quality Q4  
 Age 73

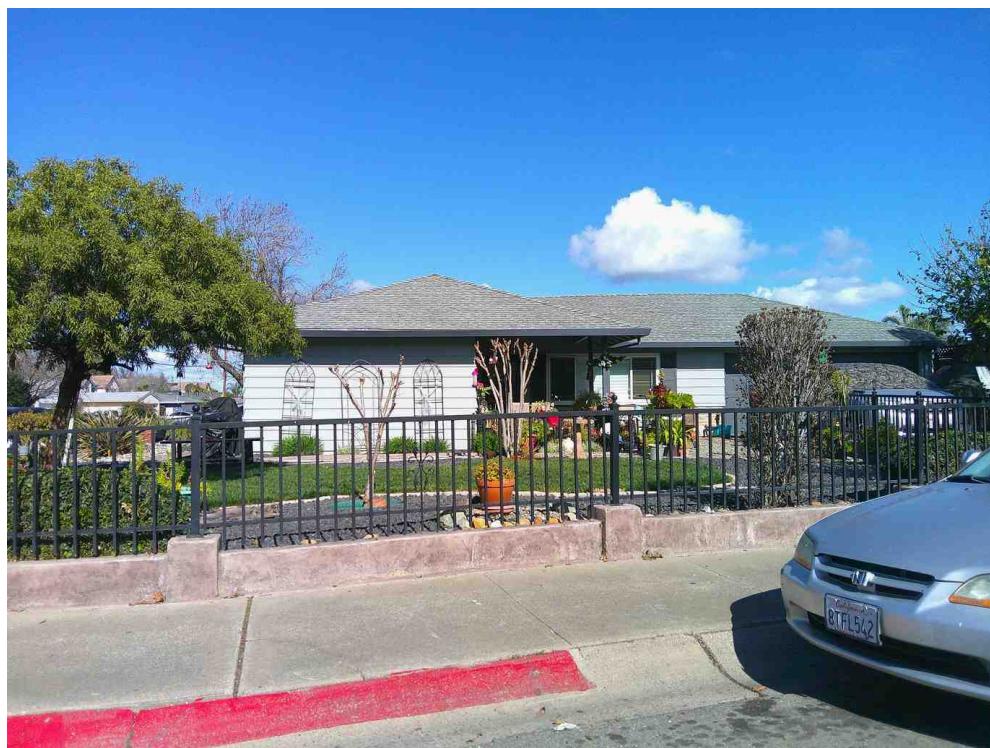


### Comparable 3

615 School St  
 Prox. to Subject 0.43 miles NW  
 Sale Price 475,000  
 Gross Living Area 936  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location A;Fwy,Trn,Wrhs;  
 View N;Res;  
 Site 7000 sf  
 Quality Q4  
 Age 70

## Comparable Photo Page

Borrower	See attached addenda.		
Property Address	954 Carpino Ave	County	Contra Costa
City	Pittsburg	State	CA
Lender/Client	Paramount Residential Mortgage Group	Zip Code	94565



### Comparable 4

860 W 17th St	1.54 miles W
Prox. to Subject	500,000
Sale Price	964
Gross Living Area	5
Total Rooms	3
Total Bedrooms	1.0
Location	A;Fwy,Train,Acss;
View	N;Res;
Site	5600 sf
Quality	Q4
Age	74



### Comparable 5

175 Clyde St	0.80 miles W
Prox. to Subject	498,800
Sale Price	1,163
Gross Living Area	5
Total Rooms	3
Total Bedrooms	1.1
Location	A;ClseFwy,Train;
View	N;Res;
Site	4264 sf
Quality	Q4
Age	83

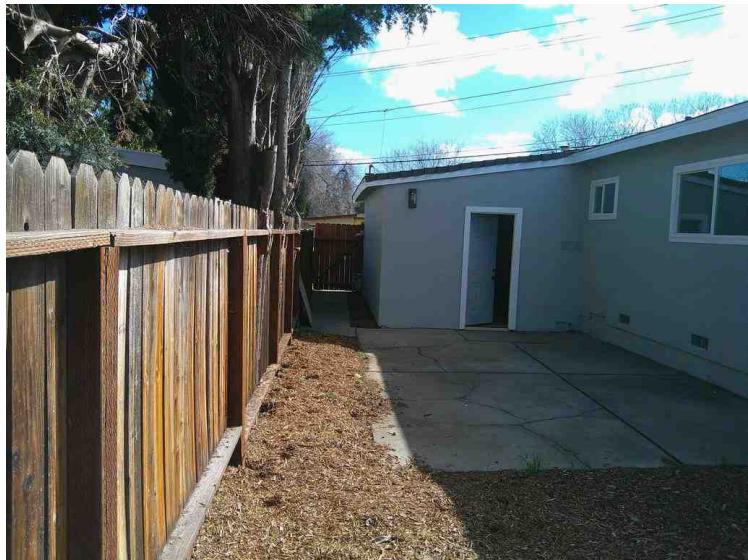


### Comparable 6

270 Patricia Ave	0.22 miles SW
Prox. to Subject	499,000
Sale Price	1,033
Gross Living Area	5
Total Rooms	3
Total Bedrooms	1.0
Location	A;ClseFwy,Train;
View	N;Res;
Site	5225 sf
Quality	Q4
Age	64

## Photograph Addendum

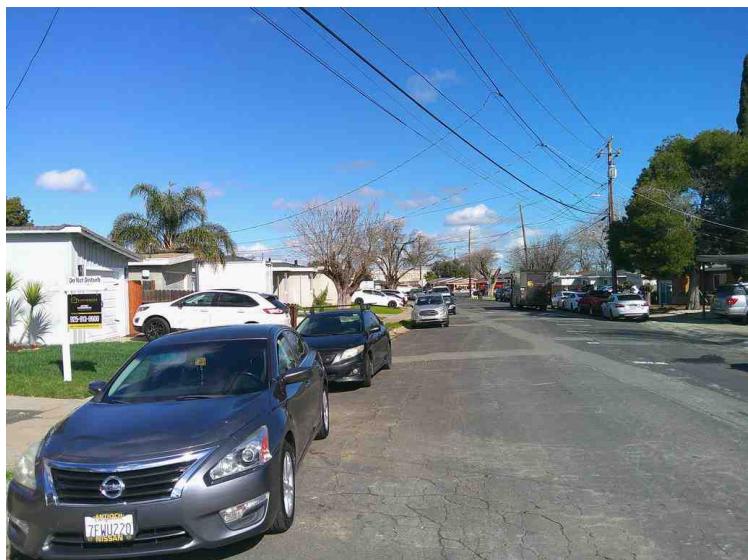
Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group		



**North side**



**South side**



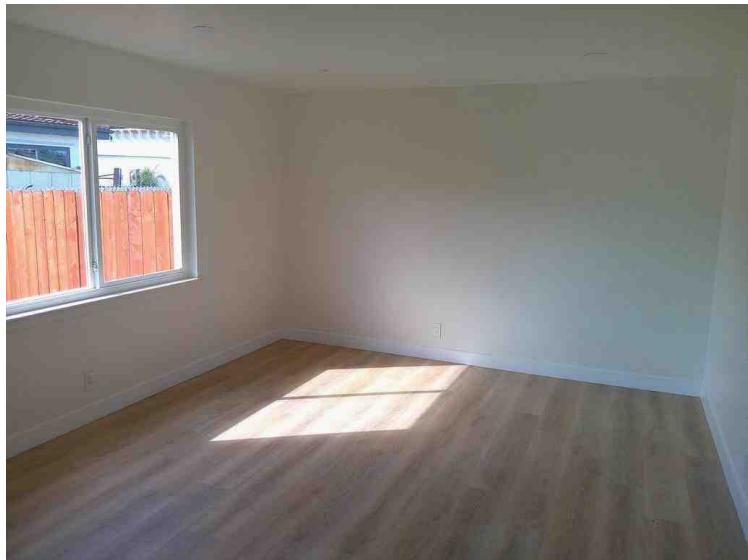
**Street North**



**Park to rear**

## Photograph Addendum

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group		



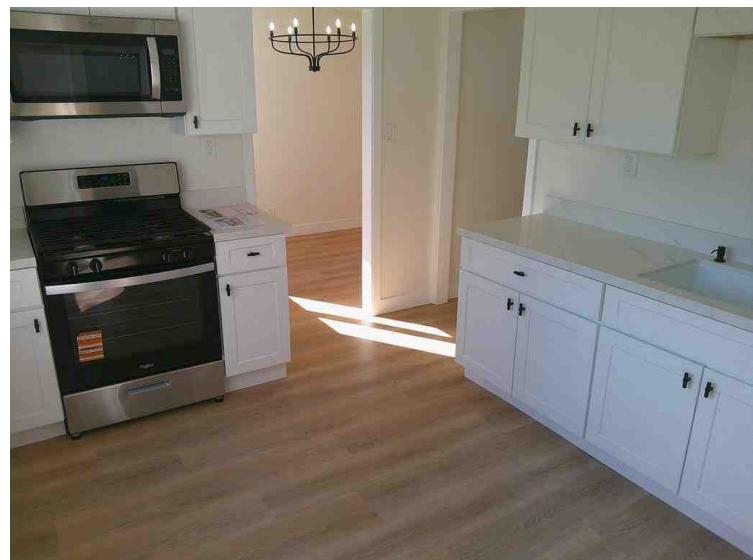
**Living Room**



**Smoke Alarm**



**Dining Area**



**Kitchen**

## Photograph Addendum

Borrower	See attached addenda.		
Property Address	954 Carpino Ave	County	Contra Costa
City	Pittsburg	State	CA
Lender/Client	Paramount Residential Mortgage Group		



**Interior Garage**



**Water Heater/ Laundry**



**Bathroom**



**Carbon Monoxide Detector**

## **Photograph Addendum**

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group		



**Bedroom**



**Bedroom**



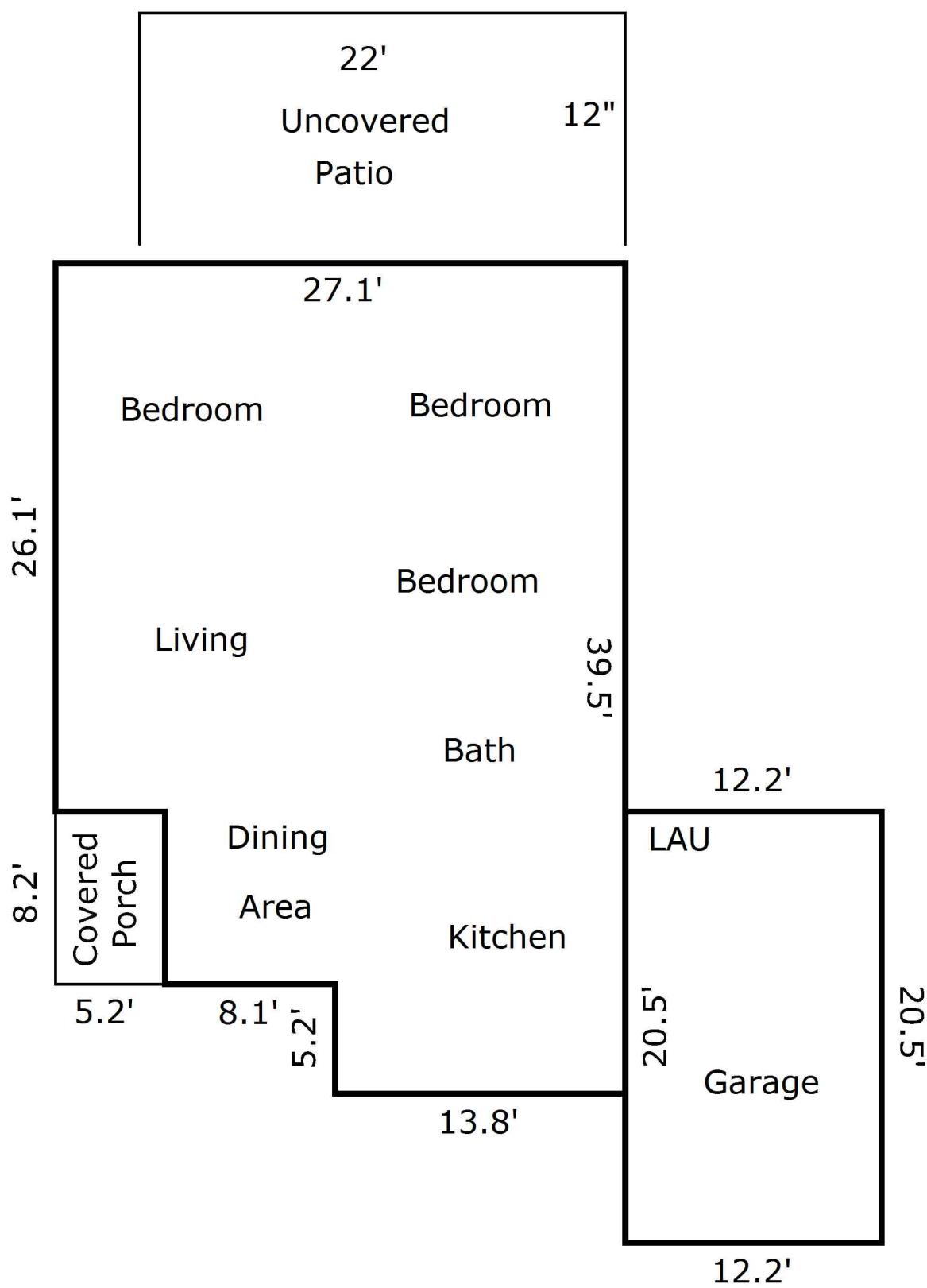
**Bedroom**



**1652 DEEMS, PITTSBURG**

## Building Sketch

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group		



TOTAL Sketch by a la mode

### Area Calculations Summary

<b>Living Area</b>		<b>Calculation Details</b>
First Floor	958.65 Sq ft	$27.1 \times 26.1 = 707.31$ $8.2 \times 8.1 = 66.42$ $13.4 \times 13.8 = 184.92$
<b>Total Living Area (Rounded):</b>		<b>959 Sq ft</b>
<b>Non-living Area</b>		
1 Car Attached	250.1 Sq ft	$12.2 \times 20.5 = 250.1$

## Aerial Map

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group		



## Location Map

Borrower	See attached addenda.		
Property Address	954 Carpino Ave		
City	Pittsburg	County	Contra Costa
Lender/Client	Paramount Residential Mortgage Group	State	CA Zip Code 94565



# License



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

**Jeff A. Day**

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 004541

Effective Date: August 21, 2024  
Date Expires: August 20, 2026

*Angela Jemmott*  
\_\_\_\_\_  
Angela Jemmott, Bureau Chief, BREA

3077856

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: 12/30/2025

Policy Number: AAI004974-11

Previous Policy Number: AAI004974-10

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.

1. Customer ID: 153215  Named Insured: DAY, JEFF APPRAISAL 61 San Luis Ct. Walnut Creek, CA 94597																																			
2. Policy Period: From: 01/21/2026 To: 01/21/2027  12:01 A.M. Standard Time at the address stated in 1 above.																																			
3. Deductible: \$1000 Each Claim																																			
4. Retroactive Date: 01/21/1999																																			
5. Inception Date: 01/21/2016																																			
6. Limits of Liability: A. \$500,000 Each Claim B. \$1,000,000 Aggregate																																			
<b>7. Covered Professional Services (as defined in the Policy and/or by Endorsement):</b> <table> <tr> <td>Real Estate Appraisal and Valuation:</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Residential Property:</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Commercial Property:</td> <td>Yes <input type="checkbox"/></td> <td>No <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 <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Right of Way Agent and Relocation:</td> <td>Yes <input type="checkbox"/></td> <td>No <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Machinery and Equipment Valuation:</td> <td>Yes <input type="checkbox"/></td> <td>No <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Personal Property Appraisal:</td> <td>Yes <input type="checkbox"/></td> <td>No <input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Real Estate Sales/Brokerage:</td> <td>Yes <input type="checkbox"/></td> <td>No <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: \$918.00																																			
<b>\$20.00 Convenience Fee</b>																																			
10. Forms attached at issue: LIA002 (04/19) LIA CA (01/22) LIA012 (06/22) LIA164 (05/19) LIA169 (12/21) LIA173 (01/24) LIA174 (01/25)																																			

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

12/30/2025

Date

LIA001 (05/22)

By

  
 Authorized Representative

Page 1 of 1