



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

29225 Pamoosa Ln  
E 1/2 OF SW 1/4 OF SE 1/4 IN SEC 5-11-2W  
Valley Center, CA 92082

**FOR:**

1ST EAGLE REALTY  
200 N. MARYLAND AVENUE, SUITE 2006  
GLENDALE, CA 91206

**AS OF:**

AUGUST 07, 2014

**BY:**

DAVID S. HAYWARD  
HAYWARD APPRAISAL COMPANY INC.  
131 N. TUSTIN AVENUE, SUITE 200  
TUSTIN, CA 92780  
(714) 568-0512

Borrower	SAFAIE	File No.	07AUG14SAFAIE
Property Address	29225 Pamoosa Ln		
City	Valley Center	County	SAN DIEGO
Lender/Client	1ST EAGLE REALTY	State	CA
		Zip Code	92082

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

- Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**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.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- 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, 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.
- I have (or have not) made a personal inspection of the property that is the subject of this report. - No one provided significant real property appra

**Comments on Appraisal and Report Identification**


Note any USPAP related issues requiring disclosure and any State mandated requirements:

THE DIGITAL SIGNATURES IN THIS REPORT ARE AFFIXED AND THE DIGITAL PHOTOGRAPHS HAVE NOT BEEN ENHANCED. THIS REPORT CAN BE BEST DESCRIBED AS A FULL SUMMARY APPRAISAL REPORT.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT REPORTED ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND THE STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE OF THE APPRAISAL INSTITUTE.

I CERTIFY THAT THE USE OF THIS REPORT IS SUBJECT THE REQUIREMENT OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.

**APPRAISER:**

Signature: 

Name: DAVID S. HAYWARD

Date Signed: 08/11/2014

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

or State License #: AG018185

State: CA

Expiration Date of Certification or License: 9/17/2015

Effective Date of Appraisal: AUGUST 7, 2014

**SUPERVISORY APPRAISER (only if required):**

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

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

Date Signed: \_\_\_\_\_

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

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

State: \_\_\_\_\_

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

Supervisory Appraiser inspection of Subject Property:

Did Not  Exterior-only from street  Interior and Exterior

## SUMMARY OF SALIENT FEATURES

<b>SUBJECT INFORMATION</b>	Subject Address	29225 Pamoosa Ln
	Legal Description	E 1/2 OF SW 1/4 OF SE 1/4 IN SEC 5-11-2 W
	City	Valley Center
	County	SAN DIEGO
	State	CA
	Zip Code	92082-5611
	Census Tract	191.05
	Map Reference	1069 E7
<b>SALES PRICE</b>	Sale Price	\$ 1,250,000
	Date of Sale	08/31/2014
<b>CLIENT</b>	Borrower	SAFAIE
	Lender/Client	1ST EAGLE REALTY
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	2,966
	Price per Square Foot	\$ 421.44
	Location	1069E7/GATED
	Age	49 YEARS
	Condition	GOOD
	Total Rooms	8
	Bedrooms	4
	Baths	2.5
<b>APPRAISER</b>	Appraiser	DAVID S. HAYWARD
	Date of Appraised Value	AUGUST 7, 2014
<b>VALUE</b>	Final Estimate of Value	\$ 1,251,500

