02/21/2008

[CONFIDENTIAL] [CONFIDENTIAL] Palm Desert, CA 92211 RE: [CONFIDENTIAL]

Larry Ward Assessor-County Clerk-Recorder P.O. Box 12004 Riverside, CA 92502

Dear Mr. Ward,

Thank you for taking the time to review our 'Decline-in-Value Reassessment Application'. The text below is an explanation of the adjustments and the properties used in the development of our opinion of our current market value as of the beginning of the year.

In the comparison, there are six comparables included - all of which are within our [CONFIDENTIAL] development. Comparables 1-5 represent the only 5 similar properties to have sold during the period beginning 07/01/2007 to the present. Comparable 6 is the only similar property in the neighborhood as of the date of this letter that is in escrow/in a pending status. Similar properties are basically defined as being within 15% of our property's living area since most other attributes/features are very similar. Only properties that were transacted through the local MLS have been considered to eliminate the possibility of the inclusion of non-market-based transactions. The properties included are the only properties to sell through the MLS during this period. All properties are single family detached residences.

In this comparison, Quality adjustments are used. Quality describes a degree of worth and the character of the workmanship and material used and describes the structure and the features - such as counter tops and flooring. In contrast, condition is used to describe the degree of defects or physical deterioration present, in the structure and in the features.

Comparable 1 is the most recent sale in the neighborhood. It is directly across the street from our house, is the exact reverse of our floor plan, and has been listed on the market since it was originally purchased on 09/20/2005. The property is in what is considered to be a superior location as the rear of the property is south facing towards the local mountains, reflected in its Location description and adjustment, and its feature quality (counter tops, flooring) is inferior to our house, reflected in its Quality of Construction description and adjustment. The adjustment's used are not only consistent with the other properties in this sales comparison, but they are also consistent with the difference between the prior purchase price of our property and comparable 1 which was only \$3,500. Comparable 1 was also listed for sale for \$392,500 on 12/12/2007 and would have been a direct competitor for buyers with our property if it were listed for sale as of 12/31/2007 making it even more relevant to our home's market value as of 12/31/2007.

Comparable 2 was a model home and has far superior feature quality to our house, reflected in the comparable's Quality of Construction description and adjustment.

Comparable 3 is the same floor plan as our house.

Comparable 4 is located at the northern edge of the neighborhood which is undesirable because there are a trains that frequently pass by the neighborhood on the north side, reflected in comparable 4's Location description and adjustment.

Comparable 6 is a current sale in escrow as of 01/17/2008 and it's Date of Sale/Time adjustment is derived from the typical sales price to list price ratio of 6.39% over the past 6 months. As adjusted, comparable 6 represents the upper limit of value for our property. Comparable 6 has also been listed for the price of \$392,500 since 10/30/2007 and would have been a direct competitor of our property as of 12/31/2007 if we were looking to sell our house, limiting our potential list price to the adjusted price of comparable 6 if we wanted to reasonably compete for buyers.

Date of Sale/Time adjustments, with the exception of comparable 6, are derived from the market decline of similar properties to our property that are not in resort developments and in the city of Palm Desert. Similar properties are defined as those within +/-15% of our property's living area size and +/- 10 years of our property's age. Over the six month period ending 12/31/2007, the median \$/Sqft of similar properties has been \$204.25 (\$437,500) and during the same period 1 year ago the median \$/Sqft was \$245.70 (\$542,500) which is a decline of 16.87%. More narrow time periods are not reliable due to a low number of sales.

In narrowing our opinion of our property's value, we place most emphasis on the following:

- 1. Comparables 1 and 6 for being the best reflections of the most current market trends.
- 2. Comparable 1 for being the best reflection of the appeal of our floor plan.
- 3. Comparables 3, 4, and 5 for being the best reflections of our feature quality.
- 4. Comparables 4, 5, and 6 for being the best reflections of the appeal of our pool and spa.
- 5. The prior sales prices of the comparables which support the indicated market value of our property, given our addition of a swimming pool and spa.
- 6. The mode value of the adjusted sales prices of all comparables.

In our opinion, the market value of our house at [CONFIDENTIAL] as of the end of last year is \$410,000.

Thank you again for your time and attention. If you have any questions, please do not hesitate to contact us at [CONFIDENTIAL].

Sincerely,

[CONFIDENTIAL]

File No. [CONFIDENTIAL] Case No.

Borrower (owners) [CONFIDENTIAL]

· · · · · ·	eennbennnej			
Property Address [0	CONFIDENTIAL]			
City Palm Desert	County Riverside		State CA	Zip Code 92211
Lender/Client	Assessor-County Clerk Recorder	Address	P.O. Box 12004	4, Riverside, CA 92502-2204

FEATURE		SUBJECT	COM		E SALE # 1				ALE # 2	0	OMPARABLE S		3	
Address [CONFIDENTIAL]					L GALL # 1	COMPARABLE SALE # 2 [CONFIDENTIAL]				[CONFIDENTIAL]				
	Address [CONFIDENTIAL] Palm Desert, CA 92211			Palm Desert, CA 92211				-	11	Palm Desert, CA 92211				
Proximity to Subject	1				Palm Desert, CA 92211 0.24 Miles				raiiii					
, ,	Cale Price \$			100 Ft / 0.019 Miles \$ 375,000				-	440,000	0.044 Miles \$ 410,000				
Sale Price/Gross Liv. Area	\$ 0.0	n sa ft	\$ 173.77 sq. ft.			\$ 19	8 20		q. ft.	\$ 189.99 sq. ft.				
	Pata Source(s)			MLS# 21314464			21300		<u>y. n</u>	\$ 189.99 \$ 0.000 MLS# 41292961 Public Record#:588622				
									58					
VALUE ADJUSTMENTS		SCRIPTION	DESCRIPTION +(-) \$ Adjustm			Public Record#:614658 t DESCRIPTION +(-) \$ Adjusti					ESCRIPTION	-	djustment	
Sale or Financing			None			None			None		-γ(-)ψ <i>Γ</i>	ujustment		
Concessions			Cash Equiv	alont				lont		Cash Equivalent				
Date of Sale/Time						Cash Equivalent 10/02/2007		-12,000		•		-20,000		
Location	Good		2/13/09 in escro Good/Very		-20,000			-12,000	Good			-20,000		
	Leasehold/Fee Simple Fee Simple				-20,000	Fee Simple				imple				
Site 10019 Sqft			Fee Simple 10,019 Sqf				54 Sqft				.9 Sqft			
			Not A Valu			,	Value			,	Value Infl.			
Design (Style)	View Not A Value Infl. Design (Style) Conventional			-			ention				entional			
Quality of Construction		/Very Good	Conventior Good	Idl	120.000			del home)	41.000		/Very Good			
		very Good			+20,000		ood (mo	del home)	-41,000		/very Good			
Actual Age Condition	3 yrs Good		3 yrs New,Never	lived		4 yrs Good	1			4 yrs Good	1			
Above Grade		Bdrms. Baths	Total Bdrm				Bdrms	s. Baths	-10,000		Bdrms. Baths	+		
Room Count	10(a) 5	3 2.50	5 3	2.50	3	101ai	4	3.00	-10,000		3 2.00		+2,000	
Gross Living Area		3 2.50 +2,158 sq. ft.		2.50 sq.	#	6 2,219	1.5	3.00 sq. ft.	-2,000	5 2,158			+2,000	
Basement & Finished	NI / A	+2,158 SQ. II.		sq.	<u>II.</u>	N/A	,	sq. n.		2,158 N/A	s sq. ii.			
	N/A		N/A			N/A				N/A N/A				
	Rooms Below Grade N/A Functional Utility Average Heating/Cooling FWA/Central Energy Efficient Items Not a Value Infl. Garage/Carport 2 Car Garage		N/A			Average FWA/Central					20			
			Average FWA/Centr							Avera	/Central			
			Not a Value				Value				Value Infl.			
Garage/Carport			2 Car Gara				Garag				Garage			
Porch/Patio/Deck	Patio,	-	Patio, Porc	/										
Pool,Spa	Pool,S		None	+25.000	Patio, Porch +35,000 None		1	+35,000	Patio, Porch			+35,000		
	F001,3	pha	NUTE		+33,000	None			+55,000	None			+55,000	
Net Adjustment (Total)			X + - \$		\$ 35,000		+ X]_	\$ -30,000		X + -		7,000	
				-	φ 55,000			-	φ -50,000			\$ 1	7,000	
	Adjusted Sale Price		\$ 410,000				¢ 410.000							
					\$ 410,000				\$ 410.000			¢ л	000 7	
of Comparables					\$ 410,000				\$ 410,000			\$ 43	27,000	
of Comparables	research	and analysis of	the prior sale	or trans		iect pro	operty a	and compa	,			\$ 43	27,000	
of Comparables	research			or trans	fer history of the sub				arable sales		COMPARABI			
of Comparables		SUE	the prior sale BJECT		fer history of the sub		1	COMP	arable sales		COMPARABI			
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File No. [CONFIDENTIAL] Case No.

Borrower (owners) [CONFIDENTIAL]

Property Addre	ess [CONFIDENTIA	L]					
City	Palm Desert	County	Riverside	State	CA	Zip Code	92211
Lender/Client	Assessor-County C	Clerk Recorder	Address	P.O. E	3ox 12004, Rive	erside, CA 92502-22	.04

	FEATURE	SUBJECT			COMPARABLE SALE # 4				COMPARABLE SALE # 5			COMPARABLE SAL			ALE #	6	
	Address [CONFIDENTIA]	-			[CONFIDENTIAL]				1-	[CONFIDENTIAL]				[CONFIDENTIAL]			
		Palm Desert, CA 92211 Proximity to Subject Sale Price \$			Palm Desert, CA 92211 0.25 Miles 390,000				Palm Desert, CA 92211 .05 Miles				Palm Desert, CA 92211 0.055 Mile				
												\$ 39				00	
	Sale Price/Gross Liv. Area	\$ 0.0	0	sa ft				sq. ft.	\$ 20	1.06		495,000 a ft	\$ 176.88 sc				00
	Data Source(s)			<u> </u>		2129752		9. II.	\$ 201.06 sq. ft. MLS#21297488				MLS# 21313619				
	Verification Source(s)											Public Record#:164677					
	VALUE ADJUSTMENTS	DF	SCRIF	TION	DESCRIPTION +(-) \$ Adjustment			-	Public Record#:561130 DESCRIPTION +(-) \$ Adjustment							Adjustment	
	Sale or Financing				None			() + · · · j = · · · ·	None			() + · · ·] - · · · · ·	N/A				
	Concessions				Cash I	Equivale	nt		Cash	Equiva	lent		, N/A				
	Date of Sale/Time				09/10/2007 Average			-19,000	08/3:	1/2007	,	-28,000	Pending Sale 01/17/2008				-25,000
	Location	Good						+50,000	Good			Good					
	Leasehold/Fee SimpleFee SimpleSite10019 Sqft			Fee Simple				Fee S	imple			Fee S	imple				
					13,50	3 Sqft		-29,000	10,01	L9 Sqft			10,45	4 Sqft			
	View		Value			Value II	nfl.			A Value				Value			
	Design (Style)		entiona			entional				ention				entiona	al		
	Quality of Construction		/Very (Good		/Very Go	bod			l/Very	Good		Good				+20,000
	Actual Age	3 yrs			4 yrs				3 yrs				3 yrs				
	Condition	Good Total	Bdrms	Baths	Good Total	Bdrms.	Baths	+	Good Total		s. Baths	-10,000	Good Total	Bdrms	Baths		10.000
	Above Grade Room Count	l otal 5	Barms 3	. Baths 2.50	l otal 5		Baths 2.00	+2,000		Barms 4	s. Baths 3.00	-10,000 -2,000		Barms	2.50		-10,000
	Gross Living Area	5		2.50 58 sq. ft.			2.00 sq. ft.	+2,000		-	3.00 sq. ft.	-2,000			2.50 sq. ft.	-	
	Basement & Finished	N/A	+2,1	.30 SY. II.	N/A		5y. n.	+10,000	-		sy. n. st House	-25,000			5q. ii.		
	Rooms Below Grade	N/A			N/A				N/A	u/ Gues	schouse	23,000	N/A				
	Functional Utility	Average FWA/Central			Average FWA/Central Not a Value Infl.				Average				Average				
S	Heating/Cooling									/Centra	al		FWA/Central Not a Value Infl.		1		
SI	Energy Efficient Items Not a Value Infl.								a Value								
P	Garage/Carport	2 Car	Garage	ē	2 Car Garage Patio, Porch Pool,Spa				2 Car	Garag	e		2 Car Garage Patio, Porch				
AN/	Porch/Patio/Deck	Patio,	Porch						Patio	, Porch	า						
	Pool,Spa	Pool,S	Бра						Pool,	Spa			None			+35,000	
RISON																	
R											7						
A	Net Adjustment (Total)				X + -			\$ 20,000	+ X -		\$ -85,000	X + -		l C	20,000		
Ē								φ 20,000								\$	
OMP	Adjusted Sale Price											¢ 440.000				[`	442.000
S								\$ 410,000				\$ 410,000				[`	412,000
ES C	Adjusted Sale Price of Comparables	research	and a	nalysis of			transfe	\$ 410,000		operty a	and compa					[`	412,000
ES C	Adjusted Sale Price of Comparables Report the results of the r	research	n and a		the price			\$ 410,000 r history of the sub	<u> </u>			rable sales	5	CON	//PARABI	\$	
S	Adjusted Sale Price of Comparables Report the results of the r ITEM			SUE				\$ 410,000 r history of the sub COMPARABLE SA	<u> </u>	4	COMP	arable sales	5		MPARABI	\$	
ES C	Adjusted Sale Price of Comparables Report the results of the r ITEM Date of Prior Sale/Transfe	er	09/20	SUE 0/2005	the price		03,	\$ 410,000 er history of the sub COMPARABLE SA /08/2006	<u> </u>	4	COMP/ 09/02/20	rable sales ARABLE SALE # 005	-	03/01/	/2005	\$	
ES C	Adjusted Sale Price of Comparables Report the results of the r ITEM	er	09/20 \$473,	SUE 0/2005	the prid	or sale or	03, \$5,	\$ 410,000 r history of the sub COMPARABLE SA	LE#	4	COMP/ 09/02/20 \$480,000	rable sales ARABLE SALE # 005	_	03/01/ \$451,0	/2005	\$ _E SA	LE# 6
ES C	Adjusted Sale Price of Comparables Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe	er	09/20 \$473, Public	SUE 0/2005 000 Record	the prid	or sale or	03, \$54 Pu	\$ 410,000 or history of the sub COMPARABLE SA /08/2006 46,000	LE#	4	COMP/ 09/02/20 \$480,000	arable sales ARABLE SALE # 005 0 cord Doc#72812	0	03/01/ \$451,0	/2005)00 Record I	\$ _E SA	LE# 6
ES C	Adjusted Sale Price of Comparables Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s)	er er urce(s)	09/20 \$473, Public \$473,	SUE 0/2005 000 c Record 000	the prid 3JECT Doc#7	or sale or 74766	03, \$5, Pu \$5,	\$ 410,000 r history of the sub COMPARABLE SA /08/2006 46,000 blic Record Doc# 46,000	LE #	4 8	COMP/ 09/02/20 \$480,000 Public Re \$480,000	arable sales ARABLE SALE # 105 0 cord Doc#72812	0	03/01/ \$451,0 Public \$451,0	/2005)00 Record I)00	SA	LE # 6 .64677
ES C	Adjusted Sale Price of Comparables Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou	er er urce(s) ansfer h	09/20 \$473, Public \$473, nistory (SUE 0/2005 000 c Record 000 of the sub	the prid BJECT Doc#7	or sale or 74766 operty and	03, \$54 Pu \$54	\$ 410,000 r history of the sub COMPARABLE SA /08/2006 46,000 blic Record Doc# 46,000 arable sales Prior	LE # 16531	4 8	COMP/ 09/02/20 \$480,000 Public Re \$480,000	arable sales ARABLE SALE # 105 0 cord Doc#72812	0	03/01/ \$451,0 Public \$451,0	/2005)00 Record I)00	SA	LE # 6 .64677
ES C	Adjusted Sale Price of Comparables Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr	er er urce(s) ansfer h	09/20 \$473, Public \$473, nistory (SUE 0/2005 000 c Record 000 of the sub	the prid BJECT Doc#7	or sale or 74766 operty and	03, \$54 Pu \$54	\$ 410,000 r history of the sub COMPARABLE SA /08/2006 46,000 blic Record Doc# 46,000 arable sales Prior	LE # 16531	4 8	COMP/ 09/02/20 \$480,000 Public Re \$480,000	arable sales ARABLE SALE # 105 0 cord Doc#72812	0	03/01/ \$451,0 Public \$451,0	/2005)00 Record I)00	SA	LE # 6 .64677
ES C	Adjusted Sale Price of Comparables Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr	er er urce(s) ansfer h	09/20 \$473, Public \$473, nistory (SUE 0/2005 000 c Record 000 of the sub	the prid BJECT Doc#7	or sale or 74766 operty and	03, \$54 Pu \$54	\$ 410,000 r history of the sub COMPARABLE SA /08/2006 46,000 blic Record Doc# 46,000 arable sales Prior	LE # 16531	4 8	COMP/ 09/02/20 \$480,000 Public Re \$480,000	arable sales ARABLE SALE # 105 0 cord Doc#72812	0	03/01/ \$451,0 Public \$451,0	/2005)00 Record I)00	SA	LE # 6 .64677
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ES C	Adjusted Sale Price of Comparables Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr	er er urce(s) ansfer h	09/20 \$473, Public \$473, nistory (SUE 0/2005 000 c Record 000 of the sub	the prid BJECT Doc#7	or sale or 74766 operty and	03, \$54 Pu \$54	\$ 410,000 r history of the sub COMPARABLE SA /08/2006 46,000 blic Record Doc# 46,000 arable sales Prior	LE # 16531	4 8	COMP/ 09/02/20 \$480,000 Public Re \$480,000	arable sales ARABLE SALE # 105 0 cord Doc#72812	0	03/01/ \$451,0 Public \$451,0	/2005)00 Record I)00	SA	LE # 6 .64677
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