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## Confidential Information

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|                      |                                 |                        |            |                      |             |
|----------------------|---------------------------------|------------------------|------------|----------------------|-------------|
| <b>Address</b>       | 000 Cooper Rd, Oxnard, CA 93030 |                        |            | <b>Order ID</b>      | 2012-SAMPLE |
| <b>Borrower Name</b> | Sample                          | <b>Inspection Date</b> | 01/19/2012 | <b>Delivery Date</b> | 01/20/2012  |
| <b>Loan Number</b>   | 2012-SAMPLE                     | <b>County</b>          | Ventura    | <b>Property ID</b>   | 1234567     |

|                          |         |                      |         |
|--------------------------|---------|----------------------|---------|
| <b>Order Tracking ID</b> | 1234567 | <b>Tracking ID 1</b> | 1234567 |
| <b>Tracking ID 2</b>     | —       | <b>Tracking ID 3</b> | —       |

**Subject Front**



**Potential Risk Summary**



**Potential Risks Exist**

Neighboring properties in fair condition

**I. Subject Information**

|                      |                        |                               |     |                    |                        |
|----------------------|------------------------|-------------------------------|-----|--------------------|------------------------|
| <b>Property Type</b> | Commercial             | <b>Est. Ext. Repair Costs</b> | \$0 | <b>Current Use</b> | Stores and Residential |
| <b>Occupancy</b>     | Occupied               | <b>Projected Use</b>          |     |                    | Stores and Residential |
| <b>Zoning Type</b>   | Retail/Residential Mix |                               |     |                    |                        |

**II. Condition & Marketability**

|   |        |  |
|---|--------|--|
| <b>Subject Condition</b>  | ✔ Good | No deferred maintenance observed. Subject appears in good condition  |
| <b>Significant Repairs Needed</b>   | ✔ No   | No deferred maintenance observed, no repairs appear necessary  |
| <b>Current Zoning Violations / Potential Zoning Changes</b>                     | ✔ No   | None noted   |
| <b>Subject Conformity to the Neighborhood (Quality, Age, Style, &amp; Size)</b> | ✔ Yes  | Neighborhood appears to contain mixed use properties, therefore subject appears to conform however subject is much newer than the properties in the neighborhood and much more appealing |
| <b>Average Condition of Neighboring Properties</b>                              | ⚠ Fair | Most properties in neighborhood are 60+ years old and not maintained well  |
| <b>Negative Externalities</b>   | ✔ No   | No environmental or hazardous materials observed.  |
| <b>Positive Externalities</b>   | ✔ Yes  | Good parking nearby. Busier street.  |

**III. Agent/Broker Information**

|                   |         |                             |          |
|-------------------|---------|-----------------------------|----------|
| <b>Name</b>       | Sample  | <b>Company/Brokerage</b>    | Sample   |
| <b>License No</b> | 1234567 | <b>Electronic Signature</b> | /Sample/ |

## IV. Repair Addendum

**Address**      ★ 000 Cooper Rd, Oxnard, CA 93030

**Loan Number**      2012-SAMPLE

| <b>Exterior</b>                         | <b>Comments</b> | <b>Estimated Cost</b> |
|---|-----------------|-----------------------|
| Exterior Paint                          | —               | \$0                   |
| Siding/Trim Repair                      | —               | \$0                   |
| Exterior Doors                          | —               | \$0                   |
| Windows                                 | —               | \$0                   |
| Garage /Garage Door                     | —               | \$0                   |
| Roof/Gutters                            | —               | \$0                   |
| Foundation                              | —               | \$0                   |
| Fencing                                 | —               | \$0                   |
| Landscape                               | —               | \$0                   |
| Pool /Spa                               | —               | \$0                   |
| <b>Total Estimated Exterior Repairs</b> |                 | <b>\$0</b>            |

**V. Property Images**

**Address**

★ 000 Cooper Rd, Oxnard, CA 93030

**Loan Number**

2012-SAMPLE



**Subject** 000 Cooper Rd

**View** Address Verification



**Subject** 000 Cooper Rd

**View** Front

**V. Property Images (continued)**

**Address**

★ 000 Cooper Rd, Oxnard, CA 93030

**Loan Number**

2012-SAMPLE



**Subject** 000 Cooper Rd

**View** Front



**Subject** 000 Cooper Rd

**View** Side

**V. Property Images (continued)**

**Address**

★ 000 Cooper Rd, Oxnard, CA 93030

**Loan Number**

2012-SAMPLE



**Subject** 000 Cooper Rd

**View** Street



**Subject** 000 Cooper Rd

**View** Street

**V. Property Images (continued)**

**Address**

★ 000 Cooper Rd, Oxnard, CA 93030

**Loan Number**

2012-SAMPLE



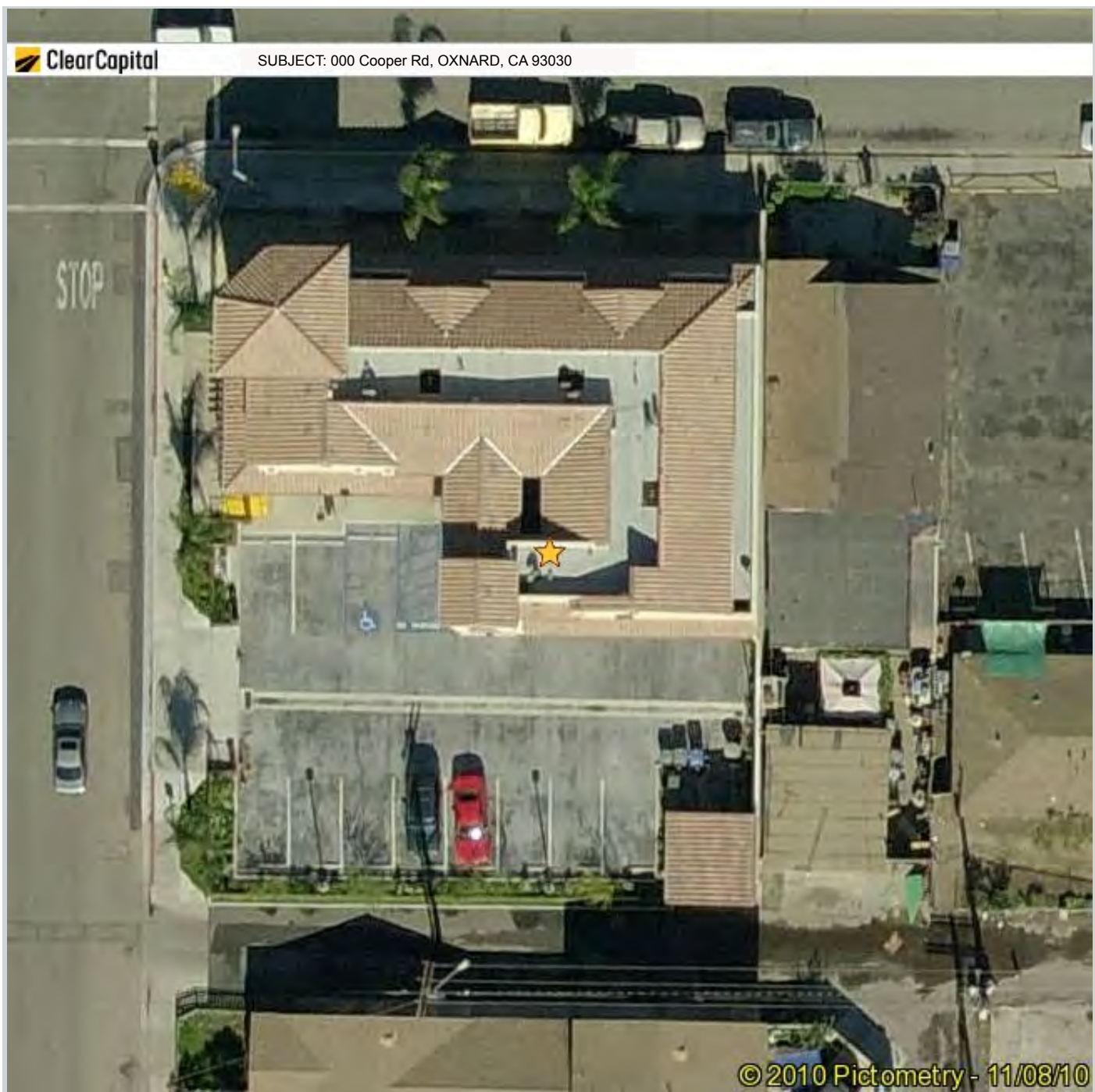
**Subject** 000 Cooper Rd

**View** Other

**Comment** "Street Sign"

**Aerial Imagery Addendum**

|                |                                   |                    |             |
|----------------|-----------------------------------|--------------------|-------------|
| <b>Address</b> | ★ 000 Cooper Rd, Oxnard, CA 93030 | <b>Loan Number</b> | 2012-SAMPLE |
| <b>View</b>    | Orthogonal*                       | <b>Date</b>        | 11/8/2010   |

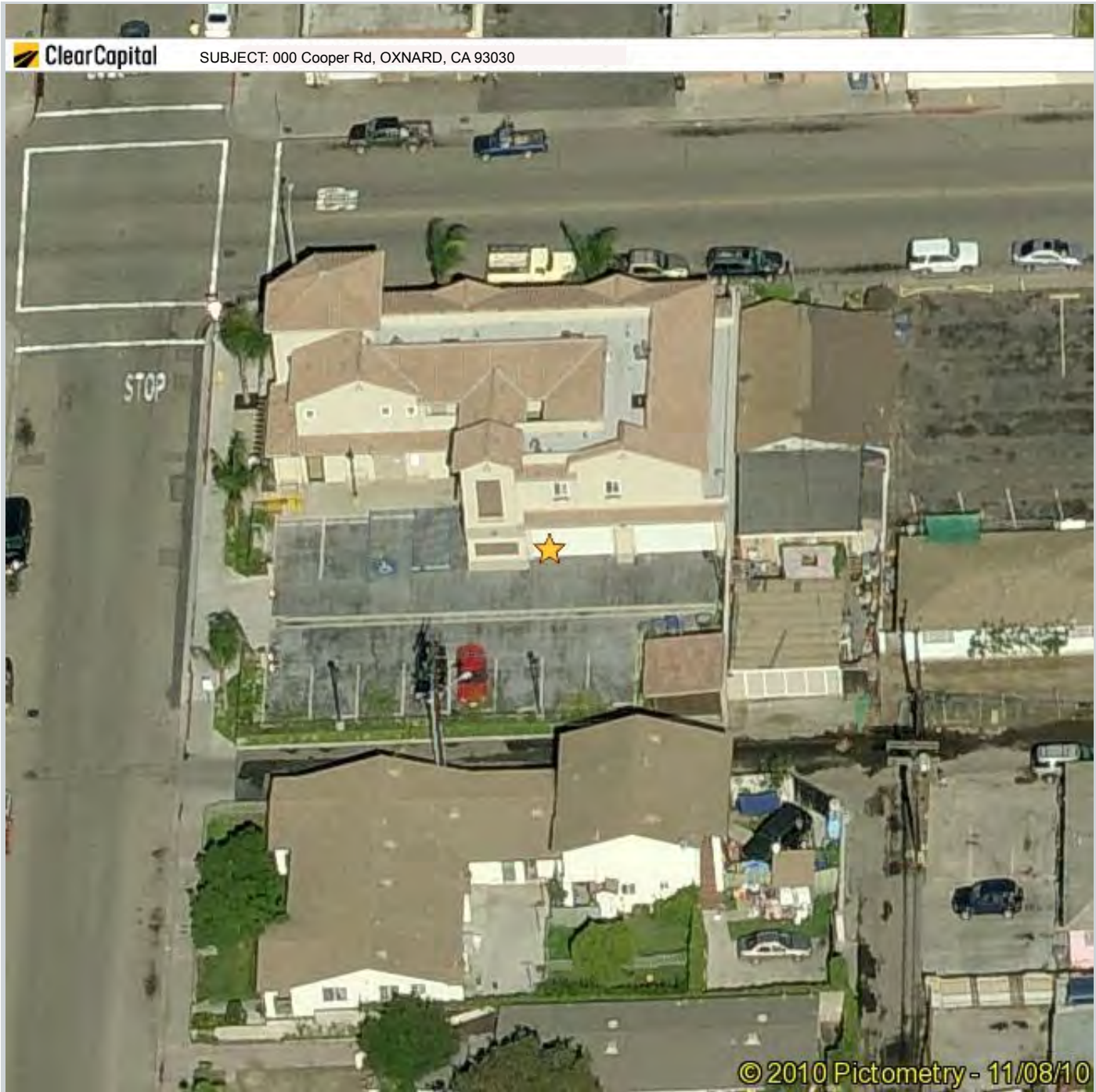


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**Aerial Imagery Addendum (continued)**

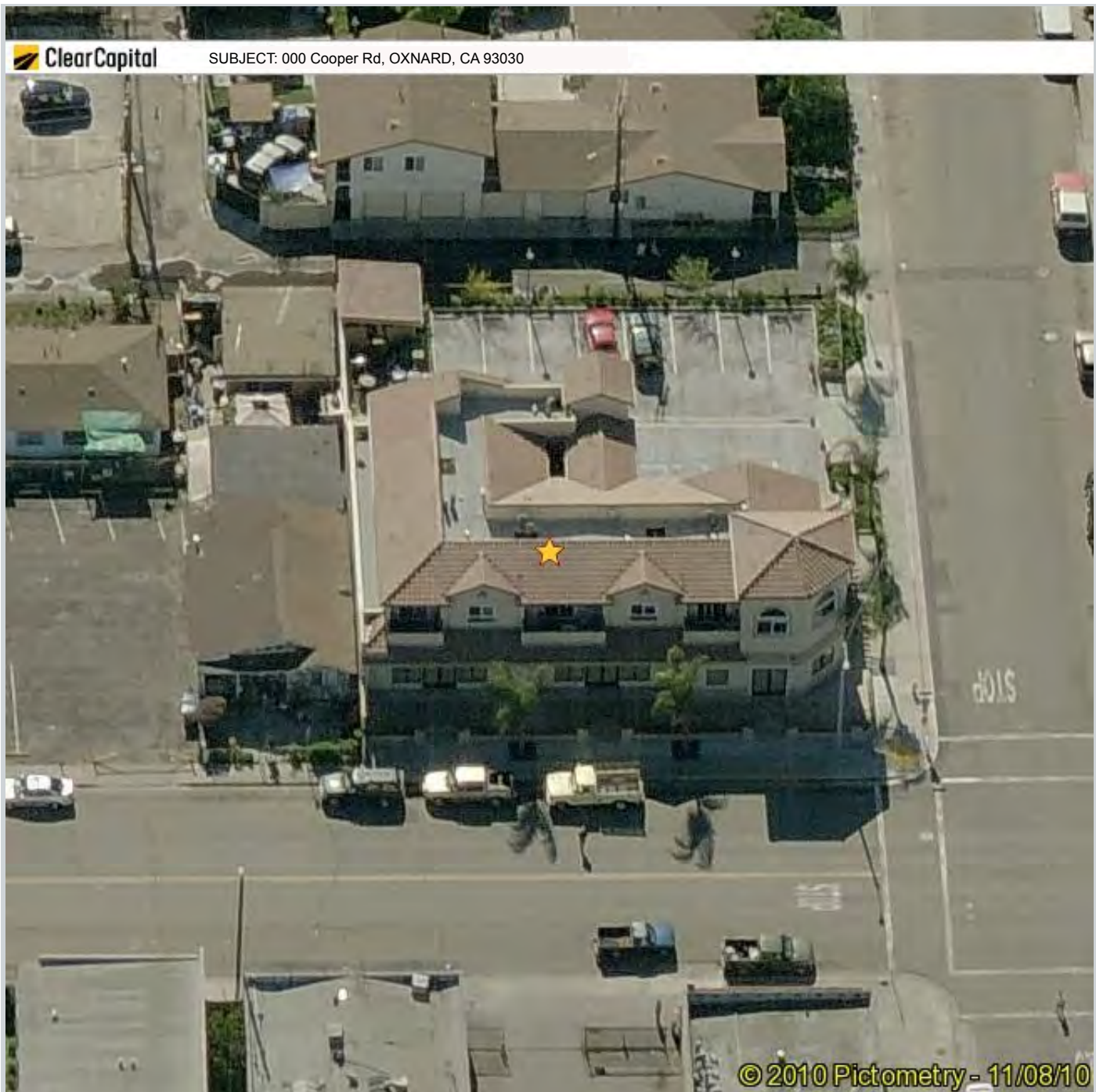
|                |                                   |                    |             |
|----------------|-----------------------------------|--------------------|-------------|
| <b>Address</b> | ★ 000 Cooper Rd, Oxnard, CA 93030 | <b>Loan Number</b> | 2012-SAMPLE |
| <b>View</b>    | North*                            | <b>Date</b>        | 11/8/2010   |



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**Aerial Imagery Addendum (continued)**

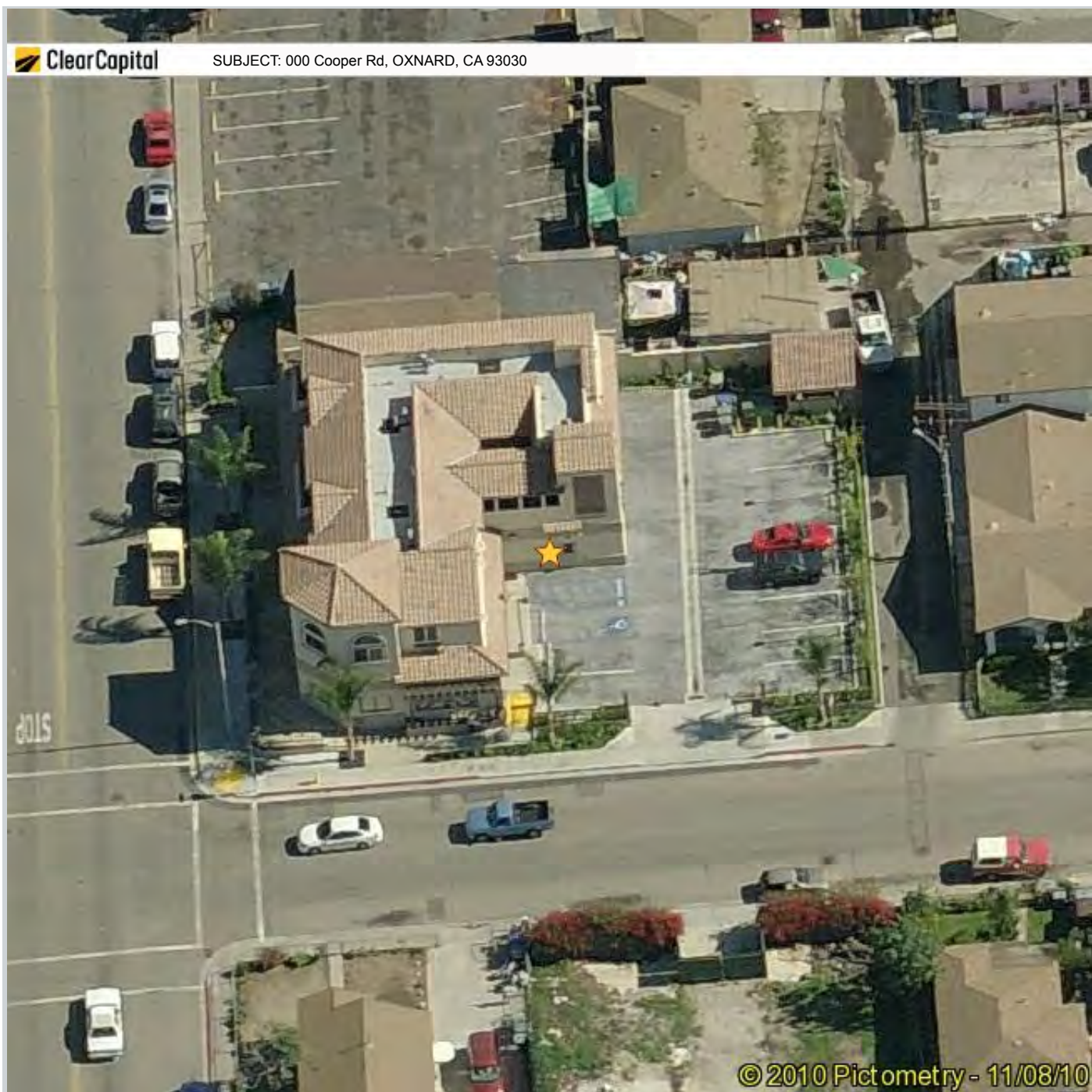
|                |                                   |                    |             |
|----------------|-----------------------------------|--------------------|-------------|
| <b>Address</b> | ★ 000 Cooper Rd, Oxnard, CA 93030 | <b>Loan Number</b> | 2012-SAMPLE |
| <b>View</b>    | South*                            | <b>Date</b>        | 11/8/2010   |



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**Aerial Imagery Addendum (continued)**

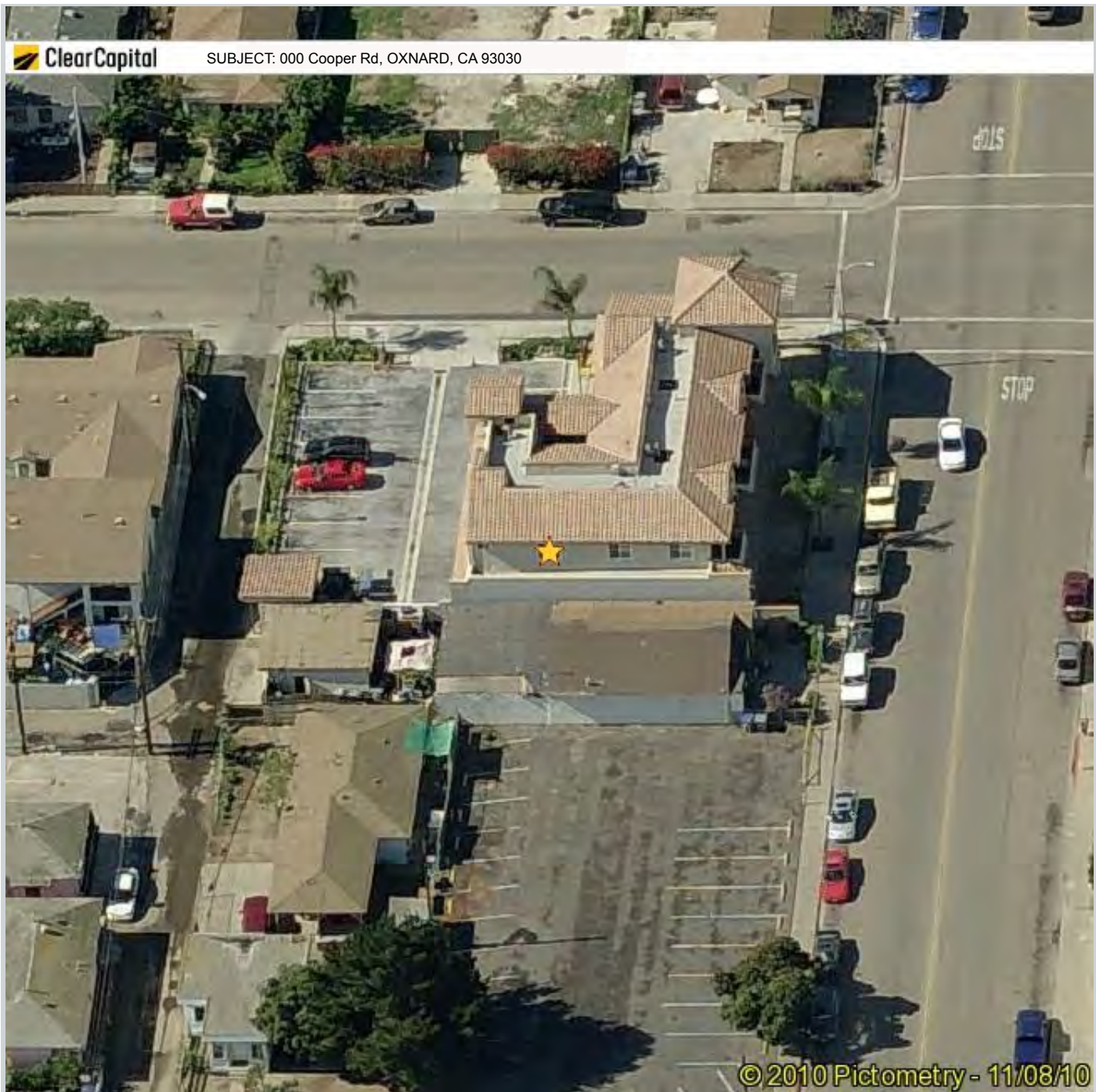
|                |                                   |                    |             |
|----------------|-----------------------------------|--------------------|-------------|
| <b>Address</b> | ★ 000 Cooper Rd, Oxnard, CA 93030 | <b>Loan Number</b> | 2012-SAMPLE |
| <b>View</b>    | East*                             | <b>Date</b>        | 11/8/2010   |



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**Aerial Imagery Addendum (continued)**

|                |                                   |                    |             |
|----------------|-----------------------------------|--------------------|-------------|
| <b>Address</b> | ★ 000 Cooper Rd, Oxnard, CA 93030 | <b>Loan Number</b> | 2012-SAMPLE |
| <b>View</b>    | West*                             | <b>Date</b>        | 11/8/2010   |



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**Aerial Imagery Addendum (continued)**

**Address**      ★ 000 Cooper Rd, Oxnard, CA 93030  
**View**            Satellite

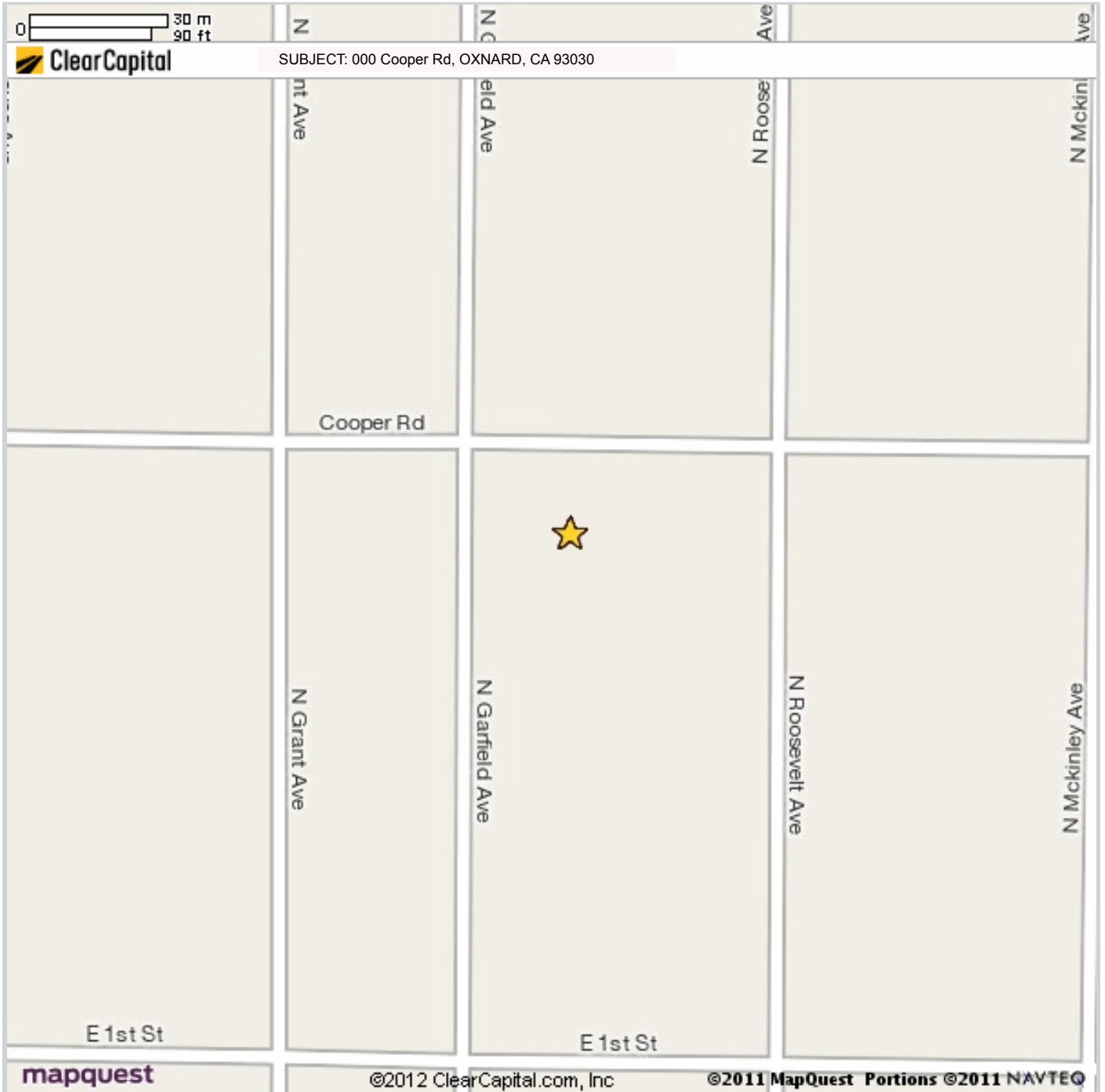
**Loan Number**    2012-SAMPLE  
**Date**                1/20/2012



ClearMaps Addendum

Address  000 Cooper Rd, Oxnard, CA 93030

Loan Number 2012-SAMPLE



## Addendum

### Report Instructions

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--THIS IS A COMMERCIAL PROPERTY INSPECTION WITH SPECIAL REQUIREMENTS BELOW.

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1. Please describe any subject damages or deferred maintenance.
2. Please note whether unit(s) appear to be vacant.
3. Did you note any environmental issues or hazardous materials onsite?
4. Please comment on the subject's street frontage, visibility, and street positioning (e.g. corner location on high traffic street; landlocked with no street visibility, etc.)
5. Please comment if subject is atypical for area (e.g. retail establishment in residential neighborhood, office building in industrial park, etc.)
6. Please note if subject appears to be mixed use (e.g. retail storefront on first floor with apartment units above)

### Photo Instructions

Photo Instructions 1. One current, original photo of the front of the subject 2. One address verification photo 3. At least one street scene photo looking down the street (prefer street scene of all possible directions). 4. Close up photo(s) of any damages present

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