



FirstService Residential California
 15241 Laguna Canyon Road
 Irvine, CA 92618
 (800) 428-5588



Appraiser Request

CA-A00000

Project Name: **Union Square at Broadway Homeowners Association**
 Property Address: **1400 Broadway**
San Diego, CA 92101

Borrower Name(s):

General Information

1. The named Association is a: **Condominium**
2. Was the Association created by the conversion of an existing building? **N/A**
 If yes, please indicate:
 Conversion completed: **N/A**
 Year converted: **N/A**
 Type of original use: **N/A**
3. Are all units, common areas, and facilities within the Association 100% complete? **Yes**
4. The common amenities include :

| | | | | | |
|----------|-----------------------------------|---------------|------------|------------------|------------|
| Pool(s): | N/A | Tot Lot(s): | N/A | Sport Court(s): | N/A |
| Spa(s): | 1 | Clubhouse(s): | 1 | Landscaping: | yes |
| Park(s): | N/A | Gate(s): | 1 | Street / Drives: | yes |
| Other: | Elevators, Sauna, BBQ Area | | | | |
5. How is the title to the units held? **Fee Simple**
6. Are there restrictions on a sale which would limit the free transferability of title (i.e. age restriction, right of first refusal, etc)? **Refer to the Association's Conditions, Covenants, and Restriction's (CC&R's).**
7. Has voting control of the Board of Directors been turned over from the builder and/or developer? **Yes**
 If yes, date of transfer: **10/2003**
8. Are the unit assessments/common charges the same or not the same for all units? **Variable**
ASSESSMENT is \$###.## for this unit and is due Monthly.
9. Are there any approved special assessments? **No**

Occupancy Information

10. Describe owner occupancy ratio, unit sales, phases, and/or incomplete units:
 Total Annexed Units: **##**
 Total Units Developer Owned: **##**
 Total Homeowners Receiving Billings On-Site: **##**
 Total Homeowner Receiving Billings Off-Site: **###**
 Total Units Planned (if project incomplete): **##**

This information represents the entire Association. FirstService Residential California does not have phasing information. Please be advised that we do not have specific information with regard to the owner-occupancy ratio of this Association. By law, the owners are not required to report to the Association the occupancy status of their units. Therefore, we can only provide information as to whether or not the individual homeowners have requested their assessment billing mailed to an off-site address. We do not conclude that this is an indicator of the number of rental units within the Association.

Any entity requiring additional verification of status of owner occupants vs. non-owner occupants within the referenced Association should refer to the public records of the County Tax Assessor, or other public data sources (such as Data Quick, TRW/Experian, etc.).

FirstService Residential California does not market this Association, and therefore cannot verify what, if any, units are under contract to be sold.

11. Describe investor ownership:
 Own more than 10% of total: **No (except for the Developer/Builder during construction periods)**



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Appraiser Request (continued)

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Neither the Association nor FirstService Residential California are required by law to tabulate or track multiple units owned by individual or entity. Therefore, it is not possible to answer questions or surmise if there are multiple units owned by one entity.

Any entity requiring additional verification of the status of owner occupants vs. non-owner occupants within the referenced Association should refer to the public records of the County Tax Assessor, or other public data sources (such as Data Quick, TRW/Experian, etc.).

12. Are there any commercial units? **No**
If yes, number of commercial units: **N/A**

Litigation Information

13. Is the Association currently party to any type of litigation? **No**

The following is not intended to suggest that there is or is not active or pending litigation within the association.

You are advised that there are often delays in the preparation of litigation disclosures by associations. They arise due to the delay that occurs from the time a lawsuit is filed against an association until the time it is served on the association, and until a written litigation disclosure is prepared by legal counsel representing an association, and thereafter is made available by an association's board of directors. Once a disclosure on a case is prepared, it is to be regarded as a general notice of certain non-confidential and non-privileged matters in connection with the disclosed litigation as of the date that such disclosure was prepared. In addition, such a disclosure is not an exhaustive discussion of the facts of a case nor is it a prediction of the outcome of it, or an analysis of the financial effect it might have on the association. Therefore should you desire more information about any case, or want to know whether cases that may not as yet be the subject of a written disclosure to members and prospective buyers have been filed against the association, all of the pleadings of a case are public records, and unless sealed by an order of the Court, the file may be viewed and copies may be obtained from the office of the Clerk of the Court in the County where the association is located, which is the County where a lawsuit against an association is usually filed.