

Restricted Use Residential Appraisal Report

File No. S842

PURPOSE

This report is limited to the sole and exclusive use of the client. The appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Donovan ReyesE-mail n/a

Client Address N/ACity N/AState N/AZip N/A

Intended Use LISTING & SALES PURPOSES

SUBJECT

Property Address 7445 RINGQUIST STCity LAS VEGASState NVZip 89148

Other Description (APN, Legal, etc.), if applicable 176-08-113-006

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: SINGLE FAMILYUse reflected in appraisal: SINGLE FAMILY

Highest and Best Use: ☒ Existing ☐ Other:

SALE HISTORY

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.

Prior Sale/Transfer: DatePriceSource(s) MLS/COUNTY RECORDS

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) N/A

Offerings, options and contracts as of the effective date of the appraisal CURRENTLY LISTED FOR \$370,000 PER MLSGLVAR#2800560.

COMMENTS

Marketability Comments: SUBJECT SITUATED IN A RESIDENTIAL COMMUNITY.

Site Comments: TYPICAL IN SIZE FOR THE AREA OF HOMES OF SIMILAR GLA.

Improvement Comments: GLA: 1390 YEAR BUILT: 2004 LOT: 1742 SF - AN EXTRAORDINARY ASSUMPTION IS BEING MADE (THAT COULD AFFECT VALUE) THAT THE SUBJECT QUALITY AND CONDITION IS CONSISTENT WITH CURRENT MLS LISTING (MLSGLVAR#2800560).

| FEATURE                     | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|-----------------------------|---------|-----------------------|-----------------------|-----------------------|
| 7445 RINGQUIST ST           |         | 7457 MARGOLLINI ST    | 9340 WINFREY AVE      | 7223 PROUD PATRIOT ST |
| Address LAS VEGAS, NV 89148 |         | LAS VEGAS, NV 89148   | LAS VEGAS, NV 89148   | LAS VEGAS, NV 89148   |
| Sale Price \$               |         | \$ 335,000            | \$ 328,000            | \$ 355,000            |
| Data Source(s)              |         | MLSGLVAR#2748170      | MLSGLVAR#2816425      | MLSGLVAR#2724906      |
| Verification Source(s)      |         | ASSESSOR/MLS          | ASSESSOR/MLS          | ASSESSOR/MLS          |
| Net Adjustment (Total)      |         | \$ 0                  | \$ 0                  | \$ -20,000            |
| Adjusted Sale Price         |         | \$ 335,000            | \$ 328,000            | \$ 335,000            |

RECONCILIATION

Methods and techniques employed: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach ☐ Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: COST APPROACH NOT RELEVANT DUE TO SUBSTITUTION. INCOME APPROACH IS NOT MATERIAL DUE TO LACK OF ACTIVE RENTAL MARKET THAT DRIVES HOME PRICES.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 10/12/2026, which is the effective date of this appraisal, is:

☒ Single point \$ 335,000 ☐ Range \$ to \$ ☐ Greater than ☐ Less than \$

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 ☐ subject to the following:

SIGNATURE

APPRaiserSignature: [Signature]Name: IAN L. BAYNEState Certification # A.0207538-CRor License #or Other (describe):State #:State: NVExpiration Date of Certification or License: 07/31/2027Date of Signature and Report: 10/12/2026Date of Property Viewing: N/ADegree of property viewing:☐ Interior and Exterior ☐ Exterior Only ☒ Did not personally view

CO-APPRAISERSignature:Name:State Certification #or License #State:Expiration Date of Certification or License:Date of Signature:Date of Property Viewing:Degree of property viewing:☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

CERTIFICATION

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

See Attached Addendum

TYPE AND DEFINITION OF VALUE

Type of Value: ☒ Market Value ☐ Other Value: \_\_\_\_\_  
Source of Definition: FANNIE MAE  
Definition of Value: THE MOST PROBABLE PRICE THAT 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.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

ADDENDUM

|                                     |           |                |
|-------------------------------------|-----------|----------------|
| Client: Donovan Reyes               |           | File No.: S842 |
| Property Address: 7445 RINGQUIST ST |           | Case No.:      |
| City: LAS VEGAS                     | State: NV | Zip: 89148     |

Final Reconciliation

COMPARABLE 1 IDENTICAL GLA AND LOT, SIMILAR AGE (2006).

COMPARABLE 2 SIMILAR GLA (1316) AND AGE (2006) AND IDENTICAL LOT.

COMPARABLE 3 SIMILAR GLA (1301) AND LOT (2614) AND IDENTICAL AGE. ADJUSTMENT MADE FOR SLIGHTLY SUPERIOR QUALITY FLOORING AND KITCHEN/BATH.

COMPARABLE 3, LIKE SUBJECT, HAS SOLAR. NO ADJUSTMENT FOR SOLAR DUE TO LACK OF MARKET REACTION, AS EVIDENCED BY THIS SALE.

COMPARABLE 1 DATE OF SALE: 5/21/2026

COMPARABLE 2 DATE OF SALE: 10/09/2026

COMPARABLE 3 DATE OF SALE: 11/17/2025

LISTING

9176 BADBY AVE IS ACTIVE AND ON THE MARKET (2818873) FOR \$330,000. IT IS IDENTICAL GLA AND LOT AND AGE. THERE IS SLIGHTLY INFERIOR QUALITY FLOORING. THIS LISTING SUPPORTS THE VALUE ON THIS REPORT.

THERE ARE ALSO 2 OTHER LISTINGS OF IDENTICAL GLA - 7432 ADEMAR LISTED AT \$339,990 (UNDER CONTRACT) AND 7451 MARGOLLINI AT \$339,900 (UNDER CONTRACT). THESE LISTINGS ALSO SUPPORT VALUE.

MARKET

A SEARCH OF 2 MILES OF SUBJECT OF "SINGLE FAMILY" HOMES OF 1500-2500 GLA ON THE MLS REVEALS:

| # DAYS BACK | MEDIAN PRICE |
|-------------|--------------|
| 0-30        | \$485,000    |
| 0-60        | \$480,000    |
| 61-90       | \$476,000    |
| 91-180      | \$510,000    |
| 181-365     | \$500,000    |

BASED ON THIS, THERE ARE STABLE MARKET CONDITIONS AND NO "TIME" ADJUSTMENT MADE.

FINAL VALUE

MORE WEIGHT GIVEN TO COMPARABLE 1 FOR PROXIMITY.

Additional Certification Statements

APPRAISER DID NOT TAKE EXTERIOR PICTURES OF THE SUBJECT NOR COMPARABLES ON THIS REPORT. GOOGLE MAPS AND/OR MLS WAS RELIED UPON FOR VISUAL INFORMATION CONCERNING SUBJECT AND COMPARABLES. THERE WAS NO PERSONAL INSPECTION.

A "HIGHEST AND BEST USE" ANALYSIS WAS PERFORMED AND THE CONCLUSION WAS THAT SUBJECT'S BEST USE IS WHAT IS CURRENTLY BEING USED AS.

THERE IS AN EXTRAORDINARY ASSUMPTION - THAT COULD AFFECT VALUE - THAT SUBJECT IS IN SIMILAR QUALITY/CONDITION AS CURRENT MLS LISTING.

Extra Comments

compensation for this assignment is \$75

THIS REPORT IS LIMITED AND RESTRICTED TO "THE CLIENT" AS MENTIONED ON PAGE 1 OF THIS REPORT. THIS REPORT MAY NOT BE "UNDERSTOOD PROPERLY" WITHOUT ADDITIONAL INFORMATION IN MY WORKFILE.

COST APPROACH NOT CITED DUE TO BEING AN UNRELIABLE INDICATION OF VALUE.

INCOME APPROACH NOT CITED DUE TO BEING AN UNRELIABLE INDICATION OF VALUE, AS "INCOME" IS NOT TYPICALLY RELIED UPON IN RESIDENTIAL HOMES OF THIS TYPE.

Use of this report is limited to the client(s). The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information that is in the appraiser's workfile.

CERTIFICATIONI 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 present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.- I have not performed any 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

ADDENDUM

|                                     |                      |
|-------------------------------------|----------------------|
| Client: Donovan Reyes               | File No.: S842       |
| Property Address: 7445 RINGQUIST ST | Case No.:            |
| City: LAS VEGAS                     | State: NV Zip: 89148 |

preceding acceptance of this assignment.- I have no bias with respect to the property that is the subject of this report or to 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 made **no personal inspection** of the property - No one provided significant real property appraisal assistance to the person signing this certification.

SCOPE OF WORK: appraiser used MLS (both the property information and listing service), Google Earth, Public Records (including assessor's information and zoning information), and relied on this information to produce the value on this report.

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 performed no (or the specified) 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 the agreement to perform acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to 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. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)

no one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

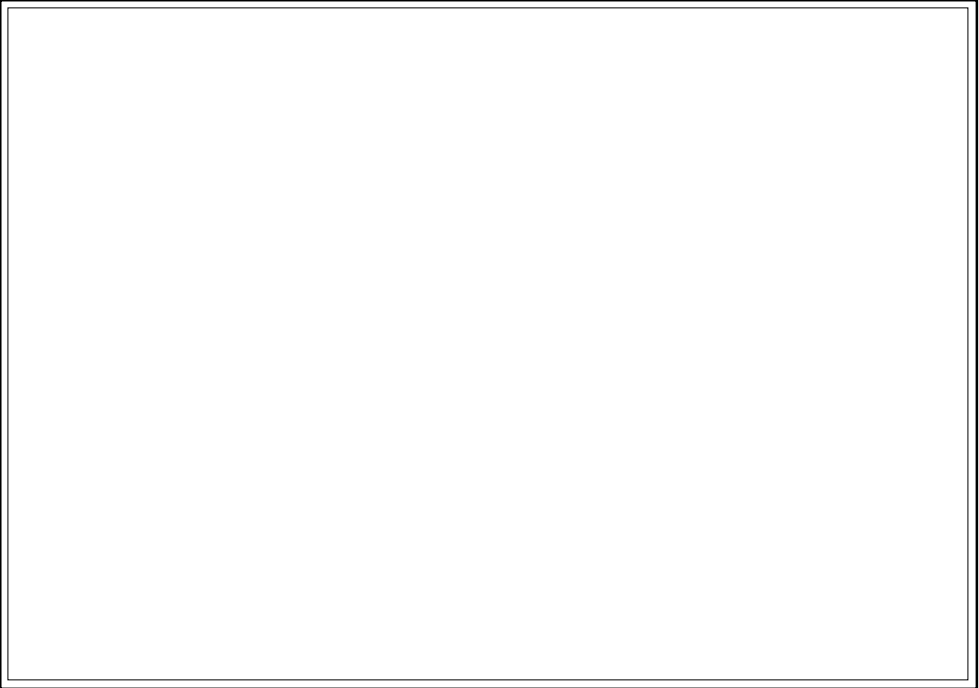
SUBJECT PROPERTY PHOTO ADDENDUM

|                                     |                      |
|-------------------------------------|----------------------|
| Client: Donovan Reyes               | File No.: S842       |
| Property Address: 7445 RINGQUIST ST | Case No.:            |
| City: LAS VEGAS                     | State: NV Zip: 89148 |

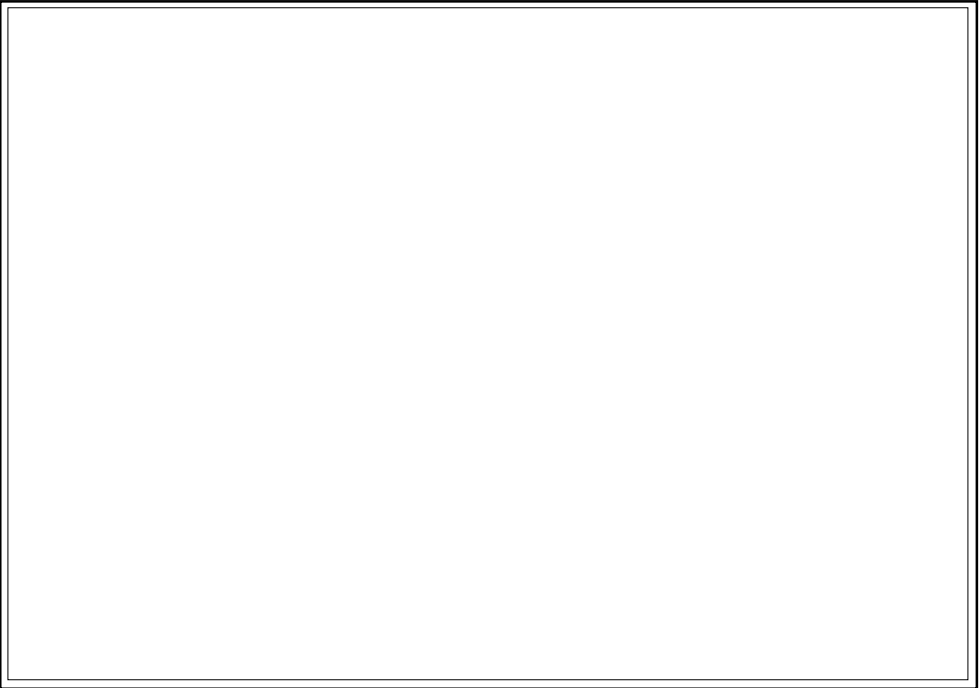


FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: October 12, 2026  
Appraised Value: \$ 335,000



STREET SCENE



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

|                                     |                      |
|-------------------------------------|----------------------|
| Client: Donovan Reyes               | File No.: S842       |
| Property Address: 7445 RINGQUIST ST | Case No.:            |
| City: LAS VEGAS                     | State: NV Zip: 89148 |



COMPARABLE SALE #1

7457 MARGOLLINI ST  
LAS VEGAS, NV 89148  
Sale Date:  
Sale Price: \$ 335,000



COMPARABLE SALE #2

9340 WINFREY AVE  
LAS VEGAS, NV 89148  
Sale Date:  
Sale Price: \$ 328,000



COMPARABLE SALE #3

7223 PROUD PATRIOT ST  
LAS VEGAS, NV 89148  
Sale Date:  
Sale Price: \$ 355,000



Aspen American Insurance Company  
Insurer (Referred to below as the "Company")  
499 Washington Boulevard, 8th Floor  
Jersey City, NJ 07310



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: 4/9/2025      Policy Number: AAI000558-11      Previous Policy Number: AAI000558-10

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: 165292<br>Named <b>Insured</b> :<br>BAYNE, IAN L<br>8545 W Warm Springs Rd Ste A-4-164<br>Las Vegas, NV 89113                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| 2.  | Policy Period: From: 04/18/2025 To: 04/18/2026<br>12:01 A.M. Standard Time at the address stated in 1 above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 3.  | Deductible: \$1000 Each Claim                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 4.  | Retroactive Date: 04/18/2008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 5.  | Inception Date: 04/18/2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| 6.  | Limits of Liability: A. \$1,000,000 Each Claim<br>B. \$1,000,000 Aggregate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| 7.  | Covered Professional Services (as defined in the Policy and/or by Endorsement):<br>Real Estate Appraisal and Valuation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Residential Property: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Commercial Property: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Bodily Injury and Property Damage Caused<br>During Appraisal Inspection (\$100,000 Sub-Limit): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If "yes", added by endorsement)<br>Right of Way Agent and Relocation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Machinery and Equipment Valuation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Personal Property Appraisal: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)<br>Real Estate Sales/Brokerage: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement) |  |
| 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: \$829.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 10. | Forms attached at issue: LIA002 (04/19) LIA NV (05/19) LIA012 (06/22) LIA122 (05/19) LIA164 (05/19) LIA169 (12/21)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |

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

04/09/2025

Date:

By: \_\_\_\_\_  
Authorized Representative

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLEREAL ESTATE DIVISIONNOT TRANSFERABLE

This is to Certify That : IAN BAYNE

Certificate Number: A.0207538-CR

Is duly authorized to act as a CERTIFIED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: July 1, 2025

Expire Date: July 31, 2027

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statutes, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: IAN BAYNE

8545 W WARM SPRINGS RD, STE A-4-164

LAS VEGAS, NV 89113

REAL ESTATE DIVISION

SHARATH CHANDRA

Administrator



USPAP ADDENDUM

File No. S842

|                                     |               |           |                 |  |
|-------------------------------------|---------------|-----------|-----------------|--|
| Borrower: THOMAS S. MCGUIRE         |               |           |                 |  |
| Property Address: 7445 RINGQUIST ST |               |           |                 |  |
| City: LAS VEGAS                     | County: CLARK | State: NV | Zip Code: 89148 |  |
| Lender: Donovan Reyes               |               |           |                 |  |

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 DAYS

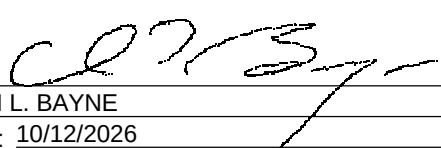
EMPIRICAL DATA.

Additional Certifications

- ☒ 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** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

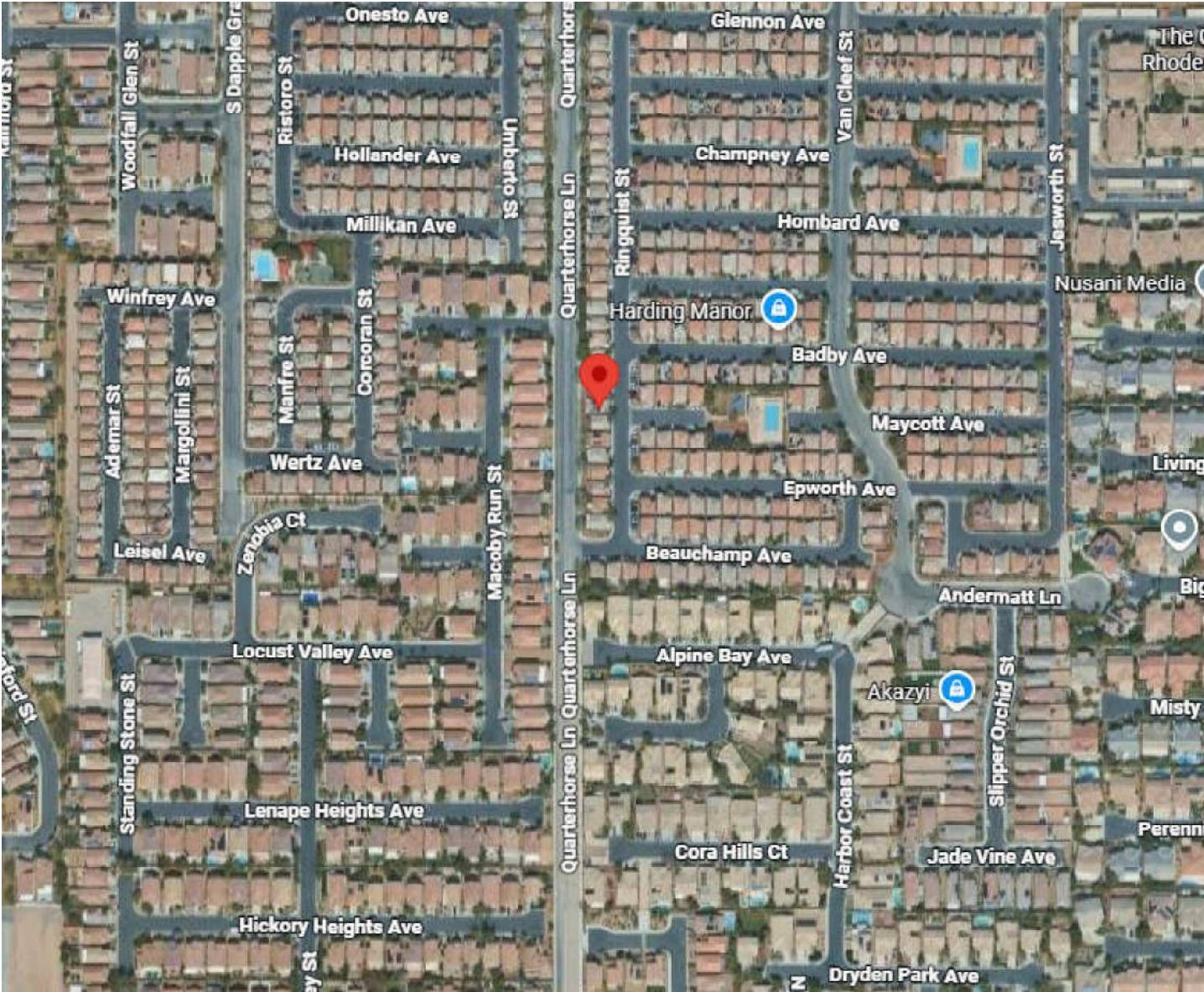
Additional Comments

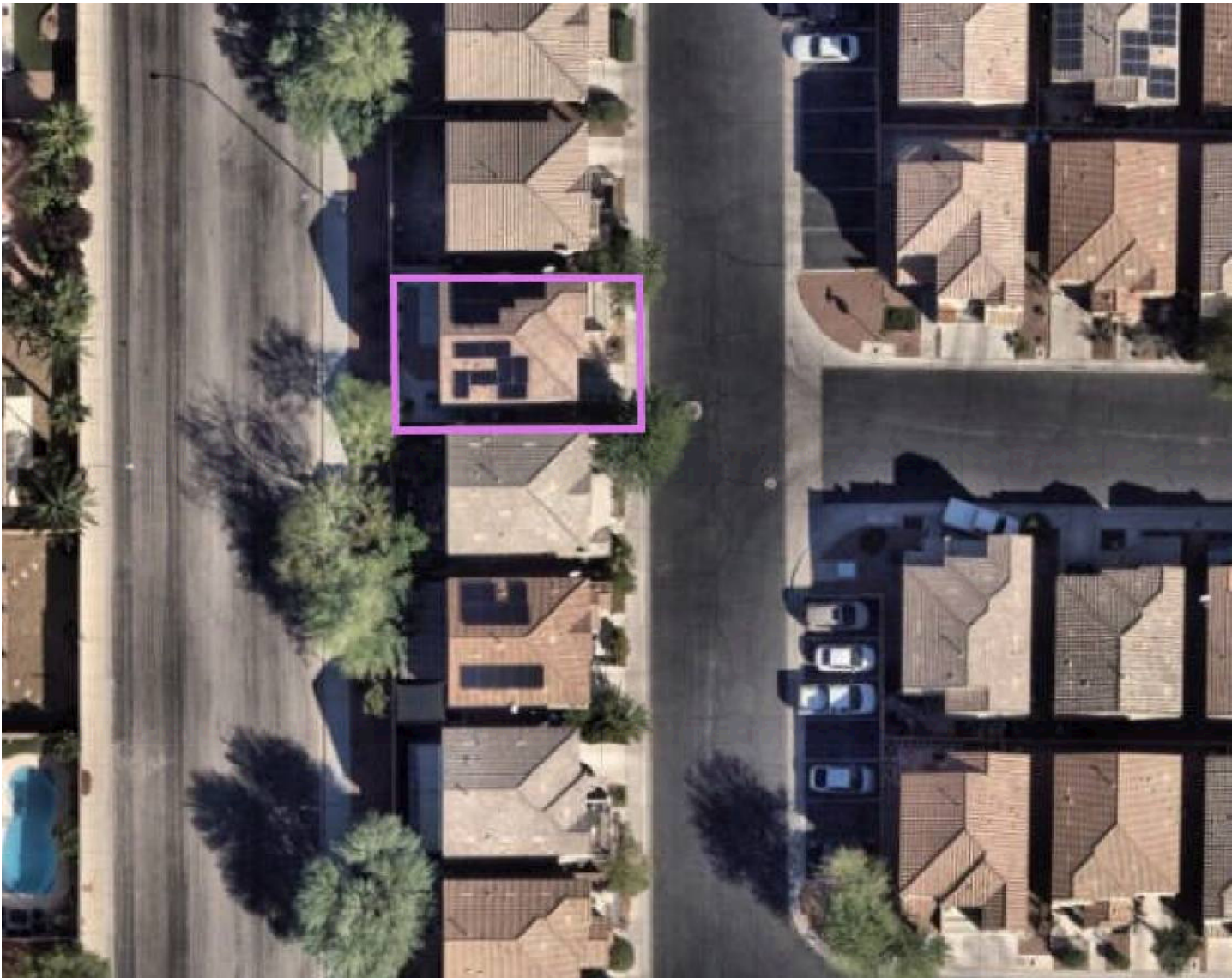
APPRAISER:

Signature:   
Name: IAN L. BAYNE  
Date Signed: 10/12/2026  
State Certification #: A.0207538-CR  
or State License #:   
or Other (describe): State #:   
State: NV  
Expiration Date of Certification or License: 07/31/2027  
Effective Date of Appraisal: 10/12/2026

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





## LOCATION MAP

**Client:** Donovan Reyes

File No.: S842

Property Address: 7445 RINGQUIST ST

Case No.:

City: LAS VEGAS

State: NV

Zip: 89148



Map data ©2026 Google