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13 Attorneys for Receiver Thomas A. Seaman

14 UNITED STATES DISTRICT COURT
15 CENTRAL DISTRICT OF CALIFORNIA
16 SOUTHERN DIVISION

17 SECURITIES AND EXCHANGE
COMMISSION,

18 Plaintiff,

19 v.

20 MEDICAL CAPITAL HOLDINGS,
21 INC.; MEDICAL CAPITAL
CORPORATION; MEDICAL
22 PROVIDER FUNDING
CORPORATION VI; SIDNEY M.
23 FIELD; and JOSEPH J.
LAMPARIELLO,

24 Defendants.
25

Case No. 8:09-cv-0818-DOC (RNBx)

**DECLARATION OF STEVE A.
SMITH IN SUPPORT OF MOTION
FOR ORDER (A) APPROVING SALE
OF UNDEVELOPED NEWPORT
BEACH PROPERTY FREE AND
CLEAR OF LIENS, AND
(B) APPROVING REAL ESTATE
BROKER'S COMMISSION**

Date: January 11, 2010
Time: 8:30 a.m.
Ctrm: 9D
Judge: Hon. David O, Carter

27 I, Steve A. Smith, declare as follows:
28

1 1. I was engaged by Thomas Seaman to perform an appraisal of 118 39th
2 St., Newport Beach, California (the "Property"). The following facts are within my
3 knowledge and if called as a witness I would testify to them under oath.

4 2. I hold a Bachelor of Science degree in Geology from the University of
5 Colorado at Boulder (1984). I have been an appraiser in the State of California
6 since 1988. My Office of Real Estate Appraisers (OREA) license number is
7 AR01512. I have owned and operated my own appraisal firm since 1988,
8 specializing in the valuation of residential properties for individuals and institutions.

9 3. I have no vested interest in the valuation of the Property or the
10 Property's sales price because, among other reasons, (A) I am not a creditor, an
11 equity security holder, or an insider of the Receivership Entities; (B) I am not
12 currently and have never been a director, officer, or employee of any of the
13 Receivership Entities; and (C) I do not have an interest materially adverse to the
14 Receivership Entities by reason of any direct or indirect relationship to, connection
15 with, or interest in, the Property, or for any other reason.

16 4. Attached hereto as Exhibit A is a true and correct copy of the appraisal
17 report I prepared for the Property. In my report, I estimate the value of the Property
18 at \$850,000.

19
20 I declare under penalty of perjury that the foregoing is true and correct.

21 Executed on December 18, 2009, at Irvine, California.

22
23 
24 _____
25 Steve A. Smith
26
27
28

EXHIBIT A

LAND APPRAISAL REPORT

Main File No. J-11-09 Page #1

J-11-09

File No. J-11-09

IDENTIFICATION

Borrower 2100 VENTURES LLC Census Tract 0626.32 Map Reference 888 G7
 Property Address 118 39TH STREET
 City NEWPORT BEACH County ORANGE State CA Zip Code 92663
 Legal Description RIVER SECTION BLK 38 LOT 10 SEE TITLE REPORT
 Sale Price \$ NOT A SALE Date of Sale 12-5-09 INSI Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 10,187.70 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client THOMAS SEAMAN COMPANY Address 3 PARK PLAZA, STE 550, IRVINE, CA 92614
 Occupant VACANT LAND Appraiser STEVE A SMITH Instructions to Appraiser MARKET VALUE AS BUILDABLE SITE

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 85% 1 Family 5% 2-4 Family 0% Apts. 5% Condo 5% Commercial
0% Industrial 0% Vacant 0%
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant 1 % Vacant
 Single Family Price Range \$ 750,000 to \$ 10 MIL Predominant Value \$ 1,500,000
 Single Family Age NEW yrs. to 80 yrs. Predominant Age 30 yrs.

Employment Stability Good Avg. Fair Poor
 Convenience to Employment
 Convenience to Shopping
 Convenience to Schools
 Adequacy of Public Transportation
 Recreational Facilities
 Adequacy of Utilities
 Property Compatibility
 Protection from Detrimental Conditions
 Police and Fire Protection
 General Appearance of Properties
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise); SUBJECT IS LOCATED IN THE CITY OF NEWPORT BEACH IN COASTAL ORANGE COUNTY. FREEWAY ACCESS IS LOCATED TO THE NORTH APPROX. 5 MILES (55). ALL SCHOOLS AND SHOPPING ARE WITHIN A 2 MILE RADIUS. THE SUBJECTS SITE IS A FLAT INTERIOR LOT WITH THE PACIFIC OCEAN AND PUBLIC BEACHES WITHIN 1 BLOCK.

SITE

Dimensions 25 X 85 = 2,125 Sq. Ft. or Acres Corner Lot
 Zoning classification R-2 RESIDENTIAL MULTI FAMILY Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) AS BUILT OUT 2 UNITS
 Public Other (Describe) _____
 Elec. OFF SITE IMPROVEMENTS Topo LEVEL
 Gas Street Access Public Private Size TYPICAL
 Water Surface CONCRETE Shape RECTANGULAR
 San. Sewer Maintenance Public Private View NONE (BEACH DOWN STREET)
 Storm Sewer Curb/Gutter Drainage ADEQUATE
 Underground Elect. & Tel. Sidewalk Street Lights Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): SUBJECT IS AN INTERIOR SITE WHICH FRONTS, BACKS AND SIDES TO SIMILAR SITES. SUBJECT SITE IS FLAT WITH ROOFTOP VIEWS DOWN STREET TO OCEAN.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	118 39TH STREET NEWPORT BEACH	210 43RD STREET NEWPORT BEACH	119 44TH STREET NEWPORT BEACH	403 40TH STREET NEWPORT BEACH
Proximity to Subject				
Sales Price	\$ NOT A SALE	\$ 790,000	\$ 1,000,000	\$ 817,000
Price				
Data Source	INSPEC./PUB REC	MLS#S528413/DQ/P.R.	MLS#S513161/DQ/PR	MLS#S591168/DQ/INSP.
Date of Sale and Time Adjustment	DESCRIPTION 12-5-09 INSP	DESCRIPTION 8-7-2008	DESCRIPTION 6-26-2008	DESCRIPTION 9-25-2009
Locallion	GOOD	GOOD	GOOD	INFERIOR
Site/View	2,125 SF+- ROOFTOP VIEWS	2,429 SF+- ROOFTOP VIEWS	2,550 SF+- ROOFTOP VIEWS	2,700 SF+- ROOFTOP VIEWS
		DOC#378320	DOC#307530	DOC#510719
			TEAR DOWN HM	TEAR DOWN HM
			-25,000	-25,000
Sales or Financing Concessions	N/A	N/A	N/A	BANK OWNED
				+25,000
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -50,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -75,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 50,000
Indicated Value of Subject		\$ 740,000	\$ 925,000	\$ 867,000

Comments on Market Data:

Comments and Conditions of Appraisal: APPRAISAL IS MADE AS-IS.
DIGITAL SIGNATURES WERE APPLIED IN THIS APPRAISAL REPORT. ALL SIGNATURES ARE TRUE AND CORRECT. THIS REPORT CAN NOT BE AMENDED BY ANYONE OTHER THAN THE APPRAISER AS IT IS RELEASED IN A LOCKED FORMAT.

Final Reconciliation: SALES COMPARISON APPROACH IS THE MOST WIDELY USED APPROACH FOR LAND SALES AND IS GIVEN MOST WEIGHT. THE INCOME APPROACH IS NOT USED DUE TO LACK OF DATA FOR VACANT RENTAL SITES. THE COST APPROACH IS NOT VALID AS NO BUILDING COST HAS INCURRED.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 12-5-2009 19 to be \$ 850,000

STEVE A SMITH N/A Did Did Not Physically Inspect Property
 Appraiser(s) Review Appraiser (if applicable)

Borrower/Client	2100 VENTURES LLC	File No.	J-11-09
Property Address	118 39TH STREET		
City	NEWPORT BEACH	County	ORANGE
		State	CA
		Zip Code	92663
Lender	THOMAS SEAMAN COMPANY		

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:

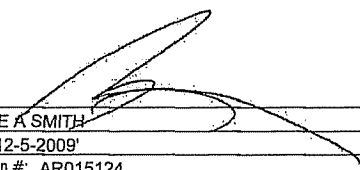
- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or 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 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.)

Comments on Appraisal and Report Identification

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

NONE

APPRAISER:

Signature: 
 Name: STEVE A SMITH
 Date Signed: 12-5-2009
 State Certification #: AR015124
 or State License #:
 State: CA
 Expiration Date of Certification or License: 1/27/2011

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: N/A
 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

Effective Date of Appraisal: _____

**MULTI-PURPOSE SUPPLEMENTAL ADDENDUM
FOR FEDERALLY RELATED TRANSACTIONS**

Smith and Associates (949)-595-0552

Borrower/Client	2100 VENTURES LLC			
Property Address	118 39TH STREET			
City	NEWPORT BEACH	County	ORANGE	State CA Zip Code 92663
Lender	THOMAS SEAMAN COMPANY			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on N/A supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

According to PUBLIC RECORDS AND MLS the subject property:

- has not been offered for sale in the past: 30 days 1 year 3 years.
- is currently offered for sale for \$ _____
- was offered for sale within the past: 30 days 1 year 3 years for \$ _____
- Offering information was considered in the final reconciliation of value.
- Offering information was not considered in the final reconciliation of value.
- Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

According to PUBLIC RECORDS the subject property:

- Has not transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
- Has transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
- All prior sales which have occurred in the past _____ are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

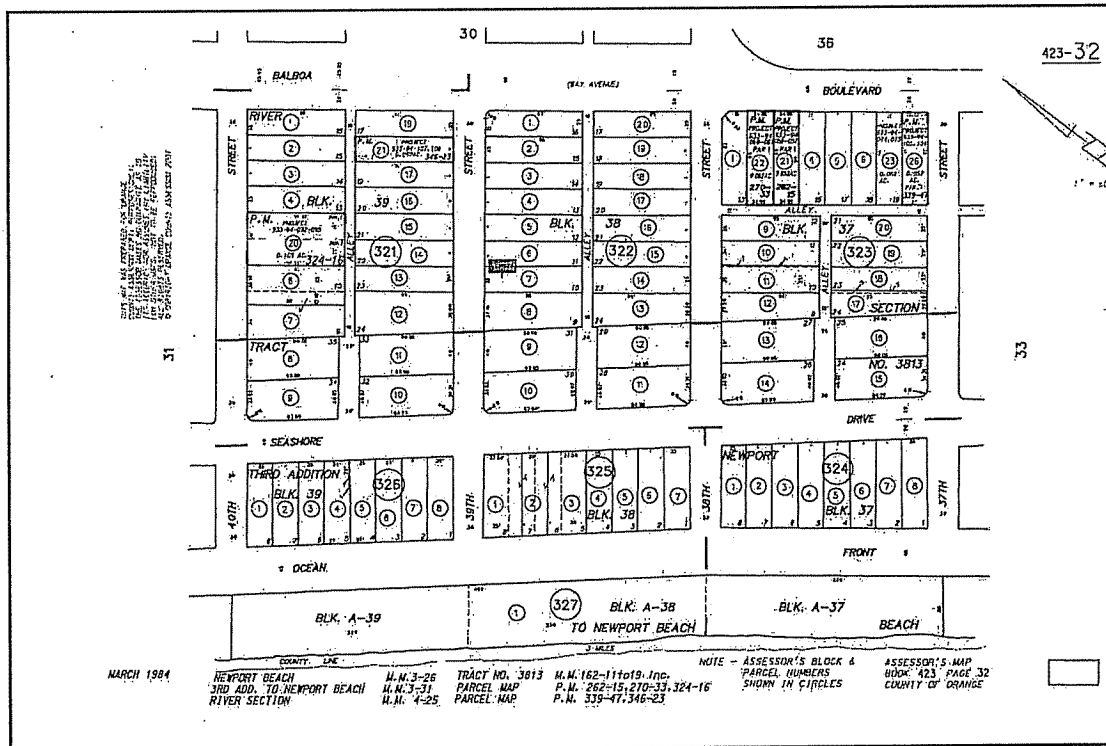
Zone	FEMA Map/Panel #	Map Date	Name of Community
X500	0602270381H	2/18/2004	NEWPORT BEACH

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

<input checked="" type="checkbox"/> CURRENT SALES CONTRACT									
<input checked="" type="checkbox"/> The subject property is <u>currently not under contract</u> . <input type="checkbox"/> The contract and/or escrow instructions <u>were not available for review</u> . The unavailability of the contract is explained later in the addenda section. <input type="checkbox"/> The contract and/or escrow instructions <u>were reviewed</u> . The following summarizes the contract: <table border="1" style="width:100%; margin-top: 5px;"> <thead> <tr> <th style="text-align: left;">Contract Date</th> <th style="text-align: left;">Amendment Date</th> <th style="text-align: left;">Contract Price</th> <th style="text-align: left;">Seller</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <input type="checkbox"/> The contract indicated that personal property <u>was not included</u> in the sale. <input type="checkbox"/> The contract indicated that personal property <u>was included</u> . It consisted of _____ Estimated contributory value is \$ _____ <input checked="" type="checkbox"/> Personal property <u>was not included</u> in the final value estimate. <input type="checkbox"/> Personal property <u>was included</u> in the final value estimate. <input type="checkbox"/> The contract indicated <u>no financing concessions</u> or other incentives. <input type="checkbox"/> The contract indicated <u>the following concessions</u> or incentives: _____ <input type="checkbox"/> If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.		Contract Date	Amendment Date	Contract Price	Seller				
Contract Date	Amendment Date	Contract Price	Seller						
<input checked="" type="checkbox"/> MARKET OVERVIEW Include an explanation of current market conditions and trends.									
1-5 _____ months is considered a reasonable marketing period for the subject property based on <u>CURRENT MARKET TRENDS</u>									
<input checked="" type="checkbox"/> ADDITIONAL CERTIFICATION									
The Appraiser certifies and agrees that: (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply. (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.									
<input checked="" type="checkbox"/> ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS									
The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.									
<input checked="" type="checkbox"/> ADDITIONAL COMMENTS									
DIGITAL SIGNATURES WERE USED IN THIS REPORT. I CERTIFY THAT THE SIGNATURES ARE TRUE AND CORRECT. THIS APPRAISAL IS RELEASED IN A LOCKED FORMAT AND CAN NOT BE AMENDED BY ANYONE OTHER THAN THIS APPRAISER.									
<input checked="" type="checkbox"/> APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
Appraiser's Signature Effective Date <u>12-5-2009</u> Date Prepared <u>12-5-2009</u> Appraiser's Name (print) <u>STEVE A SMITH</u> Phone # <u>(949) 595-0552</u> State <u>CA</u> <input type="checkbox"/> License <input checked="" type="checkbox"/> Certification # <u>AR015124</u> Tax ID # <u>N/A</u>									
<input type="checkbox"/> CO-SIGNING APPRAISER'S CERTIFICATION									
<input type="checkbox"/> The co-signing appraiser <u>has personally inspected</u> the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser <u>has not personally inspected</u> the interior of the subject property and: <input type="checkbox"/> <u>has not inspected</u> the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> <u>has inspected</u> the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.									
<input type="checkbox"/> CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____ Co-Signing Appraiser's Name (print) <u>N/A</u> Phone # _____ State _____ <input type="checkbox"/> License <input type="checkbox"/> Certification # _____ Tax ID # _____									

Plat Map

Borrower/Client	2100 VENTURES LLC			
Property Address	118 39TH STREET			
City	NEWPORT BEACH	County	ORANGE	State CA Zip Code 92663
Lender	THOMAS SEAMAN COMPANY			



MARCH 1984

COUNTY, L.A.C.
NEWPORT BEACH
3RD ADD. TO NEWPORT BEACH
RIVER SECTION

M.N. 3-26
M.N. 3-31
M.N. 4-25

TRACT NO. 3813
PARCEL MAP

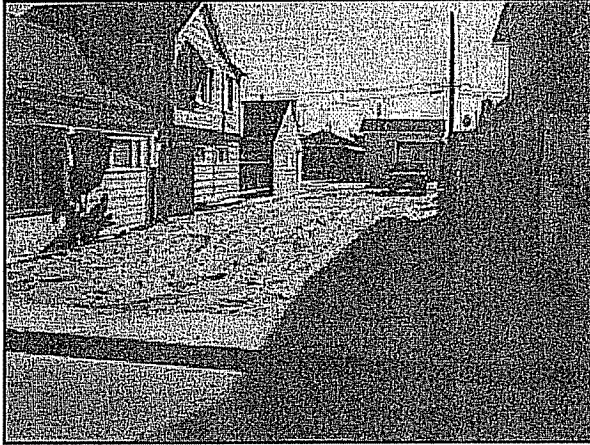
M.N. 162-11 to 19, Inc.
P.N. 262-15, 270-33, 324-16
P.N. 339-47, 346-23

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 423, PAGE 32
COUNTY OF ORANGE

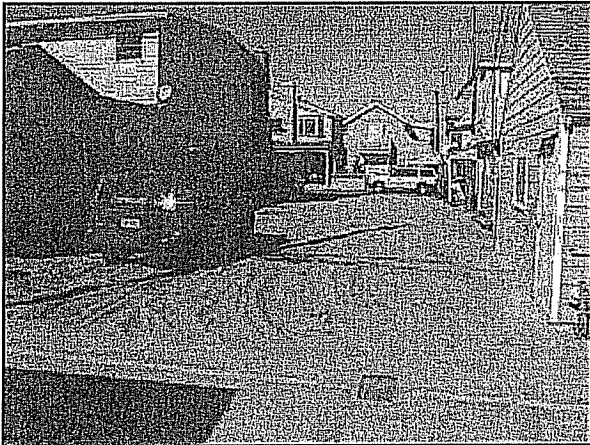
Subject Photo Page

Borrower/Client	2100 VENTURES LLC			
Property Address	118 39TH STREET			
City	NEWPORT BEACH	County	ORANGE	State CA Zip Code 92663
Lender	THOMAS SEAMAN COMPANY			



Subject Front

118 39TH STREET
Sales Price NOT A SALE
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location GOOD
View 2,125 SF+-
Site
Quality
Age



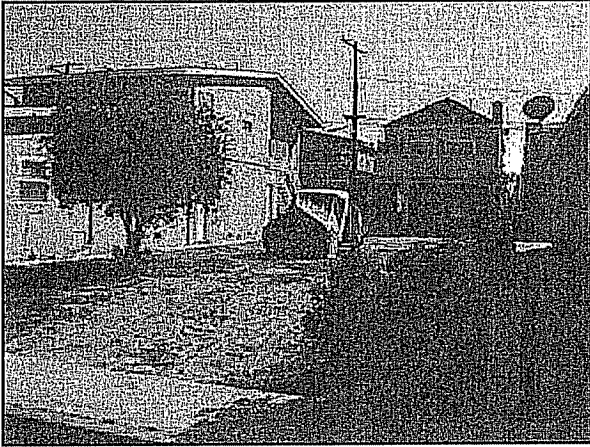
Subject Rear



Subject Street

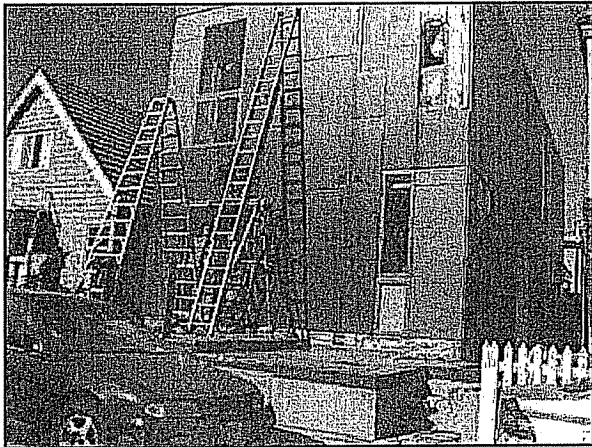
Comparable Photo Page

Borrower/Client	2100 VENTURES LLC			
Property Address	118 39TH STREET			
City	NEWPORT BEACH	County	ORANGE	State CA Zip Code 92663
Lender	THOMAS SEAMAN COMPANY			



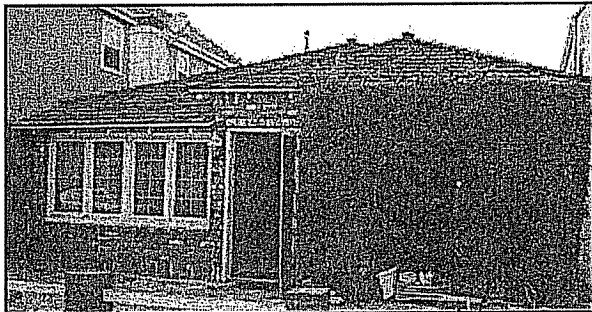
Comparable 1

210 43RD STREET
 Prox. to Subject
 Sales Price 790,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location GOOD
 View 2,429 SF++
 Site
 Quality
 Age



Comparable 2

119 44TH STREET
 Prox. to Subject
 Sales Price 1,000,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location GOOD
 View 2,550 SF+-
 Site
 Quality
 Age

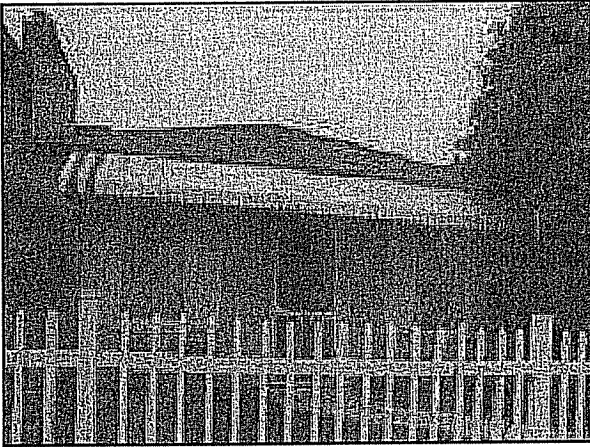


Comparable 3

403 40TH STREET
 Prox. to Subject
 Sales Price 817,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location INFERIOR
 View 2,700 SF+-
 Site
 Quality
 Age

Comparable Photo Page

Borrower/Client	2100 VENTURES LLC			
Property Address	118 39TH STREET			
City	NEWPORT BEACH	County	ORANGE	State CA Zip Code 92663
Lender	THOMAS SEAMAN COMPANY			



Comparable 4

407 39TH STREET
 Prox. to Subject
 Sales Price 705,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location INFERIOR
 View 2,850 SF+-
 Site
 Quality
 Age

Comparable 5

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age