



APPRAISAL OF REAL PROPERTY

LOCATED AT:

1727 Crinella Dr
Lot 7 BLK 2 Crinella Terrace SUB NO 1 6R/M8
Saint Helena, CA 94574

FOR:

Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278

AS OF:

04/15/2022

BY:

John A Sylvain
Davis Appraisal Services, Inc.
3401 Bermuda Ave 19
Davis, CA 95616
Cell: 530-902-9396

Borrower	Redwood Holdings LLC	File No.	32488372
Property Address	1727 Crinella Dr		
City	Saint Helena	County	Napa
		State	CA
		Zip Code	94574
Lender/Client	Wedgewood Inc		

TABLE OF CONTENTS

Cover Page	1
Letter of Transmittal	2
Exterior-Only	3
Additional Comparables 4-6	9
Market Conditions Addendum to the Appraisal Report	10
General Text Addendum	11
Subject Photos	13
Comparable Photos 1-3	14
Comparable Photos 4-6	15
Tax Card - Page 1	16
Tax Card - Page 2	17
Tax Card - Page 3	18
CMA List	19
Graph 1	20
Graph 2	21
Land CMA List	22
Location Map	23
Aerial Map	24
Flood Map	25
Plat Map	26
USPAP Compliance Addendum	27
UAD Definitions Addendum	28
License	31
E & O Insurance - Page 1	32
E & O Insurance - Page 2	33

Davis Appraisal Services, Inc.
3401 Bermuda Ave 19
Davis, CA 9516
530-902-9396

Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278

Re: Property: 1727 Crinella Dr
Saint Helena, CA 94574
Borrower: Redwood Holdings LLC
File No.: 1727CrinellaDrive

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.


The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership for mortgage servicing purposes.

This report is based on a physical inspection of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



John A Sylvain
CA License AR043206

Exterior-Only Inspection Residential Appraisal Report

49156
File # 32488372

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1727 Crinella Dr City Saint Helena State CA Zip Code 94574
 Borrower Redwood Holdings LLC Owner of Public Record Redwood Holdings LLC County Napa
 Legal Description Lot 7 BLK 2 Crinella Terrace SUB NO 1 6R/M8
 Assessor's Parcel # 009-402-007-000 Tax Year 2021 R.E. Taxes \$ 962
 Neighborhood Name Crinella Terrace Map Reference 34900 Census Tract 2016.02
 Occupant Owner Tenant Vacant Special Assessments \$ 108 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 9; Sources include Clear Capital Property Characteristics, BAREIS MLS and Realist. Listed 07/24/2021 MLS#322021711 for \$975,000 and sold for \$990,000 04/01/2022 after 9 DOM as a Successor Trustee Sale. MLS Sheet attached.

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	815	Low 0	Multi-Family	0 %		
Neighborhood Boundaries Subject neighborhood is bound by Silverado Trail N to the north and on the east, Spring Mountain Rd to the west, Vallejo St on the south.		5,000	High 170	Commercial	10 %		
		1,500	Pred. 65	Other	10 %		

Neighborhood Description Subject neighborhood consists of primarily single family residential homes ranging from dated to updated and luxury estates and walking distance to St. Helena city center. K-12 schools, city parks, boutique shopping, cafes, vineyards, tasting rooms, houses of worship, and other recreational facilities are nearby. "Other" City and County owned lands.
 Market Conditions (including support for the above conclusions) Continued low interest rates are being offered by mortgage lenders. Neighborhood and comparable property values have declined in value over the past year following several years of increased values. Active listings are currently balance with supply, new construction was noted, and typical market times running 30-90 days when properly marketed.

Dimensions Irregular, See the County Plat Map Area 7,233 sf Shape Rectangular, Irregular View N;Res;
 Specific Zoning Classification M-R Zoning Description Medium Density Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe See the general text addendum.
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06055C0263E FEMA Map Date 09/26/2008
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 This is a typical site for this neighborhood. There is no evidence of any hazards or negative features noted during the inspection. I am not an environmental nor pest inspector. There does not appear to be any features that would effect a lender or buyer.

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Exterior Drive By Inspection Data Source for Gross Living Area MLS/Realist

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 1
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Y/Y	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Rock	Fuel NG	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 1
Design (Style) Ranch	Roof Surface Metal/Comp	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1964	Gutters & Downspouts Galv/Alum	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Mtl/Brick	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 58	Window Type Alum/DP	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other Storage	<input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,683 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Original 1964 ranch style house that appear to be original throughout, no updating noted in the MLS photos and or during the drive by inspection.
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C5; Drive by exterior only inspection. Per a recent MLS listing and sale from 2022 with ample interior and exterior photos the interior and exterior appear to be original from 1964 and the house shows significant deferred maintenance in line with a home and property 58 years old.
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.
 No adverse conditions or hazards were noted during the drive by exterior inspection. Environmental, stability, soil, structure, pest, and hazard conditions require experts in these fields and are beyond the scope of this report.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

Exterior-Only Inspection Residential Appraisal Report

49156
File # 32488372

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,825,000 to \$ 3,000,000 .
There are 28 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 885,000 to \$ 2,995,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1727 Crinella Dr Saint Helena, CA 94574	1816 Park St Saint Helena, CA 94574			1322 Elmhurst Ave Saint Helena, CA 94574			1702 Crinella Dr Saint Helena, CA 94574		
Proximity to Subject		0.12 miles W			0.23 miles SW			0.05 miles E		
Sale Price	\$	\$ 975,000			\$ 1,199,999			\$ 1,262,500		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 544.69 sq.ft.			\$ 670.02 sq.ft.			\$ 947.11 sq.ft.		
Data Source(s)		BAREIS#321098921;DOM 78			BAREIS#321034451;DOM 70			BAREIS#321043833;DOM 11		
Verification Source(s)		COE Doc #963			COE Doc #24046			COE Doc #20122		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Cash;0			ArmLth Cash;0		
Date of Sale/Time		s01/22;c01/22			s07/21;c07/21	-108,000		s06/21;c06/21	-126,000	
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	7,233 sf	6,033 sf	+30,000		6,298 sf	+23,000		6,608 sf	+23,000	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Neo-Eclecti	0		DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	58	52	0		7	0		60	0	
Condition	C5	C2	-100,000		C3	-75,000		C3	-75,000	
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	6 3 2.0	6 3 2.0			7 3 2.1	-12,500		6 3 2.0		
Gross Living Area	1,683 sq.ft.	1,790 sq.ft.	0		1,791 sq.ft.	0		1,333 sq.ft.	+70,000	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Typical	Typical			Typical			Typical		
Heating/Cooling	F/Air, A/C	F/Air, A/C			F/Air, A/C			F/Air, A/C		
Energy Efficient Items	None	Current EEIs	-25,000		Ins/DualPane	-25,000		Ins/DualPane	-25,000	
Garage/Carport	1ga1dw	1ga1dw			2ga2dw	-20,000		2ga2dw	-40,000	
Porch/Patio/Deck	Patio/Deck	Patio/Deck			Patios	0		Patios	0	
Amenities	Storage	None	+20,000		None	+20,000		Solar (O)	0	
Amenities	None	None			None			Power Walls	-20,000	
Original List Price	N/A	\$975,000	0		\$1,599,999	0		\$1,250,000	0	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -75,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -197,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -193,000	
Adjusted Sale Price of Comparables		Net Adj. 7.7 % Gross Adj. 17.9 %	\$ 900,000		Net Adj. 16.5 % Gross Adj. 23.6 %	\$ 1,002,499		Net Adj. 15.3 % Gross Adj. 30.0 %	\$ 1,069,500	

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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.

Data Source(s) BAREIS MLS / Realist

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) BAREIS MLS / Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer	04/01/2022									
Price of Prior Sale/Transfer	\$990,000									
Data Source(s)	BAREIS MLS/ Realist	BAREIS MLS/ Realist			BAREIS MLS/ Realist			BAREIS MLS/ Realist		
Effective Date of Data Source(s)	04/15/2022	04/15/2022			04/15/2022			04/15/2022		

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property was purchased 04/01/2022 for \$990,000 in a full cash transaction.

Summary of Sales Comparison Approach This Sales Comparison Approach was developed by using the best comparables sales available at the time of inspection. The "best comparable sales" are defined as a reasonable number of comparable properties, within the subject market area, that "bracket" the most important value determining features of the subject. This bracketing allows the appraiser to add value to inferior property characteristics and subtract value from superior property characteristics in order to find a supportable estimation for the subject's market value. All sales are competing homes from the same market. They are confirmed as closed sales as noted above. The subject's market for competing properties has declined in value over the past year. All adjustments are typical and based upon buyer behavior in this market. Adjustments also based on MLS comments, interior/exterior photos and paired sales analysis.

Indicated Value by Sales Comparison Approach \$ 1,000,000

Indicated Value by: Sales Comparison Approach \$ 1,000,000 Cost Approach (if developed) \$ 985,934 Income Approach (if developed) \$

Comps 1,3 & 4 are the most recent sales from the subject's immediate neighborhood and have been most heavily weighted in this report. Comp 2 is a 4th closed sale from the past 12 months and comp 5 is the recent sale of the subject property from 04/01/2022. There are no viable competing listings currently on the market. The cost approach lags the sales approach, common in increasing markets, and the income approach was not developed.

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, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,000,000 , as of 04/15/2022 , which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON APPROACH

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

49156
File # 32488372

The intended user of this report is the Lender/Client Wedgewood Inc. The intended use is to evaluate the property at current fair market value for mortgage servicing purposes.

The Scope of Work is based on a physical inspection of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The purpose of the appraisal is to report current fair market value for mortgage lending purposes.

The Definition of Market Value follows GSE definitions. No additional intended users are identified by the appraiser.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

This appraisal was completed compliant to the Appraisers Independence Requirements (AIR). There was no undue influence on the appraiser in the value determination of the subject.

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

The appraiser made a drive by only inspection from the street. This is a Servicing Appraisal at current market value. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The site values for St. Helena CA are typically 35-50% of the value of the property-There are 3 total vacant un-improved residential land sales 1 acre and smaller over the last 3 years across a 3 mile radius. The subject lot is smaller than all three land sales. See the Land CMA List attached to the report. The subject lot vacant un-improved at 7233 sf has been estimated at \$450,000. Contractors, labor, and materials are in short supply and costs are at an all time high.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	450,000
Source of cost data Marshall and Swift and Local Contractors	DWELLING 1,683 Sq.Ft. @ \$ 375.00	= \$	631,125
Quality rating from cost service Average Effective date of cost data 01/01/2022	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Storage	= \$	25,000
Physical depreciation is based on the age/life method of calculating straight line depreciation. Based on a total economic life of 80 years an effective age of 30 years, a 25% physical depreciation estimate was utilized. The remaining economic life is estimated to be 50 years. The land to value ratio is typical for the market. "As-is" includes surveys, permits, grading, utilities in, landscaping, driveway, walkways, fencing...Start up costs before breaking ground often run \$250,000.	Garage/Carport 200 Sq.Ft. @ \$ 100.00	= \$	20,000
Estimated Remaining Economic Life (HUD and VA only) 22 Years	Total Estimate of Cost-New	= \$	676,125
	Less Physical Functional External		
	Depreciation 490,191	= \$(490,191)
	Depreciated Cost of Improvements	= \$	185,934
	"As-is" Value of Site Improvements	= \$	350,000
	INDICATED VALUE BY COST APPROACH	= \$	985,934

COST APPROACH

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The income approach to value has not been developed as most SFRs in this market are not purchased for their income producing potential.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project
 Total number of phases Total number of units Total number of units sold
 Total number of units rented Total number of units for sale Data source(s)
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion
 Does the project contain any multi-dwelling units? Yes No Data Source(s)
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.
 Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.
 Describe common elements and recreational facilities.

PUD INFORMATION

Exterior-Only Inspection Residential Appraisal Report

49156
File # 32488372

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which 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. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

49156
File # 32488372

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

49156
File # 32488372

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

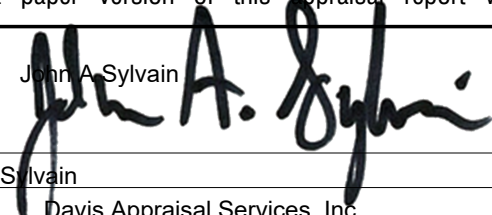
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER John A. Sylvain
 Signature 
 Name John A Sylvain
 Company Name Davis Appraisal Services, Inc.
 Company Address 3401 Bermuda Ave #19
Davis, CA 95616
 Telephone Number (530) 902-9396
 Email Address johnsappraisals@gmail.com
 Date of Signature and Report 04/20/2022
 Effective Date of Appraisal 04/15/2022
 State Certification # AR043206
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 10/08/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
 Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
1727 Crinella Dr
Saint Helena, CA 94574
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,000,000

SUBJECT PROPERTY
 Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

LENDER/CLIENT
 Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 90278
 Email Address appraisers.socal@clearcapital.com

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Market Conditions Addendum to the Appraisal Report

49156
File No. 32488372

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1727 Crinella Dr City Saint Helena State CA ZIP Code 94574

Borrower Redwood Holdings LLC

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	4	10	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	1.33	3.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.6	1.5	2.1	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,620,000	1,770,000	1,190,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	55	118	39	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	N/A	1,950,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	N/A	17	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99.5	99.0	97.0	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions were noted in only a small number of the sales activity in this area. Concessions are typically found in the REO, short sales and FHA financing transactions. These only make up a small number of the sales activity in this area. Typical concessions are noted at 1-2% of the contract price and are typically applied to closing costs.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. Sources include BAREIS MLS, Realist, the internet, local real estate agents, and previous appraisal files from St. Helena CA.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Comparable property values appear to have declined during the prior twelve month period based on analysis of recent closed sales, pending sales, current active listings. This follows a long period of double digit percent increases in value and is likely a market correction. The neighborhood data supports a decline in values as well. See Graphs 1 and 2.

1) Original list prices considered misleading, price at time of status used instead. 2) Median Sale Price as % of List Price is determined using only sold homes, dividing the sold price by the final list price. 3) Data is derived from the Multiple Listing Service. 4) DOM = Listing Date to Pending Date, or Listing Date to Withdrawn/Cancelled/Expired.

If the subject is a unit in a condominium or cooperative project, complete the following: **Project Name:**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 

Appraiser Name John A Sylvain
 Company Name Davis Appraisal Services, Inc.
 Company Address 8401 Bermuda Ave #19, Davis, CA 95616
 State License/Certification # AR043206 State CA
 Email Address johnsappraisals@gmail.com

Signature
 Supervisory Appraiser Name
 Company Name
 Company Address
 State License/Certification # State
 Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. 32488372

Borrower	Redwood Holdings LLC				
Property Address	1727 Crinella Dr				
City	Saint Helena	County	Napa	State	CA Zip Code 94574
Lender/Client	Wedgewood Inc				

Subject Property:

The subject is a single story average quality ranch style home built in 1964 in average dated condition with deferred maintenance throughout the house and property. The subject dwelling is recorded as having 1683 sf of GLA, has 3 bedrooms, 2 full bathrooms, 1 fireplace, patios, one deck, and an attached 1 car garage. Current interior / exterior photos are online and on the local MLS and show the current condition.

An extra-ordinary assumption is made that all of the utilities are on and working, the appliances are on and working, CO sensors and smoke detectors are installed and working, and the water heater is double strapped. If not, the opinion of market value will be null and void.

The subject dwelling has been rated Average Quality and Below Average Condition.

The subject lot is larger than typical size for the for the neighborhood. The residential views are typical for the neighborhood.

Highest and Best Use:

Highest and Best Use is a land-use analysis that concludes maximum productivity of a site "as improved". Tests applied to the site are vacant and as improved are conclusions of Physical Possible Uses that are Legally Permissible and Economically Feasible resulting in the maximum productivity conclusion. In the Site section, the physical and legal characteristics are summarized as are the improvements in the Improvement section of the URAR. The conclusion of the Highest and Best Use as if it were vacant would be to improve with a detached single-family residential unit. The economic conclusions of marketability are made in comparison with the conclusions of central tendencies and market conditions reported in the Neighborhood section of the URAR. From these separate analysis, Market, Site, and Improvement, the appraiser concluded that as improved in its current use, free standing, deeded, single family residential (except for those items of depreciation described in the improvement section), the subject is in its Highest and Best Use as reported. The subject property is zoned MR for Medium Density Single Family Residence.

Adjustments:

All adjustments are based on paired sales analysis, public and private MLS comments and interior/exterior photos, the appraiser's 14+ years of experience in the St. Helena CA markets, and drive by inspection of each comparable property from the street.

A market condition adjustment of +1.0%/month has been applied to closed sales older than 3 months from the contract date to account for significant increases values in the subject market over the past two year period. See Graph 1 for the comparable market value trend line

There are no comparable Active listings or Pending sales currently on the market that are appropriate for use in this appraisal.

Locations and views bordering vineyards have been adjusted -\$100,000 each.

Lots have been adjusted at \$25/sf rounded to the nearest \$1,000.

A GLA adjustment of \$200/sf rounded to the nearest \$1,000. No GLA adjustments are applied to comparable dwellings that are within a 125 sf variance.

Half bathrooms have been adjusted \$12,500.

Properties with full insulation/DP Windows, and current EEIs have been adjusted \$25,000.

Extra Storage structures onsite have been adjusted \$20,000.

Solar panels owned have been adjusted \$20,000.

Solar Battery Pack Solar Walls have been adjusted \$20,000.

Garage spaces adjusted \$20,000 per space.

Remodeled Dwellings have been adjusted -\$100,000, Dwellings in "Good" Condition have been adjusted -\$75,000 rated dwellings have been adjusted -\$75,000. No comparable dwellings were located that matched the subject's "Below Average" Condition rating.

Age adjustments are not typical in this market do to moderate climate and age is not a priority to

Supplemental Addendum

File No. 32488372

Borrower	Redwood Holdings LLC				
Property Address	1727 Crinella Dr				
City	Saint Helena	County	Napa	State	CA Zip Code 94574
Lender/Client	Wedgewood Inc				

buyers. Values are given to higher priority characteristics such as location, quality of construction, size and condition. Homes of similar condition, quality and design will sell at same market value despite age of dwelling.

Subject's Market:

Search parameters for comparable properties was set at 1 mile looking at properties with a dwelling 1350-2050 sf of GLA on lots 1 acre and smaller. The CMA List shows a median sales price of \$1,475,000. Graph 1 attached to the report shows the comparable data set and supports a decline in market value over the past year.

The neighborhood boundaries were set at 3/4 mile and a neighborhood market search was done going back 1 year and includes all detached SFR on a lot 1 acre and smaller. The neighborhood pre-dominant value is \$1,500,000. Graph 2 attached to the report shows the neighborhood data set and supports a decline in market value over the past year.

The 1 acre lot size restriction was used to eliminate acreage properties that surround the neighborhood and city limits.

The Comparable data set and the Neighborhood data set use different search parameters and reveal different value ranges for this reason. Both data sets agree on a decline in value over the past year period.

The opinion of market value is below the neighborhood pre-dominant value. The subject dwelling is in below average condition overall on the interior and the exterior based on current MLS photos and a drive by exterior inspection from the street. The opinion of market value is within the neighborhood value range and there is no obvious adverse affect on marketability of the subject property outside of the current condition.

Sources include the a drive by inspection, BAREIS MLS, Realist, local real estate agents, and past appraisals from Saint Helena CA.

Subject Photos

Borrower	Redwood Holdings LLC						
Property Address	1727 Crinella Dr						
City	Saint Helena	County	Napa	State	CA	Zip Code	94574
Lender/Client	Wedgewood Inc						



Subject Front

1727 Crinella Dr
 Sales Price
 Gross Living Area 1,683
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7,233 sf
 Quality Q4
 Age 58



Subject Rear



Subject Street

Comparable Photos 1-3

Borrower	Redwood Holdings LLC				
Property Address	1727 Crinella Dr				
City	Saint Helena	County	Napa	State	CA Zip Code 94574
Lender/Client	Wedgewood Inc				

**Comparable 1**

1816 Park St	
Proxy. to Subject	0.12 miles W
Sales Price	975,000
Gross Living Area	1,790
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6,033 sf
Quality	Q4
Age	52

**Comparable 2**

1322 Elmhurst Ave	
Proxy. to Subject	0.23 miles SW
Sales Price	1,199,999
Gross Living Area	1,791
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	6,298 sf
Quality	Q4
Age	7

**Comparable 3**

1702 Crinella Dr	
Proxy. to Subject	0.05 miles E
Sales Price	1,262,500
Gross Living Area	1,333
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6,608 sf
Quality	Q4
Age	60

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	1727 Crinella Dr				
City	Saint Helena	County	Napa	State	CA
Lender/Client	Wedgewood Inc				
				Zip Code	94574



Comparable 4

1025 Crinella Ct	
Prox. to Subject	0.06 miles E
Sale Price	1,450,000
Gross Living Area	1,468
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	B;Vineyards;
View	B;Vineyards;
Site	6,146 sf
Quality	Q4
Age	56



Comparable 5

1727 Crinella Dr	
Prox. to Subject	0.00 miles E
Sale Price	990,000
Gross Living Area	1,683
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7,233 sf
Quality	Q4
Age	58

Comparable 6

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

Tax Card - Page 1

1727 Crinella Dr, Saint Helena, CA 94574-1006, Napa County

APN: 009-402-007-000 CLIP: 8852678038



MLS Beds 3	MLS Baths 2	MLS Sale Price \$990,000	MLS Sale Date 04/01/2022
MLS Sq Ft 1,683	Lot Sq Ft 7,233	Yr Built 1964	Type SFR

OWNER INFORMATION

Owner Name	Redwood Holdings LLC	Tax Billing Zip	90278
Owner Name 2		Tax Billing ZIP + 4 Code	1230
Tax Billing Address	2015 Manhattan Beach Blvd #100	Owner Occupied	No
Tax Billing City & State	Redondo Beach, CA	Mail Opt Out Flag	

LOCATION INFORMATION

Census Tract	2016.02	Topography	
Tract Number		Traffic	
Mailing Carrier Route	C001	School District	St Helena
Subdivision	Crinella Terrace Property/Peter &	Comm College District Code	Napa
Zoning		Elementary School District	
Section		Flood Zone Code	X
Map Page/Grid		Flood Zone Panel	06055C0263E
Location Influence		Flood Zone Date	09/26/2008
Neighborhood Code			

TAX INFORMATION

APN	009-402-007-000	Block ID	2
Tax Area	003002	Lot #	7
Tax Appraisal Area		% Improved	76%
Water Tax Dist		Homestead Percent	
Fire Dept Tax Dist		Exemption(s)	
Legal Description	LOT 7 BLK 2 CRINELLA TERRACE SUB NO 1 6R/M8		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$92,382	\$91,436	\$89,644
Assessed Value - Land	\$21,932	\$21,708	\$21,283
Assessed Value - Improved	\$70,450	\$69,728	\$68,361
YOY Assessed Change (\$)	\$946	\$1,792	
YOY Assessed Change (%)	1.03%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$931		
2020	\$949	\$18	1.96%
2021	\$962	\$13	1.32%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Napa Cnty Flood Maintenance	Actual	\$23.98	
Mosquito Abatement(553-9610 Sp	Actual	\$23.38	
Shusd Election 2010 Bond	Actual	\$19.72	.0231
Nv College Bond Combined	Actual	\$15.36	.018
Shusd Election 2012 Bond	Actual	\$13.32	.0156
Sf Bay Restoration Authority 2	Actual	\$12.00	
Total Of Special Assessments	Actual	\$107.76	
Total Estimated Tax Rate			0.0567

CHARACTERISTICS

Lot Frontage		Heat Type	Central
--------------	--	-----------	---------

Property Details Courtesy of John Sylvain, MetroList Services, Inc

Generated on: 04/20/22

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Page 1/3

Tax Card - Page 2

Lot Depth		Heat Fuel Type	
Lot Acres	0.166	Patio Type	
Lot Sq Ft	7,233	Parking Spaces	
Style		Garage Type	
Gross Area	1,683	Garage Capacity	
Building Sq Ft	1,683	Garage Sq Ft	
Above Gnd Sq Ft		Roof Material	
Ground Floor Area		Construction	Wood
2nd Floor Area		Exterior	
Basement Sq. Ft.		Floor Cover	
Stories	MLS: 1	Foundation	
Condition		Pool	
Quality	Average	Pool Size	
Total Units		Year Built	1964
Total Rooms	6	Effective Year Built	1964
Bedrooms	3	Other Impvs	Extra Bldg
Total Baths	2	Other Rooms	
Full Baths	2	Equipment	
Half Baths		Condo Amenities	
Fireplace	Y	Building Class	6.5
Fireplace Count	1	Building Type	
Water		County Use Code	1 Family Resid
Sewer		Universal Land Use	SFR
Cooling Type	None	# of Buildings	1

SELL SCORE

Rating	Moderate	Value As Of	2022-04-17 05:24:40
Sell Score	576		

LISTING INFORMATION

Listing Number	322021711	Selling Date	04/01/2022
Status	Closed	Selling Price	\$990,000
Status Change Date	04/01/2022	Listing Agent Name	
Listing Date	07/24/2021	Listing Office Name	GOLDEN GATE SOTHEBY'S INTER NATIONAL REALTY
Listing Price	\$975,000	Selling Broker Name	DOLAN REALTY COMPANY
Original Listing Price	\$975,000	Selling Agent Name	
Pending Date	03/29/2022	Listing Cancellation Date	

Listing Number
Status
Listing Date
Listing Price
Original Listing Price
Selling Date
Selling Price
Listing Expiration Date
Listing Cancellation Date

LAST MARKET SALE & SALES HISTORY

Recording Date	04/01/2022	Sale Type	Full
Settle Date	Tax: 03/28/2022 MLS: 04/01/2022	Deed Type	Grant Deed
Sale Price	\$990,000	Owner Name	Redwood Holdings LLC
Price Per Sq Ft	\$588.24	Owner Name 2	
Multi/Split Sale		Seller Name	Gilbert Family Trust
Document Number	6792	Title Company	Fidelity National Title Co

Recording Date	04/01/2022	06/09/2021	05/12/2014	05/12/2014
Settle Date	03/28/2022	04/01/2021	05/08/2014	05/08/2014
Sale Price	\$990,000			
Nominal		Y	Y	Y
Multi/Split Sale Type				
Owner Name	Redwood Holdings LLC	Gilbert Family Trust	Gilbert Family Trust	Gilbert Maurice A & Esther L
Seller Name	Gilbert Family Trust	Gilbert Maurice A	Gilbert Maurice A & Esther L	Gilbert Maurice A & Esther L
Document Number	6792	19703	9177	9176
Deed Type	Grant Deed	Affidavit	Trustee's Deed(Transfer)	Grant Deed

Property Details Courtesy of John Sylvain, MetroList Services, Inc

Generated on: 04/20/22

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Page 2/3

Tax Card - Page 3

Title Company Fidelity National Title Co Attorney Only Attorney Only Attorney Only

MORTGAGE HISTORY

Mortgage Date _____
 Mortgage Amount _____
 Mortgage Lender _____
 Borrower Name _____
 Borrower Name 2 _____
 Mortgage Purpose _____
 Mortgage Type _____
 Interest Rate Type _____
 Mortgage Int Rate _____
 Mortgage Term _____
 Mortgage Term Code _____

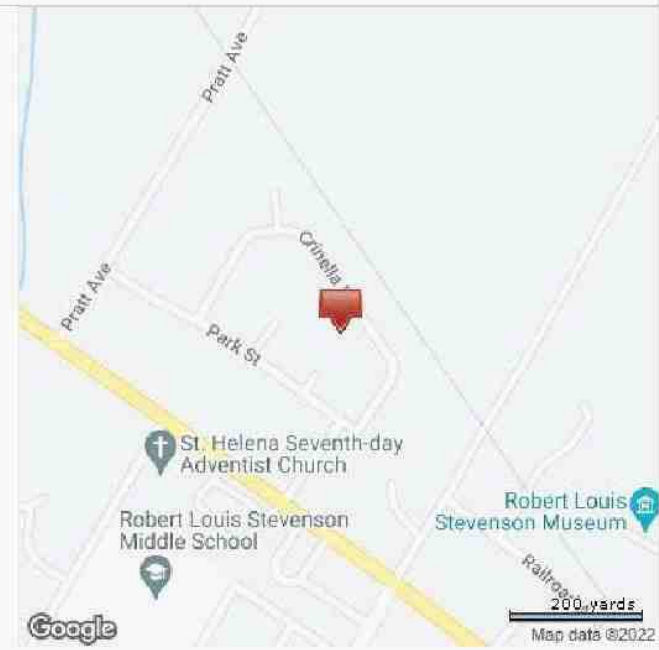
FORECLOSURE HISTORY

Document Type _____
 Default Date _____
 Foreclosure Filing Date _____
 Recording Date _____
 Document Number _____
 Book Number _____
 Page Number _____
 Default Amount _____
 Final Judgment Amount _____
 Original Doc Date _____
 Original Document Number _____
 Original Book Page _____
 Lien Type _____

PROPERTY MAP



*Lot Dimensions are Estimated



Property Details Courtesy of John Sylvain, MetroList Services, Inc

Generated on: 04/20/22

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Page 3/3

CMA List

CMA Report

Listings as of 4/20/2022 10:57:12 AM

Page 1

Residential**Active**

Address	City	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	
1107 Chiles Ave	St. Helena	3	2 (2 0)	1925	0.1687ac	1997	04/13/22	948.05	7/7	1,825,000	1,825,000	
1362 Stockton St	St. Helena	3	2 (2 0)	1682	6445 sf	1912	02/28/22	1126.6	50/364	1,895,000	1,895,000	
1649 Kearney St	St. Helena	3	2 (2 0)	1516	0.1735ac	1954	03/25/22	1250.0	26/26	1,895,000	1,895,000	
1545 Madrona Ave	St. Helena	3	2 (2 0)	1598	0.1575ac	1932	03/29/22	1220.2	22/22	1,950,000	1,950,000	
2120 Palmer Dr	St. Helena	3	2 (2 0)	1809	0.7766ac	1953	04/03/22	1381.9	17/17	2,500,000	2,500,000	
1648 Scott St	St. Helena	3	2 (2 0)	1458	0.1722ac	1964	03/21/22	2054.1	29/29	2,995,000	2,995,000	
1149 Hudson Ave	St. Helena	3	3 (2 1)	2034	0.1502ac	2017	04/09/22	1474.9	11/11	3,000,000	3,000,000	
Listing Count	7	Averages		1,717				1,350.86	23/68	2,294,286	2,294,286	
			High	3,000,000				Low	1,825,000		Median	1,950,000

Contingent - Show

Address	City	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	
1007 N Crane Ave	St. Helena	3	2 (2 0)	1401	0.2519ac	1950	04/01/22	1374.0	41/41	1,925,000	1,925,000	
Listing Count	1	Averages		1,401				1,374.02	41/41	1,925,000	1,925,000	
			High	1,925,000				Low	1,925,000		Median	1,925,000

Closed

Address	City	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	Close Pric	CP % LP
1102 Edwards St	St. Helena	3	1 (1 0)	1378	0.2641ac	1908	02/22/22	642.24	13/13	850,000	850,000	885,000	104.12
1816 Park St	St. Helena	3	2 (2 0)	1790	0.1385ac	1970	01/14/22	544.69	78/78	975,000	975,000	975,000	100.00
1727 Crinella Dr	St. Helena	3	2 (2 0)	1683	0.1660ac	1964	04/01/22	588.24	9/9	975,000	975,000	990,000	101.54
1117 June Ln	St. Helena	3	3 (2 1)	1351	0.0995ac	1998	02/23/22	787.56	94/94	1,100,000	1,080,000	1,064,000	98.52
1014 Allison Ave	St. Helena	3	3 (2 1)	1618	0.0571ac	2008	05/20/21	679.23	28/28	1,088,000	1,088,000	1,099,000	101.01
1181 Valley View St	St. Helena	3	2 (2 0)	1356	0.1411ac	1966	03/17/22	848.08	124/124	1,250,000	1,250,000	1,150,000	92.00
1322 Elmhurst Ave	St. Helena	3	3 (2 1)	1791	6298 sf	2014	07/26/21	670.02	70/70	1,599,999	1,199,999	1,199,999	100.00
1025 Allison Ave	St. Helena	3	3 (2 1)	1625	0.1148ac	2001	10/29/21	738.46	190/190	1,425,000	1,200,000	1,200,000	100.00
1191 Hudson Ave	St. Helena	3	2 (2 0)	1364	0.1326ac	1956	08/16/21	898.09	96/96	1,425,000	1,235,000	1,225,000	99.19
704 Mccorkle Ave	St. Helena	3	3 (2 1)	1853	0.1413ac	1996	03/11/22	663.79	43/43	1,395,000	1,295,000	1,230,000	94.98
958 Hunt Ave	St. Helena	1	2 (1 1)	1438	0.2486ac	1940	09/07/21	886.65	40/40	1,299,000	1,299,000	1,275,000	98.15
924 Pope St	St. Helena	3	3 (3 0)	1904	0.2843ac	1890	03/25/22	680.15	35/35	1,500,000	1,395,000	1,295,000	92.83
715 Hunt Ave	St. Helena	3	2 (2 0)	1770	0.2772ac	1948	07/26/21	762.71	47/47	1,475,000	1,475,000	1,350,000	91.53
1025 Crinella Dr	St. Helena	3	2 (2 0)	1468	0.1411ac	1966	08/10/21	987.74	14/14	1,399,000	1,399,000	1,450,000	103.65
1180 Meadowcreek Cir	St. Helena	3	2 (2 0)	2046	0.1790ac	1998	02/18/22	733.14	86/86	1,650,000	1,595,000	1,500,000	94.04
1540 Madrona Ave	St. Helena	4	3 (3 0)	1931	0.1735ac	1924	04/01/22	776.80	31/31	1,700,000	1,495,000	1,500,000	100.33
945 Brown St	St. Helena	3	2 (2 0)	1733	0.1349ac	1940	08/23/21	917.48	116/116	1,850,000	1,590,000	1,590,000	100.00
1810 Vineyard Ave	St. Helena	2	2 (2 0)	1448	0.1851ac	1958	03/21/22	1122.2	10/10	1,700,000	1,700,000	1,625,000	95.59
934 Signorelli Cir	St. Helena	3	3 (2 1)	1542	0.1002ac	1998	08/13/21	1070.0	40/40	1,650,000	1,650,000	1,650,000	100.00
1251 Spring Brook Ct	St. Helena	3	2 (2 0)	1442	0.2133ac	1978	06/30/21	1168.8	27/27	1,695,000	1,695,000	1,685,535	99.44
1806 Spring Mountain Court Ct	St. Helena	3	2 (2 0)	1946	0.2142ac	1967	10/20/21	894.14	248/248	1,895,000	1,795,000	1,740,000	96.94
220 Madrone Knoll Way	St. Helena	3	3 (3 0)	1782	0.4767ac	1968	08/20/21	1009.5	108/108	1,995,000	1,895,000	1,799,000	94.93
1548 Madrona Ave	St. Helena	3	2 (2 0)	1560	7999 sf	1925	12/14/21	1153.8	46/46	1,850,000	1,850,000	1,800,000	97.30
1720 Vineyard Ave	St. Helena	2	3 (2 1)	1378	0.0861ac	2015	06/02/21	1342.5	718/718	2,450,000	1,900,000	1,850,000	97.37
1653 Alexander Ct	St. Helena	3	2 (2 0)	1992	0.1338ac	Unknow	12/16/21	966.37	20/20	1,925,000	1,925,000	1,925,000	100.00
1811 Hillview Pl	St. Helena	2	3 (2 1)	1583	0.1616ac	1962	09/16/21	1500.3	19/19	2,400,000	2,400,000	2,375,000	98.96
1261 Spring Brook Ct	St. Helena	3	2 (2 0)	1885	0.2423ac	1978	08/27/21	1286.4	70/70	2,450,000	2,450,000	2,425,000	98.98
1305 Stockton St	St. Helena	3	2 (2 0)	1521	0.2241ac	1902	07/08/21	1969.1	63/63	3,495,000	2,995,000	2,995,000	100.00
Listing Count	28	Averages		1,649				938.88	89/89	1,659,321	1,558,964	1,530,269	98.26
			High	2,995,000				Low	885,000		Median	1,475,000	
Report Listing Count	36	Report Averages		1,656				1031.07	75/83	1,790,167	1,712,111	1,530,269	

Presented By: John Sylvain

License # AR043206

Primary: 530-902-9396

Email: johnsappraisals@gmail.com

John A. Sylvain Appraisal Services

License # AR043206

3401 Bermuda Avenue #19

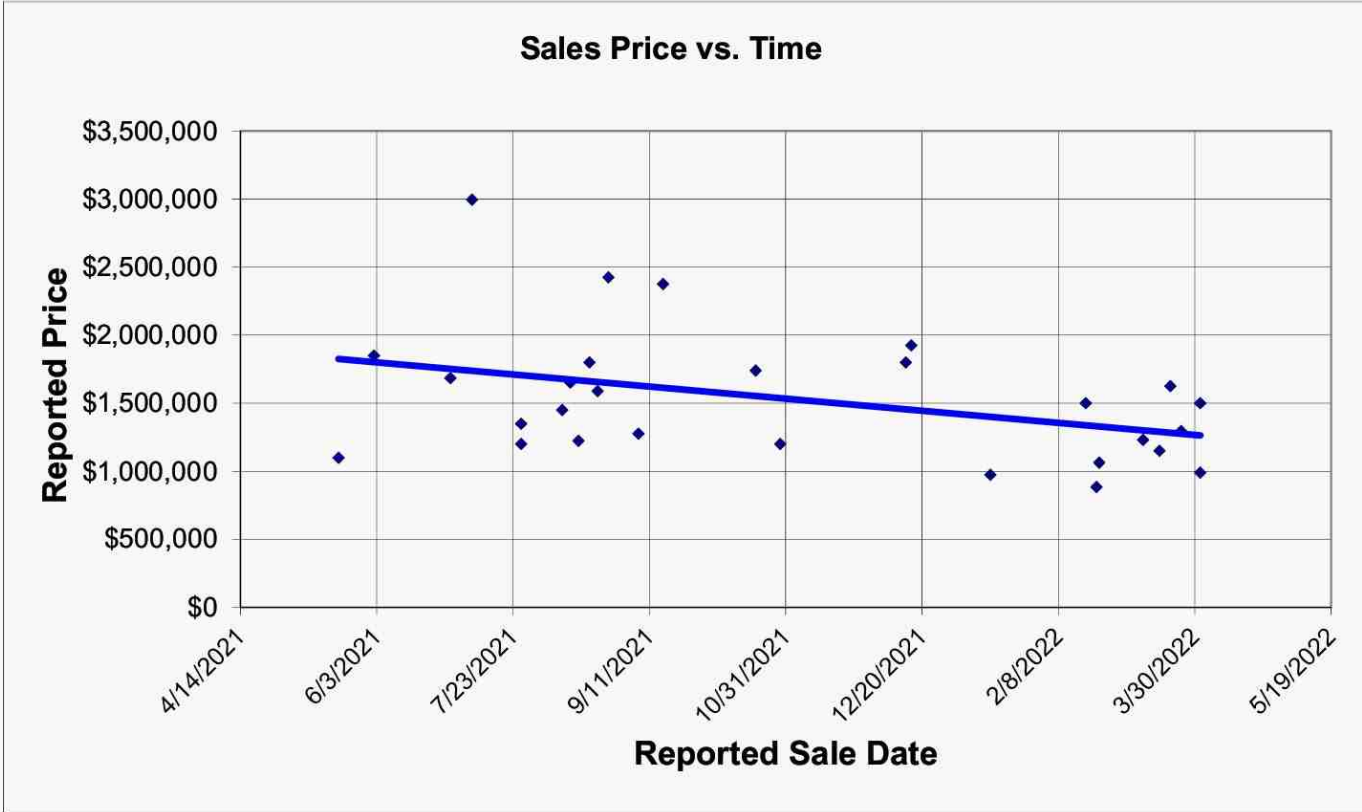
Davis CA 95616

Phone: 831-475-5970

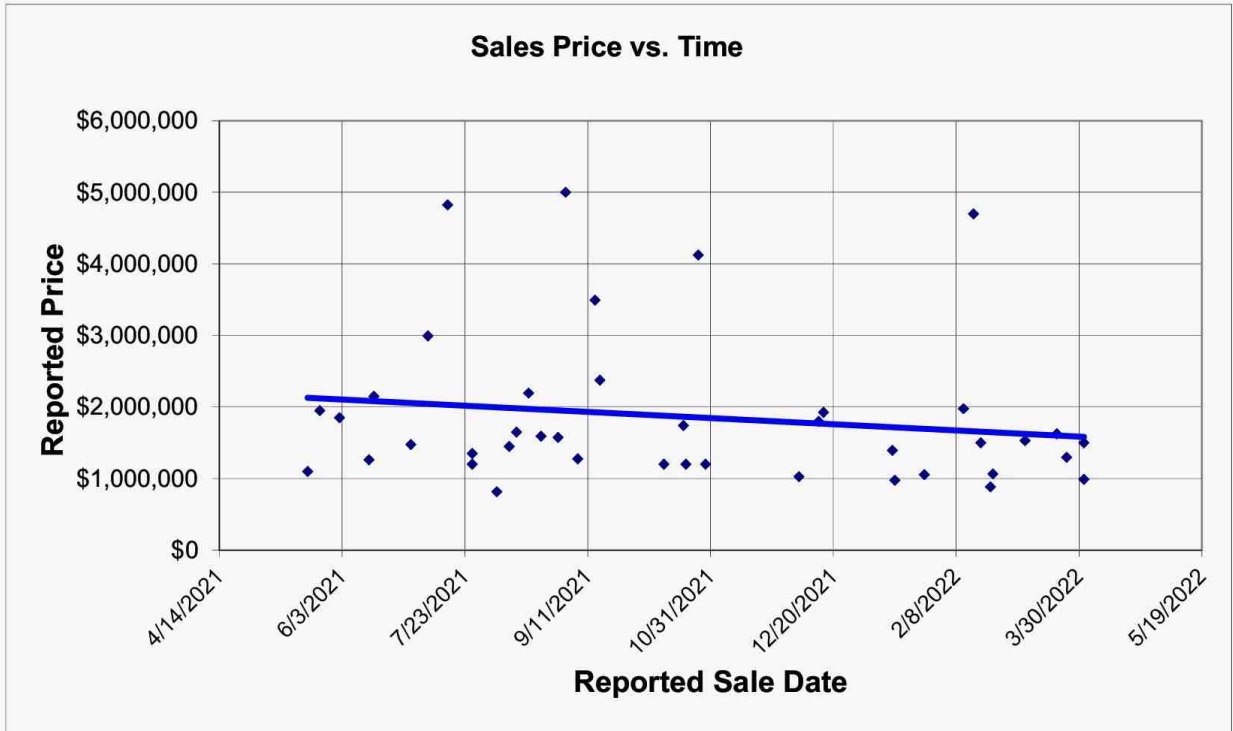
Fax: 831-475-5023

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information. Copyright © 2022, MetroList Services, Inc. Copyright © 2022, Rapattoni Corporation. All rights reserved.

Comparable Market Graph 1



Neighborhood Market Graph 2



Land CMA List

CMA Report

Listings as of 4/20/2022 2:36:21 PM

Page 1

Land Closed										
Address	City	Date	Acre	\$/Acre	DOM/ CDOM	Orig Price	List Price	Close Price	CP % LP	
2315 Spring Mountain Rd	St. Helena	05/07/19	0.4259	1,232,683.73	125/125	585,000	585,000	525,000	89.74	
777 Pratt Ave	St. Helena	07/17/20	1.0000	1,950,000.00	39/39	2,000,000	2,000,000	1,950,000	97.50	
1760 Dean York Ln	St. Helena	03/14/22	0.6900	2,826,086.96	199/199	2,500,000	2,000,000	1,950,000	97.50	
Listing Count	3	Averages		.7053	2,002,923.56	121/121	1,695,000	1,528,333	1,475,000	94.91
			High	1,950,000	Low	525,000	Median	1,950,000		
Report Listing Count	3	Report Averages		.71	2002923.56	121/121	1,695,000	1,528,333	1,475,000	

Presented By: John Sylvain

License # AR043206

Primary: 530-902-9396

Email: johnsappraisals@gmail.com

John A. Sylvain Appraisal Services

License # AR043206

3401 Bermuda Avenue #19

Davis CA 95616

Phone: 831-475-5970

Fax: 831-475-5023

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information. Copyright © 2022, MetroList Services, Inc. Copyright © 2022, Rapattoni Corporation. All rights reserved.

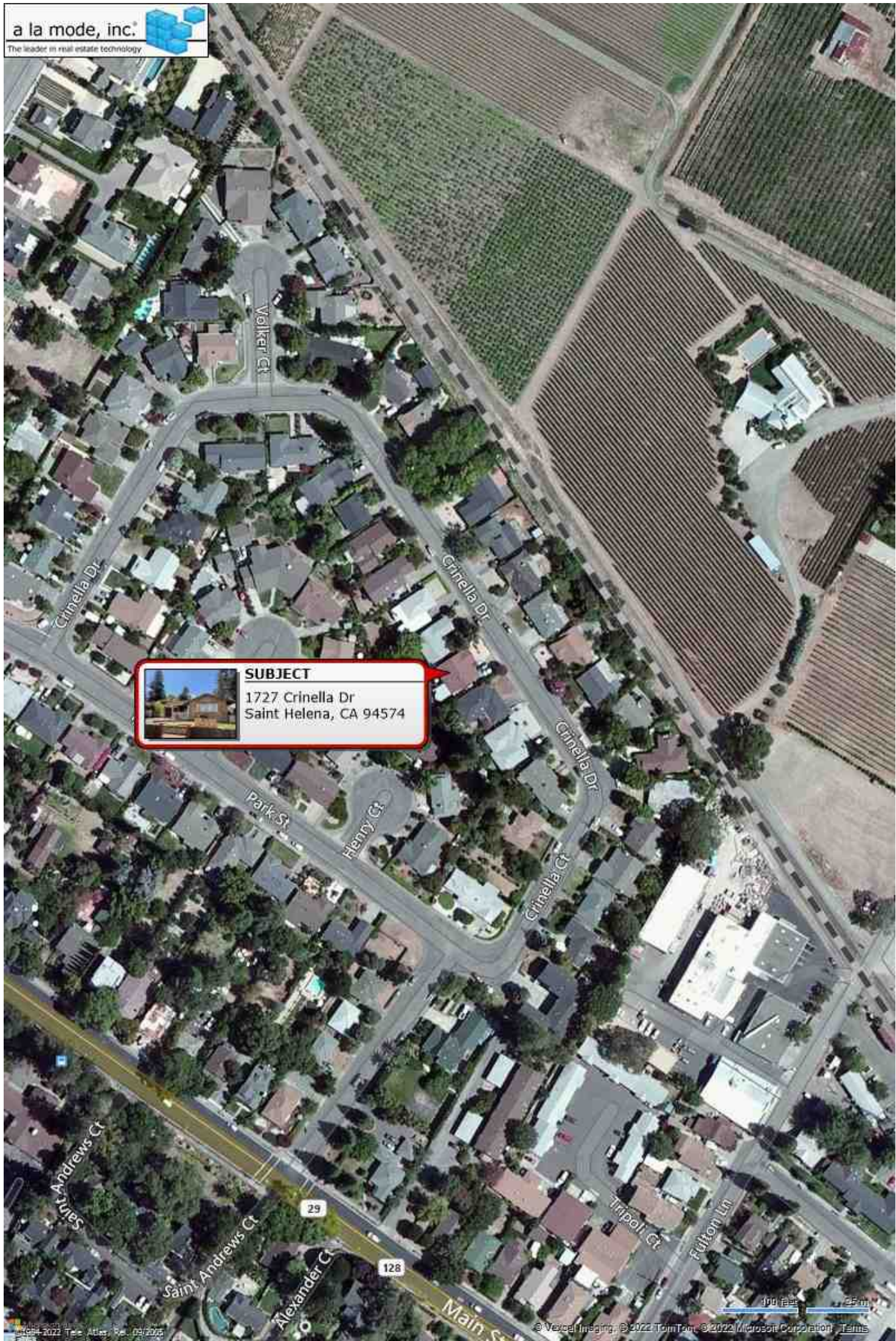
Location Map

Borrower	Redwood Holdings LLC		
Property Address	1727 Crinella Dr		
City	Saint Helena	County	Napa
		State	CA
		Zip Code	94574
Lender/Client	Wedgewood Inc		



Aerial Map

Borrower	Redwood Holdings LLC		
Property Address	1727 Crinella Dr		
City	Saint Helena	County	Napa
		State	CA
		Zip Code	94574
Lender/Client	Wedgewood Inc		



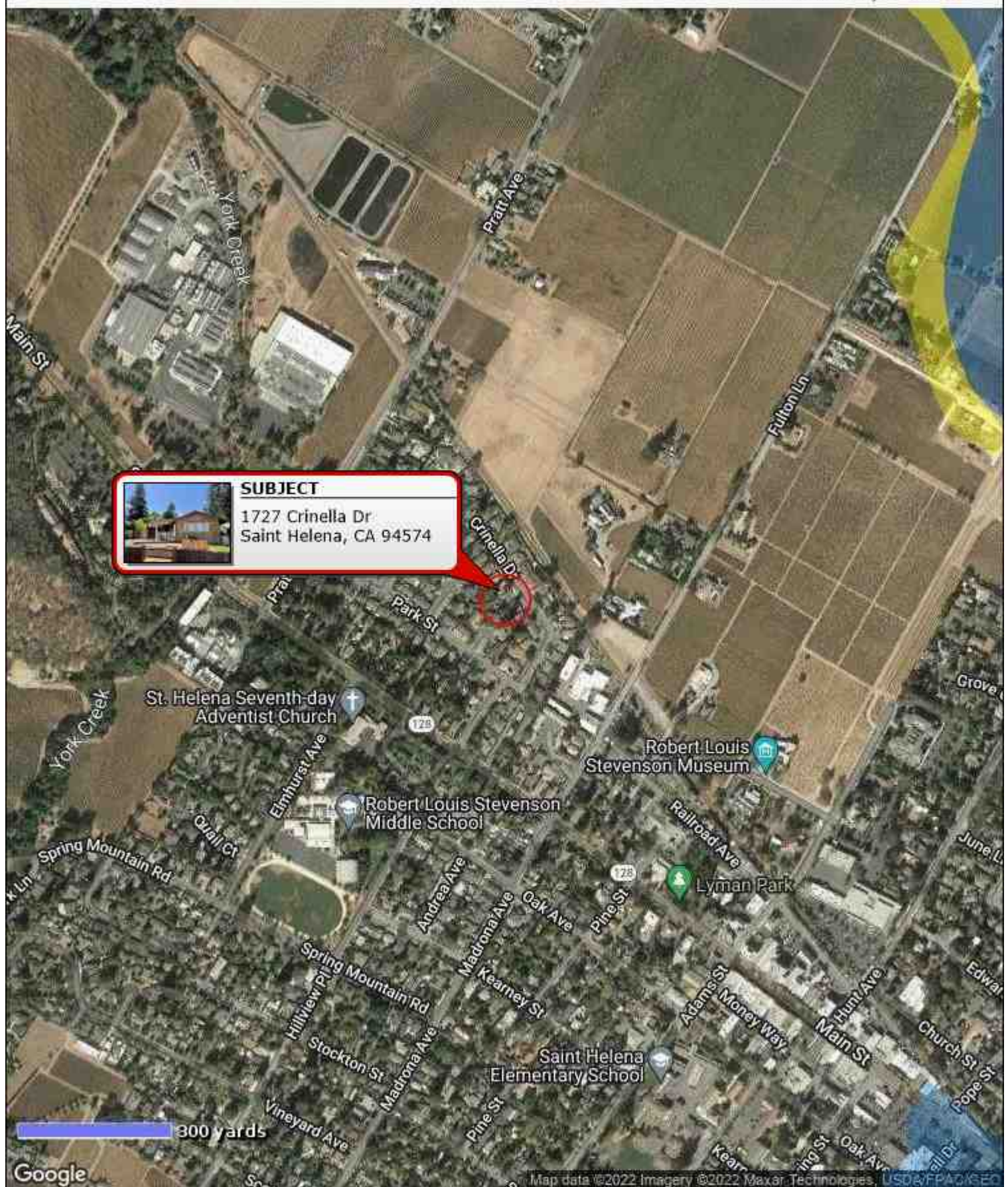
Flood Map


Borrower	Redwood Holdings LLC				
Property Address	1727 Crinella Dr				
City	Saint Helena	County	Napa	State	CA
Lender/Client	Wedgewood Inc				
				Zip Code	94574

InterFlood

by a la mode

Prepared for: Davis Appraisal Services, Inc.
1727 Crinella Dr
Saint Helena, CA 94574







SUBJECT
 1727 Crinella Dr
 Saint Helena, CA 94574

MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: 06055C0263E
 Zone: **X**
 Map Date: **September 26, 2008**
 FIPS: 06055

Powered by CoreLogic®

 Areas inundated by 500-year flooding	 Protected Areas
 Areas inundated by 100-year flooding	 Floodway
 Velocity Hazard	 Subject Area

USPAP Compliance Addendum

Loan # 49156
File # 32488372

Borrower	Redwood Holdings LLC		
Property Address	1727 Crinella Dr		
City	Saint Helena	County	Napa
		State	CA
		Zip Code	94574
Lender/Client	Wedgewood Inc		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions 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 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 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- I have NOT performed 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.

PROPERTY INSPECTION

- I have NOT made a personal inspection of the property that is the subject of this report.
- I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

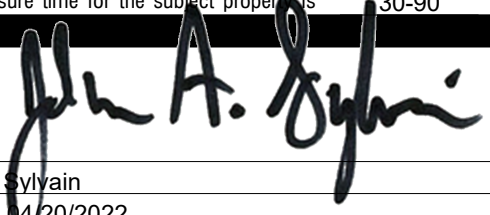
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: _____

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 30-90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 30-90 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
Name John A Sylvain
Date of Signature 04/20/2022
State Certification # AR043206
or State License # _____
State CA
Expiration Date of Certification or License 10/08/2022
Effective Date of Appraisal 04/15/2022

Signature _____
Name _____
Date of Signature _____
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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

License



Business, Consumer Services & Housing Agency BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISER LICENSE

John A. Sylvain

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER:

AR 043206

Effective Date:

October 9, 2020

Date Expires:

October 8, 2022

Loretta Dillon, Deputy Bureau Chief, BREA

3054699

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

E & O Insurance - Page 1**AIG SPECIALTY INSURANCE COMPANY**

Administrative Offices - 175 Water Street, 18th Floor, New York, NY 10038

Certificate Number: 012074615-01
This Certificate forms a part of Master Policy Number: 035908521-01
Renewal of Master Policy Number : 035908521-00

NOTICE: THIS INSURANCE IS WRITTEN ON A CLAIMS MADE AND REPORTED BASIS AND ONLY APPLIES TO CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER DURING THE CERTIFICATE PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER AFTER THE END OF THE CERTIFICATE PERIOD UNLESS, AND TO THE EXTENT, A BASIC OR EXTENDED REPORTING PERIOD APPLIES.

NOTICE: DEFENSE EXPENSES ARE INCLUDED WITHIN AND REDUCE THE APPLICABLE LIMIT OF LIABILITY STATED IN THE CERTIFICATE. PLEASE READ THE ENTIRE POLICY CAREFULLY.

NORMAN-SPENCER REAL ESTATE RISK PURCHASING GROUP INC dba
 THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS
 (A Delaware Corporation)

CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder: Davis Appraisal Services, Inc.
 3401 Bermuda Avenue, Apt. 19
 Davis CA 95616

2. Certificate Period: **Effective Date:** 7/2/2021 **to Expiration Date:** 7/2/2022
 12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above

2a. Retroactive Date: 7/2/2018
 12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above

3. Limit of Liability: \$ 1,000,000 each claim
 \$ 2,000,000 aggregate limit

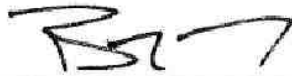
4. Deductible: \$ 1,000 each claim

5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES

6. Advance Certificate Holder Premium:	\$865.00	Surplus Lines Tax	25.95
		Stamping Fee	2.16
7. Minimum Earned Premium:	25% or \$216.00	Risk Purchasing Group Fee	40.00
Forms and Endorsements:		Total:	\$ 68.11
See Attached Forms list			

Agency Name and Address: Norman-Spencer Agency, LLC
 8075 Washington Village Drive
 Dayton, OH 45458

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.



County: Yolo

Authorized Representative OR
 Countersignature (in states where applicable)

Date: June 24, 2021

#N/A

PRG 4110 (5/20)

E & O Insurance - Page 2**FORMS SCHEDULE**

Certificate Holder: Davis Appraisal Services, Inc.
Certificate Number: 012074615-01 **Effective Date:** 07/02/21

Form Number	Edition Date	Title
PRG 4108	05/20	Real Estate Appraisers Professional Liability Coverage Form
PRG 4110	05/20	Real Estate Appraisers - Certificate Declarations - AIG Specialty
PRG 2078	10/20	Addendum to the Declarations - Signature page
PRG 3935	02/16	Premises Liability Coverage Amendatory Endorsement
89644	06/13	Economic Sanctions Endorsement
91222	09/16	Policyholder Notice
118477	03/15	Policyholder Notice - Taxes, Assessments and/or Surcharges
119914	10/16	Recording and Distribution of Material or Information In Violation of Law Exclusion Endorsement
PRG 4026	09/19	Access Or Disclosure Of Confidential Or Personal Information Exclusion Endorsement
PRG 4027	09/19	Real Estate Appraisers Enhancement Endorsement
PRG 4109	05/20	Real Estate Appraisers - Master Policy Declarations - AIG

PRG 4110 (5/20)