

APPRAISAL OF

Residential Property

LOCATED AT:

11575 Rancho Fiesta Rd
Carmel Valley, CA 93924

FOR:

Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA, 92078

BORROWER:

Redwood Holdings LLC

AS OF:

May 7, 2022

BY:

Mahir Agha-Decker

Appraisal Report

Exterior-Only Inspection Residential Appraisal Report

File No. 22270

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 **11575 Rancho Fiesta Rd** City **Carmel Valley** State **CA** Zip Code **93924**
 Borrower **Redwood Holdings LLC** Owner of Public Record **Casady, Christopher B** County **Monterey**
 Legal Description **Mp Of Laureles Outing Club Por Of Lots 1 & 2 Shown As Parcel D In Vol 10 Surveys Pg 112 1. 001 Ac Exc Pt & T Rw**
 Assessor's Parcel # **416-027-004-000** Tax Year **2021** R.E. Taxes \$ **5764**
 Neighborhood Name **Rancho Fiesta** Map Reference **TB:B** Census Tract **0116.02**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0.00** 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 92078**
 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 4;The subject listed for sale 04/01/2022 under ML #81885092 for \$850,000 & sold after 4 DOM for \$1,000,000. The subject previously listed for sale 07/26/2021 under ML #81844248 for \$1,200,000; canceled 12/8/2021.**

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 checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	99 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%
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	800 Low	15	Multi-Family	%
Neighborhood Boundaries	Sierra de Salinas to the north, Miramonte neighborhood to the east, Carmel Valley Road to the east, to the south, to the west.						3000 High	65	Commercial	%	
Neighborhood Description	See Attached Addendum.						1750 Pred.	45	Other	Vacant	1 %

Market Conditions (including support for the above conclusions) **Please see the attached MC form.**

Dimensions **See attached plat map.** Area **1.08 ac** Shape **Irregular** View **B;>>Valley;Mtn**
 Specific Zoning Classification **LDR** Zoning Description **Low Density Residential**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. _____
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
 Electricity Water Private/Mutual Street **Asphalt**
 Gas Sanitary Sewer Septic/Typical Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **06053C/0345G** FEMA Map Date **04/02/2009**
 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. **See Attached Addendum.**

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) _____ Data Source(s) for Gross Living Area **PQA and MLS**

GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input 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 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input type="checkbox"/> Driveway # of Cars 0
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 Wood	Driveway Surface Asphalt
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Wood	Fuel Propane	<input checked="" type="checkbox"/> Porch Wood	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Contemporary	Roof Surface Comp Shingle	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1990	Gutters & Downspouts Metal	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 25	Window Type Metal	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) Unknown				

Finished area above grade contains: **6** Rooms **3** Bedrooms **2.0** Bath(s) **2,043** Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) **See Attached Addendum.**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C4;Subject is in the overall typical range of condition for property in the neighborhood. Public records indicates 2,043 sf of GLA. However, between a hand drawn sketch in the MLS photos and the narrative, it appears the living area could be approximately 1,783 sf on the 2nd level and a 323 sf of very well finished (near living area quality) workshop on the lower level. It is unknown if the workshop has interior access to the main level. This information is speculation; due to not knowing what is actually on site, public records & prior MLS square footage/public records are used with the workshop area likely included in the GLA. Information shared for full disclosure. No < continued in addendum >**
 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. _____
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. _____

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There are **9** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **925,000** to \$ **3,850,000**.
 There are **54** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **950,000** to \$ **3,100,000**.

SALES COMPARISON APPROACH

FEATURE	SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
11575 Rancho Fiesta Rd Address Carmel Valley, CA 93924	11585 Rancho Fiesta Rd. Carmel Valley, CA 93924		160 Valle Vista Carmel Valley, CA 93924		106 Laurel Drive Carmel Valley, CA 93924			
Proximity to Subject	0.02 miles NW		4.18 miles SE		2.92 miles SE			
Sale Price	\$ 1,139,000		\$ 950,000		\$ 1,000,000			
Sale Price/Gross Liv. Area	\$ 501.98 sq. ft.		\$ 719.70 sq. ft.		\$ 602.41 sq. ft.			
Data Source(s)	MLS #81727172;DOM 113		MLS #81868695;DOM 0		MLS #81873986;DOM 4			
Verification Source(s)	Viewed/PQA/Doc#11885		Viewed/PQA/Doc#80184		Realtor/PQA/Doc#8122			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions	ArmLth Cash;0	ArmLth Conv;0		ArmLth Cash;0		ArmLth Cash;0		
Date of Sale/Time	s03/19;c02/19	455,000		s11/21;c10/21		s02/22;c01/22		
Location	A;Steep;	A;Steep;		A;Narrow;	-50,000	A;Access;	-85,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
Site	1.08 ac	1.41 ac	0	2.50 ac	0	1.34 ac	0	
View	B;>>Valley;Mtn	B;>>Valley;Mtn		B;Valley;Mtn	50,000	B;Mtn;Valley	50,000	
Design (Style)	DT2;Contemporary	DT3;Modern	0	DT2;Dutch Col	25,000	DT1;Ranch	0	
Quality of Construction	Q3	Q3	-100,000	Q3		Q3		
Actual Age	32	45	0	49	0	46	0	
Condition	C4	C2	-350,000	C4		C4	50,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	25,000	
Room Count	6 3 2.0	6 3 2.0		5 3 2.1	-15,000	5 2 2.0	0	
Gross Living Area	150.00 2,043 sq. ft.	2,269 sq. ft.	-34,000	1,320 sq. ft.	108,000	1,660 sq. ft.	57,000	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf		
Functional Utility	Good/6,000 sf	Good/11,000	-100,000	Good/6,000 sf		Good/11,000	-100,000	
Heating/Cooling	FAU/None	FAU/None		FAU/None		FAU/None		
Energy Efficient Items	None	None		None		None		
Garage/Carport	2gbi	2cp	30,000	1gd1dw	20,000	1ga1dw	20,000	
Porch/Patio/Deck	Deck, Porch	DeckPatioPorch	0	DeckPatioPorch	0	Patio, Porch	0	
Amenities	None	Spa	-10,000	None		None		
Neighborhood	Rancho Fiesta	Rancho Fiesta		East CVV	-50,000	Rancho Del Monte	-75,000	
Net Adjustment (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 109,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 88,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 58,000	
Adjusted Sale Price of Comparables	Net Adj. -9.6% Gross Adj. 94.7%		\$ 1,030,000	Net Adj. 9.3% Gross Adj. 33.5%	\$ 1,038,000	Net Adj. -5.8% Gross Adj. 46.2%	\$ 942,000	

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) **MLS/NDC**

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) **MLS/NDC**

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	05/02/2022			
Price of Prior Sale/Transfer	1,000,000			
Data Source(s)	MLSListings.com/PQA	MLSListings.com/PQA	MLSListings.com/PQA	MLSListings.com/PQA
Effective Date of Data Source(s)	04/19/2022	04/19/2022	04/19/2022	04/19/2022

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject sold 5/2/2022 for \$1,000,000. Since this time there have not been any known significant changes in any regards. The subject is appraised above this amount; it is possible that the subject did not sell for market value at the time as it was listed low to attract multiple bidders and sold with multiple offers well above asking. The subject has not otherwise been sold in the last 36 months. None of the comparables have sold in the 12 months prior to the comparables' respective sales dates. There are no signs of "flipping".**

Summary of Sales Comparison Approach. **The appraiser conducted a search since 01/01/2020 for comparable properties within the subject's immediate neighborhood and similar competing neighborhoods. Those comparables utilized in this report are considered the most appropriate for the analysis of the subject property. Adjustments are based on market data, matched pair analysis and/or the appraiser's experience in the market area and are considered to reflect the typical buyer's reaction based on the principle of substitution. Please see following/3rd page for specific comments.**

Indicated Value by Sales Comparison Approach \$ **1,035,000**

Indicated Value by: Sales Comparison Approach \$ **1,035,000** Cost Approach (if developed) \$ **1,054,400** Income Approach (if developed) \$ **0**

See Attached Addendum.

RECONCILIATION

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 \$ **1,035,000** as of **05/07/2022**, which is the date of inspection and the effective date of this appraisal.

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See Attached Addendum.

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) Site value determined by extraction as there are not any similar vacant lot sales available for comparison.

COST APPROACH

Table with columns for cost components: ESTIMATED, REPRODUCTION OR REPLACEMENT COST NEW, OPINION OF SITE VALUE, Dwelling, Deck, Porch, Garage/Carport, Less Depreciation, and INDICATED VALUE BY 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)

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 an 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.

PUD INFORMATION

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.

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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.

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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.
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).

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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

Signature [Handwritten Signature]
Name Mahir Agha-Decker
Company Name The Precision Group
Company Address PO Box 2210
Carmel Valley, CA 93924
Telephone Number 831-659-4903
Email Address theprecisiongroup@earthlink.net
Date of Signature and Report 05/11/2022
Effective Date of Appraisal 05/07/2022
State Certification # AR015441
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 06/10/2022

ADDRESS OF PROPERTY APPRAISED
11575 Rancho Fiesta Rd
Carmel Valley, CA 93924

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,035,000

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 92078
Email Address

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

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

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

Exterior-Only Inspection Residential Appraisal Report

File No. 22270

Table with columns: FEATURE, SUBJECT, COMPARABLE SALE NO. 4, COMPARABLE SALE NO. 5, COMPARABLE SALE NO. 6. Rows include property details, value adjustments, and sales comparison approach.

SALES COMPARISON APPROACH

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are 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 residences 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.

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

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

Uniform Appraisal Dataset Definitions

Abbreviations Used in Data Standardization Text

Table with 6 columns: Abbrev., Full Name, Appropriate Fields, Abbrev., Full Name, Appropriate Fields. Lists standard abbreviations like 'ac', 'AdjPrk', 'A', etc., and their corresponding field applications.

Other Appraiser-Defined Abbreviations

Table with 6 columns: Abbrev., Full Name, Appropriate Fields, Abbrev., Full Name, Appropriate Fields. Provides a grid for defining custom abbreviations used by appraisers.

ADDENDUM

Borrower: Redwood Holdings LLC

File No.: 22270

Property Address: 11575 Rancho Fiesta Rd

Case No.:

City: Carmel Valley

State: CA

Zip: 93924

Lender: Wedgewood Inc

Neighborhood Description

Carmel Valley is primarily residential; the elementary schools, Middle Schools, and High School are generally proximate. Basic services are found in Carmel Valley Village and Mid-Valley Shopping Center, and more expansive services at the mouth of Carmel Valley; other schools, extended services and stable employment are located 2 to 20 miles away in Carmel, Monterey and Salinas. Parks and recreation are ample. There is a very wide range of property characteristics of residential properties Carmel Valley; so much so that it may be difficult for Sales Comparison Approach adjustments to fall within lender guidelines.

Site Comments

The preliminary report was not provided for review.

The subject has 1.08 acres; the majority is significantly sloped and some portions used as a driveway easement. Based on the street front site visit, plat map and Google Earth satellite imagery using the polygon function, the subject appears to have approximately 6,000 usable square feet of lot area.

The subject has significant unobstructed views of Carmel Valley and the Santa Lucia Mountains to the south; these views add significantly to the subject's market appeal.

The subject is accessed by way of a steep shared driveway. The driveway is one way with pull-outs at the hairpin turns. The driveway is maintained by the 8 properties (7 SFRs/1 vacant).

One part of the driveway easement cuts across some of the sloped portions of the driveway; no impact as this occurs on the sloped portion of the that would not otherwise be used. The driveway also cuts across just in front of the subject; this land is not calculated in the estimated usable lot area. No other adverse easements were noted at the time of inspections.

No external obsolescence noted at the time of inspection.

Considering the current residential zoning and General Plan designation for the subject property, the subject's current SFR use is the highest and best use as no other use, as improved or if vacant, would be legally permissible and maximally productive.

Additional Features

The recent MLS indicates: "One of the best values and unique settings in Carmel Valley! This tranquil and spacious home has breathtaking panoramic views, a home studio/office with its own entrance, owned solar panels/Tesla battery backup, and other upgrades. Needs new windows and TLC but imagine the possibility of opening up the vistas further and adding your touches. Enjoy stunning scenery, sunrises and sunsets, and soaring hawks gliding over Carmel River and adjacent Garland Ranch Park. Known for its wineries, Carmel Valley is one of the sunniest places on the Peninsula with 300+ days of sun. Three miles east is the laid-back charm of Carmel Valley Villages cafes, wine tasting rooms, art galleries, and shops, and two miles west is the Mid-Valley shopping center. Carmel's fairytale cottages, shopping, restaurants, and art galleries is 12 miles away. Some additional upgrades include updated plumbing, a newer roof, and a recently painted exterior. This property is definitely worth the drive up."

The just prior MLS indicates: "Over looking Garland Ranch Regional Park (3500 acres) at an elevation of 600', this unique property offers views of Carmel Valley sunrises and sunsets that are not easily found. The Carmel Valley Village with its restaurants and shops is just 3 miles to the east and the mid-valley shopping center is just 2 miles to the west towards Carmel. Carmel's charm and the sands and surf of Carmel Beach on the Pacific Ocean are only 20 minutes away. Located just outside the summer fog line, this property enjoys up to 300+ days a year of California sun. Interior fire sprinkler system. Kitchen has reverse osmosis water filtration system. Stunning shop studio with 35 drawers and 35 cabinets finished in fine Beech Veneer with built-in sink. Built-in whole house vacuum system, new plumbing. Tesla Power Wall System providing battery back-up for 36 hours in case of electrical outage, fueled by Sun Power solar panels installed 2019 with new roof. New exterior paint."

The subject's solar photovoltaic system is indicted in the MLS as being owned. The subject appears to have an oversized garage.

Condition of the Property

Continued from Condition of the Property: known functional obsolescence noted

Final Reconciliation

Primary weight is given to the Sales Comparison Approach as it best reflects a buyer's reaction in this market. The Cost Approach is considered less reliable due the difficulty in estimating accrued depreciation on older structures. The income approach is not used as the neighborhood is predominantly owner occupied.

Appraisal Report

ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 22270	
Property Address: 11575 Rancho Fiesta Rd	Case No.:	
City: Carmel Valley	State: CA	Zip: 93924
Lender: Wedgewood Inc		

The appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects. A professional home inspection is recommended.

This appraisal may contain a digital signature; if so it is a digital image that complies with the USPAP standards.

No personal property was considered nor included in this evaluation.

See attached "appraiser certification". This appraisal report is intended for use in a mortgage finance transaction only. This appraisal report is intended for use by the lender/client and/or its assignees in a mortgage transaction. This report is not intended for any other use. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

Additional Comments

DATE OF SALE: Comp 1 is adjusted up 40% due to the increase in market values since this sale.

LOCATION: Comp 3 is adjusted up due to fronting to a neighborhood access street. Comp 4 is adjusted upward due to being located on a cul-de-sac (the subject is technically on a cul-de-sac like situation, but the layout does not result in additional privacy). Comps 2, 3, 4 and 5 are adjusted down due to having superior driveway access.

SITE: Adjustments for differences in usable lot size are made at approximately \$25 per square foot of USABLE lot area. The estimated usable area lot area is shown and adjusted for on the Functional Utility line; unusable lot area is typically due to significant sloping and/or easements.

VIEW: The comps are adjusted for differences in view based on MLS narrative descriptions, MLS interior photos, interior inspections by the appraiser, exterior inspections by the appraiser, and/or conversations with Realtors. The subject and comp 1 have substantial views. Comps 2 and 3 have substantial views, but inferior to the subject's and are therefore adjusted upward. Comp 4 has a superior view and is adjusted down; both views are unobstructed, but the subject is at 525' and comp 4 is at 1,250'. Comp 5 has a substantially inferior view. Comp 6's view is slightly inferior.

DESIGN & APPEAL: Comp 2 is adjusted up due to having narrow market appeal of its Dutch Colonial cliffside design.

QUALITY OF CONSTRUCTION: The comps are adjusted for differences in quality based on MLS narrative descriptions, MLS interior photos, interior inspections by the appraiser, exterior inspections by the appraiser, and/or conversations with Realtors. Comp 1 is adjusted down for its higher quality finishes. Comp 4 is adjusted up due to having been constructed with inferior materials and finish.

CONDITION: The comps are adjusted for differences in condition based on MLS narrative descriptions, MLS interior photos, interior inspections by the appraiser, exterior inspections by the appraiser, and/or conversations with Realtors. Comp 1 sold in remodeled condition. Comps 3 and 4 sold in highly dated/worn condition and are adjusted upward.

ROOM COUNT: Adjustments for differences in bedroom count are made at \$25,000 for the difference between bedrooms. Adjustments for the differences in bathroom count are made at \$15,000 per half bathroom difference.

SQUARE FOOTAGE: Adjustments for differences in living area greater than 50 square feet are made at \$150 per square foot.

HEATING/COOLING: Comps with baseboard heat are adjusted upward.

GARAGE/CARPORT: Garage spaces adjusted at \$20,000 per space, and carports adjusted at \$5,000 per space.

AMENITIES: Comp 1 is adjusted down for its spa.

NEIGHBORHOOD: Comps are adjusted for differences in neighborhood market appeal relative to the

ADDENDUM

Borrower: Redwood Holdings LLC

File No.: 22270

Property Address: 11575 Rancho Fiesta Rd

Case No.:

City: Carmel Valley

State: CA

Zip: 93924

Lender: Wedgewood Inc

subject.

RECONCILIATION: Greatest weight to comp 1 for proximity and similar characteristics with support from comp 2 for lowest gross adjustments and comp 4 for upper end view bracket. Despite being the most recent sale, no weight is given to comp 3; comp 3 was sold by a Realtor who does very little work in this area and based on conversations with no less than 3 highly experienced local Realtors, comp 3 was a low sale. Comp 5 is the most relevant pending sale and comp 6 the most relevant listing. Although comp 1 is very dated, is highly relevant because of the unique driveway it and the subject share.

Adjustments are based on discussions w/ local Realtors in conjunction w/ the appraiser's geographical competency and years of experience. Periodically, where applicable, paired sales analysis are performed to support these adjustments and periodic market analysis.

There are some single, net and gross adjustments that exceed guidelines; this is due to the wide range of property characteristics found in this area.

Some comps are from more than one mile away due to the low density of the area.

Dated sales are used due to the lack of more recent comparable sales.

The appraiser has not performed an appraisal or any service on the subject property in the last 36 months.

Please note that unless otherwise noted, the attic and crawl space were not inspected. Only a visual inspection of accessible areas was made.

Unless specifically noted, this appraisal is based on the special assumption that the subject does not have any structural or mechanical defects. It is assumed that all mechanical equipment and appliances are in satisfactory working condition, unless otherwise noted, and that the electrical/plumbing systems are also adequate, unless otherwise noted. The appraisers are not experts in these areas (not licensed or qualified home inspectors) and have not tested the subject to ensure that all of the above is in working condition. The pest control report (or termite report) and home inspection report, if any, were not provided to the appraisers. The appraisers are not experts in these fields and have not tested the subject in these regards.

The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. If so desired by the user of this report, a professional home inspection or environmental inspection should be acquired.

Please read the important limiting conditions and scope of work comments on the page titled "Scope of Work, Assumptions and Limiting Conditions." Do not rely on this appraisal as a substitute for a home inspection.

The subject property was only inspected from the street and unless otherwise noted there were no visible signs of age or wear. Unless specifically noted, this appraisal is based on the special assumption that the subject does not have any structural or mechanical defects. It is assumed that all mechanical equipment and appliances are in satisfactory working condition, unless otherwise noted, and that the electrical/plumbing systems are also adequate, unless otherwise noted. The appraisers are not experts in these areas (not licensed or qualified home inspectors) and have not tested the subject to ensure that all of the above is in working condition. The pest control report (or termite report) and home inspection report, if any, were not provided to the appraisers. The appraisers are not experts in these fields and have not tested the subject in these regards.

No adverse conditions were noted from the front exterior/street.

The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performed an inspection from the street only. Mold may be present in areas the appraiser

ADDENDUM

Borrower: Redwood Holdings LLC

File No.: 22270

Property Address: 11575 Rancho Fiesta Rd

Case No.:

City: Carmel Valley

State: CA

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Lender: Wedgewood Inc

cannot see. If so desired by the user of this report, a professional home inspection or environmental inspection should be acquired.

Please read the important limiting conditions and scope of work comments on the page titled "Scope of Work, Assumptions and Limiting Conditions." Do not rely on this appraisal as a substitute for a home inspection.

Market Conditions Addendum to the Appraisal Report

File No. 22270

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 **11575 Rancho Fiesta Rd** City **Carmel Valley** State **CA** Zip Code **93924**

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)	29	15	10	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.83	5.00	3.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	n/a	n/a	9	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	n/a	n/a	2.70	<input 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	1,650,000	1,650,000	1,787,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	47	35	18	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	n/a	n/a	2,250,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	n/a	n/a	67	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.30%	94.30%	107.50%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input 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 credits/concessions have not been typical in this market segment.

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).
REOs are not a significant component in this segment.

Cite data sources for above information. **Historical listing data specific to this MLS zone or zip code for the above periods 1 and 2 is not available; therefore there is some data above that is indicated as "n/a" and a trend cannot be indicated. The above data is based on SFR sales in MLS zone 160-171 with 1,500 to 3,000 sf of GLA and 1 acre and greater.**

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.

The above periods have \$/sf of \$721, \$768 & \$872. Of the 9 listings, 2 are pending; pendings have a median list price of \$1,799,000 & a \$/sf of \$682. Pending sales data doesn't provide insight on the trends as the lower sale is from an area not actually in Carmel Valley; this skews the \$/sf and possibly the median sales price; in addition, the number of sales are too few to support a conclusion. Without this ambiguity & the increase in interest rates, the data very clearly indicates increasing prices; prices were increasing February, but there are just too few sales to understand the impact. There is certain some elements of concern of a decline in market values, but the inventory is so very low that it is not known how this will impact the circumstance. Therefore, market values are concluded to have been increasing through 3 mos. prior to the effective date, & are estimated to now be approximately stable. Demand has certainly been affected by the increase in interest rates, but inventory remains very low. Median sales price and \$/sf for the 6 mos. bracket (see below)

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.
comp 1's sale are \$1,200,000 and \$554. Comparing this to the same median sales price and \$/sf for the 6 months prior to the effective date (\$1,700,000 and \$808), indicate 41.7% and 45.8% appreciation since comp 1's sale; therefore, the application of a 40% upward time adjustment appears warranted.

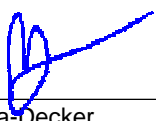
Summarize the above trends and address the impact on the subject unit and project.

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

APPRAISER

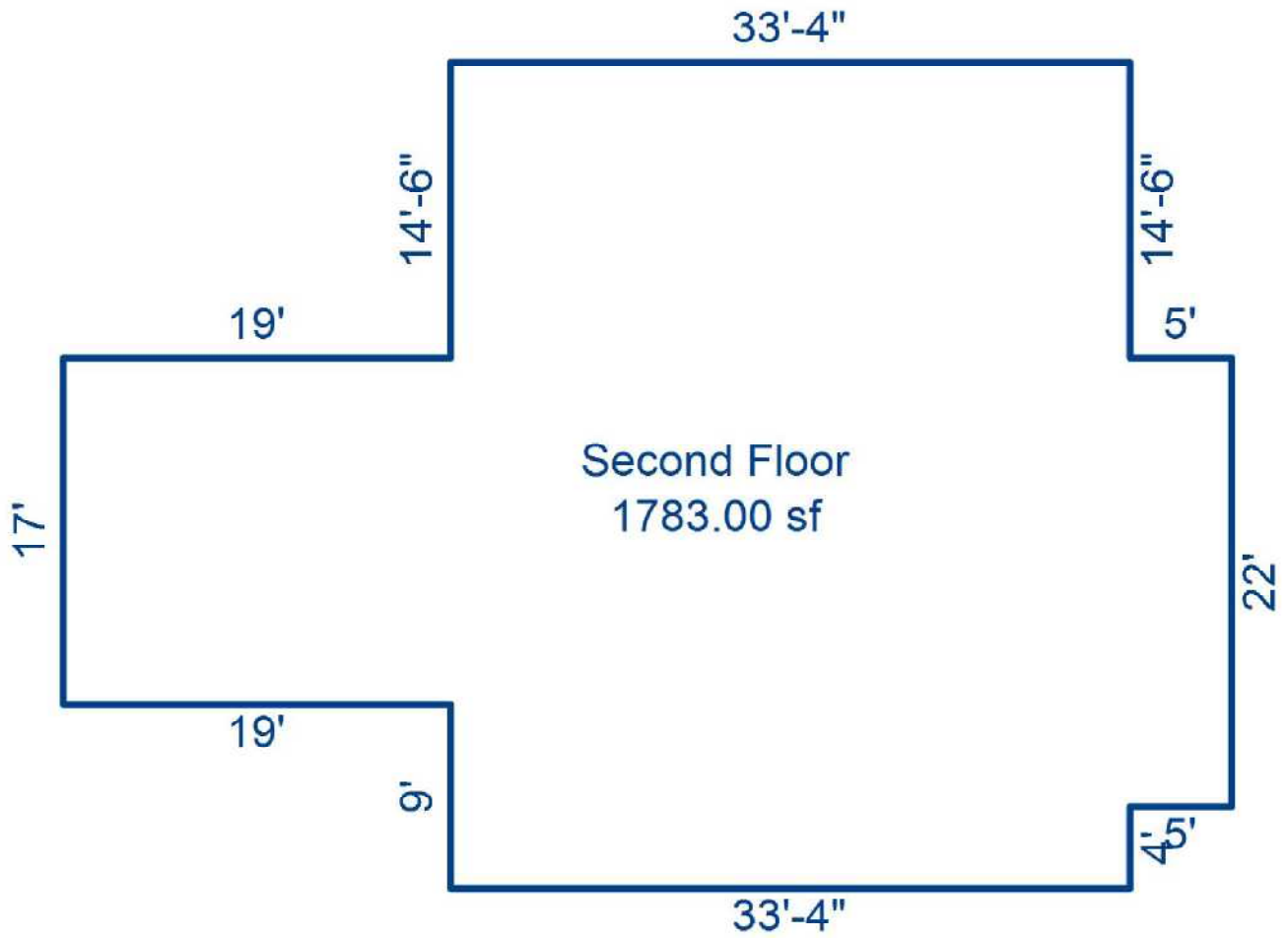
Signature 
 Name Mahir Agha-Decker
 Company Name The Precision Group
 Company Address PO Box 2210
Carmel Valley, CA 93924
 State License/Certification # AR015441 State CA
 Email Address theprecisiongroup@earthlink.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

FLOORPLAN SKETCH

Borrower: Redwood Holdings LLC	File No.: 22270
Property Address: 11575 Rancho Fiesta Rd	Case No.:
City: Carmel Valley	State: CA
Lender: Wedgewood Inc	Zip: 93924



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA2	Second Floor	1.00	1783.00	195.67	1783.00	Second Floor	33.33 x	26.00 x	26.00 =	866.67
								22.00 x	5.00 =	110.00
								19.00 x	17.00 =	323.00
								33.33 x	14.50 =	483.33
	Net LIVABLE		(rounded)		1,783	4 total items			(rounded)	1,783

PLAT MAP

Borrower: Redwood Holdings LLC

File No.: 22270

Property Address: 11575 Rancho Fiesta Rd

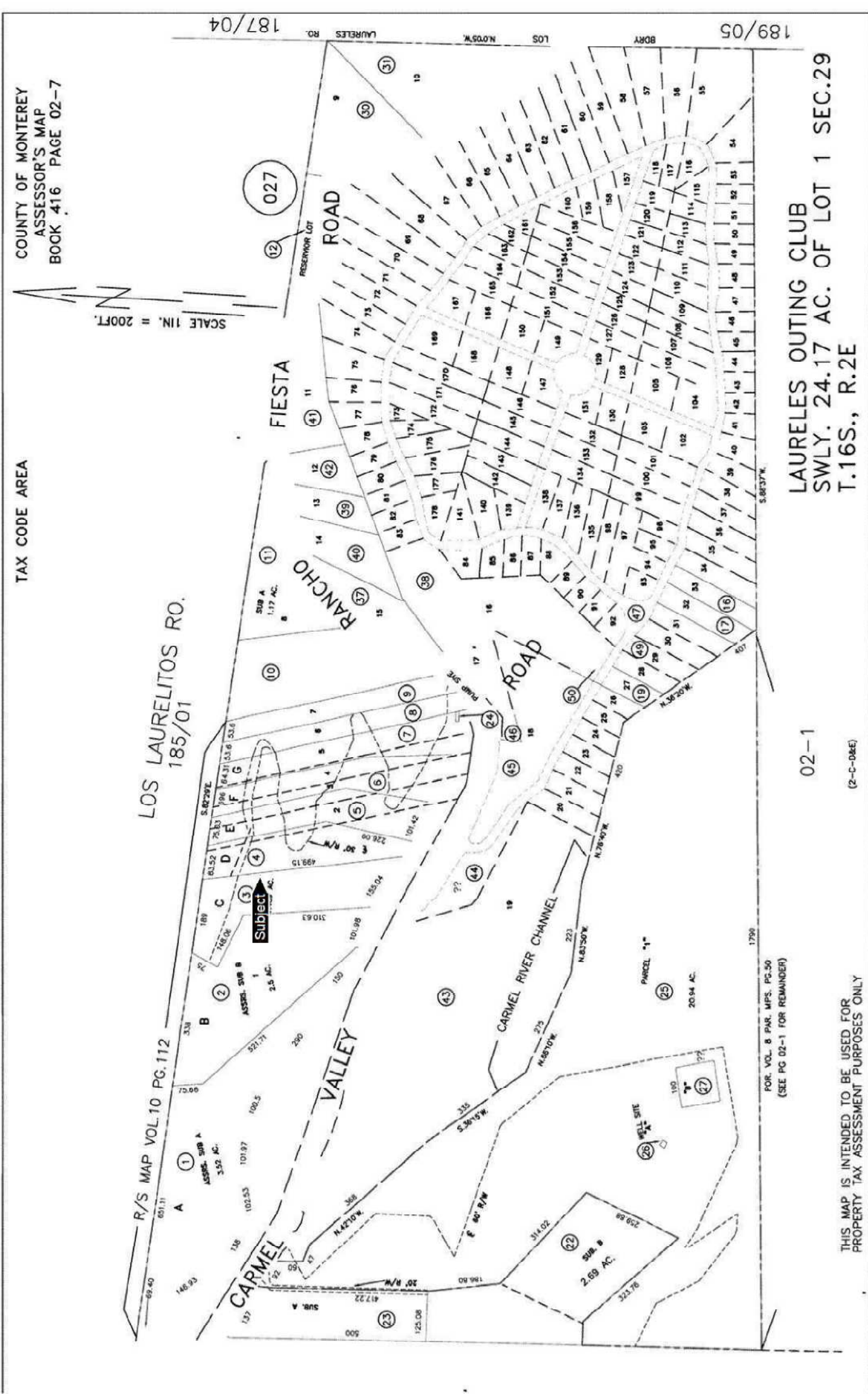
Case No.:

City: Carmel Valley

State: CA

Zip: 93924

Lender: Wedgewood Inc



LAURELES OUTING CLUB
 SWLY. 24.17 AC. OF LOT 1 SEC. 29
 T.16S., R.2E

02-1
 (2-C-D&E)

FOR VOL. 8 PAR. MFS. PG. 50
 (SEE PG 02-1 FOR REMAINDER)

THIS MAP IS INTENDED TO BE USED FOR
 PROPERTY TAX ASSESSMENT PURPOSES ONLY

LOCATION MAP

Borrower: Redwood Holdings LLC

File No.: 22270

Property Address: 11575 Rancho Fiesta Rd

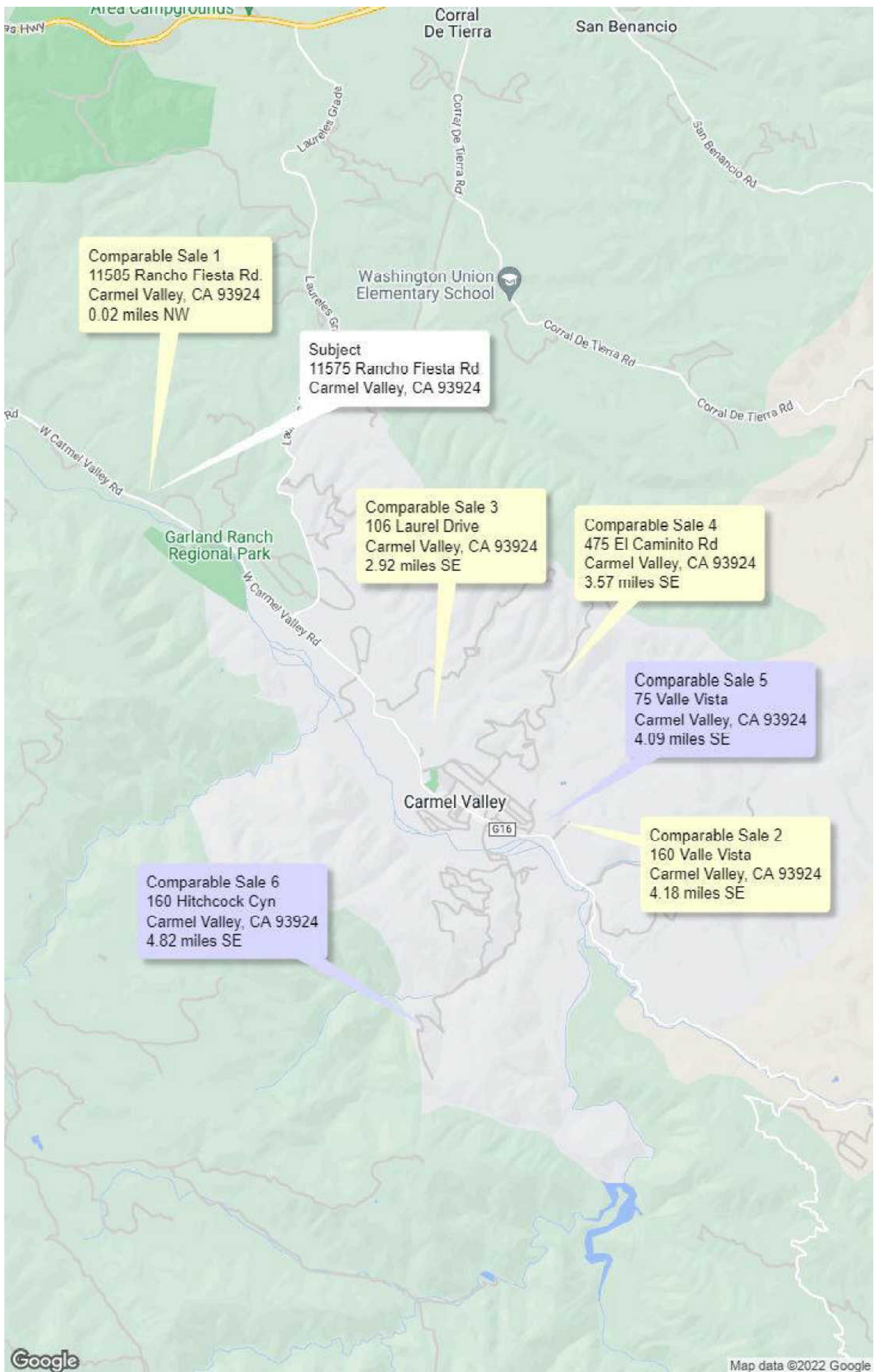
Case No.:

City: Carmel Valley

State: CA

Zip: 93924

Lender: Wedgewood Inc



AERIAL MAP

Borrower: Redwood Holdings LLC

File No.: 22270

Property Address: 11575 Rancho Fiesta Rd

Case No.:

City: Carmel Valley

State: CA

Zip: 93924

Lender: Wedgewood Inc



Google

Map data ©2022 Imagery ©2022 AMBAG, Maxar Technologies, USDA/FPAC/GEO

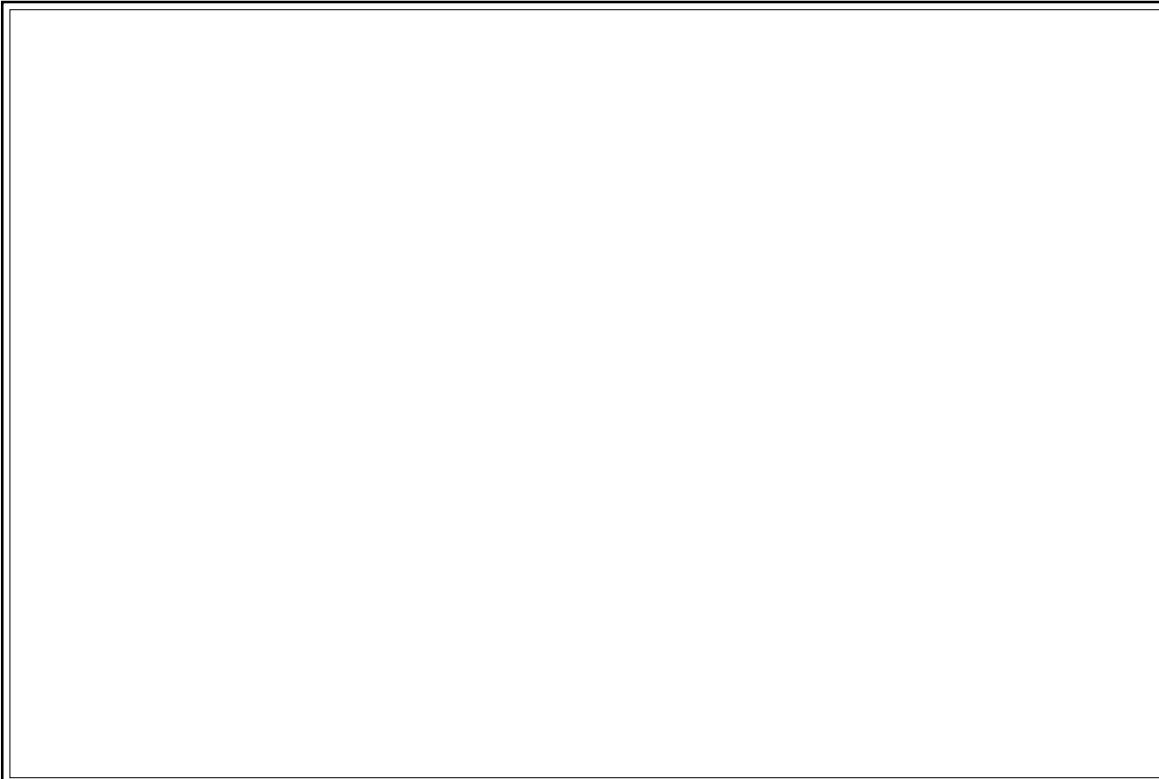
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 22270		
Address: 11575 Rancho Fiesta Rd	Case No.:		
City: Carmel Valley	St: CA	Zip: 93924	Lender: Wedgewood Inc



FRONT VIEW OF
SUBJECT PROPERTY

Date: May 7, 2022



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE



Rancho Fiesta Road; shared driveway on far left



Shared driveway



Shared driveway

Borrower: Redwood Holdings LLC
Address: 11575 Rancho Fiesta Rd
City: Carmel Valley

St: CA

Zip: 93924

File No.: 22270
Case No.:
Lender: Wedgewood Inc



Shared driveway



Shared driveway



Shared driveway



Shared driveway



Shared driveway



Shared driveway

Borrower: Redwood Holdings LLC
Address: 11575 Rancho Fiesta Rd
City: Carmel Valley

St: CA

Zip: 93924

File No.: 22270
Case No.:
Lender: Wedgewood Inc



Windows appear to have lost seal



Additional front

Borrower: Redwood Holdings LLC
Address: 11575 Rancho Fiesta Rd
City: Carmel Valley

St: CA

Zip: 93924

File No.: 22270
Case No.:
Lender: Wedgewood Inc



View from driveway



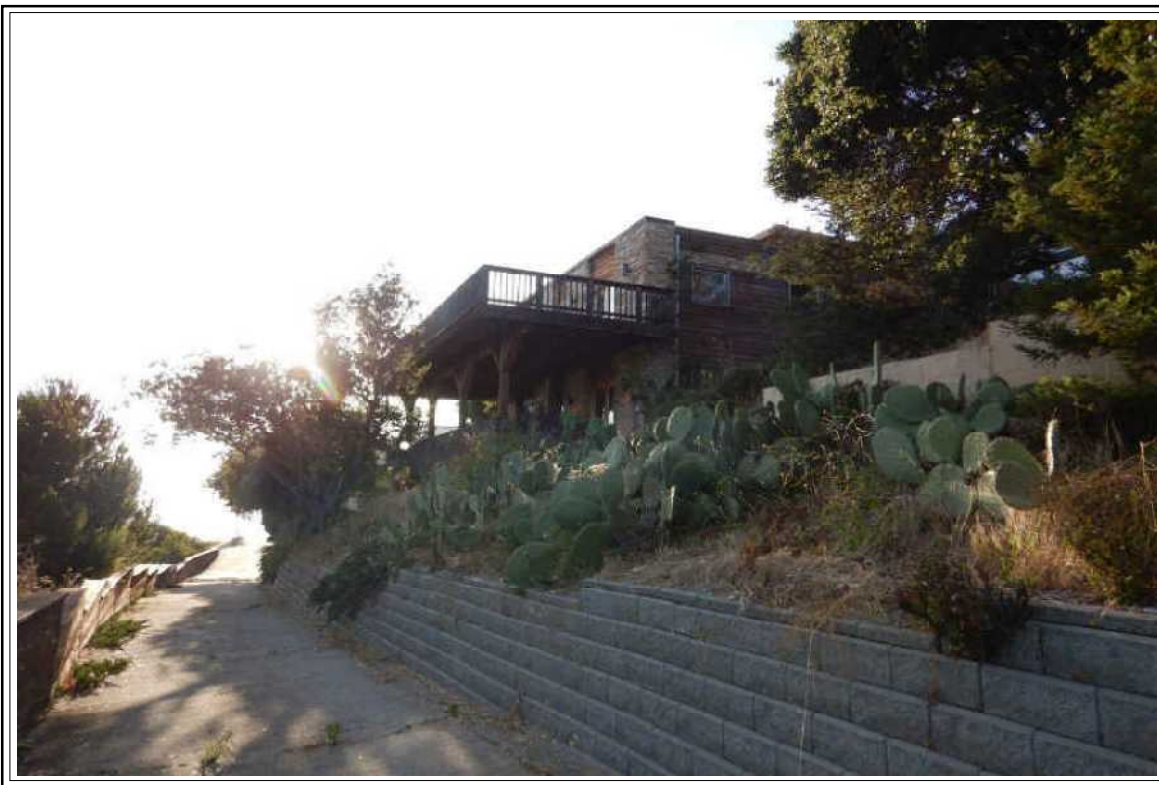
View from driveway



View from driveway

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 22270		
Address: 11575 Rancho Fiesta Rd	Case No.:		
City: Carmel Valley	St: CA	Zip: 93924	Lender: Wedgewood Inc



COMPARABLE SALE #1

11585 Rancho Fiesta Rd.
Carmel Valley, CA 93924
Sale Date: s03/19;c02/19
Sale Price: \$ 1,139,000



COMPARABLE SALE #2

160 Valle Vista
Carmel Valley, CA 93924
Sale Date: s11/21;c10/21
Sale Price: \$ 950,000



COMPARABLE SALE #3

106 Laurel Drive
Carmel Valley, CA 93924
Sale Date: s02/22;c01/22
Sale Price: \$ 1,000,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 22270		
Address: 11575 Rancho Fiesta Rd	Case No.:		
City: Carmel Valley	St: CA	Zip: 93924	Lender: Wedgewood Inc



COMPARABLE SALE #4

475 El Caminito Rd
Carmel Valley, CA 93924
Sale Date: s02/22;c12/21
Sale Price: \$ 1,200,000



COMPARABLE SALE #5

75 Valle Vista
Carmel Valley, CA 93924
Sale Date: c04/22
Sale Price: \$ 1,100,000



COMPARABLE SALE #6

160 Hitchcock Cyn
Carmel Valley, CA 93924
Sale Date: Active
Sale Price: \$ 1,300,000

Borrower: Redwood Holdings LLC

File No.: 22270

Property Address: 11575 Rancho Fiesta Rd

Case No.:

City: Carmel Valley

State: CA

Zip: 93924

Lender: Wedgewood Inc



LIA Administrators & Insurance Services



ASPEN

APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company")

175 Capitol Blvd, Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
01/10/2022	AAI005034-07	AAI005034-06

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

<p>1. Customer ID: 165832 Named Insured: PRECISION GROUP, THE Mahir Agha-Decker 15 West Carmel Valley Road No. B Carmel Valley, CA 93924</p>	
<p>2. Policy Period: From: 01/17/2022 To: 01/17/2023 12:01 A.M. Standard Time at the address stated in 1 above.</p>	
<p>3. Deductible: \$1,000 Each Claim</p>	
<p>4. Retroactive Date: 01/17/2004</p>	
<p>5. Inception Date: 01/17/2016</p>	
<p>6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate</p>	
<p>7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652</p>	
<p>8. Annual Premium: \$1,144.00</p>	
<p>9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA021 (10/14)</p>	

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

01/10/2022

Date

LIA-001 (12/14)

By

Authorized Signature

Aspen American Insurance Company

Borrower: Redwood Holdings LLC

File No.: 22270

Property Address: 11575 Rancho Fiesta Rd

Case No.:

City: Carmel Valley

State: CA

Zip: 93924

Lender: Wedgewood Inc



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

Mahir Agha-Decker

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:

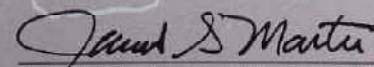
“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 015441

Effective Date: June 11, 2018

Date Expires: June 10, 2020


Jim Martin, Bureau Chief, BREA

3040796

USPAP ADDENDUM

File No. 22270

Borrower: Redwood Holdings LLC
 Property Address: 11575 Rancho Fiesta Rd
 City: Carmel Valley County: Monterey State: CA Zip Code: 93924
 Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

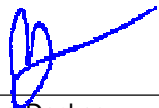
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 DOM.

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: 
 Name: Mahir Agha-Decker
 Date Signed: 05/11/2022
 State Certification #: AR015441
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: CA
 Expiration Date of Certification or License: 06/10/2022
 Effective Date of Appraisal: 05/07/2022

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

Appraiser Independence Certification

File No.: 22270

Borrower: Redwood Holdings LLC
Property Address: 11575 Rancho Fiesta Rd
City: Carmel Valley County: Monterey State: CA Zip Code: 93924
Lender/Client: Wedgewood Inc

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

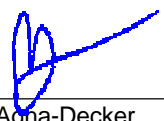
I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:

Signature: 
Name: Mahir Agha-Decker
Date Signed: 05/11/2022
State Certification #: AR015441
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 06/10/2022

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____