APPRAISAL OF REAL PROPERTY



LOCATED AT

3090 Fair Oaks Ave Redwood City, CA 94063 NELY 82.15 FT OF LOTS 7 & 8 BLK 15 NORTH FAIR OAKS NO 1 RSM 5/42

FOR

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

OPINION OF VALUE

1,401,000

AS OF

05/05/2022

BY

Sandra Sanchez-Thom Clario Appraisal Network 300 E 2nd St Ste 1405 Reno, NV 89501-1508 (530) 550-2565 sandra.sanchezthom@clarioappraisal.com

USPAP ADDENDUM

49371 File No. 32660134

	OOI AI ADDENDON	File No. 32660134
orrower Redwood Holdings LLC		
roperty Address 3090 Fair Oaks Ave		
Redwood City	County San Mateo	State CA Zip Code 94063
- Reawood Oity	San Mateo	CA 29 0000 94003
ender Wedgewood Inc		
This report was prepared under the following US	DAD reporting option:	
	TAI Teporting option.	
Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-2(a).	
-	This was at the second in a second with HODAD Observation Build O O/h)	
Restricted Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-2(b).	
Reasonable Exposure Time		
My opinion of a reasonable exposure time for the subje	ct property at the market value stated in this report is:	0 - 90 days.
		<u> </u>
Additional Certifications		
I certify that, to the best of my knowledge and belief:		
I have NOT performed services, as an appraiser of	r in any other capacity, regarding the property that is the subject of this report within	n the
three-year period immediately preceding acceptar		
I HAVE performed services, as an appraiser or in a	another capacity, regarding the property that is the subject of this report within the t	three-vear
	assignment. Those services are described in the comments below.	
	·	
- The statements of fact contained in this report	are true and correct.	
- The reported analyses, opinions, and conclusion	ns are limited only by the reported assumptions and limiting conditions and	d are my personal, impartial, and unbiased
professional analyses, opinions, and conclusions.		
1	prospective interest in the property that is the subject of this report and no	nersonal interest with respect to the parties
involved.	proposition into social and proporty and no subject of and report and no	porconal interest with respect to the parties
	s the subject of this report or the parties involved with this assignment.	
- My engagement in this assignment was not cor	tingent upon developing or reporting predetermined results.	
- My compensation for completing this assignment	nt is not contingent upon the development or reporting of a predetermined	value or direction in value that favors the cause of
	ainment of a stipulated result, or the occurrence of a subsequent event direc	I
	eveloped, and this report has been prepared, in conformity with the Uniform	* ''
1		ii Standards di Fidiessidiai Appiaisai Fiactice tilat
were in effect at the time this report was prepared		
- Unless otherwise indicated, I have made a person	onal inspection of the property that is the subject of this report.	
- Unless otherwise indicated, no one provided sig	nificant real property appraisal assistance to the person(s) signing this cer	tification (if there are exceptions, the name of each
individual providing significant real property apprai	isal assistance is stated elsewhere in this report)	. ,
marriada providing digimodite roal proporty apprai	our desired to stated stockmore in the reporty.	
Additional Comments		
APPRAISER:	CURENUCORY ARPAIOER	· (only if required)
AFFRAIDER:	SUPERVISORY APPRAISER:	. (viny it requirea)
<i>l</i> . <i>l</i>	11	
Signature: Studia Saucha	Cionahira	
Name: Sandra Sanchez-Thom	Name:	
Date Signed: 05/07/2022	Date Signed:	
State Certification #: AR 007442	State Certification #:	
or State License #:	or State License #:	
State: CA	State:	
	/2023 Expiration Date of Certification or Licen	
Effective Date of Appraisal: 05/05/2022	Supervisory Appraiser Inspection of Su	ibject Property:
	Did Not Exterior-only	ly from Street Interior and Exterior

49371 File # 32660134

	ımary appraisal repo	rt is to pro	ovide the lend	ler/client with a	n accurate,	and adequate	ely suppo	orted, op	inion of the		et value		subject prope	rty.
_	Fair Oaks Ave				City	Redwood	City			State	CA		94063	
Borrower Redwood Ho				er of Public Record		Supplement		ndum		County	San N	Mateo		
	Y 82.15 FT OF	LOTS 7 & 8	B BLK 15 N	ORTH FAIR	OAKS N Tax Y		5/42			R.E. Tax	nc ¢	14.545		
00	0-032-370	4					44004			Census		11,515		
Occupant Owner	orth Fair Oaks 0		Sner	ial Assessments \$	0	IGIGIGIIGG Z	41884	□ Pl		n	II C	105.00 per year	per mor	nth
Property Rights Appraised	Fee Simple	Leasehold		er (describe)	0				JD HON W	U		_ poi you	per mor	iiui
7	urchase Transaction		ince Transaction	Other	(describe)	Servicino	a							
	wood Inc					tan Beach		Suite 10	n Redon	do Re	ach C	Δ 90278		
Is the subject property currently of		een offered for sale		201			Divu, C	ounce it	o, redon	uo be	X		No	
Report data source(s) used, offer	ng price(s), and date(s).		DOM 13	3;MLS#81884	707, 03/	30/22 LD, 9	\$1,299,	999 LF	P, 04/12/22	CD.			1,401,000	
SP.				,	,	, ,	. ,,		,	- ,		, ,	, - ,	
I did did not analy performed.	ze the contract for sale fo	or the subject purc	chase transaction.	Explain the results of	the analysis o	f the contract for	sale or why	the analys	sis was not					
Contract Price \$	Date of Contr	net	le f	the property seller th	n owner of pul	lie record?		Yes	□ No Da	ata Sourc	20(0)			
Contract Price \$ Is there any financial assistance (rrower?	162	NO DA	ala ouuri	JE(5)		Yes 🗆	No
If Yes, report the total dollar amou	-	-	mpaymont assista	ice, etc., to be paid	by any party o	i belian of the bol	ilowoi:						163	140
Note: Race and the racial comp	osition of the neighborh	ood are not appr	raisal factors.											
Neighborh	ood Characteristics			One-	Unit Housing	Trends			One-U	nit Hous	sing	Prese	nt Land Use %	
Location Urban	Suburban	Rural	Property Values	X Increasir	g	Stable	Declir	ning	PRICE		AGE	One-Unit	-	70 %
Built-Up	25-75%	Under 25%	Demand/Supply	X Shortage		In Balance	Over :	Supply	\$ (000)		(yrs)	2-4 Unit		3 %
Growth Rapid	X Stable	Slow	Marketing Time	Under 3	mths	3-6 mths	Over (6 mths	745	Low	1	Multi-Family		4 %
Neighborhood Boundaries	North: Wood	dside Road	; South: Ma	ırsh Road; W	est: El C	amino Rea	al; and E	East:	2,730	High	112	Commercial		18 %
Highway 101.									1,250	Pred.	76	Other		5 %
Neighborhood Description	See Supple	mental Add	lendum.											
Z														
Market Conditions (including our	port for the above conclus	niona)					400414							
Market Conditions (including sup				e Suppleme										
remain short. Info rep														
noted in these comm		on simple		Analysis of 4930 sf	12 montr	is competit Shap							values.	
Dimensions 60 x 82.16 Specific Zoning Classification	R-1/S-73			oning Description	One F		1100	ctangul Dietriet			,	Res;	(5000 of)	
-		onforming (Grand		No Zo		amily Resic		DISTRICT	Residenti	ai Dei	iisity Di	ISUICU 73	(3000 SI)	
Is the highest and best use of sub								<u> </u>	Yes	No I	If No, descr	ibe S	ee	
Supplemental Adder									<u> </u>			- 00		
	ner (describe)							oito Improv					Private	
				Public Other	(describe)		Off-s	site illipiov	ements - Type			Public		
Electricity X		1	Water	Public Other	(describe)		Off-s	-4	ohalt			Public		
Gas 🔀			Water Sanitary Sewer					^{et} Asp	ohalt					
Gas FEMA Special Flood Hazard Area	Yes	No FE		XXX	FEMA N	. 000	Stree	et Asp / Nor	ohalt	FE	MA Map Da		(05/2019	
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro	vements typical for the m	No FE	Sanitary Sewer MA Flood Zone	X X Yes	FEMA N	lap # 060 o, describe	Stree	et Asp / Nor	ohalt ne			ate 04/		
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi	vements typical for the months or external factors (ea	No FE	Sanitary Sewer MA Flood Zone	X X Yes	FEMA N	. 000	Stree	et Asp / Nor	ohalt ne					
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro	vements typical for the months or external factors (ea	No FE	Sanitary Sewer MA Flood Zone	X X Yes	FEMA N	. 000	Stree	et Asp / Nor	ohalt ne			ate 04/		
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi	vements typical for the months or external factors (ea	No FE	Sanitary Sewer MA Flood Zone	X X Yes	FEMA N	. 000	Stree	et Asp / Nor	ohalt ne			ate 04/		
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro	vements typical for the mons or external factors (ead	No FE	Sanitary Sewer MA Flood Zone chments, environm	X X Yes nental conditions, lan	FEMA No If No d uses, etc.)?	o, describe	Stree Alley 081C03	et Asp / Nor	phalt ne	/es	No No	ate 04/	De	
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditions See Supplemental A Source(s) Used for Physical Char	vements typical for the mons or external factors (ead	No FE	Sanitary Sewer MA Flood Zone	X X Yes nental conditions, lan	FEMA No If No d uses, etc.)?	o, describe	Stree Alley 081C03	et Asp / Nor 802F	phalt ne Prior Insper	res [No No	ate 04/	pe r	
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi See Supplemental A Source(s) Used for Physical Char	vements typical for the monons or external factors (exacted dendum.	No FE arket area? assements, encroac	Sanitary Sewer MA Flood Zone chments, environm Appraisal File	X X Yes	FEMA No If No d uses, etc.)? Ass Data So	essment and Tax	Stree Alley 081C03	et Asp / Nor 802F	phalt ne	res [No No	ate 04/	r S	
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions See Supplemental A Source(s) Used for Physical Char Other (describe) General Description of General Description of Garden Special Characteristics of General Description of Garden Special Characteristics of Garden Special Characteri	vements typical for the monons or external factors (exacted dendum.	No FE arket area? assements, encroac	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript	X X Yes	FEMA N No If N d uses, etc.)? S Ass Data So He	o, describe	Stree Alley 081C03	et Asp / Noi 802F	Prior Insper MLS and I	ction	No Post Public	ate 04/	r S	
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions See Supplemental A Source(s) Used for Physical Char Other (describe) General Description of Garden Service (see Supplemental A Source)	verments typical for the mons or external factors (exacted and the mons or external factors) (exacted and the mons or external factors) (exacted and the mons of t	No FE arket area? assements, encroac	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab C G	X X Yes	FEMA No If No d uses, etc.)? Ass Data So	essment and Tax	Stree Alley 081C03	et Asp / Noi 802F	Prior Insper MLS and I	ction Realis	No None	If Yes, describ	r S	3
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditions See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One with # of Stories 1	verments typical for the mons or external factors (exacted and the mons or external factors) (exacted and the mons or external factors) (exacted and the mons of t	No FE arket area? asements, encroad	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Ciment	X X X Yes mental conditions, Ian s	FEMA N No If N d uses, etc.)? Ass Data So He FWA Radiant	essment and Tax urce for Gross Liv ating/Cooling HWBB	Stree Alley 081C03	et Asp / Noi 802F	Prior Inspe MLS and If Amerities acce(s) # stove(s) #	ction Realis	No Post Public	If Yes, describer of the Control of	r SS rage	3 3 te
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi See Supplemental A Source(s) Used for Physical Char General Desc Units One One wit # of Stories 1 Type Det. Att.	verments typical for the mons or external factors (exacted deendum. acteristics of Property ription h Accessory Unit	No FE arket area? asements, encroad	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Ciment sement	X X X Yes inental conditions, lan s ML3 tion rawl Space Finished Finished	FEMA N No If N d uses, etc.)? Ass Data So He FWA Radiant	essment and Tax urce for Gross Liv atting/Cooling HWBB	Stree Alley 081C03	et Asp / Nor 802F	prior Inspect Prior Inspect MLS and If Amenities ace(s) # Stove(s) # Deck Nor	ction Realis 1 0	None Driveway St	If Yes, describer of the Control of	r S rage	te
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One wit # of Stories 1 Type Det. Att. Existing Proposed	verments typical for the mons or external factors (e.g. ddendum. acteristics of Property iption h Accessory Unit S-Det/End Unit Under Const.	No FE arket area? asements, encroad	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Criment sement We	X X X Yes mental conditions, lan s MLs tion rawl Space Finished Finished dSiding/Avg	FEMA N No If N d uses, etc.)? S Ass Data So He FWA Radiant Other	essment and Tax urce for Gross Liv ating/Cooling HWBB	Stree Alley 081C03	et Asp / Nor 302F Firepla Wood Patio/	Prior Inspect MLS and If Amenities ace(s) # Stove(s) # Deck Nor None	ction Realis 1 0	No No None Drivew	If Yes, describer of the Control of the Control of the Control of	r Is rage of Cars	te 2
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units More One wit # of Stories 1 Type Det. Att. Existing Proposed Design (Style) Rance	verments typical for the mons or external factors (e.g. ddendum. acteristics of Property iption h Accessory Unit S-Det/End Unit Under Const.	No FE arket area? asements, encroad Concrete: Full Basen Partial Bas Exterior Walls	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Cr ment Sement Wo	X X X Yes	FEMA N No If N d uses, etc.)? S Ass Data So He FWA Radiant Other	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor FL Gas Air Conditioning	Stree Alley 081C03	ASP / Nor 802F Firepla Wood Patio/ Porch	Prior inspect MLS and if Amerities acce(s) # stove(s) # Deck Nore None	ction Realis 1 [0 [ne	None Driveway Si Garagu Carpon	If Yes, describer of the Control of	r Ss rage of Cars Concret	te
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One with # of Stories 1 Type Det. Att. Existing Proposed Design (Style) Rance Year Built 1963	verments typical for the mons or external factors (e.g. ddendum. acteristics of Property iption h Accessory Unit S-Det/End Unit Under Const.	No FE arket area? asements, encroad Concrete Full Basen Partial Bas Exterior Walls Roof Surface	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Cr ment Sement Wo Cr nspouts Ur	X X X Yes mental conditions, lan s	FEMA N No if N d uses, etc.)? Ass Data So He FWA Radiant Cherry Fuel Central Individu	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor FL Gas Air Conditioning	Stree Alley 081C03	ASP / Nor 802F Firepla Wood Patio/ Porch Pool	Prior Inspect MLS and I Amerities Beck Nor None None	ction Realis 1 [0 [ne	No Fest Public None Drivew Driveway Si Garage	If Yes, describer of the control of	r Ss_arage Of Cars Concret of Cars of Cars of Cars	te 2
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditions are there are a supplemental A Source(s) Used for Physical Char General Desc General Desc General Desc Units One One with a for Stories 1 Type Det Att. Existing Proposed Design (Style) Rance Year Built 1963	verments typical for the mons or external factors (e.g. ddendum. acteristics of Property iption h Accessory Unit S-Det/End Unit Under Const.	No FE arket area? asements, encroad Concrete : Full Basen Partial Bas Exterior Walls Roof Surface Gutters & Down	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Ciment ment Ww. Crimspouts Ur Altu	X X X Ves	FEMA N No If N d uses, etc.)? S Ass Data So He FWA Radiant Graduat Other Fuel Central	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor FL Gas Air Conditioning	Stret Alley 081C03	Het Asp / Noi 802F Firepla Wood Patio/ Porch Pool Fence Other	Prior Inspect MLS and F Amenities Bock Nor None None Wood	ction Realis 1 [0 [ne	No St Publi None Privew Driveway St Garage Carpon Attach	If Yes, describer of the control of	r Ss_arage Of Cars Concret of Cars of Cars of Cars	te 2
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions are the utilities and the source (s) Used for Physical Char General Desc General Desc Units One will describe on the proposed Units One of the site	verments typical for the mons or external factors (exidendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven	No FE arket area? asements, encroad asements, encroad Concrete : Full Basen Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwass	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Ciment ment Ww. Crimspouts Ur Altu	X X X Ves	FEMA N No If N d uses, etc.)? Ass Data So He FrWA Radiant Other Fuel Individ. Other	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry	Stret Alley 081C03	et Asp / Noi BO2F Firepla Wood Patio/ Porch Pool Fence Other Other (Prior Insper MLS and I Amenities ace(s) # Stove(s) # Deck None None None None describe)	res /	No Fest Publi None Drivew Driveway Si Garage Carpon Attach Built-ir	If Yes, describer of the control of	one Is s Grange Of Cars Concret of Cars of Cars Detached	te 2
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions are the utilities and the source (s) Used for Physical Char General Descriptions are the source (s) Used for Physical Char General Descriptions are dependent on the source of the sourc	verments typical for the mons or external factors (exidendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven	No FE arket area? asements, encroad asements, encroad Concrete t Full Basen Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 5 Rooms	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Ciment ment Ww. Crimspouts Ur Altu	X X X Ves	FEMA N No If N d uses, etc.)? Ass Data So He FWA Radiant Other Fuel Individ. Other	essment and Tax urce for Gross Liv ating/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry	Stret Alley 081C03	Het Asp / Noi 802F Firepla Wood Patio/ Porch Pool Fence Other	Prior Insper MLS and I Amenities ace(s) # Stove(s) # Deck None None None None describe)	res /	No Fest Publi None Drivew Driveway Si Garage Carpon Attach Built-ir	property Owner C Record Car Stor way # 0 rt # 6 red # 6	one Is s Grange Of Cars Concret of Cars of Cars Detached	te 2
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site condition See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One with off sories One With off Stories Att. Evisting Proposed Design (Style) Rance Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Finished area above grade contail	verments typical for the mons or external factors (exidendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven	No FE arket area? asements, encroad asements, encroad Concrete t Full Basen Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 5 Rooms	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Ci ment WW Cr nspouts Ur Alte Sher Die	X X X Ves	FEMA N No If N d uses, etc.)? Ass Data So He FWA Radiant Other Fuel Individ. Other	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry	Stret Alley 081C03	et Asp / Noi BO2F Firepla Wood Patio/ Porch Pool Fence Other Other (Prior Insper MLS and I Amenities ace(s) # Stove(s) # Deck None None None None describe)	res /	No Fest Publi None Drivew Driveway Si Garage Carpon Attach Built-ir	property Owner C Record Car Stor way # 0 rt # 6 red # 6	one Is s Grange Of Cars Concret of Cars of Cars Detached	te 2
Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site condition See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One with off sories One With off Stories Att. Evisting Proposed Design (Style) Rance Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Finished area above grade contail	verments typical for the mons or external factors (exidendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven as: y efficient items, etc.)	No FE arket area? asements, encroad Concrete Full Basen Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 5 Rooms	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Cr ment Sement Wo Cr nspouts Ur Alt sher Dis	X X X Ves	FEMA No If N d uses, etc.)? Ass Data So He FWA Radiant Central Individu. Other Tour Control Individuation Co	essment and Tax urce for Gross Liv ating/Cooling HWBB Floor Ft Gas Air Conditioning al None Washer/Dry 2.0 Bath(s)	Stret Alley 081C03	et Asp / Noi BO2F Firepla Wood Patio/ Porch Pool Fence Other Other (Prior Insper MLS and Fi Amenities ace(s) # Stove(s) # Deck None None Vood None describe) 30 Square Fe	ret of Gro	None None Driveway Si Carpoi Attach Built-ir	If Yes, describer of the Control of	r ss crage of Cars Concret of Cars of Cars Detached	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions are there are the utilities and the same and the same area and the s	verments typical for the mons or external factors (exidendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven as: y efficient items, etc.)	No FE arket area? asements, encroad Concrete : Full Basen Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 5 Rooms	Sanitary Sewer MA Flood Zone Chments, environm Appraisal File General Descript Sament Sement Wo Cr nspouts Ur Alt Sher Dis None notec	X X X Ves	FEMA No If N d uses, etc.)? Ass Data So He Fwa Radiant Central Individu. Other Found Other Central Individu. Other Central Individu.	essment and Tax urce for Gross Liv atting/Cooling HWBB Floor Ft Gas Air Conditioning al None Washer/Dry 2.0 Bath(s)	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	None None Noriveway Si Garagi Carpoi Attach Built-ir	If Yes, describer of the Carlot of the Carlot of Carlot	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site condition See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One with # of Stories 1 Type Det Att. Existing Proposed Design (Style) Rance Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Finished area above grade contain Additional features (special energy Describe the condition of the proposed	verments typical for the mons or external factors (exited addendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: v efficient items, etc.) verty and data source(s) (the subject is in	No FE arket area? asements, encroad asements ase	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Cr ment Sement Wr Cr nspouts Ur Alt sher Dis None notec t needed repairs, d	X X X Ves	FEMA No If N d uses, etc.)? Ass Data So He Fwa Radiant Central Individu. Other Found Other Central Individu. Other Central Individu.	essment and Tax urce for Gross Liv atting/Cooling HWBB Floor Ft Gas Air Conditioning al None Washer/Dry 2.0 Bath(s)	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	None None Noriveway Si Garagi Carpoi Attach Built-ir	If Yes, describer of the Carlot of the Carlot of Carlot	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions of the proposed Units One One with officers of the other other officers of the other officers of the other other officers of the other other officers of the other other other other other officers of the other	verments typical for the mons or external factors (exited addendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: v efficient items, etc.) verty and data source(s) (the subject is in	No FE arket area? asements, encroad asements ase	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Cr ment Sement Wr Cr nspouts Ur Alt sher Dis None notec t needed repairs, d	X X X Ves	FEMA No If N d uses, etc.)? Ass Data So He Fwa Radiant Central Individu. Other Found Other Central Individu. Other Central Individu.	essment and Tax urce for Gross Liv atting/Cooling HWBB Floor Ft Gas Air Conditioning al None Washer/Dry 2.0 Bath(s)	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	None None Noriveway Si Garagi Carpoi Attach Built-ir	If Yes, describer of the Carlot of the Carlot of Carlot	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions are there any adverse site conditions are there any adverse site conditions are supplemental A Source(s) Used for Physical Char Other (describe) General Description One with General Descriptions 1 Type Det Att. Existing Proposed Design (Style) Rance Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Finished area above grade contain Additional features (special energy and MLS description and MLS description)	verments typical for the mons or external factors (exited addendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: v efficient items, etc.) verty and data source(s) (the subject is in	No FE arket area? asements, encroad asements ase	Sanitary Sewer MA Flood Zone chments, environm Appraisal File General Descript Slab Cr ment Sement Cr nspouts Ur Alt sher Dis None notec t needed repairs, d	X X X Ves	FEMA No If N d uses, etc.)? Ass Data So He Fwa Radiant Central Individu. Other Found Other Central Individu. Other Central Individu.	essment and Tax urce for Gross Liv atting/Cooling HWBB Floor Ft Gas Air Conditioning al None Washer/Dry 2.0 Bath(s)	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	None None Noriveway Si Garagi Carpoi Attach Built-ir	If Yes, describer of the Carlot of the Carlot of Carlot	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site condition See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One wit # of Stories 1 Type Det Att. Existing Proposed Design (Style) Rance Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Finished area above grade contain Additional features (special energy and MLS description flooring. Does not ap	verments typical for the mons or external factors (et ddendum. acteristics of Property viption h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: verificient items, etc.) verty and data source(s) (the subject is in pear to have du	No FE arket area? asements, encroad asements ase	Sanitary Sewer MA Flood Zone Chments, environm Appraisal File General Descript Slab Cr ment Sement VV Cr nspouts Ur Alt sher Die None notect t needed repairs, del condition. ndows.	X X X Yes	FEMA No If No duses, etc.)? S Ass: Data So He FWA Radiant Central Individ. Other Fuel Central Individ. Other Forowave	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry 2.0 Bath(s) g, etc.).	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	No St Publi None Oriveway Si Garagi Attach Built-in Sed on floors a	if Yes, describ	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One wit # of Stories 1 Type Det Att. Existing Proposed Design (Style) Rance Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Flinished area above grade contain Additional features (special energy Additional features (special energy Describe the condition of the proposed and MLS description flooring. Does not ap	verments typical for the mons or external factors (et ddendum. acteristics of Property viption h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: verificient items, etc.) verty and data source(s) (the subject is in pear to have du	No FE arket area? asements, encroad asements ase	Sanitary Sewer MA Flood Zone Chments, environm Appraisal File General Descript Slab Cr ment Sement VV Cr nspouts Ur Alt sher Die None notect t needed repairs, del condition. ndows.	X X X Yes	FEMA No If No duses, etc.)? S Ass: Data So He FWA Radiant Central Individ. Other Fuel Central Individ. Other Forowave	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry 2.0 Bath(s) g, etc.).	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	None None Noriveway Si Garagi Carpoi Attach Built-ir	if Yes, describ	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions of the real part of the state of	verments typical for the mons or external factors (et ddendum. acteristics of Property viption h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: verificient items, etc.) verty and data source(s) (the subject is in pear to have du	No FE arket area? asements, encroad asements asements asements built asements asemen	Sanitary Sewer MA Flood Zone Chments, environm Appraisal File General Descript Slab Cr ment Sement VV Cr nspouts Ur Alt sher Die None notect t needed repairs, del condition. ndows.	X X X Yes	FEMA No If No duses, etc.)? S Ass: Data So He FWA Radiant Central Individ. Other Fuel Central Individ. Other Forowave	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry 2.0 Bath(s) g, etc.).	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	No St Publi None Oriveway Si Garagi Attach Built-in Sed on floors a	if Yes, describ	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions are there are above grade contains additional features (special energy and MLS description flooring. Does not apparent physical dare there any apparent physical darea.	verments typical for the mons or external factors (et ddendum. acteristics of Property viption h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: verificient items, etc.) verty and data source(s) (the subject is in pear to have du	No FE arket area? asements, encroad asements asements asements built asements asemen	Sanitary Sewer MA Flood Zone Chments, environm Appraisal File General Descript Slab Cr ment Sement VV Cr nspouts Ur Alt sher Die None notect t needed repairs, del condition. ndows.	X X X Yes	FEMA No If No duses, etc.)? S Ass: Data So He FWA Radiant Central Individ. Other Fuel Central Individ. Other Forowave	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry 2.0 Bath(s) g, etc.).	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	No St Publi None Oriveway Si Garagi Attach Built-in Sed on floors a	if Yes, describ	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One wit # of Stories 1 Type Det. Att. Existing Proposed Design (Style) Rance Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Finished area above grade contain Additional features (special energy and MLS description flooring. Does not ap Are there any apparent physical dif Yes, describe.	verments typical for the mons or external factors (et ddendum. acteristics of Property viption h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: verificient items, etc.) verty and data source(s) (the subject is in pear to have du	No FE arket area? asements, encroad asements asements asements built asements asemen	Sanitary Sewer MA Flood Zone Chments, environm Appraisal File General Descript Slab Cr ment Sement VV Cr nspouts Ur Alt sher Die None notect t needed repairs, del condition. ndows.	X X X Yes	FEMA No If No duses, etc.)? S Ass: Data So He FWA Radiant Central Individ. Other Fuel Central Individ. Other Forowave	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry 2.0 Bath(s) g, etc.).	Stret Alley 081C03	et Asp Noi	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res Control of Control	No St Publi None Oriveway Si Garagi Attach Built-in Sed on floors a	if Yes, describ	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One with off Store Att. Existing Proposed Design (Style) Ranc Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Finished area above grade contain Additional features (special energy and MLS description flooring. Does not applications of the proposed of	verments typical for the mons or external factors (exidendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: v efficient items, etc.) retry and data source(s) (the subject is in pear to have dueseficiencies or adverse constitutions.	No FE arket area? asements, encroad asements, en	Sanitary Sewer MA Flood Zone Chments, environm Appraisal File General Descript Stab Cr ment Wr Cr nspouts Ur Alu sher Die None notect t needed repairs, d condition. ndows.	X X X Yes	FEMA M d uses, etc.)? Ass Data So Hee FWA Radiant M Individu. Individu. Other Fouel Central Individu. Other rowave	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry 2.0 Bath(s) g, etc.).	Stret Alley 081C03	et Asp Not	Prior Inspection Prior Inspection MLS and If Amenities ace(s) # Stove(s) # Deck None None Wood None Wood None Gescribe) Godoutt, tile I	res	None None Norivew Driveway Sg Garago Attach Dss Living A sed on floors a	if Yes, describ	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0
Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site impro Are there any adverse site conditi See Supplemental A Source(s) Used for Physical Char Other (describe) General Desc Units One One wit # of Stories 1 Type Det. Att. Existing Proposed Design (Style) Rance Year Built 1963 Effective Age (Yrs) 35 Appliances Refrigerator Finished area above grade contain Additional features (special energy and MLS description flooring. Does not ap Are there any apparent physical dif Yes, describe.	verments typical for the mons or external factors (exidendum. acteristics of Property ription h Accessory Unit S-Det/End Unit Under Const. h Range/Oven is: v efficient items, etc.) retry and data source(s) (the subject is in pear to have dueseficiencies or adverse constitutions.	No FE arket area? asements, encroad asements, en	Sanitary Sewer MA Flood Zone Chments, environm Appraisal File General Descript Stab Cr ment Wr Cr nspouts Ur Alu sher Die None notect t needed repairs, d condition. ndows.	X X X Yes	FEMA M d uses, etc.)? Ass Data So Hee FWA Radiant M Individu. Individu. Other Fouel Central Individu. Other rowave	essment and Tax urce for Gross Liv sting/Cooling HWBB Floor Fu Gas Air Conditioning al None Washer/Dry 2.0 Bath(s) g, etc.).	Stret Alley 081C03	et Asp Not	Prior Insper MLS and It Amenities acce(s) # Deck Nore None Wood None describe) 30 Square Fe	res	No St Publi None Oriveway Si Garagi Attach Built-in Sed on floors a	if Yes, describ	r S S rage of Cars Concret of Cars Of Cars Detached de	te 2 0

49371 File# 32660134

			_								_						_		
There are 7 comparable	propert				for sale		he subje			-		from \$	1,098,000		to S		1,59	5,000	
There are 38 comparable	sales	in the	subject	neighbo		within t		twelve month	s rangir	ng in s	ale prio	ce from	\$ 910,00	0		to \$	1,8	850,000	
FEATURE		SUBJECT	T		CO	MPARAB	LE SALE #	1		CON	//PARABI	LE SALE # 1	2		CO	OMPAR	RABLE	SALE #3	
Address 3090 Fair Oaks A	11/0			600 N	MacAr	thur A	VA		670 '	3rd Ave				716 3	2nd A	VA			
occor an oaner								0.0440				0.4000		1			~ ^	0.4000	
Redwood City, C	A 940	163					a 9406	3-3418				a 94063	3				CA	94063	
Proximity to Subject				0.39	miles	W			0.05	miles S	3			0.07	miles	N_			
Sale Price	\$						\$	1,400,000				\$	1,509,000				\$	1	578,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$ 1	196.58	8 sq.ft.			\$	937.27	sq.ft.			\$	824.0	2 sq	q.ft.		
Data Source(s)				SFMI	LS#81	87602	20;DON	18	SFM	LS#818	87445	0;DOM	16	SFM	LS#8	1868	3760);DOM 1	1
Verification Source(s)							logic T					logic Ta						gic Tax F	
VALUE ADJUSTMENTS	D	ESCRIPTI	ION		ESCRIPTION			Adjustment		ESCRIPTIO			Adjustment		ESCRIPT		0.00	+(-) \$ Ac	
Sales or Financing	_						.(/-	,	_			.(/+	,				-	. () +	,
=				ArmL					Arml					ArmL					
Concessions				Conv	,				Cash	,				Conv	,				
Date of Sale/Time				s03/2	22;c02	/22			s02/2	22;c01/	22		+30,000	s01/2	22;c01	1/22			+31,500
Location	A;Nr	Comr	m'l;	N;Re	s;			-25,000	N;Re	s;			-25,000	A;Co	mm;				0
Leasehold/Fee Simple	Fee	Simple	е	Fee S	Simple	9			Fee	Simple				Fee S	Simpl	е			
Site	4930			5000					6000				-10,500						-8,500
View	N;Re			N;Re					N;Re				-10,000	N;Re					-0,000
Design (Style)																	-		
- 1 - 1		;Rancl	<u>n</u>		Ranch	1				Ranch					Cotta	ge			0
Quality of Construction	Q4			Q4					Q4					Q4					
Actual Age	59			53				0	67				0	98					0
Condition	C4			C3				-25,000	C4					C2					-50,000
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Bath	hs		-20,000
Room Count	5	3	2.0	5	3	2.0			6	3	2.0		0	8	4	3.0	0		-10,000
Gross Living Area		1,330			1,170			+32.000		1,610			-56.000	- -	1,91		_		117,000
Basement & Finished	0-1	1,330	U 54.16.	0-1	1,170	, 54.16	1	+3∠,000		1,010	24.16		-30,000		1,91	ب ر	1		117,000
	0sf			0sf					0sf					0sf					
Rooms Below Grade							-										_		
Functional Utility	Aver	age		Avera	age				Aver	age				Avera	age				
Heating/Cooling	FlrFu	urn/No	ne	FWA	/None	;		-5,000	FWA	/None			-5,000	FWA	/None	е			-5,000
Energy Efficient Items		e note			Pn Wr					Pn Wn	dws			Duall			s		0
Garage/Carport	2ga3		-	2ga3					2ga2				+2,500			***	1		+10.000
Porch/Patio/Deck			4														+		-,
		e note		Patio					Patic				0	Patio			+		0
Fireplace	1 Fire	eplace	9	No F	ireplac	ce		+5,000	1 Fire	eplace				1 Fire	eplace	е	-		
																	4		
Net Adjustment (Total)					+ [X -	\$	-18,000		+ >	₹ -	\$	-64,000		+	X -	\$		169,000
Energy Efficient Items Garage/Carport Porch/Patio/Deck Fireplace Net Adjustment (Total) Adjusted Sale Price of Comparables				Net Adj.		1.3 %		-,	Net Adj.		4.2 %		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Net Adj.		10.7			
				Gross A		1.0													
of Comparables					aj.	66%	\$	1 382 000	1 '		25%	\$	1 445 000	Gross A	dj.			, 1	400 nnn
or comparables	ale or tra	anefor hiet	tony of the		•	6.6 %		1,382,000	1 '		8.5 %	\$	1,445,000	Gross A	dj.	16.0		1	409,000
of Comparables I did did not research the s	sale or tra	ansfer hist	tory of the		•				1 '		8.5 %	\$	1,445,000	Gross A	dj.			1	409,000
or comparables	sale or tra	ansfer hist	tory of the		•				1 '		8.5 %	\$	1,445,000	Gross A	dj.			1	409,000
I did did not research the s				subject p	property ar	nd compa	rable sales.	If not, explain	Gross A	dj.			1,445,000	Gross A	dj.			1,	409,000
I did did not research the s				subject p	property ar	nd compa	rable sales.		Gross A	dj.			1,445,000	Gross A	dj.			1.	409,000
I did did not research the s	ot reveal	any prior	sales or tr	subject p	property ar	nd compa	rable sales.	If not, explain	Gross A	dj.			1,445,000	Gross A	dj.			1,	409,000
I did did not research the s My research did did not research the s Corelogic F	ot reveal	any prior	sales or tr	subject p	f the subj	nd compa	rable sales.	If not, explain	Gross A	dj. etive date o	f this app	oraisal.	1,445,000	Gross A	dj.			1	409,000
My research did M did not research the s My research did M did not nesearch the s Corelogic F My research did did did not nesearch did M did not nesearch did M did not nesearch the s	ot reveal Public ot reveal	any prior Reco	sales or tr	subject p	f the subje	nd compa	rable sales.	If not, explain	Gross A	dj. etive date o	f this app	oraisal.	1,445,000	Gross A	dj.			1.	409,000
My research did did not research the s My research did did not not did did not research the s My research did did not	ot reveal Public ot reveal and R	any prior Reco	sales or troords sales or tr	ansfers of	oroperty are fithe subject of the compared surds.	ect prope	rty for the the	If not, explain aree years prior to the	Gross A	ctive date o	f this app omparable	oraisal. e sale.	1,445,000	Gross A	dj.			1	409,000
My research did did not research the s My research did did not not did did not research the s My research did did not not did not not not did not not not did not	ot reveal Public ot reveal and R	any prior Reco	sales or tr ords sales or tr Public ale or trans	ransfers or ransfers or Reco	oroperty are fithe subject of the compared surds.	ect prope	rty for the the	If not, explain aree years prior to year prior to the omparable sales	Gross A	ctive date o	f this app omparable	oraisal. e sale. on page 3).		Gross A	dj.	16.0	% \$		
My research did did not research the s My research did did not not did did not research the s My research did did not not not did not	ot reveal Public ot reveal and R	any prior Reco	sales or tr ords sales or tr Public ale or trans	ansfers of	oroperty are fithe subject of the compared surds.	ect prope parable si	rty for the that ales for the operty and co	If not, explain	Gross A	dj. ctive date o	f this app	oraisal. e sale. on page 3). COMPARA	1,445,000	Gross A		16.0 COP	% \$	1 ABLE SALE	
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research did did not research did did not research and anal research and anal research and anal research and anal research did not research and anal research and anal research did not research and anal research anal research and anal research and research and research anal research and research and research and research and research anal research and research and research anal research anal research anal research and research anal research and research anal research and research anal res	ot reveal Public ot reveal and R	any prior Reco	sales or tr ords sales or tr Public ale or trans	ransfers or ransfers or Reco	oroperty are fithe subject of the compared surds.	ect prope parable si	rty for the the	If not, explain	Gross A	dj. ctive date o	f this app	oraisal. e sale. on page 3).		Gross A	11/2	COP 5/20	% \$ MPAR 20		
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research and anal of the results of the research and anal of the research anal of the research anal of the research and anal of the research anal of the r	ot reveal Public ot reveal and R	any prior Reco	sales or tr ords sales or tr Public ale or trans	ransfers or ransfers or Reco	oroperty are fithe subject of the compared surds.	ect prope parable si	rty for the that ales for the operty and co	If not, explain	Gross A	dj. ctive date o	f this app	oraisal. e sale. on page 3). COMPARA		Gross A	11/2	16.0 COP	% \$ MPAR 20		
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research and anal did not	ot reveal Public ot reveal and R lysis of th	any prior Reco any prior Realist the prior sa	sales or tr ords sales or tr Public ale or trans	ransfers or ransfers or Reco	oroperty and fifthe subject of the compards. y of the si	ect prope parable s:	rable sales. rity for the the the ales for the operty and control of the the the ales for the the operty and control of the	If not, explain	Gross A the effect date of sa (report at	dj.	f this appropriate of the following of the following the f	oraisal. e sale. on page 3). COMPARA			11/2	COP 5/20 5,000	% \$ MPAR 20 D		#3
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research and anal of the results of the research and anal of the research anal of the research and anal of the research and anal of the research anal of t	ot reveal Public ot reveal and R lysis of tt	any prior Reco any prior Realist the prior sa	sales or tropical sales or transfer sales or tra	ransfers or ransfers or Reco	oroperty and fifthe subject of the compards. y of the si	ect prope parable s:	rable sales. rity for the the the ales for the operty and control of the the the ales for the the operty and control of the	If not, explain aree years prior to year prior to the omparable sales OMPARABLE SA O11 gic Public	Gross A the effect date of sa (report at	dj. ctive date o le of the co	omparable for sales	oraisal. e sale. on page 3). COMPARA	BLE SALE #2		11/2	007 5/20 5,000 ELogi	% \$ MPAR 20 D ic P	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not research and anal did did not research did did not	ot reveal Public ot reveal and R lysis of th	any prior Reco any prior Lealist the prior sa Corelo 05/03/	sales or trooped sales or trooped sales or trooped sales or trooped sales or trans	ransfers or Reco	or operty and fifthe subject of the comports. The subject of the	ect prope parable s:	rable sales. rty for the the thales for the operty and competty and competitions.	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research and anal did not	ot reveal Public ot reveal and R lysis of tr	any prior C Reco any prior Cealist the prior sa Corelo 05/03/. ect proper	sales or trongs sales or trongs sales or trongs sales or trans S	ransfers or ransfers or Reco	or operty and fifthe subject of the comports. The subject of the	ect prope parable s:	rable sales. rty for the the thales for the operty and competty and competitions.	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did mot research the s My research did did not research and anal did not research the s	ot reveal Public ot reveal and R lysis of tr	any prior C Reco any prior Cealist the prior sa Corelo 05/03/. ect proper	sales or trongs sales or trongs sales or trongs sales or trans S	ransfers or ransfers or Reco	or operty and fifthe subject of the comports. The subject of the	ect prope parable s:	rable sales. rty for the the thales for the operty and competty and competitions.	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research and anal did not	ot reveal Public ot reveal and R lysis of tr	any prior C Reco any prior Cealist the prior sa Corelo 05/03/. ect proper	sales or trongs sales or trongs sales or trongs sales or trans S	ransfers or ransfers or Reco	or operty and fifthe subject of the comports. The subject of the	ect prope parable s:	rable sales. rty for the the thales for the operty and competty and competitions.	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	ot reveal Public ot reveal and R lysis of tr	any prior C Reco any prior Cealist the prior sa Corelo 05/03/. ect proper	sales or trongs sales or trongs sales or trongs sales or trans S	ransfers or ransfers or Reco	or operty and fifthe subject of the comports. The subject of the	ect prope parable s:	rable sales. rty for the the thales for the operty and competty and competitions.	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	ot reveal Public ot reveal and R lysis of tr	any prior C Reco any prior Cealist he prior sa Corelo 05/03/. ect proper	sales or trongs sales or trongs sales or trongs sales or trans S	ransfers or ransfers or Reco	or operty and fifthe subject of the comports. The subject of the	ect prope parable s:	rable sales. rty for the the thales for the operty and competty and competitions.	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research did did not research mother than the search and analy of the results of the research and analy of the research and an	ot reveal Public ot reveal and R lysis of tr	any prior C Reco any prior Cealist he prior sa Corelo 05/03/. ect proper	sales or trongs sales or trongs sales or trongs sales or trans S	ransfers or ransfers or Reco	or operty and fifthe subject of the comports. The subject of the	ect prope parable s:	rable sales. rty for the the thales for the operty and competty and competitions.	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trooped sales or transcriptions and sales or transcriptions are or transcriptions. Supply and conditions are sales or transcriptions and sales or transcriptions. Supply and conditions are sales or transcriptions.	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si	rable sales. rty for the the thales for the operty and competty and competitions.	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research did did not research mother than the search and analy of the results of the research and analy of the research and an	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or transcriptions sales or trans	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research did did not research mother than the search and analy of the results of the research and analy of the research and an	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or transcriptions sales or trans	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not did not research the s My research did did not research did did not research may did did not research may did did not research may did did not research and anal memory. Report the results of the research and anal memory did not research and anal memory. TEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of prior sales noted within the	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or transcriptions sales or trans	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not did not research the s My research did did not research did did not research may did did not research may did did not research may did did not research and anal memory. Report the results of the research and anal memory did not research and anal memory. TEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of prior sales noted within the	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or transcriptions sales or trans	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not did not research the s My research did did not research did did not research may did did not research may did did not research may did did not research and anal memory. Report the results of the research and anal memory did not research and anal memory. TEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of prior sales noted within the	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or transcriptions sales or trans	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not did not research the s My research did did not research did did not research may did did not research may did did not research may did did not research and anal memory. Report the results of the research and anal memory did not research and anal memory. TEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of prior sales noted within the	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or transcriptions sales or trans	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not did not research the s My research did did not research did did not research may did did not research may did did not research may did did not research and anal memory. Report the results of the research and anal memory did not research and anal memory. TEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of prior sales noted within the	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or transcriptions sales or trans	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si ubject pro	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not did not research the s My research did did not research did did not research may did did not research may did did not research may did did not research and anal memory. Report the results of the research and anal memory did not research and anal memory. TEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of prior sales noted within the	ot reveal Public ot reveal and R lysis of tr	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or transcriptions sales or trans	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	roperty are fifthe subjurted for the subj	ect prope ect prope parable si ubject pro	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not did not research the s My research did did not research did did not research may did did not research may did did not research may did did not research and anal memory. Report the results of the research and anal memory did not research and anal memory. TEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of prior sales noted within the	Public of reveal Public of reveal Rev	any prior c. Reco any prior dealist he prior sa Corelc 05/03/ ect proper	sales or trongs sales or trongs sales or trans sale	subject p ansfers o ansfers o Reco for histor UBJECT ublic R mparable nths.	f the subject of the	ect prope ect prope parable si ubject pro	rable sales. In the try for t	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A the effect date of sa (report at	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds	11/2 \$915 Core 05/0	cor 5/20 5,000 eLogi 4/20	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not research the s My research did did not research and anal free results of the research and anal free r	Public of reveal Public of reveal Rev	any prior to Reco any prior sa ealist the prior sa CCorelco 05/03// sect proper vious 3	sales or trongs sales or trongs sales or trans sale	subject p ansfers or a	f the subject of the	nd compa	rty for the that ales for the sperty and control of the sperty and con	If not, explain aree years prior to year prior to the comparable sales COMPARABLE SA O11 gic Public O22	Gross A to the effect (report at Recool	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	BLE SALE #2	rds 0 on (11/2 \$915 Core 05/0 04/28/	16.0 cor 55/20 5,000 eLogi 4/20 /2022	% \$ MPAR 20 Dic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not not	ot reveal Public ot reveal ((((((((((((((((((any prior to Reco any prior sa ealist the prior sa CCorelco 05/03// sect proper vious 3	sales or trongs sales or trongs sales or trans sale	subject p ansfers or a	f the subject of the	nd compa	rty for the that ales for the sperty and control of the sperty and con	If not, explain If not, explain year prior to the year prior to the omparable sales OMPARABLE SJ O11 gic Public O22 The	Gross A to the effect (report at Recool	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	ublic Reco	rds 0 on (11/2 \$915 Core 05/0 04/28/	16.0 cor 55/20 5,000 eLogi 4/20 /2022	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s Data Source(s) Corelogic F My research did did not not not did did not not not did did not	ot reveal Public ot reveal ((((((((((((((((((any prior to Reco any prior sa ealist the prior sa CCorelco 05/03// sect proper vious 3	sales or trongs sales or trongs sales or trans sale	subject p ansfers or a	f the subject of the	nd compa	rty for the that ales for the sperty and control of the sperty and con	If not, explain If not, explain year prior to the year prior to the omparable sales OMPARABLE SJ O11 gic Public O22 The	Gross A to the effect (report at Recool	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	ublic Reco	rds 0 on (11/2 \$915 Core 05/0 04/28/	16.0 cor 55/20 5,000 eLogi 4/20 /2022	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research did did not research the s My research did did not research the s My research did did not research the s Corelogic F My research did did not not not did not not not did not	ot reveal Public ot reveal ((((((((((((((((((any prior to Reco any prior sa ealist the prior sa CCorelco 05/03// sect proper vious 3	sales or trongs sales or trongs sales or trans sale	subject p ansfers or a	f the subject of the	nd compa	rty for the that ales for the sperty and control of the sperty and con	If not, explain If not, explain year prior to the year prior to the omparable sales OMPARABLE SJ O11 gic Public O22 The	Gross A to the effect (report at Recool	dj. ettive date o le of the co dditional pri	omparable of this appropriate of the sales o	oraisal. e sale. on page 3). COMPARA /2013	ublic Reco	rds 0 on (11/2 \$915 Core 05/0 04/28/	16.0 cor 55/20 5,000 eLogi 4/20 /2022	% \$ MMPAR 20 0 ic P 22	ABLE SALE :	#3
My research	Public of reveal Public of reveal Rev	any prior control and prior sales and prior sa	sales or trods	subject p subjec	roperty are free subjective from the subjective free free free free free free free fr	nd compa	rable sales. rty for the transport of t	If not, explain tree years prior to the year prior to the comparable sales of the prior to	Gross A b the effect (report at LE #1 Recool	dj. dj. dj. dj. di. dj. di. dj. di. dj. dj	mparable from the same of the	oraisal. e sale. on page 3). COMPARA /2013 .ogic Pt /2022 /LS for	JABLE SALE #2 JUDIC Reco \$1,401,000	rds 0 on 0	11/2 \$915 Core 05/0 4/28/	cor 5/20, 5,000 eLogi 4/20 /2022	MPAR 20 Dic P 22 2; th	ublic Re	#3
My research	ot reveal Public Of reveal And R Of the subject of	any prior c Reco any prior cealist the prior sa Corelci 05/03// ect proper vious 3	sales or transcriptions of the sales of the sales of transcriptions of the sales	subject p subject p ansfers or an	roperty and fifthe subjustment of the subjustment of the community of the subjustment of the community of the subjustment of the community of the subjustment of the	nd compa	rable sales. rity for the transport of	If not, explain tree years prior to the year prior to the comparable sales of the prior to the second prior to the comparable sales of the prior to the pri	Gross A to the effect the effect frequency frequenc	dj. dj. di. di. di. di. di. di.	mparablion sales O1/30, CoreL O5/04, d on M	oraisal. e sale. on page 3). COMPARA /2013 Logic Pt /2022 /ILS for	ublic Reco \$1,401,00	rds 0 on (11/2 \$915 Core 05/0 04/28/	COP 5/20.5,000 4/20./2022	% \$ MPAR 20 ic P 22; th	ABLE SALE : L'ublic Re nere are	#3 cords no
My research did did not research the s My research did did not research the s My research did did not research the s Corelogic F My research did did not not not did not not not did not	ot reveal Public ot reveal (I) (I) (I) (I) (I) (I) (I) (I	any prior c Reco any prior c Reco any prior cealist the prior sa Corelo 05/03/ ect proper vious 3	sales or transcriptions of the sales of the sales of transcriptions of the sales	subject p ansfers or a	f the subjurded in the subjurst in the subju	nd compared to the compared to	rable sales. In the try for t	If not, explain If not, explain If every ears prior to the year prior to the comparable sales of the prior to the pri	Gross A to the effect the effect treport as the subject d) the condition	dj. dj. di. di. di. di. di. di.	omparable of this appropriate of the same	oraisal. e sale. on page 3). COMPARA /2013 Logic Pt /2022 /ILS for	ublic Reco \$1,401,00	rds 0 on (11/2 \$915 Core 05/0 04/28/	COP 5/20.5,000 4/20./2022	% \$ MPAR 20 ic P 22; th	ABLE SALE : L'ublic Re nere are	#3 cords no
My research did did not research the s My research did did not research the s My research did did not research the s Corelogic F My research did did not not not did not not not did not	ot reveal Public ot reveal (I) (I) (I) (I) (I) (I) (I) (I	any prior c Reco any prior c Reco any prior cealist the prior sa Corelo 05/03/ ect proper vious 3	sales or transcriptions of the sales of the sales of transcriptions of the sales	subject p ansfers or a	f the subjurded in the subjurst in the subju	nd compared to the compared to	rable sales. In the try for t	If not, explain If not, explain If every ears prior to the year prior to the comparable sales of the prior to the pri	Gross A to the effect the effect treport as the subject d) the condition	dj. dj. di. di. di. di. di. di.	omparable of this appropriate of the same	oraisal. e sale. on page 3). COMPARA /2013 Logic Pt /2022 /ILS for	ublic Reco \$1,401,00	rds 0 on (11/2 \$915 Core 05/0 04/28/	COP 5/20.5,000 4/20./2022	% \$ MPAR 20 ic P 22; th	ABLE SALE : L'ublic Re nere are	#3 cords no
My research	ot reveal Public ot reveal (I) (I) (I) (I) (I) (I) (I) (I	any prior c Reco any prior c Reco any prior cealist the prior sa Corelo 05/03/ ect proper vious 3	sales or transcriptions of the sales of the sales of transcriptions of the sales	subject p ansfers or a	f the subjurded in the subjurst in the subju	nd compared to the compared to	rable sales. In the try for t	If not, explain If not, explain If every ears prior to the year prior to the comparable sales of the prior to the pri	Gross A to the effect the effect (report as LE #1 Recool d)\$	dj. dj. di. di. di. di. di. di.	omparable of this appropriate of the same	oraisal. e sale. on page 3). COMPARA /2013 Logic Pt /2022 /ILS for	ublic Reco \$1,401,00	ach (if de	11/2 \$915 Core 05/0 04/28/	COP 5/20.5,000 eLogi 4/20.2/2022	MPAR 220 Dic P 222; thr	ave been subject	#3 cords no othe
My research	ot reveal Public ot reveal It is a subject to the subject to th	any prior control cont	sales or tropical sales or tropical sales or transfer	subject programmer subject progr	roperty are fitte subject to fit the subject to fit the compared so fitted as a sales. Record sales sales sales sales to fitted as a sales sales sales to fitted as a sales sales sales sales to fitted as a sales s	nd compared to the compared to	rable sales. Inty for the the sales for the	If not, explain tree years prior to the year prior to the omparable sales of the prior to the	Gross A to the effect the effect frequency displayed by the effett frequency displayed by the effett frequency	dj. dj. di. di. di. di. di. di.	ff this appropriate of the same of the sam	oraisal. e sale. on page 3). COMPARA /2013 -ogic Pt /2022 /LS for	Income Approxications have or repair:	ach (if de	11/2 \$915 Core 05/0 4/28/	16.0 COP 5/20 5,000 eLogi 4/20 (2022	% \$ MPAR 20 Dic P 22; th	ave been subject	#3 cords no othe
My research	ot reveal Public ot reveal Rysis of the subjection of the subjec	any prior control cont	sales or trods	subject programmer subject progr	roperty and fithe subject of the subject of the subject of the commentation per subject of the s	nd compared to the compared to	rable sales. Inty for the transport of transport of the transport of the transport of the transport of transport of the transport of transport of the transport of transpor	If not, explain If not, explain If every ears prior to the year prior to the comparable sales of the prior to the pri	Gross A to the effect (report as LE #1 Record dd) \$ the condition the condition ast the did, of	di. di. di. di. di. di. di. di.	mparabli fittis appropriate for sales to 1/30, CoreL 05/04, d on M fitting for a line repaire require defining propriate for the propriate	oraisal. e sale. on page 3). COMPARA /2013 Logic Pt /2022 ILS for expected airs or a alteration ed scope perty that	Income Approxications that or repair.	rds 10 on 0 ach (if de statement the been statement subject	11/2 \$915 Core 05/0 4/28/	16.0 COP 5/20 5,000 eLogi 4/20 (2022	% \$ MPAR 20 Dic P 22; th	ave been subject	#3 cords no othe

Client File No. Page # 5 of 42

Exterior-Only Inspection Residential Appraisal Report

sidential Appraisal Report 49371 File# 32660134

				LACCI			•	tion neside	Jiitiu			-	File #	3266			
FEATURE		SUBJECT			CO	MPARAB	E SALE	# 4		CO	MPARABL	E SALE # 5		CON	//PARABL	E SALE # 6	
Address 3090 Fair Oaks A	Ave			564 I	Hurlin	game	Ave		531	Flynn	Ave		515 I	-lynn A	Ave		
Redwood City, C	A 94	063		Redv	wood (City, C	a 940	063	Red	lwood (City, C	A 94063	Redv	vood C	City, C	A 94063	
Proximity to Subject				0.37	miles	W			_	miles				miles			
Sale Price	\$						\$	1,300,000				\$ 1,400,000				\$ 1,350	500
Sale Price/Gross Liv. Area	\$		sq.ft.	S	Q77 /	4 sq.ft.		1,000,000		1386.1	⊿ sq.ft.	1,100,000	s	951.06	sq.ft.	.,000	,,000
Data Source(s)						75657;		10				B1;DOM 8				4;DOM 56	
Verification Source(s)																	
VALUE ADJUSTMENTS		DESCRIPTION	ONI		ESCRIPT			ax Rec -) \$ Adjustment		#1130/ Descripti		ogic Tax Rec		ESCRIPTION		elogic Tax Re +(-) \$ Adjustme	
		DESCRIPTIO	UN	_		IUN	+(-) \$ AUJUSTITIETT	_		UN	+(-) \$ Adjustment			JIN	+(-) & Aujustini	
Sales or Financing				REO					Arm				Arml	_th			
Concessions				Cash	ո;0				Con	ıv;0			Conv	/;0			
Date of Sale/Time				s03/2	22;c02	2/22			s01/	/22;c12	2/21	+35,000	s12/2	21;c11	/21	+40),500
Location	A;N	r Comn	n'l;	N;Re	es;			-25,000	N;R	es;		-25,000	N;Re	s;		-25	5,000
Leasehold/Fee Simple	Fee	Simple)	Fee	Simpl	e			Fee	Simple	е		Fee	Simple	;		
Site	493	0 sf		5000) sf			C	510	0 sf		0	5150	sf			C
View	N;R			N;Re					N;R				N;Re				
Design (Style)		1;Ranch	,		Ranc	h				;Rancl	h			Ranch	,		
Quality of Construction	Q4	1,1 (41101		Q4	rano				04	,i tarioi			Q4	ranoi			
Actual Age									76			0					
	59			71					_			0	76				0
Condition	C4	1		C3		1 -		-25,000	_		1		C3	n.		-25	5,000
Above Grade	Total		Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths		Total	Bdrms.	Baths		
NOOTH GOUIL	5	3	2.0	5	3	2.0			5	3	1.0	+10,000	7	3	2.1	-5	5,000
Gross Living Area		1,330) sq.ft.		1,33	O sq.ft.				1,010	g sq.ft.	+64,000		1,420	sq.ft.		0
Basement & Finished	0sf			0sf					0sf				0sf				
Rooms Below Grade																	
Functional Utility	Ave	rage		Aver	age				Ave	rage			Aver	age			
Heating/Cooling		urn/No	ne		√CAC			-10,000			2	-5.000					5,000
Energy Efficient Items									_			-,				-5	
Garage/Carport		ne noted	ı		Pn W	iiuWS			_	ılPn Wr	iuws			Pn Wr	iuws	,-	0
Porch/Patio/Deck		3dw		1ga1				+10,000				+10,000				+10	0,000
		ne noted		Patio					Pati			0	Patio				0
Fireplace	1 Fi	replace)	2 Fire	eplace	es		-5,000	1 Fi	replace)		1 Fire	eplace			
	L_																
Net Adjustment (Total)] +	⊠ -	\$	-55,000	ıΣ	₹ (-	\$ 89,000		+	₹ -	\$ -9	9,500
Adjusted Sale Price				Net Adj.		4.2 %			Net Ad	lj.	6.4 %	,	Net Adj.		0.7 %		
of Comparables				Gross A	idj.	5.8 %	\$	1,245,000	Gross	Adj.	10.6 %	\$ 1,489,000	Gross A	dj.	8.2 %	\$ 1,341	1 000
Report the results of the research and anal	lvsis of	the prior sal	le or trans	sfer histor	rv of the s			d comparable sales	(report	additional p		on page 3).			0.2	1,011	,000
ITEM	_			UBJECT	•			COMPARABLE SAL		4		COMPARABLE SALE #	-		COMPAR	ABLE SALE # 6	
Date of Prior Sale/Transfer										4)	05/00			
Price of Prior Sale/Transfer								5/2012			09/17			05/02	2/2011		
Data Source(s)							\$365				\$950,			l			
		Corelo		ablic F	Record			st Public Re	cords	;		ogic Public Reco	rds			Public Record	<u>ds</u>
Effective Date of Data Source(s)		05/03/2					05/04	/2022			05/04				/2022		
Analysis of prior sale or transfer history of	the sub	oject propert	ty and co	mparable	sales			Coi	mp #	5 had a	a prior	sale at \$950,000 v	which	was n	narket	ed as a majo	r
"fixer".																	
Analysis/Comments																	
-																	
2																	
<u> </u>																	
2																	
																	_

Client File No.	Page # 6 of 42

							-	ороонон					-		File #	32660				
	FEATURE		SUBJECT	T		COI	//PARAB	LE SALE # 7			CO	OMPARABI	LE SALE #	8		COM	/IPARABL	E SALE #	9	
	Address 3090 Fair Oaks A				720 (Charte	r C+			2070	0 Eair	Oaks A	۸۷۵							
	oooo i ali oako i									1										
	Redwood City, CA	4 940	063		Redv	vood (City, C	CA 94063		Red	wood	City, C	A 9406	33						
	Proximity to Subject				0.64	milos	NI\A/				miles									
		•			U.04	miles	INVV	I.			miles	VANIC	I.					I.a		
	Sale Price	\$						\$ 1,3	30,000				\$	1,497,000				\$		[
	Sale Price/Gross Liv. Area	\$		sq.ft.	\$ 1	166.67	sa.ft			\$ 1	11/12 7	75 sq.ft.			s		sq.ft.			
	D-t- 0(-)			- 1				-									- 1			
	Data Source(s)				SFM	LS#81	8686	92;DOM 8		SFN	1LS#8	188310	09;DOI	Л 47						
	Verification Source(s)				Doct	16826	1/0	relogic Tax	Rec	Doc.	#7107	76/Core	alogic T	ax Rec						
	. ,		DECODIDE	IONI											-	CCCDIDTIC	NI	. ()	↑ Adimatanant	_
	VALUE ADJUSTMENTS		DESCRIPTI	IUN	וט	ESCRIPTIO	JN	+(-) \$ Adju	JSTMENT	l I	DESCRIPT	IIUN	+(-)	\$ Adjustment	L	ESCRIPTIO	JN	+(-)	\$ Adjustment	
	Sales or Financing				ArmL	th				Listi	na									
	Cananaiana				l .					Lisui	ng									
	Concessions				Conv	<u>';0 </u>														
	Date of Sale/Time				12/2	21;c11	/21	1	-40,000	Activ	Ve									
	Location		_				121	<u> </u>												
		A;Nı	r Comr	m'l;	A;Bs	yRd;			0	A;Nr	r Com	<u>m'l; </u>								
	Leasehold/Fee Simple	Fee	Simple	Α.	Fee 9	Simple				Fee	Simpl	le								
χ	Site					•						10								
₹.		4930	U st		5000	st				4920				0						
8	View	N;R	es:		A:Prk	c;Scho	ol		0	N;Re	es:									
8	Design (Style)																			
۷.		ווט	;Ranch	<u>n</u>	וטן;	Ranch	<u> </u>			ווט	;Ranc	n								
Ó	Quality of Construction	Q4			Q4					Q4										
S .	Actual Age									59										_
۷.		59			75															0
₹	Condition	C4			СЗ				-25,000	C3				-25,000						
ಕ	Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		,	Total	Bdrms.	. Baths		.,	Total	Bdrms.	Baths			
ŝ				_						_			+		roidi	puillò.	Daulò			
SALES COMPARISON APPROACH	Room Count	5	3	2.0	6	3	1.0	+	-10,000	5	3	2.0	1							I
Ø	Gross Living Area		1,330			1,140			-38,000		1,31			0			sq.ft.			
			1,330	U 54.11.		1,140	, 54.11	+	50,000		1,31	U Sq.it.	+	0	<u> </u>		04.16	1		
	Basement & Finished	0sf			0sf			1		0sf			1							Į
	Rooms Below Grade							1					1							
					l .			+					+		<u> </u>			1		
	Functional Utility	Ave	rage		Avera	age		<u> </u>		Ave	rage				L			<u></u>		
	Heating/Cooling		urn/No	ne		Furn/N	Jone		0		A,/CA	C		-10,000						
								+					1							_
	Energy Efficient Items	Non	e note	d	Duall	Pn Wr	<u>idw</u> s		0	Dua	IPn W	<u>/ndw</u> s		0				<u></u>		0
	Garage/Carport	2ga			1ga1				-10,000					-2,500					-	
	Porch/Patio/Deck							+					+							
	FUIGH/FAHU/DECK	Non	e note	d	Patio	1			0	Patio	0			0						
	Fireplace	1 Fi	replace	خ	1 Fire	eplace				1 Fir	replac	е		-						
		!!	. spiace	-		-piace		1			Spiac	J	1							
	Net Adjustment (Total)					L	_	\$	=	_	7	$\overline{\mathbf{Z}}$	\$	07.500] + [٦.	S		-
	. , ,					т _		Ψ	73,000			X -	Ÿ	-37,500				Ψ		
	Adjusted Sale Price				Net Adj.		5.5 %			Net Adj	j.	2.5 %			Net Adj		%			
	of Comparables				Gross A	di	9.2 %			Groce	Δdi		¢	4 450 500	Grace I	di	%	\$		- 1
	·					•			103,000			2.5 %		1,459,500	GIUSS F	ıuj.	/0	Ψ		- 1
	Report the results of the research and analy	ysis of t	the prior sa	ale or trans	sfer histor	y of the si	ubject pr	operty and compa	arable sales	(report a	additional	prior sales	on page 31							
				S	I IR. IFCT										n	T	СОМРА	RARI F SAI	IF# 0	
	ITEM			SI	UBJECT				RABLE SAL		7				8		COMPA	RABLE SA	LE# 9	
				SI	UBJECT			COMPA	RABLE SAL				COMPARA		8		COMPA	RABLE SA	LE# 9	
	ITEM Date of Prior Sale/Transfer			SI	UBJECT			COMPA 05/11/2020	RABLE SAL			02/17	COMPARA 7/2004		8		COMPAI	RABLE SA	LE# 9	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer							COMPA 05/11/2020 \$1,099,000	RABLE SAL O	E #	7	02/17	COMPARA 7/2004 ,000	BLE SALE #			COMPA	RABLE SA	LE# 9	
	ITEM Date of Prior Sale/Transfer		Corelo			lecord	s	COMPA 05/11/2020 \$1,099,000	RABLE SAL O	E #	7	02/17	COMPARA 7/2004 ,000	BLE SALE #			COMPA	RABLE SA	LE# 9	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		Corelo	ogic Pu		lecord	s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P				COMPA	RABLE SA	LE# 9	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	COMPA 05/11/2020 \$1,099,000	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPA	RABLE SA	LE# 9	
JRY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# g	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# g	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPA	RABLE SAI	LE# 9	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPA	RABLE SAI	LE# g	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPA	RABLE SA	LE# 9	
	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9 	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9 	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPA	RABLE SAI	9 	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9 	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA		
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI		
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SAI	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPA	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPA	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPA	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		s	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	
SALE HISTORY	ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		05/03/	ogic Pu 2022	ıblic R		S	05/11/2020 \$1,099,000 CoreLogic	RABLE SAL O O Public	E #	7	02/17 \$539, Corel	COMPARA 7/2004 ,000 Logic P	BLE SALE #			COMPAI	RABLE SA	LE# 9	

Client File No.	Page # 7 of 42

49371 File # 32660134

	ClearCapital.com, Inc. California Registrat	tion #1256			
s					
Ž					
ADDITIONAL COMMENTS					
ខ					
Ž					
Ĕ					
뎧					
		COST APPROACH TO VA	UE (not required by Fannie Mae)		
	Provide adequate information for the lender/client to replicate the below c		.UE (not required by Fannie Mae)		
	Provide adequate information for the lender/client to replicate the below c Support for the opinion of site value (summary of comparable land sales	cost figures and calculations.	.UE (not required by Fannie Mae)		
		cost figures and calculations.	.UE (not required by Fannie Mae)		
		cost figures and calculations.	.UE (not required by Fannie Mae)		
	Support for the opinion of site value (summary of comparable land sales	cost figures and calculations. or other methods for estimating site value)			
-	Support for the opinion of site value (summary of comparable land sales	cost figures and calculations. or other methods for estimating site value)	OPINION OF SITE VALUE		=\$
DACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data	cost figures and calculations. or other methods for estimating site value)		Sq.Ft. @ \$	=\$
PROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$
T APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING		=\$
SOST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport		= \$ = \$ = \$ = \$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING	Sq.Ft. @ \$	=\$ =\$ =\$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	Sq.Ft. @ \$	= \$ = \$ = \$ = \$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ = \$ External = \$ (
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements	Sq.Ft. @ \$	= \$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ = \$ External = \$ (
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ External = \$ = \$ = \$ = \$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACE	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation) Estimated Remaining Economic Life (HUD and VA only)	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ External = \$ = \$ = \$ = \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACE	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ External = \$ = \$ = \$ = \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only)	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier 3M)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements ars INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements ars INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDS ONLY if the developer/builder	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro-	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements ars INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total number	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro-	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact- Detact is an attached dwelling unit.	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT 1)? is in control of the HOA and the subject pro- ber of units for sale PUD? Yes Yes Yes Yes Yes Yes Yes Ye	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciation Site Improvements "As-is" Value of Site Improvements ars INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact Detact is an attached dwelling unit.	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDS ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT 1)? is in control of the HOA and the subject pro ber of units for sale PUD? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ON FOR PUDs (if applicable) No Unit type(s) Detach Detach Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT 1)? is in control of the HOA and the subject pro ber of units for sale PUD? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact of the public o	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDS ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? is in control of the HOA and the subject pro ber of units for sale PUD? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ON FOR PUDs (if applicable) No Unit type(s) Detach Detach Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units? Are the units, common elements, and recreation facilities complete?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro the form of units for sale PUD? Yes Yes Yes Yes I I Yes I I Yes I I I I I I I I I I I I I I I I I I I	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LLUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact as attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDS ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro the form of units for sale PUD? Yes Yes Yes Yes I I Yes I I Yes I I I I I I I I I I I I I I I I I I I	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ON FOR PUDs (if applicable) No Unit type(s) Detach Detach Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
PUD INFORMATION INCOME COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units? Are the common elements leased to or by the Homeowners' Association	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro the form of units for sale PUD? Yes Yes Yes Yes I I Yes I I Yes I I I I I I I I I I I I I I I I I I I	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LLUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact as attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units? Are the units, common elements, and recreation facilities complete?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro the form of units for sale PUD? Yes Yes Yes Yes I I Yes I I Yes I I I I I I I I I I I I I I I I I I I	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LLUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact as attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$

49371 File # 32660134

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 user, 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 under 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: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

- 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 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 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.

49371 File # 32660134

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
- 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.

Freddie Mac Form 2055 March 2005 UAD Version 9/2011 Page 5 of 6 Fannie Mae Form 2055 March 2005

Client File No. Page # 10 of 42

Exterior-Only Inspection Residential Appraisal Report

49371 File# 32660134

20. I identified the lender/client in this appraisal report who is ordered and will receive this appraisal report.	the individual, organization, or agent for the organization that
	port to: the borrower; another lender at the request of the nortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal ding, but not limited to, the public through advertising, public
22. I am aware that any disclosure or distribution of this appra- laws and regulations. Further, I am also subject to the provis that pertain to disclosure or distribution by me.	isal report by me or the lender/client may be subject to certain sions of the Uniform Standards of Professional Appraisal Practice
23. The borrower, another lender at the request of the borrowe insurers, government sponsored enterprises, and other secondary of any mortgage finance transaction that involves any one or more	market participants may rely on this appraisal report as part
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sig	record" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this nature, the appraisal report shall be as effective, enforceable and elivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprison Code, Section 1001, et seq., or similar state laws.	The state of the s
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	ry Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignment analysis, opinions, statements, conclusions, and the appraiser	
2. I accept full responsibility for the contents of this appraisal statements, conclusions, and the appraiser's certification.	report including, but not limited to, the appraiser's analysis, opinions,
	ub-contractor or an employee of the supervisory appraiser (or the eptable to perform this appraisal under the applicable state law.
· · · · · · · · · · · · · · · · · · ·	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my signa	cord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ature, the appraisal report shall be as effective, enforceable and livered containing my original hand written signature.
APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Studie Sucha Mom	Signature
Name Sandra Sanchez-Thom	Name
Company Name Clario Appraisal Network	Company Name
Company Address 300 E 2nd St Ste 1405	Company Address
Reno, NV 89501-1508 Telephone Number (530) 550-2565	Telephone Number
Email Address sandra.sanchezthom@clarioappraisal.com	Email Address
Date of Signature and Report 05/07/2022	Date of Signature
Effective Date of Appraisal 05/05/2022	State Certification #
State Certification # AR 007442	or State License #
or State License # or Other (describe) State #	State Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 11/20/2023	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
3090 Fair Oaks Ave	Did inspect exterior of subject property from street
Redwood City, CA 94063	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,401,000	COMPARADIC CALCO
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc Company Address 2015 Manhattan Beach Blvd. Suite 100.	Did inspect exterior of comparable sales from street
2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278	
	Date of Inspection

Market Conditions Addendum to the Appraisal Report

Client File No. Page # 11 of 42 49371 32660134

The purpose of this addendum is to provide the lender/client with a cl			rends and conditi	ons prevalent in the subject						
neighborhood. This is a required addendum for all appraisal reports w	vith an effective date on or after A	·						710.0		
Property Address 3090 Fair Oaks Ave		Cit	Redwood	d City	St	ate CA		ZIP Code 940	63	
Borrower Redwood Holdings LLC										
Instructions: The appraiser must use the information required on this				-	-					
housing trends and overall market conditions as reported in the Neigh	nborhood section of the appraisal	l report form. Ti	he appraiser mus	t fill in all the information to the e	ktent					
it is available and reliable and must provide analysis as indicated belo	w. If any required data is unavail	lable or is consi	idered unreliable,	the appraiser must provide an						
explanation. It is recognized that not all data sources will be able to pr	rovide data for the shaded areas	below; if it is av	vailable, however	, the appraiser must include the d	ata					
in the analysis. If data sources provide the required information as an	average instead of the median, t	the appraiser sh	nould report the a	vailable figure and identify it as ar	1					
average. Sales and listings must be properties that compete with the										
subject property. The appraiser must explain any anomalies in the dat										
Inventory Analysis	Prior 7–12 Months		-6 Months	Current – 3 Months	_		-	Overall Trend		
					-	Increasing	·			Doolining
Total # of Comparable Sales (Settled)	25		5	8	_ _		⊨	Stable	Ä	Declining
Absorption Rate (Total Sales/Months)	4.17	1.	.67	2.67		Increasing	느	Stable	X	Declining
Total # of Comparable Active Listings	3		0	7		Declining	L	Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.7	C	0.0	2.6		Declining	X	Stable		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	\$1,300,000	\$1.33	30,000	\$1,357,500	X	Increasing		Stable		Declining
Median Comparable Sales Days on Market	11		11	9	X	Declining	Ī	Stable	Ī	Increasing
Median Comparable List Price	\$1,200,000		I/A	\$1,438,000	X		F	Stable		Declining
Median Comparable Listings Days on Market						Declining	旹	Stable	H	Increasing
Median Sale Price as % of List Price	35		I/A	17		Increasing	k		H	Declining
	109%		1%	108%			-		H	-
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	No	F0/ in	as of hundress of the Control		Declining	X	Stable		Increasing
Explain in detail the seller concessions trends for the past 12 months	• •		-							
fees, options, etc.). An analysis was perfor	med on 38 competin	ng sales o	ver the pa	st 12 months. For the	se sa	les, a tota	al of	0.0% wer	е	
reported to have seller concessions.										
Are foreclosure sales (REO sales) a factor in the market?	Yes 🔀 No) If yes, e	xplain (including	the trends in listings and sales of	foreclose	d properties).				
· ,							rto-	l to be DE	_	
An analysis was performed on 38 competing	ig sales over the pas	st i∠ mon	uis. For th	use sales, a total of 2	۱ % ۵.۲	меге геро	ıec	i to be KE	U.	
Cite data sources for above information.										
One data sources for above information.	nation reported in the	SFARML	_SPlus svs	tem (using an effecti	ve da	te of 05/0	5/20)22) was ເ	ıtiliz	ed to
	•			tem (using an effecti					ıtiliz	ed to
arrive at the results noted on this addendur	•								ıtiliz	red to
arrive at the results noted on this addendur	m. Any percent chan	ige results	s noted in	these comments are	based				ıtiliz	ed to
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in	m. Any percent chan	nge results appraisal repor	s noted in t	these comments are	based				ıtiliz	ed to
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro	nge results appraisal repor ovide both an e	s noted in the state of the sta	these comments are any additional information, suc upport for your conclusions.	based has	d on simpl	e re	egression.	utiliz	red to
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro ng sales over the pas	appraisal repor ovide both an e st 12 mon	s noted in the street of the s	these comments are ad any additional information, suc upport for your conclusions. ales within this group	based has had	d on simpl	e re	egression.		
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change	m. Any percent chan the Neighborhood section of the oformulate your conclusions, pro ng sales over the pas of +0.5% per month	appraisal report ovide both an east st 12 month. The san	s noted in the street of the s	these comments are ad any additional information, suc apport for your conclusions. alles within this group s was performed on	has has had	d on simpl a median es from th	sale	egression. e price of roader de	fine	d
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competing \$1,315,000. This analysis shows a change neighborhood. The sales within this group	m. Any percent chan the Neighborhood section of the to formulate your conclusions, pro- ng sales over the pas- of +0.5% per month had a median sale p	appraisal report ovide both an east 12 mon n. The san orice of \$1	s noted in the street of the s	these comments are ad any additional information, suc upport for your conclusions. ales within this group s was performed on This analysis shows	has had had 78 sal a cha	a median es from th	sale	egression. e price of roader de per mont	fine h. A	d .n
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 competing	m. Any percent chan the Neighborhood section of the to formulate your conclusions, pro- ng sales over the pas- of +0.5% per month had a median sale p ting sales over the pas-	appraisal report ovide both an exist 12 mon n. The san orice of \$1 ast 12 mon	s noted in the transfer of the	these comments are ad any additional information, suc upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou	has had had 78 sal a cha	d on simple a median es from the nge of +2. I a median	sale ie b	egression. e price of roader de per mont ale price per	fine h. A	d .n qft of
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competing \$1,315,000. This analysis shows a change neighborhood. The sales within this group I	m. Any percent chan the Neighborhood section of the to formulate your conclusions, pro- ng sales over the pas- of +0.5% per month had a median sale p ting sales over the pas-	appraisal report ovide both an exist 12 mon n. The san orice of \$1 ast 12 mon	s noted in the transfer of the	these comments are ad any additional information, suc upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou	has had had 78 sal a cha	d on simple a median es from the nge of +2. I a median	sale ie b	egression. e price of roader de per mont ale price per	fine h. A	d .n qft of
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 competing	m. Any percent chan the Neighborhood section of the to formulate your conclusions, pro- ng sales over the pas- of +0.5% per month had a median sale p ting sales over the pa-	appraisal report ovide both an exist 12 mon in. The san orice of \$1 ast 12 mon The san	s noted in the transfer of transfe	these comments are ad any additional information, suc apport for your conclusions. ales within this group s was performed on This analysis shows sales within this grou was performed on 76	has had 78 sal a cha ip had 3 sale	a median es from th nge of +2. I a median s from the	sale le b .2%	e price of roader de per mont ale price po	fine h. A er s	d un qft of
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of \$1,066.46. This analysis shows a change of \$1,066.46.	m. Any percent chan the Neighborhood section of the to formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the po-	appraisal report ovide both an ex- sst 12 mon a. The san orice of \$1 ast 12 mo The sam orice per s	t form. If you us xplanation and su thths. The s ne analysis ,307,500. onths. The e analysis qft of \$1,0	these comments are ad any additional information, such apport for your conclusions. ales within this groups was performed on This analysis shows sales within this grouwas performed on 76 66.46. This analysis	has had had a cha a cha p hac sale shows	a median es from th nge of +2. I a median s from the	sale be b 2% on sa	e price of roader de per mont ale price po pader defii +0.9% pe	fine h. A er s ned	d in qft of onth.
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competing \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 competing \$1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was also performed on 38 competing \$1,066.46. This analysis shows a change of the sales within this group and sales within this group	m. Any percent chan the Neighborhood section of the to formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the po of +0.1% per month. had a median sale p 38 sales plus all acti	appraisal report ovide both an ex- st 12 mon a. The san orice of \$1 ast 12 mo The sam orice per s ve listings	s noted in the street of the s	these comments are ad any additional information, such apport for your conclusions. alles within this groups was performed on This analysis shows sales within this grouwas performed on 76 66.46. This analysis competing properties,	has had 78 sal a cha ip had 3 sale shows	a median es from th nge of +2. I a median s from thes a change the past 1	sale be 2% of sale of 12 n	e price of roader de per mont ale price proader define +0.9% per months. Ba	fine h. A er s ned er m	d in qft of onth.
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competing \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 competing \$1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was also performed on 38 competing \$1,066.46. This analysis shows a change of the sales within this group and addition, an analysis was performed on 38 competing the sales within this group and this entire set of data there is a 2.2 month is	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro ng sales over the par of +0.5% per month had a median sale p ting sales over the pr of +0.1% per month had a median sale p 38 sales plus all acti supply. This analysis	appraisal report ovide both an ex- st 12 mon a. The san orice of \$1 ast 12 mo The sam orice per s ve listings	s noted in the street of the s	these comments are ad any additional information, such apport for your conclusions. alles within this groups was performed on This analysis shows sales within this grouwas performed on 76 66.46. This analysis competing properties,	has had 78 sal a cha ip had 3 sale shows	a median es from th nge of +2. I a median s from thes a change the past 1	sale be 2% of sale of 12 n	e price of roader de per mont ale price proader define +0.9% per months. Ba	fine h. A er s ned er m	d in qft of onth.
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competing \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 competing \$1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was also performed on 38 competing \$1,066.46. This analysis shows a change of the sales within this group and sales within this group	m. Any percent chan the Neighborhood section of the oformulate your conclusions, pring sales over the past of +0.5% per month had a median sale p ting sales over the po of +0.1% per month. had a median sale p 38 sales plus all actif supply. This analysis of per month.	appraisal report ovide both an ex- st 12 mon a. The san orice of \$1 ast 12 mo The sam orice per s ve listings	s noted in the street of the s	these comments are ad any additional information, such apport for your conclusions. alles within this groups was performed on This analysis shows sales within this grouwas performed on 76 66.46. This analysis competing properties,	has had 78 sal a cha ip had 3 sale shows over	a median es from th nge of +2. I a median s from thes a change the past 1	sale be 2% of sale of 12 n	e price of roader de per mont ale price proader define +0.9% per months. Ba	fine h. A er s ned er m	d in qft of onth.
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of neighborhood. The sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis shows a change of neighborhood. The sales within this group in addition, an analysis was performed on 3 this entire set of data there is a 2.2 month such a sales within this entire set of data there is a 2.2 month such analysis shows a change of -6.7% If the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the condominium or cooperative project, complete the condominium or cooperative project, complete the condomin the condominium or cooperative project, complete the condominiu	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- ting sales all actives supply. This analysis of per month. ete the following:	appraisal reporting apprai	s noted in a trom. If you us xplanation and staths. The s me analysis ,307,500. On this. The e analysis aft of \$1,00 s that are of change of	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, +10.3% per month.	has had 78 sal a cha ip had 3 sale shows over	a median es from th nge of +2. I a median s from thes a change the past 1	sale le b 2% n sa e bro e of 2 n d a	egression. e price of roader de per mont de price proader defin +0.9% per months. Ba median D	fine h. A er s ned er m	d in qft of onth.
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of neighborhood. The sales within this group in addition, an analysis was performed on 3 this entire set of data there is a 2.2 month sales within this analysis shows a change of -6.7% If the subject is a unit in a condominium or cooperative project, complex subject Project Data	m. Any percent chan the Neighborhood section of the oformulate your conclusions, pring sales over the past of +0.5% per month had a median sale p ting sales over the po of +0.1% per month. had a median sale p 38 sales plus all actif supply. This analysis of per month.	appraisal reporting apprai	s noted in the street of the s	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month.	has had 78 sal a cha ip had 3 sale shows over	a median es from the nge of +2.1 I a median s from the s a change the past 1 e sales ha	sale le b 2% n sa e bro e of 2 n d a	egression. e price of roader de per mont alle price poader defin +0.9% per months. Bar median D	fine h. A er s ned er m	d un qft of onth. d on
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of neighborhood. The sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis shows a change of his analysis shows a change of sales within this group. In addition, an analysis was performed on 38 compet in addition, an analysis was performed on 38 compet in addition, an analysis was performed on 38 compet in addition, an analysis was performed on 38 compet in addition, and analysis was performed on 38 competition.	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- ting sales all actives supply. This analysis of per month. ete the following:	appraisal reporting apprai	s noted in a trom. If you us xplanation and staths. The s me analysis ,307,500. On this. The e analysis aft of \$1,00 s that are of change of	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, +10.3% per month.	has had 78 sal a cha ip had 3 sale shows over	a median es from the nge of +2.1 I a median s from the s a change the past 1 e sales ha	sale le b 2% n sa e bro e of 2 n d a	egression. e price of roader de per mont alle price poader defin +0.9% per months. Be median D	fine h. A er s ned er m	d un qft of onth. d on l of
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets \$1,066.46. This analysis shows a change on neighborhood. The sales within this group in addition, an analysis was performed on 38 compets \$1,066.46. This analysis shows a change of 5.7% If the subject is a unit in a condominium or cooperative project, complicated \$1.00 comparable \$1.00	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- ting sales all actives supply. This analysis of per month. ete the following:	appraisal reporting apprai	s noted in a trom. If you us xplanation and staths. The s me analysis ,307,500. On this. The e analysis aft of \$1,00 s that are of change of	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, +10.3% per month.	has had 78 sal a cha ip had 3 sale shows over	a median es from the nge of +2 I a median s from the s a change the past 1 e sales ha	sale le b 2% n sa e bro e of 2 n d a	egression. e price of roader de per mont alle price poader defin +0.9% per months. Bar median D	fine h. A er s ned er m	d un qft of onth. d on l of Declining Declining
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group and addition, an analysis was performed on 38 compets and the subject of data there is a 2.2 month and this entire set of data there is a 2.2 month and this entire set of data there is a 2.2 month and this entire set of data there is a 2.2 month and the subject is a unit in a condominium or cooperative project, completely and a comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- ting sales all actives supply. This analysis of per month. ete the following:	appraisal reporting apprai	s noted in a trom. If you us xplanation and staths. The s me analysis ,307,500. On this. The e analysis aft of \$1,00 s that are of change of	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, +10.3% per month.	has had 78 sal a cha ip had 3 sale shows over	a median es from the nge of +2 l a median s from the s a change the past 1 e sales ha	sale le b 2% n sa e bro e of 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d d In
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets, \$1,066.46. This analysis shows a change of neighborhood. The sales within this group analysis was also performed on 38 compets, and the sales within this group analysis was performed on 38 compets, and the sales within this group analysis was performed on 38 compets, and the sales within this group analysis was performed on 38 compets, and the sales within this group analysis was performed on 38 compets, and the sales within this group analysis was performed on 38 compets, and the sales within this group analysis was performed on 38 compets. 11. This analysis shows a change of -6.7% fifthe subject is a unit in a condominium or cooperative project, complete the sales and the s	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the p- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. tet the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvirice of \$1 ast 12 mor. The samvirice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont alle price poader defin +0.9% per months. Bar median D	fine h. A er s ned er m	d un qft of onth. d on l of Declining Declining
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group and addition, an analysis was performed on 38 compets and the subject of data there is a 2.2 month and this entire set of data there is a 2.2 month and this entire set of data there is a 2.2 month and this entire set of data there is a 2.2 month and the subject is a unit in a condominium or cooperative project, completely and a comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- ting sales all actives supply. This analysis of per month. ete the following:	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, +10.3% per month.	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d d In
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, 315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets, 1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was also performed on 38 compets, 1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was performed on this entire set of data there is a 2.2 months and 11. This analysis shows a change of -6.7% If the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the p- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. tet the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d d In
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, 315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets, 1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was also performed on 38 compets, 1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was performed on 38 compets, 1,066.46. This analysis was performed on 38 compets, 1,066.46. This analysis shows a change of neighborhood and this group analysis was performed on 38 compets, 1,066.46. This a	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the p- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. tet the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d d In
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, \$1,315,000. This analysis shows a change neighborhood. The sales within this group lanalysis was also performed on 38 compets, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanalysis was also performed on 38 compets, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanadition, an analysis was performed on this entire set of data there is a 2.2 months, and the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the p- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. tet the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, \$1,315,000. This analysis shows a change neighborhood. The sales within this group lanalysis was also performed on 38 compets, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanalysis was also performed on 38 compets, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanadition, an analysis was performed on this entire set of data there is a 2.2 months, and the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the p- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. tet the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, \$1,315,000. This analysis shows a change neighborhood. The sales within this group lanalysis was also performed on 38 compets, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanalysis was also performed on 38 compets, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanadition, an analysis was performed on this entire set of data there is a 2.2 months, and the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the p- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. tet the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, 315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets, 1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was also performed on 38 compets, 1,066.46. This analysis shows a change on eighborhood. The sales within this group analysis was performed on 38 compets, 1,066.46. This analysis was performed on 38 compets, 1,066.46. This analysis shows a change of neighborhood and this group analysis was performed on 38 compets, 1,066.46. This a	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the p- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. tet the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, \$1,315,000. This analysis shows a change neighborhood. The sales within this group lanalysis was also performed on 38 compets, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanalysis was also performed on 38 compets, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanadition, an analysis was performed on this entire set of data there is a 2.2 months, and the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	m. Any percent chan the Neighborhood section of the formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the p- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. tet the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change on the control of the sales within this group in analysis was also performed on 38 compet \$1,066.46. This analysis shows a change on the control of the sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis shows a change of the control of this entire set of data there is a 2.2 month at 11. This analysis shows a change of -6.7% If the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project in the project is a unit in a condominium or cooperative project in the project is a unit in a condominium or cooperative project in the	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs \$1,315,000. This analysis shows a change neighborhood. The sales within this group lanalysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanalysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group lanaddition, an analysis was performed on this entire set of data there is a 2.2 months of 11. This analysis shows a change of -6.7% if the subject is a unit in a condominium or cooperative project, completed and the subject is a unit in a condominium or cooperative project, completed and for the subject is a unit in a condominium or cooperative project, completed and for the subject is a unit in a condominium or cooperative project, completed and for the subject is a unit in a condominium or cooperative project, completed and for the subject is a unit in a condominium or cooperative project, completed and for the subject is a unit in a condominium or cooperative project, completed and for the subject is a unit in a condominium or cooperative project, completed and for the subject is a unit in a condominium or cooperative project, completed and for the subject is a unit in a condominium or cooperative project, completed and for the subject project and for the subje	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of the individual of the sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis was also performed on 38 compet \$1,066.46. This analysis was performed on \$1,066.46. This analy	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of the individual of the sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis was also performed on 38 compet \$1,066.46. This analysis was performed on \$1,066.46. This analy	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change on the control of the sales within this group in analysis was also performed on 38 compet \$1,066.46. This analysis shows a change on the control of the sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis shows a change of the control of this entire set of data there is a 2.2 month at 11. This analysis shows a change of -6.7% If the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project in the project is a unit in a condominium or cooperative project in the project is a unit in a condominium or cooperative project in the	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change on the control of the sales within this group in analysis was also performed on 38 compet \$1,066.46. This analysis shows a change on the control of the sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis shows a change of the control of this entire set of data there is a 2.2 month at 11. This analysis shows a change of -6.7% If the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project in the project is a unit in a condominium or cooperative project in the project is a unit in a condominium or cooperative project in the	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of the individual of the sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis was also performed on 38 compet \$1,066.46. This analysis was performed on \$1,066.46. This analy	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of the individual of the sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis was also performed on 38 compet \$1,066.46. This analysis was performed on \$1,066.46. This analy	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of analysis was also performed on 38 compet \$1,066.46. This analysis shows a change of the individual of the sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis was also performed on 38 compet \$1,066.46. This analysis was performed on \$1,066.46. This analy	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro- ng sales over the past of +0.5% per month had a median sale p ting sales over the pro- of +0.1% per month. had a median sale p 38 sales plus all acti supply. This analysis per month. ete the following: Prior 7–12 Months	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in a triangle of the state of the st	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competir \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compet \$1,066.46. This analysis shows a change on eighborhood. The sales within this group in addition, an analysis was performed on 38 compet \$1,066.46. This analysis was performed on 38 compet \$1,066.46. This analysis shows a change of this analysis was performed on 38 compet \$1,066.46. This analysis was performed on 58 competitive project \$1,066.46. This analysis was performed on 58 competitive project \$1,066.46. This analysis was performed on 58 competitive project \$1,066.46. This analysis was performed on 58 competitive project \$1,066.46. This analysis was performed on 58 competitive project \$1,066.46. This analysis was performed on 58 competitive project \$1,066.46. This analysis was performed on 58 competitive project \$1,066.46. This analysis was perfo	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro ng sales over the past of +0.5% per month had a median sale p ting sales over the pro of +0.1% per month. had a median sale p 38 sales plus all active supply. This analysis oper month. ete the following: Prior 7–12 Months Yes No	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in the form. If you use the form. If you use the form of t	these comments are ad any additional information, suc- upport for your conclusions. ales within this group is was performed on This analysis shows sales within this grou was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group in addition, an analysis was performed on 38 compets \$1,066.46. This analysis shows a change on the sales within this group. In addition, an analysis was performed on 38 compets in addition, an analysis was performed on 38 compets of this entire set of data there is a 2.2 month so the set of	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro ng sales over the past of +0.5% per month had a median sale p ting sales over the pro of +0.1% per month. had a median sale p 38 sales plus all active supply. This analysis oper month. ete the following: Prior 7–12 Months Yes No	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in the form. If you use the form. If you use the form of t	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on in This analysis shows sales within this group was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months er of REO listings and explain the	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d d In
Signature Amailysis at the results noted on this addendur summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to the analysis was performed on 38 competing \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 competing \$1,066.46. This analysis shows a change of neighborhood. The sales within this group in addition, an analysis was performed on 38 competing the subject of the sales within this group in addition, an analysis was performed on 38 competing the sales are sufficiently shown as a change of neighborhood. The sales within this group in addition, an analysis was performed on 38 competing the sales are the subject of the sales are the subject of the subject is a unit in a condominium or cooperative project, completely also a change of -6.7% If the subject is a unit in a condominium or cooperative project, completely also a change of -6.7% If the subject Data are for comparable sales (Settled). Absorption Rate (Total Sales/Months) Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject of t	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro ng sales over the past of +0.5% per month had a median sale p ting sales over the pro of +0.1% per month. had a median sale p 38 sales plus all active supply. This analysis oper month. ete the following: Prior 7–12 Months Yes No	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in the form. If you use the form. If you use the form of t	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on in This analysis shows sales within this group was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months er of REO listings and explain the	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group in addition, an analysis was performed on 38 compets \$1,066.46. This analysis shows a change on the sales within this group. In addition, an analysis was performed on 38 compets in addition, an analysis was performed on 38 compets of this entire set of data there is a 2.2 month so the set of	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro ng sales over the past of +0.5% per month had a median sale p ting sales over the pro of +0.1% per month. had a median sale p 38 sales plus all active supply. This analysis oper month. ete the following: Prior 7–12 Months Yes No	appraisal reporovide both an est 12 mon. The samvrice of \$1 ast 12 mor. The samvrice per s ve listings s shows a	s noted in the form. If you use the form. If you use the form of t	these comments are ad any additional information, suc- upport for your conclusions. ales within this group s was performed on in This analysis shows sales within this group was performed on 76 66.46. This analysis competing properties, f +10.3% per month. Project N Current – 3 Months er of REO listings and explain the	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
Arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 competies, \$1,066.46. This analysis shows a change of neighborhood. The sales within this group in addition, an analysis was performed on 38 competies, and the sales within this group. In addition, an analysis was performed on 38 competies and this entire set of data there is a 2.2 month sentire set of data there is a 2.2 month sentire set of data there is a 2.2 month sentire set of data there is a 2.2 month sentire set of data there is a 2.2 month sentire set of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject under the sales and sal	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pring ales over the past of +0.5% per month had a median sale p ting sales over the pring of +0.1% per month. had a median sale p 38 sales plus all active supply. This analysis oper month. ete the following: Prior 7-12 Months Yes No	appraisal reporting apprai	s noted in the form. If you use the form. If you use the same analysis and some analysis analysis and some analysis and	these comments are ad any additional information, suc- add any additional information, suc- apport for your conclusions. ales within this groups s was performed on 7.0 footnotes within this group was performed on 7.0 footnotes and you was performed on 7.0 footnotes and you was performed on 7.0 footnotes and you project Normet and you project	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
Arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs, \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 competies, \$1,066.46. This analysis shows a change on eighborhood. The sales within this group in addition, an analysis was performed on 38 competies, and this entire set of data there is a 2.2 month of sales within this group. In addition, an analysis was performed on 38 competies, and this entire set of data there is a 2.2 month of sales within this group. In addition, an analysis was performed on 38 competies, and this entire set of data there is a 2.2 month of sales and this entire set of data there is a 2.2 month of subject Project Data and the subject is a unit in a condominium or cooperative project, complex and a for Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject of the subject of the sales and address the impact on the subject of the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the subject of the sales and address the impact on the sales and address the impa	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pro ng sales over the past of +0.5% per month had a median sale p ting sales over the pro of +0.1% per month. had a median sale p 38 sales plus all active supply. This analysis oper month. ete the following: Prior 7–12 Months Yes No No Reno, NV 89501-15	appraisal reporting apprai	s noted in the form. If you use the form. If you use the same analysis and some analysis and the same analysis analysis and the same analysis and the same analysis and the same analysis analysis and the same analysis and the same analysis analysis and the same ana	these comments are ad any additional information, suc- upport for your conclusions. ales within this groups s was performed on This analysis shows sales within this group was performed on This analysis shompeting properties, f +10.3% per month. Project N Current – 3 Months Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	egression. e price of roader de per mont le price poader defin +0.9% per months. Bar median D overall Trend Stable Stable	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing
Arrive at the results noted on this addendur Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 38 competirs \$1,315,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 38 compets \$1,066.46. This analysis shows a change on eighborhood. The sales within this group in addition, an analysis was performed on 38 compets \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,066.46. This analysis shows a change of 54.7% If the subject \$1,0	m. Any percent chan the Neighborhood section of the o formulate your conclusions, pring agles over the past of +0.5% per month had a median sale p ting sales over the pring of +0.1% per month. had a median sale p 38 sales plus all active supply. This analysis oper month. ete the following: Prior 7-12 Months No Yes No No Reno, NV 89501-15 State CA	appraisal reporting apprai	s noted in the form. If you us a company Address Signature Supervisory Ap Company Address Company Address Signary Address Company Address Comp	these comments are ad any additional information, suc- upport for your conclusions. ales within this groups s was performed on This analysis shows sales within this group was performed on This analysis shompeting properties, f +10.3% per month. Project N Current – 3 Months Project N Current – 3 Months	has has had ras had a cha a cha a cha a cha b had a cha a cha cha cover These	a median es from the nge of +2 I a median s from the a change the past 1 e sales ha Increasing Increasing Declining Declining	sale b 2% n sa e brod 2 n d a	e price of roader de per mont la price più adder deli price più adder deli price più adder defini del price più adder	fine h. A er s ned er m	d un qft of oonth. d on l of Declining Declining Increasing

Freddie Mac Form 71 March 2009

Supplemental Addendum

						02000	10-	
Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave				-			
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							

Exterior-Only: Subject info

The subject has it been listed and sold in the past 12 months:

MLS#81884707, 03/30/22 LD, \$1,299,999 LP, 04/12/22 CD, 04/28/22 SD, \$1,401,000 SP, DOM 13.

Exterior-Only: Subject info - Owner of Public Record

The owner of public record is Brad Brady Admin Bingham & Thomas L Bingham, Jr per public records, however the subject has recently sold (04/28/2022) and public records would not be updated yet. Appraiser assumes Redwood Holdings LLC is the owner.

Exterior-Only: Neighborhood - Description

Subject is located within North Fair Oaks, an unincorporated area with a Redwood City address. The homes within the unincorporated portion are governed by San Mateo county and not Redwood City.

Also located within these boundaries are the incorporated areas of Redwood Village and Friendly Acres and a portion of Redwood Oaks (west of El Camino Real). Overall, the neighborhood has detached single family homes of various styles, sizes and ages. Commercial and light industrial are interspersed throughout but primarily located along Middlefield Rd, Bay Rd., Spring Street and El Camino Real.

The location provides convenient access to schools, local and regional shopping, bus and train transportation and all community facilities. Hwy 101, a NBHD boundary provides access to employment centers in Silicon Valley and San Francisco. SF International Airport is located approx 15 -20 minutes NE.

Stanford Redwood City, is a 35-acre campus located in the NBHD. This the first expansion of the university outside Palo Alto and Santa Clara county; it is the third largest employer in Redwood City.

"Other" land use is parks. "Commercial" land use includes retail, office, industrial and Stanford Campus.

Exterior-Only: SITE - Zoning, HBU, Adverse Conditions or External Factors

A certified plat was not provided to the appraiser. The site dimensions are estimated from public tax maps, recorded deeds or the appraiser's measurements. No adverse conditions are indicated by the site's size or shape.

The appraiser has not been informed, nor does the appraiser have any knowledge of the existence of any environmental or health impediment, which if known, could have a negative impact on the market value of the subject property. The valuation contained herein is not valid if any hazardous items are found in the subject property and not stated within the appraisal report, including but not limited to: termites, Urea Formaldehyde insulation, radon gas, asbestos products, and/or toxic waste contaminates. However, the appraiser is not qualified to identify such substances. The client is urged to retain the services of a professional expert in these fields.

Standard utility easements are present which do not adversely affect the site. No encroachments were noted. Unless otherwise noted it is assumed that the subject conforms to the current zoning codes as recorded and taken from public zoning records.

It is noted that the subject may be proximate to outside factors, such as commercial use, schools, golf courses, houses of worship, non-residential use, marinas, airports, busy roads and highways, railroad tracks, as well as other external influences and uses not noted above. These items have been noted where applicable, and were determined not to have appreciable adverse/positive effect on value or marketability, unless otherwise noted. Every effort is made to identify factors which will affect the subject property, though some factors may not be deemed relevant or proximate enough to have impact. If items noted or visible from aerial imagery have not been noted or discussed, the item in question was deemed not relevant to the subject or proximate enough to have an impact.

External factors noted: Subject is located on the corner of Third Avenue and Fair Oaks Avenue with the subject's entrance facing Third Ave. There is industrial and commercial use along Fair Oaks starting one block NW of the subject. In addition, there is a school campus approximitely 2 blocks NW on Fair Oaks.

The appraiser utilized flood maps, and GIS information as integrated by Alamode/Wintotal appraisal platform, Interflood data, and FEMA databases. Unless otherwise noted in the body of the report of the attached addendum, the subject property is considered by the appraiser to be zone C or X, which are not special flood hazard areas requiring flood zone information on the survey report. Should the lender client have questions or concerns about the subject and flood zones, a flood certification is recommended.

Site data: Public records indicate the subject is 60 x 83 and rectangular with a 4,920 sf site size. Based on the plat map, the subject's site has dimensions of 60 X 82.16 which calculates to 4,930 sf. Appraiser utilized the actual calculated square footage.

The zoning is: R-1/S-73, One Family Residential District/Residential Density District 73 (5000 sf).

Subject is **legal**, **non conforming** due to it's lot size. Based on San Mateo County zoning, the subject may be rebuilt if destroyed; see https://planning.smcgov.org/sites/planning.smcgov.org/files/SMC_Zoning_Regulations.pdf

Should the Lender Client have questions or concerns about the subject and the ability to rebuild, a Burn Letter from the City is recommended.

Highest and best use: as improved.

Subject is located in an area that has similar homes in a similar setting. The homes are well accepted in the market. The four tests for highest and best use include: be legally permissible, be physically possible, be financially feasible and be maximally productive. The subject satisfies all of these tests.

Supplemental Addendum

						02000	10-	
Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							

Health and safety and deferred maintenance: None observed on drive-by inspection.

Please note that any potential health and safety issues have been disclosed and this report made subject to necessary repairs. I am not a home inspector, electrician, plumber, HVAC expert, roofer, contractor, etc.

Health and safety concerns: None observed on drive-by inspection.

Deferred maintenance/damages: None observed on drive-by inspection.

The Appraiser did not conduct an interior inspection and had a limited view of the property from the street. The Appraiser makes the extraordinary assumption the subject dwelling is useable and functional as a residence and does not require major repairs.

Appliances are not known and standard appliances are assumed.

The presence of smoke detectors, Co2 detectors and whether the water heater is double strapped is not known; Appraiser assumes they are present and operational.

An extraordinary assumption has been made that the information relied upon for this appraisal is accurate. Should this information prove to be false or inaccurate, this report and the conclusions and opinions held within shall be null and void until such time as the appraiser has opportunity to address the impact on value or any other conclusions, if any.

Exterior-Only: Sales Comparison Approach:

Gross living areas shown for the comparable sales are estimates based on information provided by MLS, Tax assessment data, Realtor's, buyers, sellers, appraiser's database, and/or actual measurement. Slight variations in size will have no effect on the estimate of value and no adjustments were made for GLA differences less than 100 sf.

Comps selected were all from the subject's immediate market, were of similar quality and were selected to bracket the subject's primary characteristics of GLA bedroom/bath count, condition and location. Comparables were adjusted for noted market differences.

The sales provided were considered the most reliable and most indicative of the subject property. The comparable sales selected were the closest proximite sales that are representative of the subject property. They are the most likely to be considered by prospective buyers of the subject property. All comparable sales confirmed closed unless specified as a Listing.

Adjustments were based on market and/or matched pair analysis, discussion with market participants and/or appraisers knowledge of the area. Differences were bracketed within the sales comparison grid.

Gross living area adjustments are based on: \$200 per square foot, and rounded to the nearest \$500. Comps #2 and #3 were more than 20% larger than subject but were included for the recent sale dates and proximity to the subject.

Time adjustments - Market analysis reflects an increase of 0.5% per month (see Market Conditions Chart) which was applied to sales contracted before February 2022.

Location adjustments - The subject is located on the corner of Fair Oaks and Third Avenue and is near Comm'l approximately 1 block north along Fair Oaks. Comp #8, an active listing is located directly on Fair Oaks avenue and has similar locational influence. Comp #3 is located directly across from commercial and Comp #7 are located on a busy road; these bracket the subject's locational influence.

View - Com#7 is across from Park however, this is offset by location on a busy street and no adjustment was warranted.

Site size - Site size was bracketed and ste adjustments were based on \$10 per sf for differences of over 500 sf. Market review did not disclose any difference for legal, non-conforming site size under 5,000 sf.

Quality / Age - Subject and comps were mostly between 53 and 76 years old with one comp being 98 years old. All were of similar overall quality; no adjustment supported for age/effective age differences as these were considered in the condition adjustment. Quality rating based on review of MLS description and photos.

Condition - The subject's interior condition and updating was not known and is assumed to be in overall average condition. The comparables selected bracket the subject's condition. Comp #2 had extensive remolding and was adjusted at \$50,000; the remaining comps were adjusted a more modest \$25,000 for updating. Condition rating based on review of MLS description and photos.

Room / Bedrooms / baths - Differences in total room count were considered in overall gross living area adjustments, no further adjustment warranted. The comparables were mostly 3 bedroom homes, Bedrooms were adjusted \$20,000 for 4th bedroom. Bathrooms were adjusted at \$10,000 for full and \$5,000 for half bath.

Heating/Cooling - Per MLS the subject has a floor furnace and no central AC. Most of the Comps central forced air heating which were adjusted at \$5,000. Comps with central air condition were adjusted \$5,000. Comps with wall furnace heat source were considered similar to subject's floor furnace.

Energy Efficiency - It is not known if the subject has dual pane windows. Dual pane windows are typical for this market and it is assumed the subject is similar therefore no adjustment was made. The difference is minimal without dual pane windows (\$10,000 adjustment) and would not impact the final value conclusion.

Garage - The subject has a two car garage and 3 off-street parking spaces. Comps with 1 garage bay were adjusted \$5000 and \$2500 for each off-street parking.

NOTE: Comp #8 is a nearby active listing with 47 DOM, it appears this was overpriced as the listing was decreased from

Supplemental Addendum

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							

\$1,640,900 to \$1,497,000

URAR: Reconciliation - Reconciliation and Final Value Conclusion

Sales comparison approach was given all weight due to the availability and reliability of market data. The cost approach was not developed due to lack of vacant land sales and the age of the subject property. The income approach was not developed as homes in the subject market are primarily owner occupied and there is a paucity of rental data.

Most weight given to Comp #2 and #3 for date of sale and proximity to the subject with consideration of Comp #1 as the most recent sale and subject's most recent sale price of \$1,401,000. Remaining comps have an adjusted sales price range which is supportive of the final opinion of value.

On March 13,2020, the United States Government declared a National Emergency concerning the Novel Corona Virus (COVID-19) Pandemic. The effective date of this appraisal is after this declaration and is being performed using historical comparable sales and a consideration of active listings/pending sales in the appraisal conclusion. Due to the changing economic conditions with this outbreak, the future impact to property values is unknown. The impact if any will also vary from market to market.

Additional Commentary

CLARIFICATION OF INTENDED USE AND USERS:

The Intended User of this appraisal report is the Lender/Client/HUD. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser any other use of the report by any other user is prohibited. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for, and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained.

COMPETENCY PROVISION:

The appraiser has the appropriate knowledge and experience to complete this assignment competently. The comments made in this addendum are intended to expand on what the appraiser feels are areas of the most concern to the reader in order to fully understand the appraisal report and methodology. The expanded narrative allows the appraiser to provide additional comments where sufficient space is not available on the appraisal form. The market has been thoroughly searched and the sales reported represent the best available sales that properly weigh the four major elements of comparison, i.e. location, date of sale, physical characteristics and condition of sale.

Limiting Statements:

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.

Fee Disclosure

Fee Disclosure: The appraiser signing this report is a staff appraiser and is paid hourly opposed to being paid on a per assignment basis.

The appraiser is signing the report using the corporate address of the appraisal management company, Clario Appraisal Network, the appraisers employer. The appraiser is not based in the corporate office and is based in South San Francisco, California. The appraiser has competency in the subject's area.

ClearCapital.com, Inc. California Registration #1256

Subject Photo Page

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



Subject Front Facing Third Ave

3090 Fair Oaks Ave

Sales Price

Gross Living Area 1,330
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2.0

| 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0



Subject Side Facing Fair Oaks



Subject Street - Fair Oaks

Photograph Addendum

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



Subject Street - Third Ave

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



Comparable 1

600 MacArthur Ave

Prox. to Subject 0.39 miles W Sale Price 1,400,000 Gross Living Area 1,170 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; 5000 sf Site Q4 Quality Age 53



Comparable 2

670 3rd Ave

Prox. to Subject 0.05 miles S Sale Price 1,509,000 Gross Living Area 1,610 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 6000 sf Quality Q4 Age 67



Comparable 3

716 2nd Ave

0.07 miles N Prox. to Subject Sale Price 1,578,000 Gross Living Area 1,915 Total Rooms 8 Total Bedrooms Total Bathrooms 3.0 Location A;Comm; N;Res; View Site 5800 sf Quality Q4 Age 98

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



Comparable 4

564 Hurlingame Ave

Prox. to Subject 0.37 miles W Sale Price 1,300,000 Gross Living Area 1,330 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; 5000 sf Site Q4 Quality Age 71



Comparable 5

531 Flynn Ave

Prox. to Subject 0.65 miles W Sale Price 1,400,000 Gross Living Area 1,010 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res; N;Res; View Site 5100 sf Quality Q4 Age 76



Comparable 6

515 Flynn Ave

0.65 miles W Prox. to Subject Sale Price 1,350,500 Gross Living Area 1,420 Total Rooms 7 Total Bedrooms 3 Total Bathrooms 2.1 Location N;Res; N;Res; View Site 5150 sf Q4 Quality Age 76

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



Comparable 7

728 Charter St

Prox. to Subject 0.64 miles NW Sale Price 1,330,000 1,140 Gross Living Area Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0 Location A;BsyRd; A;Prk;School View 5000 sf Site Q4 Quality Age 75



Comparable 8

3070 Fair Oaks Ave

 Prox. to Subject
 0.01 miles NW

 Sale Price
 1,497,000

 Gross Living Area
 1,310

 Total Rooms
 5

 Total Bedrooms
 3

 Total Bathrooms
 2.0

 Location
 A;Nr Comm'l;

 Location
 A;Nr Co

 View
 N;Res;

 Site
 4920 sf

 Quality
 Q4

 Age
 59

Comparable 9

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

Zoning Map

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



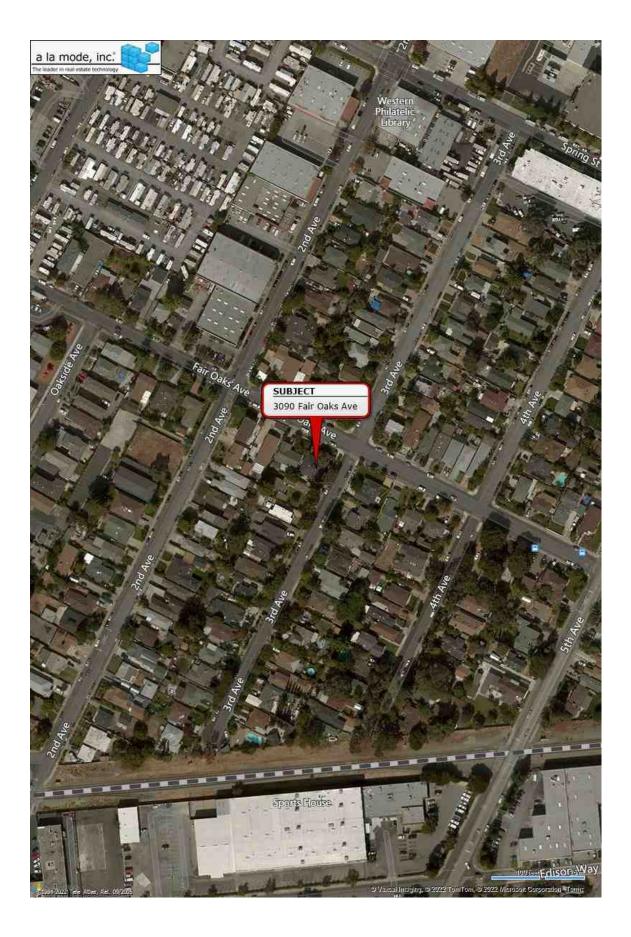
Location Map

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



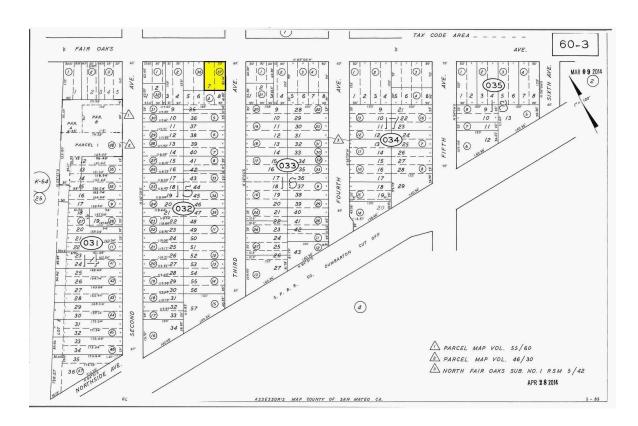
Aerial Map

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Landar/Cliant	Wedgewood Inc							



Plat Map

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



Realist

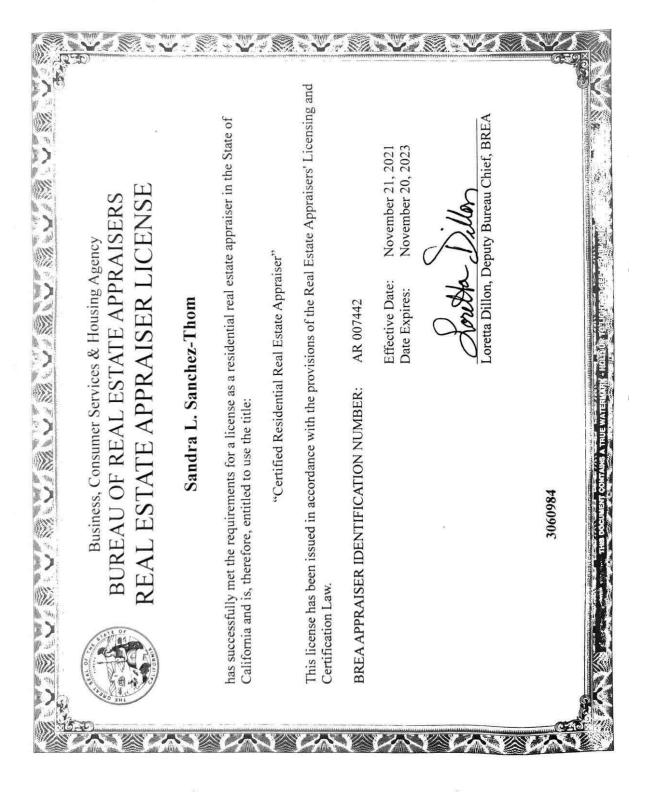
Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



Realist

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							





E & 0 Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/11/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Assurance a Marsh & McLennan Agency LLC company

20 N Martingale Road				(AC, No): (847) 440-9123							
Su	te 100			9	ADDRE	ss: fchen@a	ssuranceage	ncy.com			
Sci	naumburg IL 60173					INS	URER(S) AFFOR	RDING COVERAGE			NAIC#
					INSURE	RA: AXA Inst	urance Comp	any			31127
INSU				CLEAHOL-02	INSURE	RB:		72311.5%			
Cle	arCapital.com, Inc.			1		A-000					
ClearCapital Holdings, Inc. 300 E 2nd Street				8	INSURER C: INSURER D:						
	te 1405			4							
	no NV 89501				INSURE	100000					
					INSURE	RF:			A LINE AND DESCRIPTION OF THE PERSON OF THE		
				NUMBER: 667417962	/E DEE	N IOOUED TO		REVISION NUM		IE DOL	OV DEDICE
IN CI EI	HIS IS TO CERTIFY THAT THE POLICIES DICATED. NOTWITHSTANDING ANY RE ERTIFICATE MAY BE ISSUED OR MAY KCLUSIONS AND CONDITIONS OF SUCH	PERTA POLICI	MENT IN, TH ES, LIN	, TERM OR CONDITION IE INSURANCE AFFORDI	OF AN'	Y CONTRACT THE POLICIES REDUCED BY I	OR OTHER S DESCRIBE PAID CLAIMS	DOCUMENT WITH D HEREIN IS SU	H RESPEC	CT TO V	VHICH THIS
INSR LTR	TYPE OF INSURANCE	ADDL S INSD V	WD	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)		LIMIT	S	
	COMMERCIAL GENERAL LIABILITY	0//0->	-547					EACH OCCURRENG	CE	\$	
	CLAIMS-MADE OCCUR							DAMAGE TO RENT PREMISES (Ea occ	ED	S	
								MED EXP (Any one	and the second second	S	
								PERSONAL & ADV		\$	
	CENTUACODECATE LIMIT ADDITIONED										
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREC	de Daniel Control	\$	
	POLICY JECT LOC							PRODUCTS - COMP	P/OP AGG	\$	
<u> </u>	OTHER:							COMBINED SINGLE	TIMIT	S	
	AUTOMOBILE LIABILITY							(Ea accident)		\$	
	ANY AUTO							BODILY INJURY (Pa	emi Baerra Ansilo	\$	
	OWNED SCHEDULED AUTOS ONLY HIRED NON-OWNED							BODILY INJURY (P		\$	
	HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAG (Per accident)	€.	\$	
										\$	
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	CE .	\$	
	EXCESS LIAB CLAIMS-MADE							AGGREGATE		S	
	DED RETENTIONS	1								\$	
\vdash	WORKERS COMPENSATION		-					PER STATUTE	OTH-		
	AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE							E.L. EACH ACCIDE	1 211	\$	
	OFFICER/MEMBER EXCLUDED?	N/A						- Will Advention to the	arundeur bevielle aut	Some	
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EAT	TREASE E SVETOS	201	
1981		-	-			787787888	TENTER MERCE	E.L. DISEASE - POL	JCY LIMIT	\$ 0000	0.000
A	Professional Liability		I.M	IPP9044163		10/18/2021	10/18/2022	Claim/Aggregate		\$5,000	2,000
RE	RIPTION OF OPERATIONS / LOCATIONS / VEHIC PROOF OF INSURANCE agreed that the following is an Addition										
CFI	RTIFICATE HOLDER				CANC	ELLATION					
Clario Appraisal Network, Inc. PROOF OF INSURANCE					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE						
					· 1.						

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

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.

Client File No. Page # 29 of 42

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.

Q۷

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.

06

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

 $\ \, \text{Little or no updating or modernization. This description includes, but is not limited to, new homes. } \\$

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

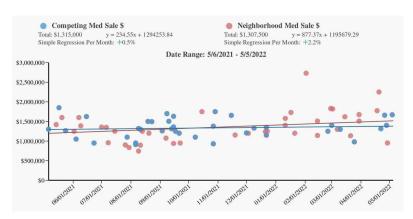
Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
С	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
RE0	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View
		I .

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear					

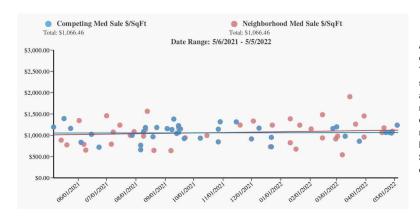
Market Conditions Charts - Page 1

Borrower	Redwood Holdings LLC							
Property Address	3090 Fair Oaks Ave							
City	Redwood City	County	San Mateo	State	CA	Zip Code	94063	
Lender/Client	Wedgewood Inc							



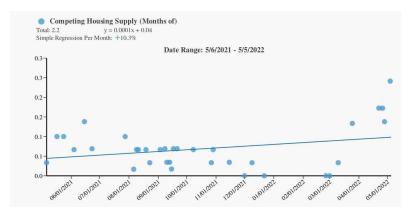
Median Sale \$

An analysis was performed on 38 competing sales over the past 12 months. The sales within this group had a median sale price of \$1,315,000. This analysis shows a change of +0.5% per month. The same analysis was performed on 78 sales from the broader defined neighborhood. The sales within this group had a median sale price of \$1,307,500. This analysis shows a change of +2.2% per month.



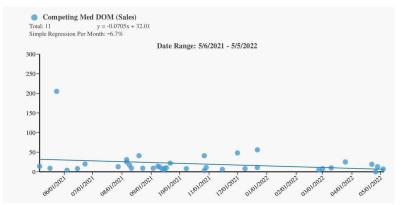
Median Sale \$/SqFt

An analysis was also performed on 38 competing sales over the past 12 months. The sales within this group had a median sale price per sqft of \$1,066.46. This analysis shows a change of +0.1% per month. The same analysis was performed on 78 sales from the broader defined neighborhood. The sales within this group had a median sale price per sqft of \$1,066.46. This analysis shows a change of +0.9% per month.



Housing Supply

In addition, an analysis was performed on 38 sales plus all active listings that are competing properties, over the past 12 months. Based on this entire set of data there is a 2.2 month supply. This analysis shows a change of +10.3% per month.



Sales DOM

These sales had a median DOM of 11. This analysis shows a change of -6.7% per month.