

PARAGON APPRAISAL GROUP



Drive-By Appraisal Report

LOCATED AT:

2425 Kiess Barn Pl
REF DDS 1649/763-763,769,776,778 LLA 85-082,88-055 ESMT 1659/134
Napa, CA 94558

FOR:

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

AS OF:

05/07/2022

BY:

John G. Barnes
1066 Sandpoint Dr
Rodeo CA 94572
Telephone 415/626-3191
www.paragonappraisalgroup.com

Borrower/Client	Redwood Holdings LLC	File No.	32644860
Property Address	2425 Kiess Barn Pl		
City	Napa	County	Napa
		State	CA
		Zip Code	94558
Lender	Wedgewood Inc		

TABLE OF CONTENTS

Order Form	1
Cover Page	2
Summary of Salient Features	3
Exterior-Only	4
Additional Comparables 4-6	10
Additional Comparables 7-9	11
General Text Addendum	12
Market Conditions Addendum to the Appraisal Report	18
Statement of Limiting Conditions	19
USPAP Identification Addendum	21
UAD Definitions Addendum	22
Location Map	25
Aerial Map	26
Plat Map	27
Tax Records - Page 1	28
Tax Records - Page 2	29
Tax Records - Page 3	30
John Barnes License Exp.06.15.2023	31
E & O Insurance	32
Subject Photos	33
Subject Photos	34
Subject Photos	35
Comparable Photos 1-3	36
Comparable Photos 4-6	37
Comparable Photos 7-9	38

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	2425 Kiess Barn Pl
	Legal Description	REF DDS 1649/763-763,769,776,778 LLA 85-082,88-055 ESMT 1659/134
	City	Napa
	County	Napa
	State	CA
	Zip Code	94558
	Census Tract	2007.06
	Map Reference	34900
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower/Client	Redwood Holdings LLC
	Lender	Wedgewood Inc
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,876
	Price per Square Foot	\$
	Location	N;Res;
	Age	36
	Condition	C4
	Total Rooms	7
	Bedrooms	4
	Baths	2.0
APPRAISER	Appraiser	John G. Barnes
	Date of Appraised Value	05/07/2022
VALUE	Final Estimate of Value	\$ 885,000

Exterior-Only Inspection Residential Appraisal Report

49523 File # 32644860

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property. Property Address 2425 Kiess Barn Pl City Napa State CA Zip Code 94558

Contract Price \$ Date of Contract Is the property seller the owner of public record? There are any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?

Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %

Dimensions See Attached Plat Map Area 7437 sf Shape Irregular View N;Res; Specific Zoning Classification RS7 Zoning Description Single Family Residential

Utilities Public Other (describe) Electricity Gas Water Sanitary Sewer Off-site Improvements - Type Public Private

General Description Heating/Cooling Amenities Car Storage Units One One with Accessory Unit Concrete Slab Crawl Space FWA HWBB

Exterior-Only Inspection Residential Appraisal Report

49523
File # 32644860

There are 13 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 800,000 to \$ 1,550,000					
There are 63 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 625,000 to \$ 1,600,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	2425 Kiess Barn Pl Napa, CA 94558	2478 Lennox St Napa, CA 94558	2448 Lennox St Napa, CA 94558	43 Winedale Ln Napa, CA 94558	
Proximity to Subject		0.33 miles S	0.31 miles S	0.17 miles NW	
Sale Price	\$	\$ 930,000	\$ 950,000	\$ 1,029,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 504.07 sq.ft.	\$ 495.05 sq.ft.	\$ 556.52 sq.ft.	
Data Source(s)		SFARMLS#321018829;DOM 33	SFARMLS#321090478;DOM 8	SFARMLS#321067245;DOM 27	
Verification Source(s)		APN #007-142-019-000	APN #007-171-001-000	APN #007-062-063-000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	0	ArmLth	
Concessions		Conv;7935	0	Conv;0	
Date of Sale/Time		s07/21;c07/21		s10/21;c09/21	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	7437 sf	10033 sf	-13,000	9820 sf	-11,900
View	N;Res;	N;Res;		N;Res;	0
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	
Quality of Construction	Q3	Q3		Q3	
Actual Age	36	46	0	48	0
Condition	C4	C4		C3	-50,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 4 2.0	7 4 2.0		7 3 2.0	-20,000
Gross Living Area	1,876 sq.ft.	1,845 sq.ft.	0	1,919 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/None	FWA/Central	-5,000	FWA/Central	-5,000
Energy Efficient Items	Dual Panes	Dual Panes		Dual Panes	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	Patio	Patio		0 Patio	
Pool/Spa	None/None	None/None		None/None	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace	
Document Number	None	Doc #24214	0	Doc #31618	0
Net Adjustment (Total)			\$ -18,000		\$ -66,900
Adjusted Sale Price of Comparables		Net Adj. 1.9% Gross Adj. 1.9%	\$ 912,000	Net Adj. 7.0% Gross Adj. 7.0%	\$ 883,100
				Net Adj. 7.3% Gross Adj. 7.3%	\$ 954,000

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

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **Realist/SFARMLS**

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

Data Source(s) **Realist/SFARMLS**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	04/27/2022			
Price of Prior Sale/Transfer	\$885,000			
Data Source(s)	Realist/SFARMLS	Realist/SFARMLS	Realist/SFARMLS	Realist/SFARMLS
Effective Date of Data Source(s)	05/07/2022	05/07/2022	05/07/2022	05/07/2022

Analysis of prior sale or transfer history of the subject property and comparable sales

The subject transferred in an all cash arm's length transaction in the last 36 months pursuant to Napa County records. The subject is not known to have been renovated since this recent sale, and market conditions appear to be stabilizing in the area. Comp 5 and 8 had a prior transfer with no transfer value noted; these were not an actual sale of the property and no MLS representation was noted. The other comparables utilized in this report have not transferred in the last 12 months pursuant to county records other than the transaction noted above.

Summary of Sales Comparison Approach

The adjustments reflect the difference in appeal and utility to the typical buyer. All comparables were considered in the fair market value opinion. All comparables were the best available at the time of appraisal. Emphasis is placed on this technique as the subject is a single family residence.

Indicated Value by Sales Comparison Approach \$ **885,000**

Indicated Value by: Sales Comparison Approach \$ **885,000** Cost Approach (if developed) \$ **885,800** Income Approach (if developed) \$ **0**

The market data approach is the most reliable indicator of value as it reflects buyers' responses. The cost approach is supportive of the market data approach. The income approach has been omitted as a rental survey was not performed since it was not required by the client and less reliable than the results derived in the sales comparison approach; see Comment Addendum.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **885,000**, as of **05/07/2022**, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

49523
File # 32644860

AMC Registration # for ClearCapital.com Inc.: California #1256

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) This approach was not deemed applicable.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE -----=\$ 315,000	
Source of cost data Building-cost.net	DWELLING	1,876 Sq.Ft. @ \$ 350.00 -----=\$	656,600
Quality rating from cost service Good Effective date of cost data 05/07/2022		0 Sq.Ft. @ \$ -----=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			
Physical depreciation is based on age/life method; Land value to improvement ratio is typical in the area;	Garage/Carport	660 Sq.Ft. @ \$ 75.00 -----=\$	49,500
These results are not to be used for insurance purposes and anyone using this for that purpose does so at their own risk.	Total Estimate of Cost-New		706,100
	Less Physical Functional External		
	Depreciation	235,343 -----=\$(235,343
	Depreciated Cost of Improvements		470,757
	"As-is" Value of Site Improvements		100,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years	INDICATED VALUE BY COST APPROACH -----=\$		885,800

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0	X Gross Rent Multiplier 0	= \$ 0	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)			

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project _____

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion _____

Does the project contain any multi-dwelling units? Yes No Data Source(s) _____

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____

Describe common elements and recreational facilities. _____

Exterior-Only Inspection Residential Appraisal Report

49523
File # 32644860

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

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

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

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

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

Exterior-Only Inspection Residential Appraisal Report

49523
File # 32644860

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

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

Exterior-Only Inspection Residential Appraisal Report

49523
File # 32644860

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

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

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

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

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

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

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

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

APPRAISER

Signature

Name John G. BarnesCompany Name Paragon Appraisal GroupCompany Address 1066 Sandpoint DriveRodeo, CA 94572Telephone Number 415/626-3191Email Address PAGboss@aol.comDate of Signature and Report 05/12/2022Effective Date of Appraisal 05/07/2022State Certification # AR015901

or State License # _____

or Other (describe) _____ State # _____

State CAExpiration Date of Certification or License 06/15/2023

ADDRESS OF PROPERTY APPRAISED

2425 Kiess Barn PlNapa, CA 94558APPRAISED VALUE OF SUBJECT PROPERTY \$ 885,000

LENDER/CLIENT

Name Clear CapitalCompany Name Wedgewood IncCompany Address 2015 Manhattan Beach Blvd, Suite 100,Redondo Beach, CA 90278

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

 Did not inspect exterior of subject property Did inspect exterior of subject property from street

Date of Inspection _____

COMPARABLE SALES

 Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street

Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

49523
File # 32644860

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	2425 Kiess Barn Pl Napa, CA 94558	2425 Kiess Barn Pl Napa, CA 94558			4515 Stillson St Napa, CA 94558			3572 Young Ave Napa, CA 94558					
Proximity to Subject		0.00 miles			0.36 miles NE			0.65 miles SE					
Sale Price	\$	\$ 885,000			\$ 900,000			\$ 1,050,000					
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 471.75 sq.ft.			\$ 527.55 sq.ft.			\$ 477.06 sq.ft.					
Data Source(s)		SFARMLS#322029707;DOM 15			SFARMLS#321113146;DOM 20			SFARMLS#322027164;DOM 23					
Verification Source(s)		APN #007-103-008-000			APN #007-075-005-000			APN #007-281-003-000					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sales or Financing Concessions		ArmLth				ArmLth				Estate			
Date of Sale/Time		Cash;0				Conv;0				Conv;0			
Location		s04/22;c04/22				s02/22;c02/22				s04/22;c04/22			
Leasehold/Fee Simple	N;Res;	N;Res;				N;Res;				N;Res;			
Site	Fee Simple	Fee Simple				Fee Simple				Fee Simple			
View	7437 sf	7437 sf				5132 sf		+11,500		7103 sf			0
Design (Style)	N;Res;	N;Res;				N;Res;				N;Res;			
Quality of Construction	DT1;Ranch	DT1;Ranch				DT1;Ranch				DT2;Traditional			-50,000
Actual Age	Q3	Q3				Q3				Q3			
Condition	36	36				24			0	59			0
Room Count	C4	C4				C3		-50,000		C4			
Room Count	Total Bdrms. Baths	Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths			
Gross Living Area	7 4 2.0	7 4 2.0				7 4 2.0				8 4 2.1			-10,000
Basement & Finished Rooms Below Grade	1,876 sq.ft.	1,876 sq.ft.				1,706 sq.ft.		+17,000		2,201 sq.ft.			-32,500
Functional Utility	0sf	0sf				0sf				0sf			
Heating/Cooling	Average	Average				Average				Average			
Energy Efficient Items	FWA/None	FWA/None				FWA/Central		-5,000		FWA/None			
Garage/Carport	Dual Panes	Dual Panes				Dual Panes				Dual Panes			
Porch/Patio/Deck	2ga2dw	2ga2dw				2ga2dw			0	2gbi2dw			0
Pool/Spa	Patio	Patio				Porch/Patio				Patio			
Fireplace	None/None	None/None				None/None				None/None			
Document Number	1 Fireplace	1 Fireplace				1 Fireplace				2 Fireplace			-5,000
Net Adjustment (Total)	None	Doc #8713		0	Doc #2890		0	Doc #8688		0			0
Adjusted Sale Price of Comparables		Net Adj. 0.0%		\$ 0	Net Adj. 2.9%		\$ -26,500	Net Adj. 9.3%		\$ -97,500			
		Gross Adj. 0.0%		\$ 885,000	Gross Adj. 9.3%		\$ 873,500	Gross Adj. 9.3%		\$ 952,500			
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Date of Prior Sale/Transfer	04/27/2022				11/08/2021								
Price of Prior Sale/Transfer	\$885,000				\$0								
Data Source(s)	Realist/SFARMLS	Realist/SFARMLS			Realist/SFARMLS			Realist/SFARMLS					
Effective Date of Data Source(s)	05/07/2022	05/07/2022			05/07/2022			05/07/2022					
Analysis of prior sale or transfer history of the subject property and comparable sales													
Analysis/Comments													

Exterior-Only Inspection Residential Appraisal Report

49523
File # 32644860

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	2425 Kiess Barn Pl Napa, CA 94558	2462 Claret St Napa, CA 94558			2435 Flora St Napa, CA 94558					
Proximity to Subject		0.14 miles SW			0.22 miles NW					
Sale Price	\$	\$ 810,000			\$ 895,000			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 385.90 sq.ft.			\$ 595.87 sq.ft.			\$ sq.ft.		
Data Source(s)		SFARMLS#321016813;DOM 29			SFARMLS#322017930;DOM 64					
Verification Source(s)		APN #007-101-021-000			APN #007-062-011-000					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0			Listing					
Date of Sale/Time		s06/21;c05/21			Active					
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	7437 sf	6402 sf			8755 sf			0		
View	N;Res;	N;Res;			N;Res;					
Design (Style)	DT1;Ranch	DT2;Traditional			DT1;Ranch					
Quality of Construction	Q3	Q3			Q3					
Actual Age	36	48			46			0		
Condition	C4	C4			C4			+50,000		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 4 2.0	8 4 2.1			-10,000			7 4 2.0		
Gross Living Area	1,876 sq.ft.	2,099 sq.ft.			-22,300			1,502 sq.ft. +37,400		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf					
Functional Utility	Average	Average			Average					
Heating/Cooling	FWA/None	FWA/None			FWA/Central			-5,000		
Energy Efficient Items	Dual Panes	Dual Panes			Dual Panes					
Garage/Carport	2ga2dw	2gbi2dw			0 2ga2dw					
Porch/Patio/Deck	Patio	Patio			Patio					
Pool/Spa	None/None	None/None			None/None					
Fireplace	1 Fireplace	1 Fireplace			1 Fireplace					
Document Number	None	Doc #19030			0 Sale/List Ratio			0		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,700			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 32,400			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj. 2.2 % Gross Adj. 10.2 % \$ 827,700			Net Adj. 3.6 % Gross Adj. 4.7 % \$ 927,400			Net Adj. % Gross Adj. % \$		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Date of Prior Sale/Transfer	04/27/2022				01/20/2022					
Price of Prior Sale/Transfer	\$885,000				\$0					
Data Source(s)	Realist/SFARMLS	Realist/SFARMLS			Realist/SFARMLS					
Effective Date of Data Source(s)	05/07/2022	05/07/2022			05/07/2022					
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										

Supplemental Addendum

File No. 32644860

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA
				Zip Code	94558
Lender	Wedgewood Inc				

AMC Engagement:

I was engaged appropriately by Clear Capital and I completed the appraisal report in compliance with all applicable Appraiser Independence regulations.

FIRREA Certification Statement:

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery & Enforcement ACT (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Uniform Appraisal Dataset:

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae/Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has NOT had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. The appraiser makes no representations, guarantees or warranties, express or implied, regarding building materials, their fitness, quality, condition or remaining economic life. Not every element of the subject property was viewable. The appraiser did not move any personal property, due to liability concerns for potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure, nor did the appraiser dismantle or probe the structure to observe enclosed, encased, or otherwise concealed areas. Comparable data was generally obtained from third-party sources including but not limited to the local MLS, County Assessor, Township Assessor, online resources and additional public data sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

Purpose And Function Of Appraisal:

The purpose of this appraisal is to estimate the market value of the subject property as defined and is not as a Home Inspection Report. The function of this appraisal is to assist the client and the client's intended users in evaluating the subject property for servicing purposes. Use of this report by others is not intended by the appraiser.

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors. If the client or borrower have any questions regarding these items, it is their responsibility to order the appropriate inspections by a licensed contractor or home inspector, the appraiser assumes no responsibility for these items.

No party may rely on this document without possessing the complete 8 pages of the report plus all exhibits. The scope of work completed is appropriate for the named client and any intended users, but may not be appropriate for other third party users, such as the borrowers or property owners.

Site Comments:

Typical public utility easements. No adverse conditions noted. The current usage is the highest and best use for the subject property. See the preliminary title report for compliance of easements and setbacks.

The subject lot features a typical level grade from the street.

Land values are generally higher throughout the San Francisco Bay Area (sometimes in excess of 50% of the overall property value) due to sustained economic and population growth throughout the area coupled with increasingly limited availability of developable land.

The subject's land value is over 30% of the total value but this is common in the subject's neighborhood. This does not have any negative affect on the subject's overall marketability and final value. To the best of my knowledge, the lot can not be subdivided.

The appraiser cannot warrant the Flood Zone information due to recent Flood Hazard Zone changes by FEMA. As the appraiser is not an expert in this field and it is recommended that the intended user obtain a flood certification from a qualified professional should this be of concern.

Be advised that the complete legal description for the subject property was not available to the appraiser. The Preliminary Title Report was not able to be provided. The legal description was also researched in the property profile for the subject through Realist. Therefore, the full legal description for the subject is not available at this time.

Neighborhood Analysis:

Supplemental Addendum

File No. 32644860

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA
				Zip Code	94558
Lender	Wedgewood Inc				

The subject is located in a predominantly residential neighborhood in Napa, California. It is bounded by Dry Creek Rd to the west, Hwy 29 to the east, Linda Vista Ave to the north, and Redwood Rd to the south. Freeway entrances to Hwy 29 are easily accessible within a 1 mile radius and neighborhood shopping, schools, recreational facilities, public transportation, and other public amenities are all within a convenient proximity.

The general median sale to list price ratio in the area is approximately 104%; see Form1004MC for other market trends and statistics.

Subject Property:

The effective age is lower than the subject's actual age primarily due to the upgrades and general upkeep made to the property throughout the years.

This appraisal report is not a replacement for a 'home inspection' report. Appraiser has conducted an exterior inspection of the subject property for purposes of arriving at an opinion of value. Only matters bearing on value, health and safety conditions apparent at the time of inspection, and items for which disclosure is required are identified in this report. The appraiser offers no opinion as to whether the subject property is in compliance with all applicable building codes; such a determination is beyond the scope of this appraisal. The intended user should engage a home inspector or other appropriate, licensed professional to address matters of concern that are beyond the scope of this appraisal.

My Comparable Search & Results:

The initial comparable sale search focused on sales, active listings, and pending sales with transaction dates within the last 12 months within the neighborhood for similar size homes. I then reviewed comparables and sought those that were most proximate and had similar living area square footage, bedroom/bathroom counts, age, and condition. The total 7 sales and 1 active listing were considered most comparable and were included in the Sales Comparison Approach.

Sales Comparison:

All confirmed sales utilized were in the subject's neighborhood of North Napa. Due to the subject's characteristics and lack of similar comps in the area, it was necessary to select comps from beyond six months of appraisal but all within one mile from the subject, in order to determine its fair market value. Comps 1, 2, 3, and 7 are over 6 months old but were used in the report since they are nearby sales that bracket the subject's lot area, age, condition, bed/bath count, and GLA. All comparables were competing in overall utility, design, marketability, and appeal. Adjustments exceeding normal guidelines were necessary in order to reconcile the differences between the comparables and the subject.

No adjustments were needed to the comp that had seller paid closing cost credits since these types of concessions are typical in the subject's market area and have no impact on prices whatsoever.

Time adjustments were not warranted based on stabilizing market conditions noted in the area.

Location adjustments were not needed as all were on quiet street locations that were not affected by incurable external obsolescence. The comps located across the access streets were still considered to be similar and competing to the subject's immediate neighborhood; no location adjustments were considered necessary in this regard.

Lot area adjustments were calculated at \$5/sf (rounded) in differences over 1859 square feet from the subject's lot area. The lot size adjustment was derived using a matched pairs analysis when comparing properties that had a 25% or more size difference from the subject's lot area.

View adjustments were not needed based on their similar estimated degree of panorama and sight capture.

The subject featured a 1 story ranch design. Some comps had 1 story designs, some had 2 story designs. No value differences were observed in the variations of design or stories, therefore, no design/style adjustments were deemed necessary.

All comps centered around the same effective age as that of the subject due to their periodic updating over the years like the subject. Those comps that had significantly younger or older ages were adjusted for condition in lieu of their actual age differences.

All comps were checked and adjusted for their upgrades and remodeling qualities at their time of sale accordingly. Quality of construction adjustments were not needed due to their similar use of materials and craftsmanship, while overall condition ratings were adjusted at \$50,000 in each direction which focused on kitchens, baths, and flooring materials. Comps 2, 3, and 5 were adjusted \$50,000 downward for their C3 condition as these properties featured newer updates to their kitchen, baths, and floors versus the subject's older improvements. Comp 7 was adjusted \$50,000 upward for its C3 condition as this property featured older updates to its kitchen, baths, and floors versus the subject's newer improvements.

\$10,000 was adjusted per half bath count while GLA adjustments were calculated at \$100/sf (rounded) which incorporates any bedroom differences in the comparables. The GLA adjustments rendered to the comparables were tested using a sensitivity analysis.

Supplemental Addendum

File No. 32644860

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA
				Zip Code	94558
Lender	Wedgewood Inc				

All fireplaces and central cooling were rendered \$5000.

Listing adjustments were not necessary based on the sale to list price ratio noted in the area.

There were no other suitable listings or pendings available in the local and extended marketplace at this time, therefore, only 1 listing was able to be included in the market grid.

All other features remained similar to those of the subject; thus, no other adjustments were considered necessary.

The sales comparison adjustments were made based on historical market data and/or a matched pairs analysis in the Napa area.

The adjusted sales prices of the sold comps were wider than desired (between \$827,700 and \$954,000); this range of values was deemed necessary in order to account for the differences for characteristics and features in the comparables against the subject property, and they were also unavoidable due to the lack of similar comps in the subject's market area.

Final Reconciliation:

Most weight was given to comparable(s) 1, 2, and 3 due to the overall similarities of the properties. Comp 4 is the recent arm's length sale of the subject and was placed in the market grid for support. Comp 1 had the least amount of overall adjustments. Comp 2 is a nearby sale with a similar lot utility. Comp 1 offered a similar 4/2 floor plan with a similar condition rating. All 3 featured similar GLAs. These 3 comps also bracket the subject's final opinion of market value. Consideration was also given to the adjusted value of comp 8 as it demonstrates the current competitive price for the subject in the open market at this time. All comparables selected were the best available at the time of appraisal.

In conclusion, the final value opinion is placed at \$885,000 as this is the best market value indicated after adjustments in the sales comparison approach, with supportive consideration from the cost technique. This value was considered most reasonable given the recent arm's length transfer amount and given the stable market conditions noted in the area. It should be noted that the sales comparison approach is the method most considered to be suitable and appropriate at arriving at the fair opinion of market value. Valuation is also based on market conditions at the time of appraisal.

The subject was valued lower than the predominant sales price in the neighborhood as the subject is smaller than typical and not highly upgraded (but not under-improved). This has no effect on marketability.

Future Market Conditions - Effect of Novel Coronavirus (COVID-19):

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 was beginning to have widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

Certification #23 - Intended User Clarification:

The Intended User of this appraisal report is the Lender/Client. 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.

Addenda to Scope of Work:

If parties other than the Intended User described in the "Certification #23 - Intended User Clarification" choose to rely on this report, the appraiser is not obligated to such parties and it does not result in such parties becoming intended users.

Prior Services:

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

Supplemental Information:

The subject features the amenities listed in the above report and is in the condition stated based on the appraiser's interior and exterior inspection and other information which may have been obtained from public records or provided by the owner/agent if applicable.

Standard 2 of the USPAP guidelines does not dictate the form, format, or style of a real property appraisal report.

Supplemental Addendum

File No. 32644860

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA
				Zip Code	94558
Lender	Wedgewood Inc				

The appraiser has used this form as it has become the standard for servicing transactions. The client is aware that certain assumptions had to be made to complete this report within the time frame and for the price quoted, and acknowledges by the receipt of this report, that if any of the assumptions prove to be false that the value estimate contained in this report may be affected.

For the reasons noted above the appraiser has made the following assumptions:

1. That the information provided to the appraiser by the client, Realtors, purchaser, or current owner is accurate and that there were no misrepresentations.
2. That the subject's land use is not likely to change and that the municipality has no plans for eminent domain or for a change in zoning.
3. That the base economy and market conditions of the area is constant and that no catastrophic events will affect the subject's marketing area. That there have been no national, state, or local events which will change the supply and demand, marketing time, or financing options available in subject's marketing area.
4. As most properties may have been built before zoning laws were enacted in this area, it is possible that homes built before local zoning legislation may already be non-conforming properties. It is beyond the scope of this appraisal to ascertain building or rebuilding codes or obtain letters from municipalities stating their zoning intentions. The appraiser has researched the subject's current zoning description and has indicated it in the report. The current zoning description recognizes the subject as being legal and conforming to the surrounding area, and if it were to be destroyed it can be legally rebuilt under its present land use.
5. That there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibilities for such conditions, or for the engineering, which may be required to discover such factors. It is beyond the scope of this appraisal for the appraiser to comment in-depth on items which are outside the field of appraisal knowledge (i.e., wiring, plumbing, heating and cooling systems, etc.). The appraiser has checked that all mechanical systems were in working order when the property was inspected and any apparent defects or recommended repairs were reflected in this report.
6. No inspection or test has been made by the appraiser for asbestos containing materials (ACMs), subterranean oil tanks, lead based paint, lead piping, contaminated drinking water, radon gas, carbon monoxide, chemical/pesticide runoff, illegal dumping, seepage, etc., or any other adverse condition that may be present. The appraiser assumes no liability for health hazards associated with biological infestation: specifically but not limited to molds, fungus, rodents and insects. The appraiser assumes there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no liability for environmental hazards; therefore, if specific environmental or other relevant information is desired, the services of a professional in that field would be recommended.
7. That there are no health hazards associated with biological infestation: specifically but not limited to molds, fungus, rodents and insects. The appraiser has no qualifications as an exterminator or as a physician and cannot assume any responsibility for these items.
8. That information was obtained from sources deemed to be reliable and that the MLS, assessor records, data services, etc., were correct and were not misleading and that the appraiser has used the best available source(s) for information.
9. That unless noted, all comparables used were purchased with conventional or FHA/VA financing, cash or cash equivalents, and that there were no unusual conditions applied to any of the sales used. If any sales concessions were discovered, then the appropriate adjustments were considered and those adjustments were rendered accordingly.
10. If this appraisal is for the purpose of a sale, that the buyer and seller are both informed and acting in their own best interests.

The appraiser(s) certify that:

The appraiser has applied the recognized methods and techniques required to produce a credible report.

The appraiser has attempted not to commit a substantial error of omission or commission that would significantly affect the value estimate given in this report. The appraiser has attempted to follow all due diligence necessary to complete this report under the above assumptions and has attempted not to render this report in a careless or negligent manner. The appraiser reserves the right to correct any errors discovered within this report.

The estimate of market value given in this report is as of the effective date. It is not contingent upon any extraordinary assumptions. It is not a guarantee that the value will remain constant as there may be a decline or increase of values in the future. It is as of the stated date and for the stated date only.

The appraiser can assume no responsibility for the homeowner's financial responsibilities. The appraiser has assumed that the client has performed its obligations in qualifying the mortgagor, that all contact with the mortgagor has been performed in a professional and ethical manner, and that the mortgagor will make or meet the financial obligations set forth according to their agreement.

Supplemental Addendum

File No. 32644860

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA
				Zip Code	94558
Lender	Wedgewood Inc				

The appraiser cannot be responsible for the condition of the property after the initial inspection. She/he cannot assume or guarantee that the property will not change after the date of the inspection.

The appraiser has not included any personal property in this report.

The appraiser has compiled data based on local sales and has attempted to select sales which are subject to the same marketing conditions as the subject. The appraiser has provided multiple comparables and has arrived at the value estimate given in this report from a composite of all evidence found. In addition to sales comparables the appraiser may have also used local publications, agent consultations, or other pertinent information to arrive at this value conclusion.

USPAP requires a three year sales history of the subject. Due to the various title processes in different states, it is beyond the scope of this appraisal to obtain a preliminary title report, which would report all transfers or partial interest transfers. Appraisers typically use MLS or other subscription services which may or may not record all transactions. The appraiser cannot definitively comment on title transfers without an itemized title report. However, according to the appraiser's data, if the subject transferred title over the 36 months prior to the inspection date, it will be included in the appropriate section of the appraisal report.

The cost approach to value is not required but will be performed if the client/lender requests it at the time the appraisal order is placed. The cost approach may typically be used for new construction of single family and multi-family dwellings. The cost approach assumes that all functional obsolescence associated with outdated designs and market expectations will be eliminated upon replacement. Building-cost.net valuation does not provide for entrepreneurial profit and the value estimate given in the cost approach may vary significantly from the estimate of value given in the sales comparison approach. The cost approach is not included for condominiums or cooperatives but when included is typically given least weight of all the standard approaches to value.

At the request of the client, development of the cost approach has been attempted by the appraiser as an analysis to support their opinion of the property's market value. Because there is insufficient market evidence to credibly support the site value/derivation of total depreciation, the cost approach is not given any consideration in the appraiser's final analysis. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. 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. The appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

No inspection has been made of the subject's structural integrity; therefore, if specific structural or other relevant information is desired, the services of a professional in that field would be recommended.

The subject's sketch shows approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the subject property. Information, estimates and opinions furnished to the appraiser and contained in this report were obtained from sources considered to be reliable and believed to be true and correct. No guarantee is made for its accuracy.

The appraiser has no present or future interest in the subject property as of the effective date of this appraisal.

This report has been performed in an objective, independent, and impartial manner.

The value estimate given in this report is not based on any contingent fees, and no compensation has been paid to the client in return for appraisal assignments.

The appraiser has not acted as an advocate for the client in any way and the estimate of value given in this report is the appraiser's opinion and may differ from another professional's opinion.

This report is provided to the client on a confidential basis and requires the consent of the client for release to a third party.

The income approach is typically used for multi-family dwellings and is not usually relevant for other types of homes such as single families, condominiums, or cooperatives.

Flood zone data (map number, date, and zone) have been provided as reported by FEMA or other data sources, but should not be construed as a flood certification. The appraiser accepts no responsibility for flood zone determination.

The subject is assumed to have a clear title and a valid certificate of occupancy in accordance with current zoning laws for its municipality. Refer to zoning section in the report for any further comments on subject's zoning or related issues.

Consideration has been given to all three standard approaches to value, as applicable. Primary weight has been given to the sales comparison approach as it is most indicative of current market values. The income approach is given little consideration when appraising single family homes, condominiums, or cooperatives as they do not

Supplemental Addendum

File No. 32644860

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA
				Zip Code	94558
Lender	Wedgewood Inc				

typically sell for their income potential. If the subject is a multi-family dwelling or an income-producing property, the income approach is relevant and has been considered.

All homes included for comparison in this report were the most similar to the subject's style, gross living area, effective age, parcel size, and location. Special care has been taken by the appraiser to select comparables which were affected by the same marketing and neighborhood conditions. Though some of the sales included may have exceeded the one mile distance and/or six month date of sale guidelines, they were among the best available for comparison to the subject. All sales have been given consideration in the subject's final estimate of value.

MLS has a data system capable of providing digital photographic files for its listings. While the appraiser certifies that comparable sites were inspected to the best of the appraiser's ability at the time, there are circumstances when the quality of the appraisal report is enhanced by using the downloaded photos provided by the MLS for the report's photographic exhibits. These circumstances include, but are not limited to, more accurately depicting the comparable at the time of the sale, locked gates or private drives preventing access, inadequate light conditions, landowners requesting that appraisers do not photograph their homes, large vehicles parked directly in the path of residences, etc. This report may contain downloaded photos of comparables which are representations of that comparable, but they will only be provided as supplements to the actual photograph that was primarily taken by the appraiser upon visit to the site. The appraiser confirms that all comparable photos provided in the report are his/hers and any additional photos taken from the MLS database will be secondary photos provided for the client's review.

This is a form appraisal report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it might not include full disclosure of the data, reasoning, and analysis that were used in the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for the unauthorized use of this report.

In the event the appraiser(s) is/are required or requested to give testimony or appear in court because he/she performed an appraisal of the property in question, a retainer will be required from the client for each appraiser before appearing or giving testimony, and the balance of the retainer will be drawn from at an hourly rate set by the appraiser(s).

This report has been prepared in accordance with the requirements of the Code of Professional Ethics set forth by The National Association Of Real Estate Appraisers/The Uniform Standards of Professional Appraisal Practice (USPAP). I am appropriately licensed or certified to appraise the subject property in the state in which it is located. This appraisal assignment was not based on a requested minimal valuation, a specific valuation, or upon the approval of a loan.

The appraiser is not responsible for easements or encroachments undisclosed to the appraiser at the time of inspection. It is beyond the scope of this appraisal to assume that all assumed lot spaces are unencumbered by easements and/or encroachments.

Reasonable Exposure Time:

Exposure time is always presumed to precede the effective date of the appraisal. It is the estimated length of time the property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. This includes not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. It is often expressed as a range and is based on the following:

1. Statistical information about days on the market, most commonly obtained from the local Multiple Listing Service.
2. Information gathered through sales verification.
3. Interviews with market participants.

A reasonable exposure time for the subject property developed independently from the stated marketing time is 0-3 months.

Appraiser Independence Requirement:

No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to Clear Capital.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his 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 LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The inspector's certification that appears in the appraisal report is subject to the following conditions:


1. The inspector will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The inspector has made no survey of the property.
3. The inspector 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.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The inspector has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The inspector will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist.
6. The inspector obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The inspector does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The inspector will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
8. The inspector 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 completion of the improvements will be performed in a workmanlike manner.
9. The inspector must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the inspector's identity and professional designations, and references to any professional appraisal organizations or the firm with which the inspector is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the inspector's prior written consent. The inspector's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The inspector is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The inspector certifies and agrees that:

1. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
2. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.
3. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this analysis is contingent on the appraised value of the property.
4. I performed this analysis in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal.
5. I have personally inspected the exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. To the best of my knowledge and belief, all statements and information in this report are true and correct, and I have not knowingly withheld any significant information.
6. I personally prepared all conclusions and opinions about the real estate that were set forth in the inspection. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

ADDRESS OF PROPERTY ANALYZED: 2425 Kiess Barn Pl, Napa, CA 94558

INSPECTOR:

Signature: 
 Name: John G. Barnes
 Date Signed: 05/12/2022
 State Certification #: AR015901
 or State License #: _____
 State: CA
 Expiration Date of Certification or License: 06/15/2023

USPAP ADDENDUM

49523
File No. 32644860

Borrower	Redwood Holdings LLC		
Property Address	2425 Kiess Barn Pl		
City	Napa	County	Napa
		State	CA
		Zip Code	94558
Lender	Wedgewood Inc		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

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 subject property at the market value stated in this report is: 0-3 months.

Additional Certifications

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


I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: John G. Barnes

Date Signed: 05/12/2022

State Certification #: AR015901

or State License #: _____

State: CA

Expiration Date of Certification or License: 06/15/2023

Effective Date of Appraisal: 05/07/2022

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

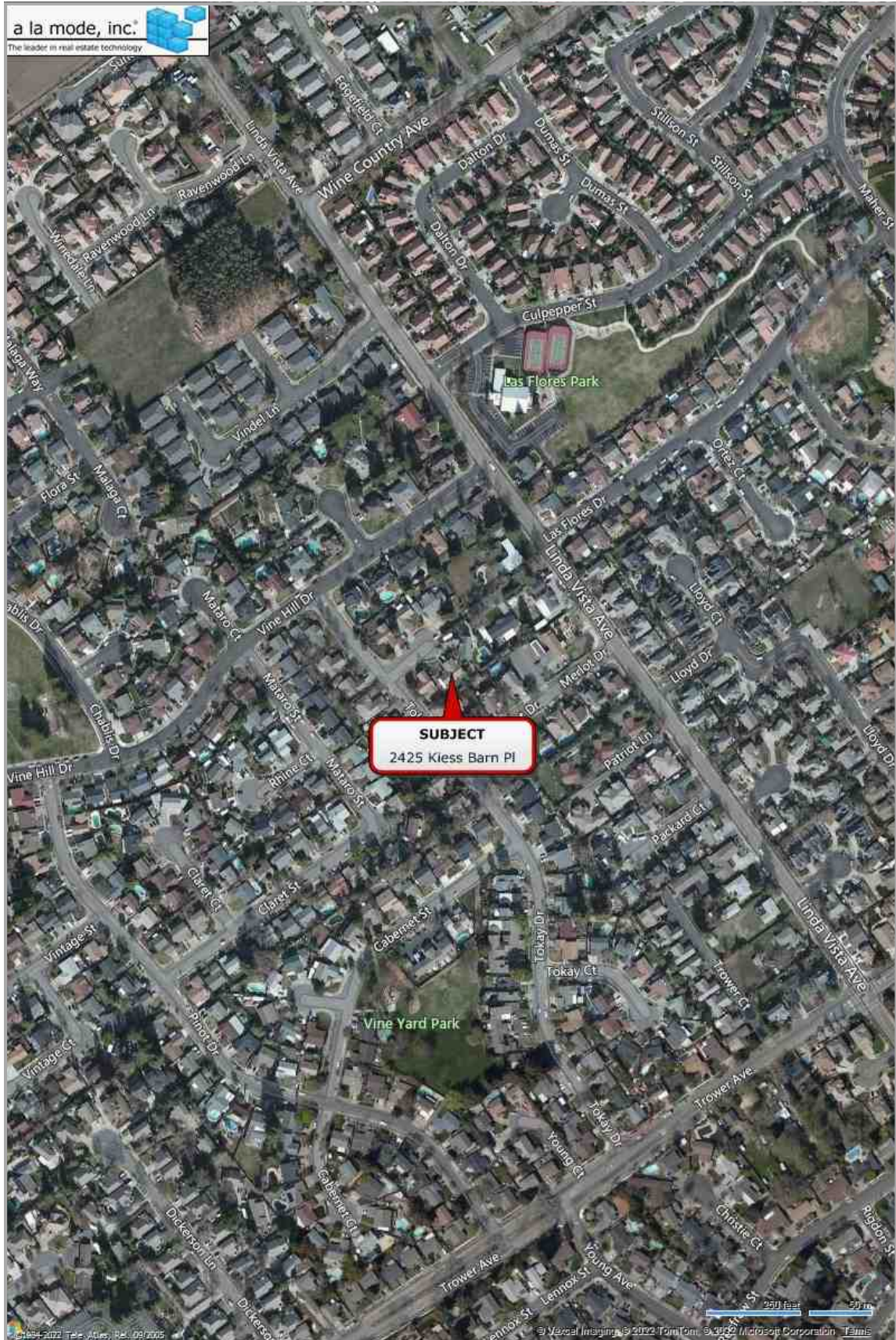
Location Map

Borrower/Client	Redwood Holdings LLC		
Property Address	2425 Kiess Barn Pl		
City	Napa	County	Napa
		State	CA
		Zip Code	94558
Lender	Wedgewood Inc		



Aerial Map

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA
				Zip Code	94558
Lender	Wedgewood Inc				



Plat Map



Tax Records - Page 1

2425 Kiess Barn Pl, Napa, CA 94558-2563, Napa County

APN: 007-103-008-000 CLIP: 7442178950



MLS Beds	4	MLS Baths	2	MLS Sale Price	\$885,000	MLS Sale Date	04/27/2022
MLS Sq Ft	1,876	Lot Sq Ft	7,437	Yr Built	1986	Type	SFR

OWNER INFORMATION

Owner Name	Redwood Holdings LLC	Tax Billing Zip	90278
Owner Name 2		Tax Billing Zip+4	1226
Tax Billing Address	2015 Manhattan Beach Blvd #10c	Owner Occupied	No
Tax Billing City & State	Redondo Beach, CA	DMA No Mail Flag	

LOCATION INFORMATION

School District	Napa Vly	Subdivision	Carlton Classics
Census Tract	2007.06	Zoning	RS 7
Map Page/Grid		Location Influence	
Tract Number		Topography	
Carrier Route	C040		

TAX INFORMATION

Tax ID	007-103-008-000	Lot	6, 7
Alt APN		% Improved	51%
Parcel ID	007103008000	Tax Area	002000
Block		Exemption(s)	
Legal Description	REF DDS 1649/763-763,769,776,778 8 LLA 85-082,88-055 ESMT 1659/1 34		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$552,729	\$547,063	\$536,337
Assessed Value - Land	\$272,953	\$270,155	\$264,858
Assessed Value - Improved	\$279,776	\$276,908	\$271,479
Market Value - Total			
Market Value - Land			
Market Value - Improved			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
YOY Assessed Change (%)	1.04%	2%	
YOY Assessed Change (\$)	\$5,666	\$10,726	
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$6,797		
2020	\$6,941	\$144	2.11%
2021	\$6,991	\$50	0.72%

CHARACTERISTICS

Lot Area	7,437	Full Baths	2
Lot Acres	0.1707	Half Baths	
Lot Frontage		Total Rooms	7
Lot Depth		Other Rooms	
Lot Shape		Fireplaces	1
Building Sq Ft	1,876	Other Impvs	
Land Use - CoreLogic	SFR	Heat Type	Central
Land Use - County	1 Family Resid	Cooling Type	None
Style		Roof Material	
Year Built	1986	Sewer	
Effective Year Built	1986	Water	
Stories		Construction	Wood
Garage Type	Attached Garage	Foundation	
Garage Sq Ft	660	Exterior	
Parking Type	Attached Garage	Equipment	

Property Details Courtesy of John Barnes, San Francisco Association of Realtors

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

Generated on: 05/05/22

Page 1/3

Tax Records - Page 2

No. Parking Spaces	MLS: 2	Quality	Average
Pool		Condition	
Bedrooms	Tax: 3 MLS: 4	Total Units	
Total Baths	2		

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
--------------	------	----------	-------	-------	------------

Feature Type	Value
--------------	-------

Building Description	Building Size
----------------------	---------------

SELL SCORE

Rating	Moderate	Value As Of	2022-05-01 03:23:03
Sell Score	582		

LISTING INFORMATION

MLS Listing Number	322029707	Closing Date	04/27/2022
MLS Status	Closed	Closing Price	\$885,000
MLS Status Change Date	04/27/2022	MLS List. Agent Name	E01213-Susie Ashlock
MLS Listing Date	04/04/2022	MLS List. Broker Name	DAVIDSON & BENNETT REAL EST ATE SERVICES, INC.
MLS Current List Price	\$850,000	MLS Selling Agent Name	Eb294678-Denis Dolginov
MLS Orig. List Price	\$850,000	MLS Selling Broker Name	DOLAN REALTY COMPANY
Pending Date	04/20/2022		

MLS Listing #
 MLS Status
 MLS Listing Date
 MLS Listing Price
 MLS Orig Listing Price
 MLS Close Date
 MLS Listing Close Price
 MLS Listing Expiration Date
 MLS Listing Cancellation Date

LAST MARKET SALE & SALES HISTORY

Settle Date	Tax: 04/20/2022 MLS: 04/27/2022	Document Number	8713
Recording Date	04/27/2022	Deed Type	Grant Deed
Sale Price	\$885,000	Price Per Square Feet	\$471.75
Owner Name	Redwood Holdings LLC	Cash Down	
Owner Name 2		Multi/Split Sale	
Seller	Von Uhlit Greta Trust		

Sale/Settlement Date	04/20/2022	12/09/2002	05/29/2002	05/29/2002	
Recording Date	04/27/2022	12/10/2002	06/10/2002	06/10/2002	02/21/1990
Sale Price	\$885,000			\$405,000	
Nominal		Y	Y		Y
Buyer Name	Redwood Holdings LL C	Vonuhlit Greta Trust	Vonuhlit Gretae	Vonuhlit George Trust	Nivarel R H & R L Trust
Seller Name	Von Uhlit Greta Trust	Vonuhlit Greta	Vonuhlit George H Trust	Nivarel Richard & R Trust	Nivarel Richard H & Ruth L
Document Number	8713	51141	23432	23431	1717-989
Document Type	Grant Deed	Grant Deed	Individual Grant Deed	Individual Grant Deed	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date
 Mortgage Amount
 Mortgage Lender
 Mortgage Code
 Mortgage Type
 Mortgage Int Rate
 Mortgage Term

Property Details Courtesy of John Barnes, San Francisco Association of Realtors

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

Generated on: 05/05/22

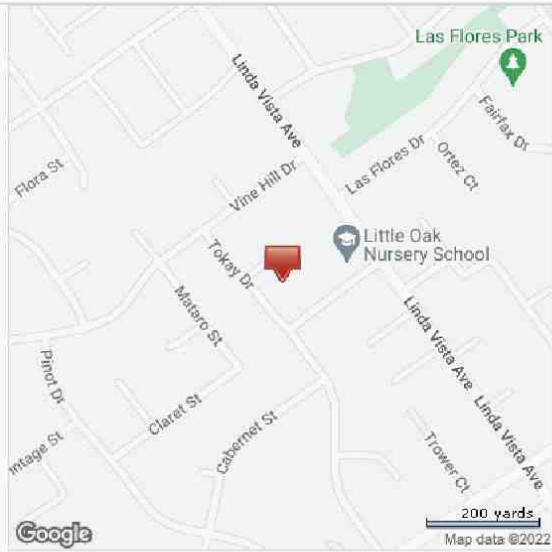
Page 2/3

Tax Records - Page 3

FORECLOSURE HISTORY

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

PROPERTY MAP



*Lot Dimensions are Estimated

Property Details Courtesy of John Barnes, San Francisco Association of Realtors

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

Generated on: 05/05/22

Page 3/3



E & O Insurance**LIA Administrators & Insurance Services**
**APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY**
**DECLARATIONS****ASPEN AMERICAN INSURANCE COMPANY**

(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
12/02/2021	AAI009636-04	AAI009636-03

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

Item

1. Customer ID: 168410 Named Insured: JX1 BARNES ENTERPRISES, INC Paragon Appraisal Group John Barnes 1066 Sandpoint Dr. Rodeo, CA 94572	
2. Policy Period: From: 01/05/2022 To: 01/05/2023 12:01 A.M. Standard Time at the address stated in 1 above.	
3. Deductible: \$2,500 Each Claim	
4. Retroactive Date: 02/26/2001	
5. Inception Date: 01/05/2019	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$1,278.00	
9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14)	

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

12/02/2021

Date

LIA-001 (12/14)

By

Authorized Signature

Aspen American Insurance Company

Subject Photo Page

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA Zip Code 94558
Lender	Wedgewood Inc				

**Subject Front**

2425 Kiess Barn Pl
 Sales Price
 Gross Living Area 1,876
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7437 sf
 Quality Q3
 Age 36

**Subject Street****Subject Street**

Subject Photo Page

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA Zip Code 94558
Lender	Wedgewood Inc				

**Subject Address**

2425 Kiess Barn Pl
Sales Price
Gross Living Area 1,876
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 7437 sf
Quality Q3
Age 36

**Subject View Across Street****Subject Side**

Subject Photo Page

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA Zip Code 94558
Lender	Wedgewood Inc				

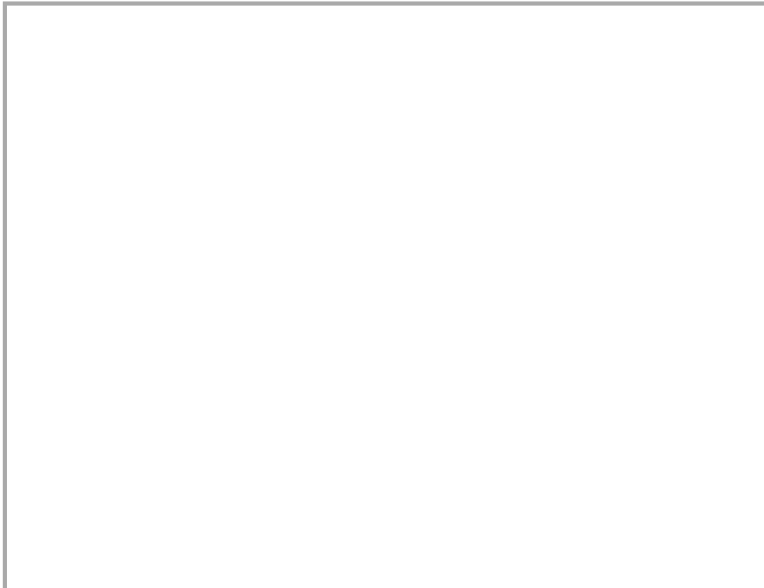


Subject Side

2425 Kiess Barn Pl
 Sales Price
 Gross Living Area 1,876
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7437 sf
 Quality Q3
 Age 36



Subject Roof



Comparable Photo Page

Borrower/Client	Redwood Holdings LLC						
Property Address	2425 Kiess Barn Pl						
City	Napa	County	Napa	State	CA	Zip Code	94558
Lender	Wedgewood Inc						

**Comparable 1**

2478 Lennox St
 Prox. to Subject 0.33 miles S
 Sale Price 930,000
 Gross Living Area 1,845
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 10033 sf
 Quality Q3
 Age 46

**Comparable 2**

2448 Lennox St
 Prox. to Subject 0.31 miles S
 Sale Price 950,000
 Gross Living Area 1,919
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9820 sf
 Quality Q3
 Age 48

**Comparable 3**

43 Winedale Ln
 Prox. to Subject 0.17 miles NW
 Sale Price 1,029,000
 Gross Living Area 1,849
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 5801 sf
 Quality Q3
 Age 25

Comparable Photo Page

Borrower/Client	Redwood Holdings LLC						
Property Address	2425 Kiess Barn Pl						
City	Napa	County	Napa	State	CA	Zip Code	94558
Lender	Wedgewood Inc						

**Comparable 4**

2425 Kiess Barn Pl
 Prox. to Subject 0.00 miles
 Sale Price 885,000
 Gross Living Area 1,876
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7437 sf
 Quality Q3
 Age 36

**Comparable 5**

4515 Stillson St
 Prox. to Subject 0.36 miles NE
 Sale Price 900,000
 Gross Living Area 1,706
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5132 sf
 Quality Q3
 Age 24

**Comparable 6**

3572 Young Ave
 Prox. to Subject 0.65 miles SE
 Sale Price 1,050,000
 Gross Living Area 2,201
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 7103 sf
 Quality Q3
 Age 59

Comparable Photo Page

Borrower/Client	Redwood Holdings LLC				
Property Address	2425 Kiess Barn Pl				
City	Napa	County	Napa	State	CA Zip Code 94558
Lender	Wedgewood Inc				



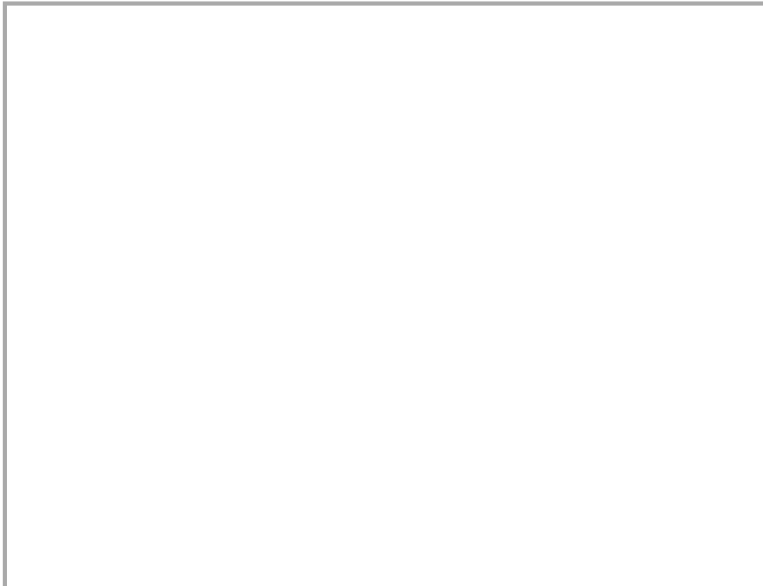
Comparable 7

2462 Claret St
 Prox. to Subject 0.14 miles SW
 Sales Price 810,000
 Gross Living Area 2,099
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 6402 sf
 Quality Q3
 Age 48



Comparable 8

2435 Flora St
 Prox. to Subject 0.22 miles NW
 Sales Price 895,000
 Gross Living Area 1,502
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 8755 sf
 Quality Q3
 Age 46



Comparable 9

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