

**APPRAISAL REPORT  
OF**



332 S Virginia Ave  
Burbank, CA 91506

**PREPARED FOR**

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

**AS OF**

05/27/2022

**PREPARED BY**

Bronco Appraisal Services  
801 S Bel Aire Dr  
Burbank, CA 91501

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### Exterior-Only Inspection Residential Appraisal Report

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 332 S Virginia Ave	City Burbank	State CA	Zip Code 91506
Borrower Redwood Holdings LLC	Owner of Public Record Blandino Family Living Trust	County Los Angeles	
Legal Description Tarct 11972, Lot 72			
Assessor's Parcel # 2445-007-010	Tax Year 2021	R.E. Taxes \$ 1,866	
Neighborhood Name Burbank	Map Reference 563/G2	Census Tract 3117.00	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ 0	PUD HOA \$ 0	per year <input type="checkbox"/> per month <input type="checkbox"/>
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing			
Lender/Client Wedgewood Inc		Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offerings price(s), and date(s). DOM 38;Subject property was offered for sale.;Latest Price \$1,240,000;Latest Date 05/25/2022;Original Price \$1,299,992;Original Date 03/22/2022;FLEX MLS#22053328			

**CONTRACT**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No

If Yes, report the total dollar amount and describe the items to be paid.

**NEIGHBORHOOD**

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %						
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> OverSupply	\$ (000)	(yrs)	2-4 Unit	5 %						
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6mths	615	Low 0	Multi-Family	5 %						
Neighborhood Boundaries Magnolia Blvd to the north, Ventura Fwy (134) to the south, Victory Blvd to the east, Buena Vista St to the west.		2,500	High 100	Commercial	5 %						
		1,200	Pred. 50	Other	%						

Neighborhood Description The subject neighborhood is predominantly comprised of standard quality, single family dwellings of varying styles, sizes and ages. The subject neighborhood has average proximity to schools, shopping, employment centers and public transportation.

Market Conditions (including support for the above conclusions) Market conditions within the subject market area considered average. Per the 1004MC analysis, SRF values are stable. Demand/Supply within the the subject market area considered in balance. Typical financing of 15-30 years, fixed and adjustable rates. Marketing time for appropriately priced SRF's estimated at under 3 months.

**SITE**

Dimensions 51 X 140 Area 7140 sf Shape Rectangular View N;Res;

Specific Zoning Classification LAR1 Zoning Description Single Family Residential

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 06037C/1337F FEMA Map Date 09/26/2008

Are the utilities and/or off-site improvements typical for the market area?  Yes  No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe.

There were no apparent adverse easements, encroachments or special assessments noted that would negatively affect the property.

**IMPROVEMENTS**

Source(s) Used for Physical Characteristics of Property  Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner  Other (describe)

Data Source(s) for Gross Living Area National Data Collective (NDC)

General Description	General Description	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> OnewithAccessoryUnit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Open	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> UnderConst.	Exterior Walls Stucco	Fuel Gas	<input checked="" type="checkbox"/> Porch Covered	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Traditional	Roof Surface Comp Shingle	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1944	Gutters & Downspouts Alum	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Iron/Block	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) 30	Window Type Alum/Sliders	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in

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

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,558 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) No Additional Features

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject dwelling, per public records, was constructed in 1944. The subject is a one story dwelling that encompasses 1,558 sf of gross living area per public records. The subject features a covered brick porch. The subject yard is fully fenced and gated. There were no obvious apparent repairs or renovations required. The subject property is rated C4 relative to properties in the subject neighborhood, based on an exterior inspection from the street.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No

If Yes, describe There were no obvious physical deficiencies, and adverse conditions that would affect the livability, soundness, and structural integrity of the subject property.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe The subject conforms to the neighborhood, satisfactory appeal and marketability.

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There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,255,000 to \$ 1,325,000		There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,220,000 to \$ 1,280,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	332 S Virginia Ave Burbank, CA 91506	435 S Mariposa St Burbank, CA 91506	236 N Beachwood Dr Burbank, CA 91506	423 N Lincoln St Burbank, CA 91506			
Proximity to Subject		0.17 miles S	0.48 miles NW	0.83 miles W			
Sale Price	\$	\$ 1,280,000	\$ 1,250,000	\$ 1,250,000			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 769.69 sq. ft.	\$ 859.70 sq. ft.	\$ 743.60 sq. ft.			
Data Source(s)		FLEX MLS#22136419;DOM 7	FLEX MLS#22001675;DOM 8	FLEX MLS#320008700;DOM 28			
Verification Source(s)		Document No. 421276	Document No. 171976	Document No. 111217			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		Conv;0	
Date of Sale/Time		s04/22;c03/22		s02/22;c01/22		s01/22;c01/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7140 sf	6634 sf	0	6917 sf	0	6358 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	78	82	0	79	0	68	0
Condition	C4	C3	-20,000	C4		C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2.0	5 2 2.0	0	6 3 2.0		6 3 2.0	
Gross Living Area	1,558 sq. ft.	1,663 sq. ft.	-5,300	1,454 sq. ft.	+5,200	1,681 sq. ft.	-6,200
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Avg	Avg		Avg		Avg	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd2dw	2gd2dw		2gd2dw		2ga2dw	0
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Fireplaces	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Pool	None	None		None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -25,300	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,200
Adjusted Sale Price of Comparables		Net Adj: -2%		Net Adj: 0%		Net Adj: 0%	
		Gross Adj: 2%	\$ 1,254,700	Gross Adj: 0%	\$ 1,255,200	Gross Adj: 0%	\$ 1,243,800

SALES COMPARISON ANALYSIS

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) National Data Collective (NDC), Multiple Listing Service (MLS).  
 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) National Data Collective (NDC), Multiple Listing Service (MLS).  
 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				
Price of Prior Sale/Transfer				
Data Source(s)	NDC	NDC	NDC	NDC
Effective Date of Data Source(s)	05/16/2022	05/16/2022	05/16/2022	05/16/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not sold/transferred in the past 36 months. The subject was listed for sale on 03/22/2022 for \$1,292,992 (arms length), FLEX MLS#22053328, DOM 38. FLEX MLS#22053328 has the subject pending sale at \$1,240,000, which is below market value. Comps 1-3 have not sold/transferred in the past 12 months.

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 1,255,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 1,255,000 Cost Approach (if developed) \$ 1,262,272 Income Approach (if developed) \$

Greatest weight given to the Sales Comparison Approach as it most indicative of the concerns and influences of buyers and sellers of Single Family Residences. Secondary weight given to Cost Approach. Income Approach excluded due to lack of rental data, as the area is predominantly owner occupied.

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: It is assumed that the subject property is free of any liens and encumbrances. The Appraiser has not reviewed a title report for the subject property.

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,255,000, as of 05/27/2022, which is the date of inspection and the effective date of this appraisal.

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HIGHEST AND BEST USE: Analysis of the subject property deems it legally permissible, physically possible, financially feasible and most profitable, based on local zoning. Therefore, the highest and best use of the subject property as improved is the present use.

EXPOSURE TIME: The appraiser has determined that the property would have to be exposed for 0 to 90 days on the open market in order to have a market value of \$1,255,000 on the effective date of this appraisal.

The appraisal report has been completed based on the Extraordinary Assumption that the interior condition of the Subject Property is in the same condition as the exterior. If the Extraordinary Assumptions are found to be false it may impact the assignment results.

ADDITIONAL COMMENTS

#### COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Due to a lack of recent available vacant land sales in this area, the land value is derived by use of the abstraction method and appears typical for this market area. Land to improvement ratio considered to be typical for the area.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$ 1,000,000
Source of cost data Marshall and Swift	Dwelling	1,558	Sq. Ft. @ \$ 200.00	= \$ 311,600
Quality rating from cost service Average Effective date of cost data 05/01/2022			Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Patio			20,000
Replacement Cost estimates taken from Marshall and Swift Valuation Handbook, and the National Building Cost Manual. Depreciation derived by age/life method. These figures are not to be used for insurance purposes.	Garage/Carport	400	Sq. Ft. @ \$ 75.00	= \$ 30,000
	Total Estimate of Cost-new			= \$ 361,600
	Less	Physical 33	Functional	External
	Depreciation	119,328	0	0
	Depreciated Cost of Improvements			= \$ 242,272
	"As-is" Value of Site Improvements			= \$ 20,000
Estimated Remaining Economic Life (HUD and VA only) 60 Years	Indicated Value By Cost Approach			= \$ 1,262,272

COST APPROACH

#### INCOME APPROACH TO VALUE (not required by Fannie Mae.)

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

INCOME

#### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's 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  
 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.  
 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 Homeowner's Association?  Yes  No If Yes, describe the rental terms and options.  
 Describe common elements and recreational facilities.

PUD INFORMATION

**Exterior-Only Inspection Residential Appraisal Report**

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 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****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** Case No.

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

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

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

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

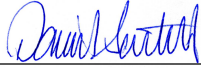
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

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

**APPRAISER**

Signature   
 Name Daniel R. Svetich  
 Company Name Bronco Appraisal Services  
 Company Address 801 S Bel Aire Dr  
Burbank, CA 91501  
 Telephone Number 8187496448  
 Email Address dansvetich@charter.net  
 Date of Signature and Report 05/27/2022  
 Effective Date of Appraisal 05/27/2022  
 State Certification # AR026173  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 08/24/2022

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**ADDRESS OF PROPERTY APPRAISED**

332 S Virginia Ave  
Burbank, CA 91506

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,255,000

**LENDER/CLIENT**

Name Clear Capital  
 Company Name Wedgewood Inc  
 Company Address 2015 Manhattan Beach Blvd Suite 100  
Redondo Beach, CA 90278  
 Email Address \_\_\_\_\_

**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 \_\_\_\_\_



Bronco Appraisal Services  
EXTRA COMPARABLES 4-5-6

File No. 32805136  
Case No.

Borrower Redwood Holdings LLC

Property Address 332 S Virginia Ave

City	Burbank	County	Los Angeles	State	CA	Zip Code	91506
Lender/Client	Wedgewood Inc		Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278				

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	332 S Virginia Ave Burbank, CA 91506			1316 W Riverside Dr Burbank, CA 91506			208 S Beachwood Dr Burbank, CA 91506								
Proximity to Subject				0.65 miles S			0.20 miles W								
Sale Price	\$			\$ 1,265,000			\$ 1,295,000			\$					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 717.53 sq. ft.			\$ 817.55 sq. ft.			\$ sq. ft.					
Data Source(s)				FLEX MLS#22049561;DOM 6			FLEX MLS#22093321;DOM 6								
Verification Source(s)				Document No. 381680			NDC								
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sale or Financing				ArmLth						Listing					
Concessions				Conv;0						Pending;0					
Date of Sale/Time				s04/22;c04/22						c05/22					
Location	N;Res;			A;Traffic Street;			+10,000			N;Res;					
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple					
Site	7140 sf			8408 sf			-6,300			6751 sf			0		
View	N;Res;			N;Res;						N;Res;					
Design (Style)	DT1;Traditional			DT1;Traditional						DT1;Traditional					
Quality of Construction	Q4			Q4						Q4					
Actual Age	78			60			0			84			0		
Condition	C4			C4						C4					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count	6	3	2.0	5	2	2.0	0	6	3	2.0					
Gross Living Area	1,558 sq. ft.			1,763 sq. ft.			-10,300			1,584 sq. ft.			0 sq. ft.		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf					
Functional Utility	Avg			Avg						Avg					
Heating/Cooling	FWA/Central			FWA/Central						FWA/Central					
Energy Efficient Items	None			None						None					
Garage/Carport	2gd2dw			2gd2dw						2gd2dw					
Porch/Patio/Deck	Porch/Patio			Porch/Patio						Porch/Patio					
Fireplaces	1 Fireplace			1 Fireplace						2 Fireplaces			-5,000		
Pool	None			None						Pool			-20,000		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -6,600			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -25,000		
Adjusted Sale Price of Comparables				Net Adj: -1%			\$ 1,258,400			Net Adj: -2%			\$ 1,270,000		
				Gross Adj: 2%						Gross Adj: 2%					

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	NDC	NDC	NDC	
Effective Date of Data Source(s)	05/16/2022	05/16/2022	05/16/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales Comps 4-5 have not sold/transferred in the past 12 months.

Summary of Sales Comparison Approach See Attached Addendum

Bronco Appraisal Services  
**COMMENT ADDENDUM**

File No. 32805136  
Case No.

Borrower Redwood Holdings LLC

Property Address 332 S Virginia Ave

City Burbank County Los Angeles State CA Zip Code 91506

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

**SALES COMPARISONS:**

There were adequate recent sales of similar properties within the subject property's neighborhood from which to estimate the subject property's market value. The subject property was compared to five similar properties in the subject property's neighborhood. These sales represent the most similar properties that sold recently in the subject property's neighborhood, and are in close proximity to the subject property, and are considered to give a good indication of the subject property's market value.

The five Comparable Sale properties were adjusted for physical and economical differences relative to the subject property. An adjustment grid reflecting the adjustments applied to the Comparable Sales was presented on the previous page. A summary of these adjustments is presented below.

Sales & Financing Concessions: Comps 1-4 were at "Arms Length" transactions acquired with typical market financing, warranting no adjustment. Comp 5 is pending sale at full price warranting no adjustment.

Date/Time of Sale: Per the 1004MC analysis, SFR values are stable, warranting no adjustments.

Location: This adjustment is based on our research, experience, and observations of the general area during the neighborhood analysis. The subject property is located on an interior residential lot, in a neighborhood of predominantly single family residential dwellings with average access to schools, shopping and employment. Comp 4 is located on a traffic street, and subjected to associated noise. There is a negative affect on value and marketability. Location adjustments were applied at \$10,000 based on paired sales analysis. The subject is located approximately 1/4 mile north of Dolores Huerta Middle School, there is no economic obsolescence or adverse affect on value or marketability.

Site Size: This adjustment was applied at a rate of \$5.00/sf of land area, to all of the comparable sales with greater than 1,000 sf of site area variance relative to the subject property, based on paired sales analysis and the principle of contribution.

View: The subject property and all comps feature a residential view amenity, warranting no adjustments.

Design and Appeal: This adjustment is associated with a properties' landscaping and architectural attractiveness to potential buyers. The subject property is a Traditional style home with typical landscaping for the area, and considered to have average design and appeal for the subject neighborhood. All of the comparable sales have similar appeal, and therefore not adjusted.

Age: There were no variations in value relative to effective age noted in the subject property neighborhood. Therefore no adjustments were applied.

Quality of Construction: The subject and all comps are rated Q4, warranting no adjustments.

Condition: This adjustment is applied based on the reported condition of the comparables sales, and the appraiser's observation of the same, relative to the appraiser's assessment of the subject property during inspection. The subject property is rated C4. Condition adjustments were applied at \$20,000 based on paired sales analysis.

Bathroom Count: The subject property features 2 bathrooms. Bathroom adjustments were applied at \$5,000 per half bath, based on a combination of estimated cost and estimated market value.

Bedroom Count: The subject property has 3 bedrooms. The greatest demand in the area is for 3 bedroom dwellings. Paired sales analysis did not indicate any significant value variances relative to bedroom count. Property values in the subject neighborhood appeared to be most sensitive to variance in gross living area. Therefore, no bedroom adjustments were applied.

Gross Living Area (GLA): GLA adjustments were applied at a rate of \$50.00 per square foot to all comparables having greater than 100 square foot difference of GLA relative to the subject property, based on paired sales analysis, industry standards, and the appraiser's experience with similar properties.

Garage/Carport: The subject has a 2 car garage. Garage/Carport adjustments were applied at \$5,000 per parking space based on estimated market value.

Fireplace: The subject property features a wood/gas burning fireplace in the living room. Fireplace adjustments were applied at \$5,000 each, based on a combination of estimated cost and estimated market value.

Pool: The subject property does not have a pool amenity. The estimated cost of this amenity is \$40,000 to \$50,000. However, due to the limited demand in the area for pool amenities, the estimated market value is \$20,000. Pool adjustments were applied accordingly.

The comparable sales were considered similar to the subject in all other regards.

Bronco Appraisal Services  
**COMMENT ADDENDUM**

File No. 32805136  
Case No.

Borrower Redwood Holdings LLC

Property Address 332 S Virginia Ave

City Burbank County Los Angeles State CA Zip Code 91506

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

RECONCILIATION OF SALES COMPARABLES:

The subject property was compared to four recent closed and verified sales of similar properties from within the subject neighborhood. The adjusted sales prices bracket \$1,243,800 to \$1,258,400, with a mean value of \$1,253,000.

The greatest weight was given to Comp 1 with an adjusted sale price of \$1,254,700, due to its close proximity to the subject.

Based on the information gathered from the available data sources, and the preceding analysis, it is our best estimate that the "As Is Market Value" of the subject property in fee simple interest, as of May 27, 2022 is:

One Million Two Hundred Fifty-Five Thousand Dollars  
(\$1,255,000)

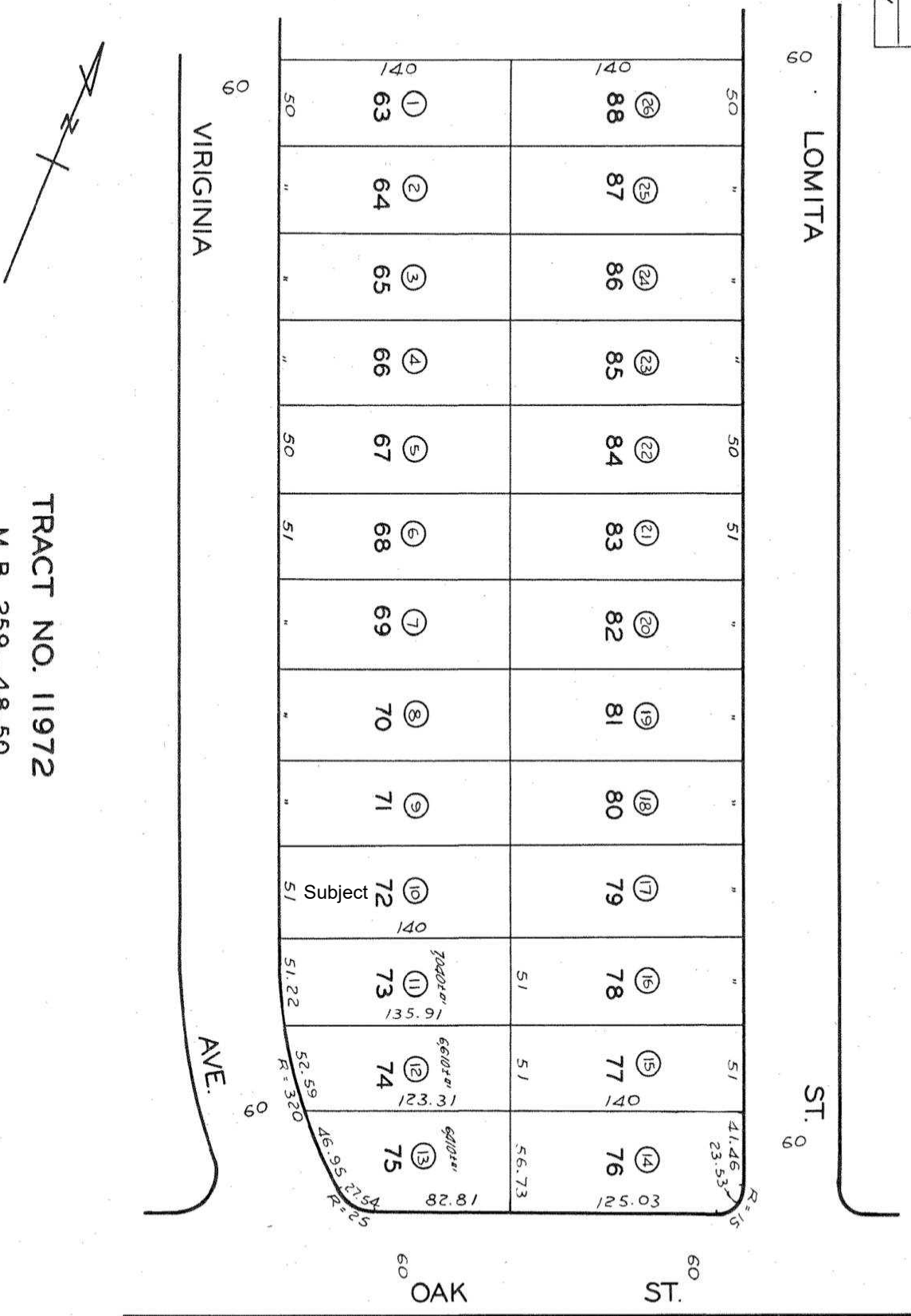
The appraised value of the subject property is above the predominate value (\$1,200,000) in the subject market area, as a direct correlation of the location, GLA, site size, amenities, and condition of the improvements of the subject property. The subject is not over-improved for the area or adversely affected by the condition.

Digital Signature:

This report contains an electronic digital signature affixed by the appraiser. This method has been authorized by the Appraisal Standards Board of the Appraisal Foundation as compliant under specific reporting guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP). The process not only acknowledges the authenticity of a printed paper copy of the report but also the file in its state of electronic storage. The appraiser has sole personalized control of affixing a signature certifying its authenticity. Any attempt to modify the report in any manner will automatically and permanently remove all signatures.

Borrower Redwood Holdings LLC  
 Property Address 332 S Virginia Ave  
 City Burbank County Los Angeles State CA Zip Code 91506  
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

2445 7  
 SCALE 1" = 60'



FOR PREV. ASSM'T. SEE:  
 2445-7

CODE  
 2530

TRACT NO. 11972  
 M. B. 259-48-50



ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

Bronco Appraisal Services  
**SUBJECT PHOTO ADDENDUM**

File No. 32805136  
Case No.

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Borrower Redwood Holdings LLC  
Property Address 332 S Virginia Ave  
City Burbank County Los Angeles State CA Zip Code 91506  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

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**FRONT OF  
SUBJECT PROPERTY**  
332 S Virginia Ave  
Burbank, CA 91506



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**  
North View



Bronco Appraisal Services  
**SUBJECT PHOTO ADDENDUM**

File No. 32805136  
Case No.

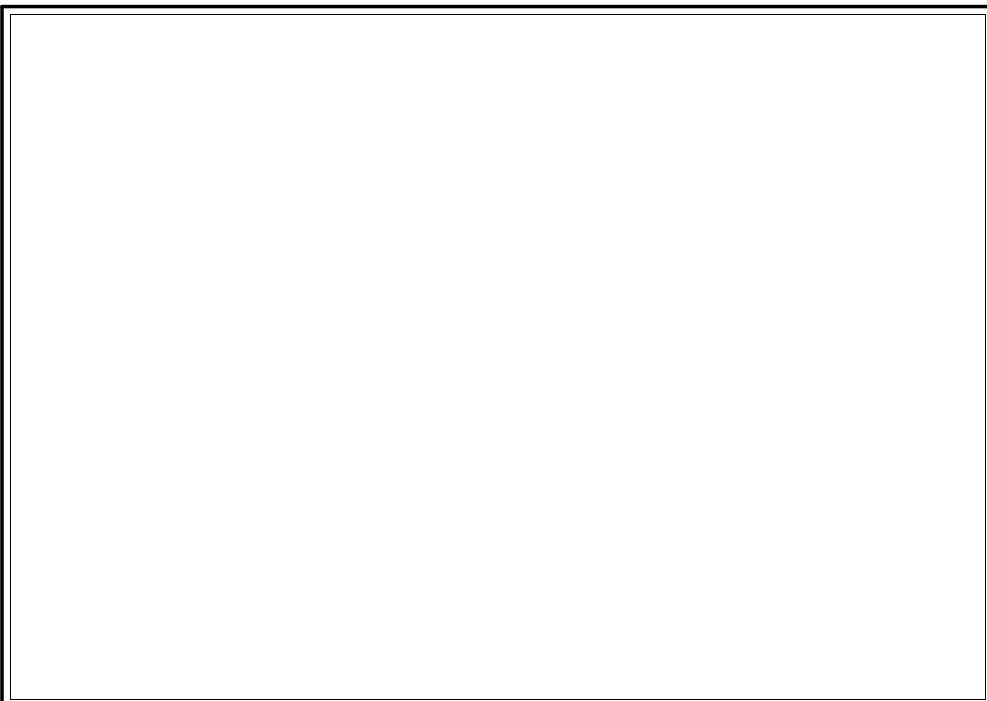
Borrower	Redwood Holdings LLC						
Property Address	332 S Virginia Ave						
City	Burbank	County	Los Angeles	State	CA	Zip Code	91506
Lender/Client	Wedgewood Inc	Address	2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278				



Street Scene  
South View



Address Verification





Borrower Redwood Holdings LLC

Property Address 332 S Virginia Ave

City Burbank County Los Angeles State CA Zip Code 91506

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**COMPARABLE SALE # 1**  
435 S Mariposa St  
Burbank, CA 91506



**COMPARABLE SALE # 2**  
236 N Beachwood Dr  
Burbank, CA 91506



**COMPARABLE SALE # 3**  
423 N Lincoln St  
Burbank, CA 91506



Borrower Redwood Holdings LLC

Property Address 332 S Virginia Ave

City Burbank County Los Angeles State CA Zip Code 91506

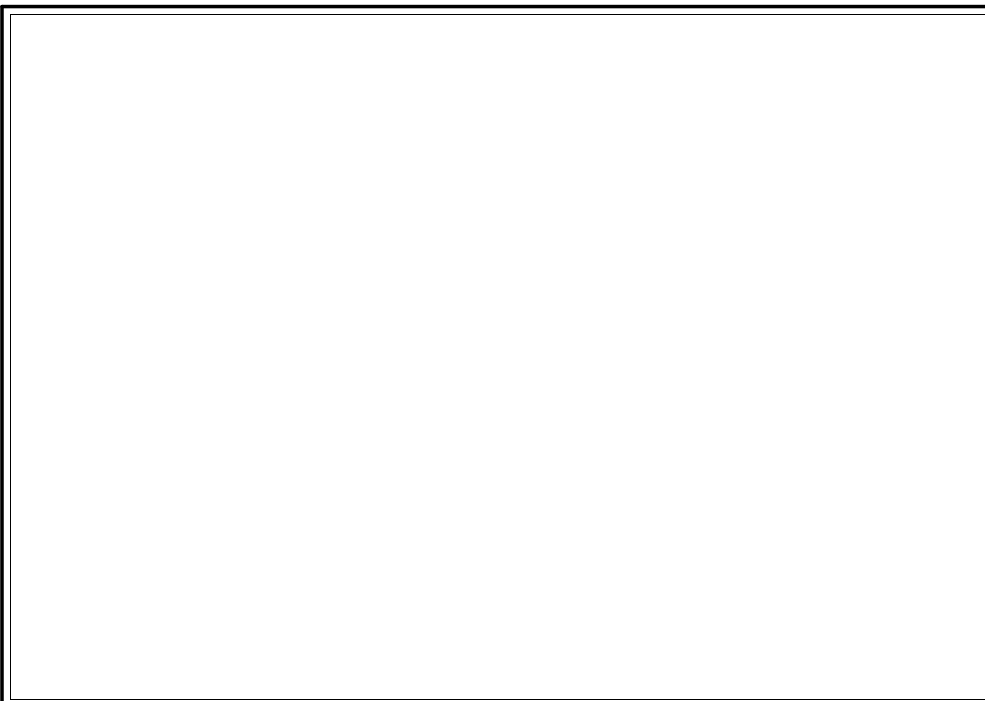
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**COMPARABLE SALE # 4**  
1316 W Riverside Dr  
Burbank, CA 91506



**COMPARABLE SALE # 5**  
208 S Beachwood Dr  
Burbank, CA 91506



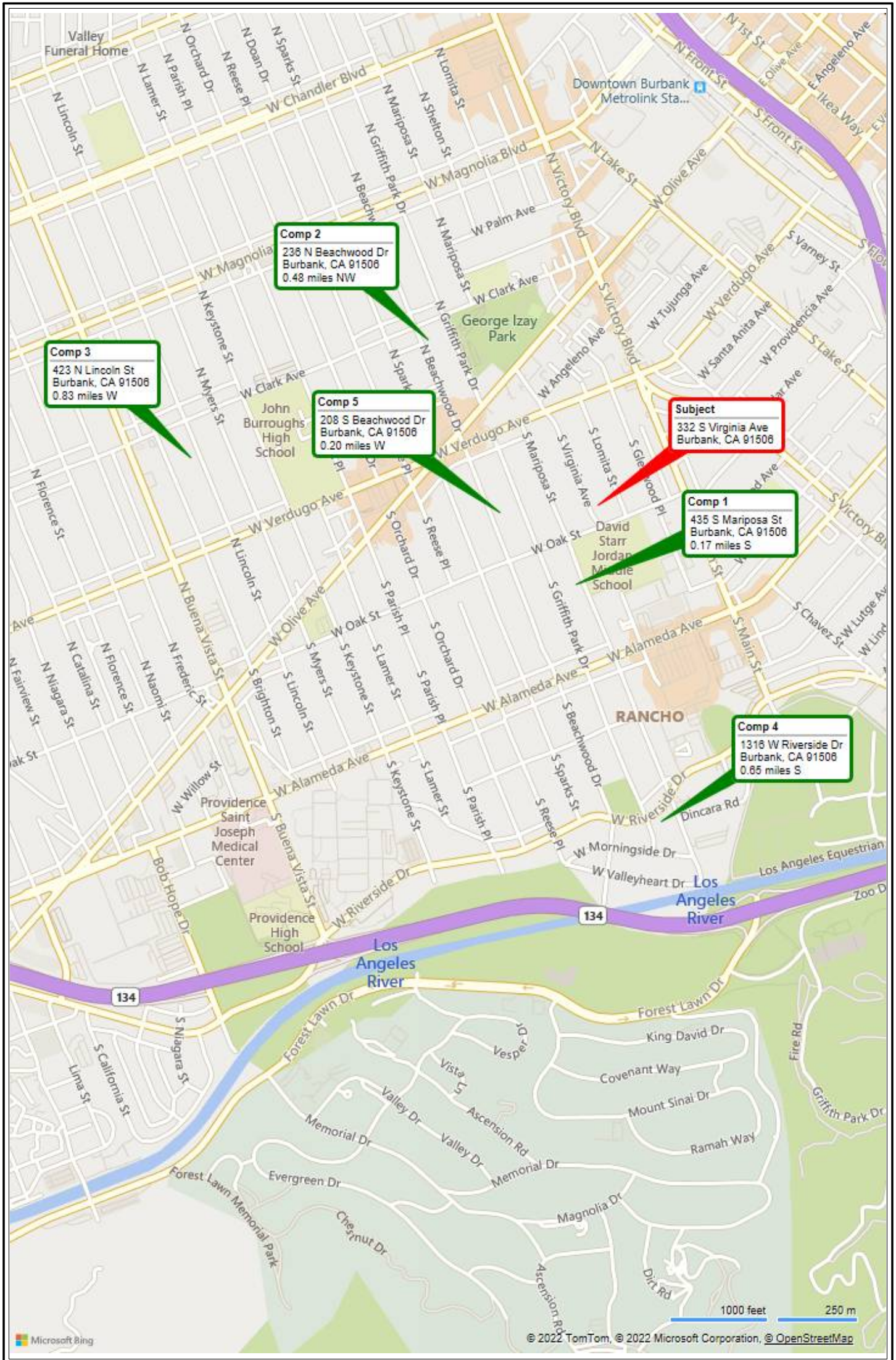
**COMPARABLE SALE # 6**



Bronco Appraisal Services  
**LOCATION MAP ADDENDUM**

File No. 32805136  
Case No.

Borrower Redwood Holdings LLC  
Property Address 332 S Virginia Ave  
City Burbank County Los Angeles State CA Zip Code 91506  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

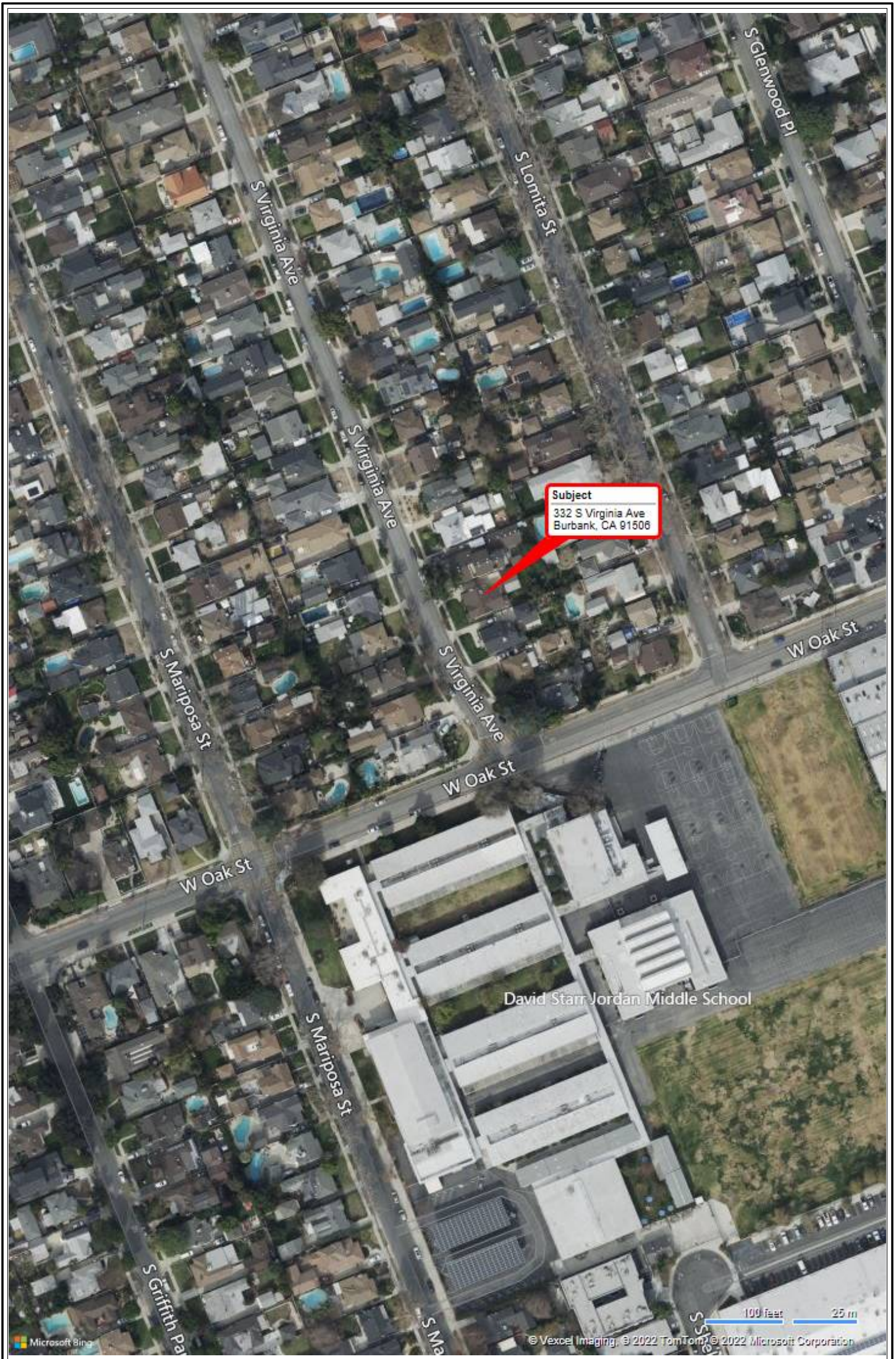




Bronco Appraisal Services  
**LOCATION MAP ADDENDUM**

File No. 32805136  
Case No.

Borrower Redwood Holdings LLC  
Property Address 332 S Virginia Ave  
City Burbank County Los Angeles State CA Zip Code 91506  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278





**Market Conditions Addendum to the Appraisal Report**

Case No.

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

Property Address 332 S Virginia Ave City Burbank State CA ZIP Code 91506

Borrower Redwood Holdings LLC

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Total # of Comparable Sales (Settled)	4	2	3	<input type="checkbox"/>			
Absorption Rate (Total Sales/Months)	0.67	0.67	1.00	<input type="checkbox"/>			
Total # of Comparable Active Listings	N/A	N/A	5	<input checked="" type="checkbox"/>			
Months of Housing Supply (Total Listings/Ab. Rate)	N/A	N/A	5.00	<input checked="" type="checkbox"/>			
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Median Comparable Sales Price	\$1,250,000	\$1,250,000	\$1,265,000	<input type="checkbox"/>			
Median Comparable Sales Days on Market	6	8	6	<input type="checkbox"/>			
Median Comparable List Price	N/A	N/A	\$1,299,000	<input checked="" type="checkbox"/>			
Median Comparable Listings Days on Market	N/A	N/A	4	<input checked="" type="checkbox"/>			
Median Sale Price as % of List Price	98%	98%	98%	<input type="checkbox"/>			
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/>			

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Seller contributions have stabilized as the market has improved and consists primarily of contributions to non-recurring closing costs. Loan discounts, interest buy downs, and other concessions are becoming more prevalent as the market trend has moved towards a balance supply of available properties in the marketplace.

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

Foreclosure sales are not a factor in the current market as there has been a trend toward stable foreclosure levels, R.E.O. Sales and "Short Sales" activity (based on closed sales, pending sales, current listings and public record reporting of foreclosure and pre-foreclosure activity).

Shaded areas cannot be filled in as the requested historical listing information is not available on MLS.

Cite data sources for above information.

Multiple Listing Service (MLS), National Data Collective (NDC), and this appraiser's database.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

In support of the market conditions conclusions set forth in the neighborhood section of the attached appraisal report, the appraiser has analyzed data about competing properties in the subject neighborhood including closed sales, listings, pending sales, expired and withdrawn listings.

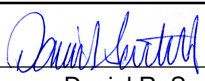
Analyses are summarized in this market conditions addendum. Analysis of competing properties in the neighborhood indicated a trend toward a balance over the prior 12 month period. In addition, an analysis of sales and listing data indicates a trend toward a stable absorption rate which has resulted in a balance of available properties and stable prices and property values. The median days on the market (DOM) indicates properties are selling in under 3 months when priced competitively. Listing to sale price ratios indicate negotiation results in a typical reduction of less than 5%.

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

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

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

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

Signature   
 Appraiser Name Daniel R. Svetich  
 Company Name Bronco Appraisal Services  
 Company Address 801 S Bel Aire Dr, Burbank, CA 91501  
 State License/Certification # AR026173 State CA  
 Email Address dansvetich@charter.net

Signature \_\_\_\_\_  
 Supervisor Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

MARKET RESEARCH & ANALYSIS

CONDO/CO.OP PROJECTS

APPRAISER

**APPRAISAL COMPLIANCE ADDENDUM**

File No. 32805136  
Case No.

Borrower/Client <u>Redwood Holdings LLC</u>		Unit No. _____	
Address <u>332 S Virginia Ave</u>		City _____	
City <u>Burbank</u>	County <u>Los Angeles</u>	State <u>CA</u>	Zip Code <u>91506</u>
Lender/Client <u>Wedgewood Inc</u>			

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

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

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

**ADDITIONAL CERTIFICATIONS**

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions 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 parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have 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).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

**PRIOR SERVICES**

- I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**PROPERTY INSPECTION**

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

**APPRAISAL ASSISTANCE**

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

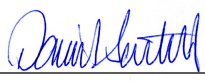
**ADDITIONAL COMMENTS**

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

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

A reasonable marketing time for the subject property is 0-90 days day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-90 days day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature 	Signature _____
Name <u>Daniel R. Svetich</u>	Name _____
Date of Signature <u>05/27/2022</u>	Date of Signature _____
State Certification # <u>AR026173</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>CA</u>	State _____
Expiration Date of Certification or License <u>08/24/2022</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>05/27/2022</u>	Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior



**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**File No. 32805136  
Case No.**Requirements - Condition and Quality Ratings Usage**

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

**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 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. It's 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 are 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.*

**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**

File No. 32805136  
Case No.

### 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 exceptionally high quality.

#### Q2

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

#### Q3

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

#### Q4

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

#### Q5

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

#### Q6

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

### Requirements - 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 meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

#### Remodeled

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

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

#### Explanation of Bathroom Count

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

#### Example:

3.2 indicates three full baths and two half baths.

**UNIFORM APPRAISAL DATASET (UAD)**  
**Property Description Abbreviations Used in This Report**

File No. 32805136  
Case No.

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower Redwood Holdings LLC

Property Address 332 S Virginia Ave

City Burbank

County

Los Angeles

State CA

Zip Code

91506

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



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

**Daniel R. Svetich**

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 026173

Effective Date: August 25, 2020

Date Expires: August 24, 2022

*Jim Martin*  
Jim Martin, Bureau Chief, BREA

3052760

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



Borrower Redwood Holdings LLC

Property Address 332 S Virginia Ave

City Burbank

County

Los Angeles

State CA

Zip Code

91506

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

**HUDSON INSURANCE COMPANY**

100 William Street, 5<sup>th</sup> Floor

New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.**

**THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

**Policy Number:** PRA-2AX-1009258 **Renewal of:** PRA-2AX-1000639

**1. Named Insured:** Daniel R Svetich DBA Bronco  
Appraisal Services

**2. Address:** 801 S Bel Aire Drive  
Burbank, CA 91501

**3. Policy Period:** **From:** April 25, 2022 **To:** April 25, 2023

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

<b>4. Limit of Liability</b>	Each Claim	Policy Aggregate
<b>Damages</b> Limit of Liability	<b>A. \$1,000,000</b>	<b>B. \$1,000,000</b>
<b>Claims Expense</b> Limit of Liability	<b>C. \$1,000,000</b>	<b>D. \$1,000,000</b>

**5. Deductible (Inclusive of Claims Expenses):**  
**5A. \$ 500** Each Claim **5B. \$ 1,000** Aggregate


**6. Policy Premium:** \$680.00 **State Taxes/Surcharges:** \$0.00

**7. Retroactive Date:** April 25, 2002

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
Hudson Insurance Group  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038  
Fax: 646-216-3786  
Email: [HUDSONCLAIMS300@HUDSONINSGROUP.COM](mailto:HUDSONCLAIMS300@HUDSONINSGROUP.COM)

**9. A. Program Administrator:** Riverton Insurance Agency Corp.  
**B. Agent/Broker:** OREP Insurance Services, LLC  
(888) 347-5273

*IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York*

  
President

  
Secretary