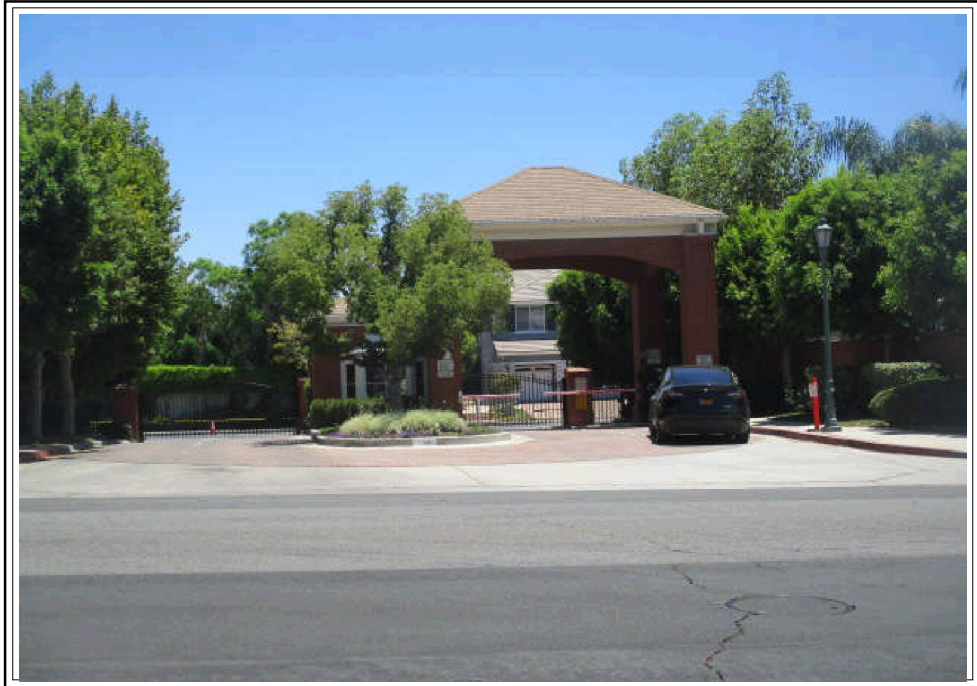


APPRAISAL OF



LOCATED AT:

10429 Amberwood Ln
Northridge, CA 91326

FOR:

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

BORROWER:

Redwood Holdings LLC

AS OF:

July 1, 2022

BY:

Susan A. Schneider

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 **10429 Amberwood Ln** City **Northridge** State **CA** Zip Code **91326**
 Borrower **Redwood Holdings LLC** Owner of Public Record **Redwood Holdings LLC** County **Los Angeles**
 Legal Description **Tr=44605 Lot 0005**
 Assessor's Parcel # **2728-031-005** Tax Year **2021** R.E. Taxes \$ **13,872**
 Neighborhood Name **Ridgegate** Map Reference **500/H4** Census Tract **1112.04**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **215** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **DOM 13;List Price \$1,239,200;List Date 03/17/2022;CRMLS# IV22053505. The subject is not currently listed in CRMLS.**

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

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	700 Low	0	Multi-Family	5 %		
Neighborhood Boundaries The Ronald Reagan (118) freeway to the north, Reseda Blvd to the east, Devonshire Street to the south and Tampa Avenue to the west.		2,000 High	105	Commercial	5 %		
Neighborhood Description See Attached Addendum.		1,200 Pred.	55	Other			

Market Conditions (including support for the above conclusions) **The market in this area appears stable. Marketing times and inventory levels are normal for this area. See form 1004MC.**

Dimensions **See Plat Map** Area **11026 sf** Shape **Rectangular** View **N;Res;**
 Specific Zoning Classification **LARE11** Zoning Description **Single Family Residence**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. **Highest and best use**
 was determined based on analysis of surrounding properties. The subject is legally permissible, physically possible, financially feasible and maximally productive.
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
 Electricity Water Public Street **Asphalt**
 Gas Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **06037C1045F** FEMA Map Date **09/26/2008**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe. **The subject backs a busy road, causing a slight adverse affect on marketability. The private drive access cannot be revoked from the homeowner and the upkeep for the private drive or shared access road is performed by the HOA.**

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 **Realist**

GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 3
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 Slab	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 3
Design (Style) Traditional	Roof Surface Tile	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1998	Gutters & Downspouts Vinyl	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Block	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 15	Window Type Aluminum	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other FirePit	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Built in BBQ				
Finished area above grade contains: 9 Rooms 5 Bedrooms 4.1 Bath(s) 3,755 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) None Noted.				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C4;The subject needs paint, carpeting, landscaping and minor repairs, cost to cure is estimated at \$50,000.The appraiser is making an extraordinary assumption that the improvements listed in CRMLS and public record are accurate and that there has not been any changes. The use of extraordinary assumptions might have affected the assignment results.**

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

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. _____

Exterior-Only Inspection Residential Appraisal Report

There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,100,000** to \$ **1,598,888**
 There are **33** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **1,025,000** to \$ **1,900,000**

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
10429 Amberwood Ln Address Northridge, CA 91326		10547 Amberwood Ln Northridge, CA 91326		18764 Fairfield Rd Northridge, CA 91326		10625 Rathburn Ave Northridge, CA 91326	
Proximity to Subject		0.15 miles NE		0.18 miles NE		0.68 miles NE	
Sale Price	\$	\$ 1,700,000		\$ 1,605,000		\$ 1,500,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 452.73 sq. ft.		\$ 456.48 sq. ft.		\$ 475.74 sq. ft.	
Data Source(s)		CRMLS#SR21224124;DOM 13		CRMLS#SR21253841;DOM 11		CRMLS#SR22103071;DOM 14	
Verification Source(s)		Doc#1733912 11/22/2021		Doc#7919 01/04/2022		Realist/CRMLS 06/30/2022	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth VA;0		ArmLth Cash;2500	0	ArmLth Conv;2500	0
Date of Sale/Time		s11/21;c10/21		s01/22;c12/21		s06/22;c05/22	
Location	A;BsyRd;GrdGtd	A;BsyRd;GrdGtd		B;GuardGated;	-25,000	N;Res;	25,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	11026 sf	11004 sf	0	11025 sf	0	10987 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT1;Mdtrn	0	DT1;Ranch	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	24	23	0	33	0	64	12,000
Condition	C4	C3	-150,000	C3	-150,000	C3	-150,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	5,000	Total Bdrms Baths		Total Bdrms Baths	0
Room Count	9 5 4.1	8 4 4.1	0	9 5 3.1	10,000	8 5 3.1	10,000
Gross Living Area 150	3,755 sq. ft.	3,755 sq. ft.		3,516 sq. ft.	35,900	3,153 sq. ft.	90,300
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Cost to Cure	None	-50,000	None	-50,000	None	-50,000
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	None Noted	None Noted		None Noted		None Noted	
Garage/Carport	3ga3dw	3ga3dw		3ga3dw		3ga3dw	
Porch/Patio/Deck	Patio	Patio		Patio		Patio	
Fireplace(s)	1 F/P	1 F/P		2 F/P	-5,000	1 F/P	
Pool, Spa, etc.	BBQ/FirePit	Pool/BBQ/FP	-35,000	Pool/Spa/BBQ	-35,000	Pool/Spa/BBQ	-35,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 230,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 219,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 97,700
Adjusted Sale Price of Comparables		Net Adj. -13.5%		Net Adj. -13.7%		Net Adj. -6.5%	
		Gross Adj. 14.1%	\$ 1,470,000	Gross Adj. 19.4%	\$ 1,385,900	Gross Adj. 24.8%	\$ 1,402,300

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) **CoreLogic/Realist/CRMLS**

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) **CoreLogic/Realist/CRMLS**

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	06/04/2022	02/26/2021	06/25/2021	
Price of Prior Sale/Transfer	\$1,115,500	\$0	\$0	
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	07/04/2022	07/04/2022	07/04/2022	07/04/2022

Analysis of prior sale or transfer history of the subject property and comparable sales **The subjects prior sale was a REO, Doc#670464, CRMLS#IV22053505. The sale price was below market value. Comparable #1 was a trustees deed transfer, #2 a quit claim and #6 an affidavit.**

Summary of Sales Comparison Approach. **See Attached Addendum.**

Indicated Value by Sales Comparison Approach \$ **1,400,000**

Indicated Value by: Sales Comparison Approach \$ **1,400,000** Cost Approach (if developed) \$ **1,415,100** Income Approach (if developed) \$

See Attached Addendum.

RECONCILIATION

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **1,400,000** as of **07/01/2022**, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

See addendum for additional comments.

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) Due to the lack of land sales in this fully developed area, land value has been estimated by abstraction.

COST APPROACH

Table with columns for cost components: ESTIMATED, REPRODUCTION OR REPLACEMENT COST NEW, OPINION OF SITE VALUE, Dwelling, Garage/Carport, Total Estimate of Cost-New, Depreciation, and "As-is" Value of Site Improvements.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

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 Ridgegate

Total number of phases Total number of units Total number of units sold

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

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

Does the project contain any multi-dwelling units? Yes No Data source(s) Realist/CRMLS

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. Guard gate and common areas which are in good condition and typical for the area. Comparables #3 and 6 are not located in a PUD, there is no measurable affect on marketability. All other comparables are located in PUD's with similar amenities.

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 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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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

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

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

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

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

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

APPRAISER

Signature Susan Schneider
Name Susan A. Schneider
Company Name Susan Schneider Appraiser
Company Address 20555 Devonshire St #227 Chatsworth, CA 91311
Telephone Number (818) 998-3146
Email Address susanschneiderappraisals@gmail.com
Date of Signature and Report 07/04/2022
Effective Date of Appraisal 07/01/2022
State Certification # AR008014
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 06/05/2023

ADDRESS OF PROPERTY APPRAISED
10429 Amberwood Ln
Northridge, CA 91326

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,400,000

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company 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 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

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
10429 Amberwood Ln Address Northridge, CA 91326		18795 Willowtree Ln Northridge, CA 91326			10328 Sandlewood Ln Northridge, CA 91326			18765 Los Alimos St Northridge, CA 91326		
Proximity to Subject		0.21 miles NE			0.17 miles SE			0.37 miles NE		
Sale Price	\$	\$ 1,470,000			\$ 1,510,000			\$ 1,300,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 486.11 sq. ft.			\$ 435.28 sq. ft.			\$ 418.54 sq. ft.		
Data Source(s)		CRMLS#SR21221337;DOM 9			CRMLS#SR21250934;DOM 12			CRMLS#SR22094781;DOM 4		
Verification Source(s)		Doc#1753522 11/29/2021			Doc#1883324 12/20/2021			Doc#614693 06/09/2022		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions		ArmLth Cash;0			ArmLth Cash;0			ArmLth Conv;0		
Date of Sale/Time		s11/21;c10/21			s12/21;c11/21			s06/22;c05/22		
Location	A;BsyRd;GrdGtd	B;GuardGated;	-25,000		A;Park;SecGtd	25,000		N;Res;	25,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	11026 sf	11023 sf	0		9258 sf	8,800		8874 sf	10,800	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT2;Traditional	DT1;Contemp	0		DT2;Mdtrn	0		DT2;Contemp	0	
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	24	34	0		24			44	6,000	
Condition	C4	C4			C3	-150,000		C4		
Above Grade Room Count	Total Bdrms Baths 9 5 4.1	Total Bdrms Baths 8 4 3.1	5,000 10,000		Total Bdrms Baths 8 4 3.0	5,000 15,000		Total Bdrms Baths 9 5 3.1	0 10,000	
Gross Living Area 150	3,755 sq. ft.		3,024 sq. ft.		109,700		3,469 sq. ft.		42,900	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Cost to Cure	None	-50,000		None	-50,000		None	-50,000	
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	None Noted	None Noted			None Noted			None Noted		
Garage/Carport	3ga3dw	3ga3dw			3ga3dw			2ga2dw	10,000	
Porch/Patio/Deck	Patio	Patio			Patio			Patio		
Fireplace(s)	1 F/P	3 F/P	-10,000		1 F/P			1 F/P		
Pool, Spa, etc.	BBQ/FirePit	Pool/Spa/BBQ	-35,000		BBQ	5,000		Pool/Spa/BBQ/Tennis	-55,000	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,700		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 98,300		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 54,200	
Adjusted Sale Price of Comparables		Net Adj. 0.3%	\$ 1,474,700		Net Adj. -6.5%	\$ 1,411,700		Net Adj. 4.2%	\$ 1,354,200	
		Gross Adj. 16.6%			Gross Adj. 20.0%			Gross Adj. 20.3%		
ITEM	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
Date of Prior Sale/Transfer	06/04/2022							04/18/2022		
Price of Prior Sale/Transfer	\$1,115,500							\$0		
Data Source(s)	CoreLogic	CoreLogic			CoreLogic			CoreLogic		
Effective Date of Data Source(s)	07/04/2022	07/04/2022			07/04/2022			07/04/2022		
Summary of Sales Comparison Approach See Attached Addendum.										

SALES COMPARISON APPROACH

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled**Not Updated**

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: Redwood Holdings LLC

File No.: 10429Amberwood

Property Address: 10429 Amberwood Ln

Case No.: 50106

City: Northridge

State: CA

Zip: 91326

Lender: Wedgewood Inc

Extra Comments

**** Having personally inspected the subject property and surrounding neighborhood on the effective date of this report, I certify to the best of my knowledge and belief that there is no damage or reduction in marketability or value due to recent FEMA disasters, including fires, in the county.**

**** USPS recognizes the subject's city as Northridge and Porter Ranch. Northridge has been utilized per the LOE.**

CLARIFICATION OF INTENDED USE AND INTENDED USER:

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.

ENVIRONMENTAL CONDITIONS:

This appraiser was not provided with any information about adverse environmental conditions and none were observed at the site. An appraiser is not an expert in lead-based paints. An expert in this field should be consulted if an analysis of lead-based paint is desired.

If an analysis from a qualified environmental survey were to reveal any detrimental conditions, then this appraiser reserves the right to change this report.

No opinion is expressed as to the value of subsurface oil, gas, or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as expressly stated in this report.

Earthquakes are a part of the geological make-up of this area, as well as in most of southern California. No responsibility is assumed for their potential effects on the opinion of market value for the subject property.

The appraiser is not an expert in the field of building inspection or structural engineering. An expert in this field should be consulted if an analysis of seismic and structural integrity is desired. It is possible that a survey of this property could reveal that the subject does not meet the required seismic standards. If so, this could have a negative effect on the opinion of market value for this property.

The appraiser reserves the right to change this report based on new repair estimates, and new evaluation of engineering, geological and seismic reports.

The appraisal is not a home inspection report and should not be relied upon to report the condition of the property being appraised.

The scope of this appraisal does not include any investigation into the whereabouts of convicted child molesters within the community ("Megan's" law). The client is advised to consult with local law enforcement officials about the issue.

NEIGHBORHOOD DESCRIPTION:

The subject neighborhood consists of mostly one and two story wood framed homes of average to very good quality. There is a trend in the area to update and or remodel existing structures. Maintenance levels are average to good. The neighborhood is near regional employment centers, public schools, major shopping centers, dining and entertainment. The Ronald Reagan (118) freeway is located adjacent to the neighborhood, providing good access to most parts of Los Angeles County.

PREDOMINATE VALUE:

The subject's estimated value is greater than the predominate value. This is due to the subjects larger than average size and newer construction. It is not considered an over improvement and does not affect the marketability.

ADDITIONAL FEATURES:

The subject is a good quality single family residence. It consists of 5 bedrooms, 4.1 baths and approximately 3,755 sf of living area. The subject has a 3 car garage, built in BBQ, firepit, fireplace, tile flooring, recessed lighting, kitchen with granite counters and built in appliances.

The effective age of the subject is based on the age/life method. The chronological age for the subject is 24 years. Based on the subject being well maintained with minimal deferred maintenance, the effective age is estimated at 15 years.

SALES COMPARISON SUMMARY:

The comparables utilized are considered the most recent and relevant data available. Adjustments were derived from the market. Living area was adjusted at \$150 per square foot, bedrooms were adjusted at \$5,000 each and bathrooms were adjusted at \$10,000 each. Age adjustments were made at \$300/year for a difference in age that exceeds 20 years.

Adjustments were based on paired sales analysis, discussion with local realtors, builders and the appraiser's knowledge of the area.

ADDENDUM

Borrower: Redwood Holdings LLC

File No.: 10429Amberwood

Property Address: 10429 Amberwood Ln

Case No.: 50106

City: Northridge

State: CA

Zip: 91326

Lender: Wedgewood Inc

Due to the limited comparables similar to the subject in GLA and condition, it was necessary to utilize comparables with a sale date that exceeds 6 months from the effective date of this appraisal and with a difference in GLA that exceeds 15%. Comparable #3 is located in a competing neighborhood with properties of similar sizes, lot sizes, ages, designs and property values. All comparables are located in the subject marketing area. Comparables #4 and 5 have dated interiors with limited updating. All other comparables have been updated and remodeled. Comparable #1 has the same adverse location. Comparable #5 is behind security gates and backs to a baseball park. No recent comparable sales were found with a cost to cure or with a larger lot. However, comparables #1, 2 and 4 are similar in lot size. A MLS photo has been utilized for comparable #6 due to workers out front at the time of inspection.

When discrepancies are noted between public records and MLS data, MLS data is utilized as it is deemed to be more current and reliable than public records. As well, as the comparables are marketed and sold based on the MLS data, any market reaction to differences in characteristics is based on the MLS data.

The appraiser has adjusted dissimilarities between the subject and comparables according to the market reaction. Therefore, the dissimilarities that have a "0", indicated in the adjustment column, means the appraiser has acknowledged the difference. However, the market does not support any adjustment.

In my opinion, the value has been estimated at \$1,400,000. It is considered the most probable price the property should bring in an open, competitive market. Most weight is given to comparables #1 and 2 due to GLA and proximity and #3 due to date of sale.

FINAL RECONCILIATION:

The sales comparison approach is considered the most reliable indicator of value, as it best reflects the actions of typical buyers and sellers in the market. The cost approach is given secondary consideration. The income approach was not utilized, as most of these homes are owner occupied.

- The appraiser was unable to verify if utilities were on at the time of inspection, as this appraisal is an exterior inspection.
- Major arteries do not affect marketability.
- Personal property and/or non-realty items were not included in the value estimate.
- Appraiser has over 30 years experience, appraising in the subject neighborhood.
- The appraiser has prepared this appraisal in full compliance with the Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of code.

COMPARABLE SEARCH CRITERIA:

42 possible comparables
1.0 mile radius
single family residences
closed sales
sold within 12 months
3,000+ GLA

- All sales/listings were considered. The most recent and similar to the subject in GLA, lot size and condition have been utilized in the report.
- See CMA printout for results.

USPAP ADDENDUM

50106
File No. 10429Amberwood

Borrower: Redwood Holdings LLC
Property Address: 10429 Amberwood Ln
City: Northridge County: Los Angeles State: CA Zip Code: 91326
Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:
 Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 30-60 days
The exposure time is defined as how long it would take to sell the property prior to the effective date of the appraisal.

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

Additional Comments
Other capacity may include but are not limited to; property management, leasing, brokerage, auction, or investment advisory services.

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature: <u><i>Susan Schneider</i></u>	Signature: _____
Name: <u>Susan A. Schneider</u>	Name: _____
Date Signed: <u>07/04/2022</u>	Date Signed: _____
State Certification #: <u>AR008014</u>	State Certification #: _____
or State License #: _____	or State License #: _____
or Other (describe): _____ State #: _____	State: _____
State: <u>CA</u>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <u>06/05/2023</u>	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: <u>07/01/2022</u>	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior

Market Conditions Addendum to the Appraisal Report

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 10429 Amberwood Ln City Northridge State CA Zip Code 91326

Borrower Redwood Holdings LLC

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

Table with columns: Inventory Analysis, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales, Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, etc.

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The CRMLS MLS indicates there were 33 closed sales during the past 12 months and 13 of those sales contained seller concessions which is 39% of the total transactions in this market area. Prior Months 7-12: 23 Sales; 9 with concessions; 39% of sales for this period. 4-6: 4 Sales; 2 with concessions; 50% of sales for this period. 0-3: 6 Sales; 2 with concessions; 33% of sales for this period. The concessions ranged between \$2,500 and \$26,000. The median concession amount is \$11,000.

Are foreclosure sales (REO sales) a factor in the market? No. If yes, explain (including the trends in listings and sales of foreclosed properties). The CRMLS MLS indicates there were 33 closed sales during the past 12 months and 1 of those sales were either foreclosures or short sales which is 3% of the total transactions in this market area. Prior Months 7-12: 23 Sales; 0 foreclosures or short sales; 0% of sales for this period. 4-6: 4 Sales; 0 foreclosures or short sales; 0% of sales for this period. 0-3: 6 Sales; 1 foreclosures or short sales; 17% of sales for this period.

Cite data sources for above information. The CRMLS MLS was the data source used to complete the Market Conditions Addendum.

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.

Effective Date: Monday, July 04, 2022

According to this analysis, prices are stable. Marketing times are stable and sales/list prices are increasing. REO's and short sales are not a factor in this market.

CRMLS does not provide what was listed in prior months, only what is currently listed.

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

Table with columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales, Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

Are foreclosure sales (REO sales) a factor in the project? 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.

APPRAISER

Signature Susan Schneider, Name Susan A. Schneider, Company Name Susan Schneider Appraiser, Company Address 20555 Devonshire St #227 Chatsworth, CA 91311, State License/Certification # AR008014 State CA, Email Address susanschneiderappraisals@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Borrower: Redwood Holdings LLC

File No.: 10429Amberwood

Property Address: 10429 Amberwood Ln

Case No.: 50106

City: Northridge

State: CA

Zip: 91326

Lender: Wedgewood Inc

Cross Property Customer 1 Line

Distance	Listing ID	S	SubType	St	St Name	City	Area	SLC	UC Price	S/Sqft	B/Bc	Sqft	YrBuilt	L/Sqft/Ac	PrvPool	Gr	Specs	Date	DOM/COOM
0.3 mi	1	SR21162823	S	SFR/D	10307	Doona AVE	NR	NR	STD	\$1,100,000	\$223.53	5/4,0,0,0	3400/A	1068/PUB	14,728/0.3381	N	3	10/14/21	51/51
0.0 mi	2	IV22053309	S	SFR/D	10429	Amberwood LN	PORA	PORA	REO/AUC	\$1,115,400	\$297.04	5/4,0,1,0	3733/E	1998/EST	11,026/0.2531	N	3	06/29/22	13/13
0.4 mi	3	22115356	S	SFR	19072	LOS ALAMOS ST	PORA	NR	STD	\$1,143,000	\$357.08	5/3,0,0,0	3201/I	1965	8,210/0.18	N	2	02/14/22	18/18
0.8 mi	4	SR21127265	S	SFR/D	19116	Salt Lake Pl	PORA	PORA	STD	\$1,200,000	\$362.65	4/2,2,0,0	3309/A	1966/ASR	7,539/0.1731	Y	2	09/27/21	15/15
1.0 mi	5	SR21241117	S	SFR/D	19511	Marvly St	NR	NR	TRUS	\$1,205,000	\$357.57	4/4,0,0,0	3370/A	1965/ASR	16,437/0.3773	Y	2	01/14/22	0/0
0.6 mi	6	SR21160755	S	SFR/D	10469	Key West AVE	PORA	PORA	STD	\$1,243,000	\$396.75	4/2,0,1,0	3138/A	1970/PUB	13,825/0.3174	N	2	08/11/21	5/5
0.4 mi	7	SR22094781	S	SFR/D	18765	Los Alamos ST	PORA	PORA	STD	\$1,300,000	\$418.54	5/3,0,1,0	3106/A	1078/ASR	8,874/0.2037	Y	2	06/09/22	5/4
1.0 mi	8	SR21126608	S	SFR/D	19520	Talpa ST	PORA	PORA	STD	\$1,307,000	\$425.46	5/3,0,0,0	3072/A	1966/ASR	13,415/0.306	N	2	09/25/21	15/13
0.4 mi	9	SR21113631	S	SFR/D	19155	Clymer ST	PORA	PORA	STD	\$1,310,000	\$348.96	5/3,0,1,0	3754/A	1969/ASR	13,080/0.3003	Y	2	09/14/21	40/40
0.1 mi	10	22136953	S	SFR	19491	EDGEWOOD WAY	NR	NR	STD	\$1,340,000	\$361.28	4/3,0,0,0	3709/I	1998	12,889/0.2957	N		03/14/22	0/0
0.3 mi	11	SR21198893	S	SFR/D	18705	Hillsboro RD	PORA	PORA	STD	\$1,365,000	\$451.69	4/3,0,1,0	3022/A	1989/ASR	11,038/0.2534	N	3	10/20/21	17/12
1.0 mi	12	OC21235192	S	SFR/A	10390	Christine Pl	CHT	999	STD	\$1,400,000	\$330.97	4/4,0,1,0	3989/A	1970/OTH	10,283/0.3739	Y	3	02/23/22	17/12
0.9 mi	13	SR21189860	S	SFR/D	19148	Kinzle ST	NR	NR	STD,TRUS	\$1,425,000	\$464.77	4/1,2,0,0	3066/A	1959/ASR	16,140/0.3766	Y	2	10/11/21	20/20
0.6 mi	14	SR22075903	S	SFR/D	9936	Willow AVE	NR	NR	MOD	\$1,440,000	\$428.32	3/3,0,0,0	3362/A	1959/ASR	10,403/0.3766	Y	2	06/08/22	21/21
0.7 mi	15	CV21138256	S	SFR/D	10928	Baton Rouge AVE	PORA	PORA	STD	\$1,450,000	\$469.86	5/3,0,0,0	3086/A	1995/ASR	7,600/0.1745	Y	3	08/02/21	6/4
0.2 mi	16	SR21221337	S	SFR/D	18795	Willowtree LN	NR	NR	STD,TRUS	\$1,470,000	\$486.11	4/3,0,1,0	3924/A	1988/ASR	11,023/0.2531	Y	3	11/29/21	9/9
0.7 mi	17	221008851	S	SFR/D	9904	Toreka DR	NR	NR	STD	\$1,500,000	\$396.83	4/4,0,0,0	3780/OTH	1976/ASR	17,397/0.39	Y	2	06/20/22	20/20
0.7 mi	18	SR22103071	S	SFR/D	10625	Bathurst AVE	NR	NR	STD	\$1,500,000	\$475.74	5/4,0,0,0	3153/A	1958/ASR	10,987/0.2522	Y	3	06/30/22	14/14
0.5 mi	19	SR21198511	S	SFR/D	10401	Canby AVE	PORA	PORA	STD	\$1,500,000	\$319.35	5/4,0,1,0	4697/A	1994/SLR	10,163/0.2333	Y	3	12/27/21	8/8
0.2 mi	20	SR21750934	S	SFR/D	10328	Sandwood LN	PORA	PORA	STD	\$1,510,000	\$435.28	4/3,0,0,0	3469/A	1998/ASR	9,258/0.2125	N	3	12/23/21	12/12
0.5 mi	21	SR21148856	S	SFR/D	10335	Sylvia AVE	NR	NR	STD	\$1,525,000	\$505.13	3/3,0,0,0	3019/A	1959/ASR	16,269/0.3735	Y	2	08/16/21	5/5
0.8 mi	22	22151724	S	SFR	19509	Bermuda	PORA	NR	STD	\$1,525,000	\$453.22	4/3,0,0,0	3350/I	1968	19,246/0.44	N		06/15/22	0/0
0.3 mi	23	SR22012465	S	SFR/D	10241	Doona AVE	NR	NR	STD	\$1,555,000	\$494.44	5/2,0,1,0	3145/A	1979/ASR	12,618/0.2897	Y	3	03/03/22	15/15
0.5 mi	24	21299402	S	SFR	10100	Vandlen AVE	NR	NR	STD	\$1,585,000	\$496.24	5/2,1,0,0	3194/OTH	1966	12,482/0.28	N	3	12/17/21	7/7
0.2 mi	25	SR21253841	S	SFR/D	18764	Fairfield RD	NR	NR	STD	\$1,605,000	\$456.48	5/2,1,1,0	3516/A	1989/ASR	11,035/0.2531	Y	3	01/04/22	11/11
0.2 mi	26	SR21217443	S	SFR/D	10500	Wynstone AVE	PORA	PORA	STD	\$1,640,000	\$364.04	4/4,0,0,0	4505/A	1937/ASR	26,863/0.6167	N	4	11/02/21	5/12
0.9 mi	27	SR21186692	S	SFR/D	19629	Lumetta St	CHT	CHT	STD	\$1,645,000	\$412.39	5/5,0,0,0	3989/A	1976/ASR	17,494/0.4016	Y	3	09/28/21	0/0
0.4 mi	28	221094783	S	SFR/D	10235	Vandlen AVE	NR	NR	STD	\$1,650,000	\$493.27	5/4,0,0,0	3345/P	1988/ASR	17,540	Y	3	10/22/21	14/14
0.6 mi	29	SR22040980	S	SFR/D	19230	Chevyone ST	PORA	PORA	STD	\$1,680,000	\$530.30	7/1,3,0,0	3168/A	1964/ASR	11,781/0.2705	Y	2	04/06/22	2/2
0.2 mi	30	SR21224124	S	SFR/D	10547	Calvin AVE	NR	NR	STD	\$1,700,000	\$452.73	4/3,1,1,0	3733/P	1999/PUB	11,004/0.2526	Y	3	11/22/21	13/13
0.8 mi	31	SR22067891	S	SFR/D	10044	Calvin AVE	NR	NR	STD	\$1,775,000	\$446.20	6/5,0,0,0	3978/A	1957/ASR	16,836/0.3865	Y	2	06/01/22	5/5
0.5 mi	32	SR21205811	S	SFR/D	10251	Candleberry LN	NR	NR	STD	\$1,799,000	\$404.91	4/2,3,1,0	4443/A	1987/ASR	18,457/0.4237	N	3	01/05/22	38/38
0.3 mi	33	SR21201069	S	SFR/D	18675	Hillsboro RD	NR	NR	STD	\$1,799,000	\$392.54	5/3,3,1,0	4583/A	1989/ASR	11,183/0.2567	Y	3	12/01/21	13/13
0.5 mi	34	SR22264171	S	SFR/D	10115	Doona AVE	NR	NR	STD	\$1,800,000	\$522.04	5/1,3,0,0	3448/A	1969/ASR	16,407/0.3767	Y	2	05/27/22	9/9
0.1 mi	35	222001050	S	SFR/D	18788	Fairfield RD	PORA	NR	STD	\$1,859,625	\$413.80	5/6,0,1,0	4494/P	1088/ASR	11,023/0.25	Y	3	05/24/22	41/41
0.2 mi	36	SR21131074	S	SFR/D	18765	Willowtree LN	PORA	PORA	STD	\$1,900,000	\$390.95	5/5,0,0,0	4860/P	1996/PUB	11,160/0.2562	Y	2	08/13/21	6/6
0.3 mi	37	SR21191256	S	SFR/D	10248	Doona AVE	NR	NR	STD	\$1,999,999	\$411.95	4/3,0,2,0	4855/A	1988/ASR	10,716/0.246	Y	2	06/30/22	269/269
0.5 mi	38	DI-6974	S	SFR/D	10242	Deerfield LN	NR	NR	STD,TRUS	\$2,030,730	\$609.19	5/4,2,1,0	6568/P	1989	17,551/0.4	N	3	12/09/21	13/13
0.6 mi	39	22122533	S	SFR	19214	MAVALL ST	NR	NR	STD	\$2,300,000	\$540.16	5/5,0,0,0	4258/I	1981	17,518/0.4	Y	2	03/18/22	0/0
0.5 mi	40	SR21164511	S	SFR/D	10225	Candleberry LN	NR	NR	STD	\$2,390,000	\$325.75	7/7,0,0,0	7337/A	1987/OTH	17,992/0.413	Y	2	10/07/21	0/0
0.6 mi	41	222001068	S	SFR/D	10227	MAVALL ST	NR	NR	STD	\$2,478,000	\$472.54	5/5,0,1,0	5244/P	1983/ASR	20,801/0.47	Y	3	04/22/22	25/25
0.6 mi	42	21245110	S	SFR	10042	Clara AVE	NR	NR	STD	\$2,800,000	\$392.82	6/4,1,2,0	7128/I	1988	37,166/0.85	Y	3	07/23/21	3/3

PROPERTY INFORMATION

Borrower: Redwood Holdings LLC	File No.: 10429Amberwood
Property Address: 10429 Amberwood Ln	Case No.: 50106
City: Northridge	State: CA
Lender: Wedgewood Inc	Zip: 91326

10429 Amberwood Ln, Porter Ranch, CA 91326-3936, Los Angeles County Bank Owned Sale
 APN: 2728-031-005 CLIP: 8632773950

OWNER INFORMATION			
Owner Name	Redwood Holdings LLC	Tax Billing Zip	90278
Mail Owner Name	Redwood Holdings LLC	Tax Billing Zip+4	1230
Tax Billing Address	2015 Manhattan Beach Blvd #100	Owner Occupied	No
Tax Billing City & State	Redondo Beach, CA		

LOCATION INFORMATION			
Zip Code	91326	School District	Los Angeles
Carrier Route	C009	Comm College District Code	Los Angeles City
Zoning	LARE11	Census Tract	1112.04
Tract Number	44605	Topography	Rolling/Hilly

TAX INFORMATION			
APN	2728-031-005	Lot Number	5
% Improved	40%	Water Tax Dist	Southern California
Tax Area	16		
Legal Description	TR=44605 LOT 0005		

CHARACTERISTICS			
County Land Use	Single Family Resid	Full Baths	Tax: 5 MLS: 4
Universal Land Use	SFR	Half Baths	MLS: 1
Lot Acres	0.2531	Heat Type	Central
Lot Area	11,026	Cooling Type	Central
Building Sq Ft	3,755	No. Parking Spaces	MLS: 3
Stories	MLS: 2	Year Built	1998
Total Units	1	Effective Year Built	1998
Bedrooms	5	Building Type	Type Unknown
Total Baths	5	# of Buildings	1

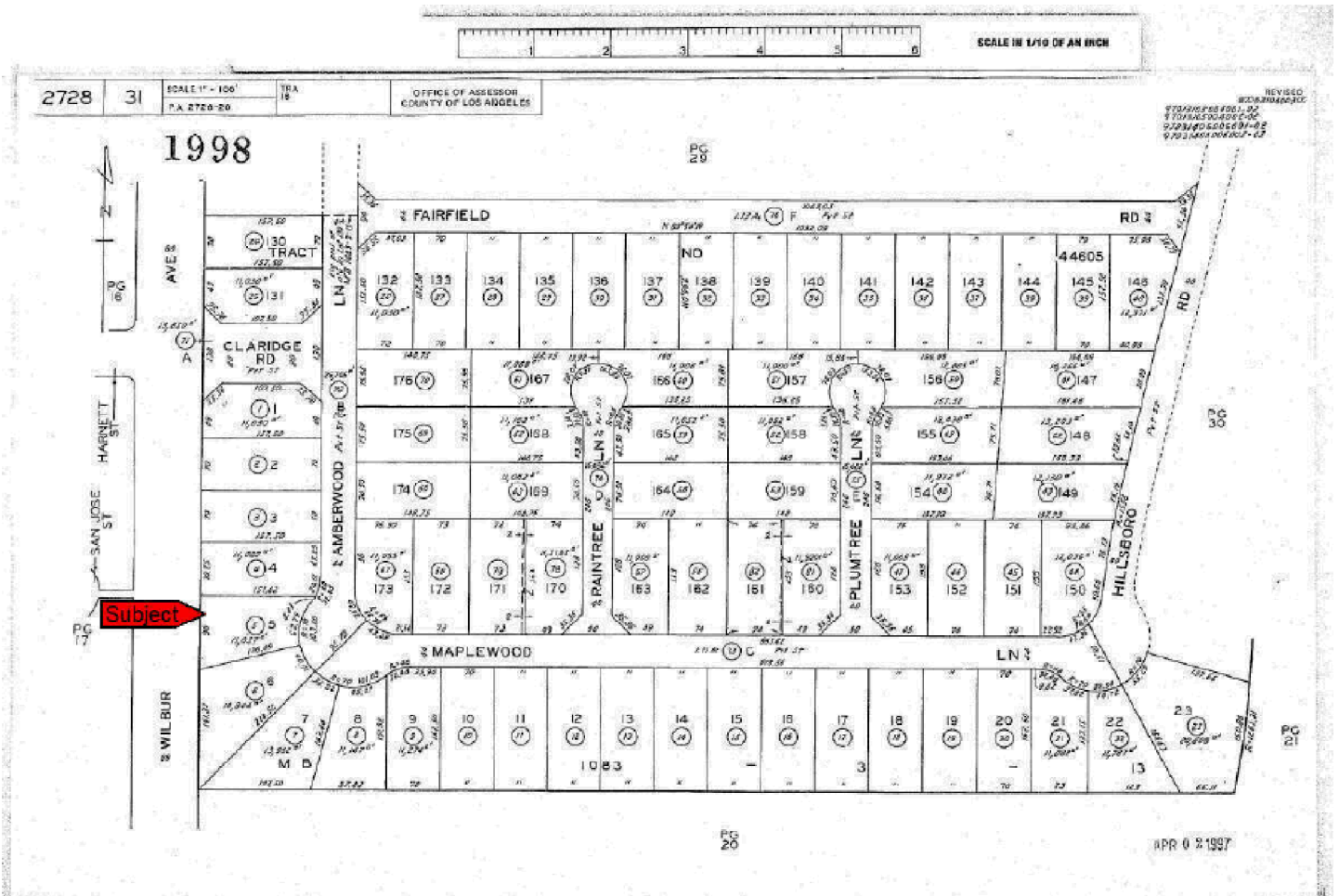
LAST MARKET SALE & SALES HISTORY			
Recording Date	06/28/2022	Sale Type	Full
Sale Date	Tax: 06/14/2022 MLS: 06/29/2022	Deed Type	Grant Deed
Sale Price	\$1,115,500	Owner Name	Redwood Holdings LLC
Price Per Square Feet	\$297.07	Seller	Deutsche Bk Natl 2006-1
Document #	670464		

Recording Date	06/28/2022	06/12/2019	05/10/2004	07/29/1998	02/29/1996
Sale Date	06/14/2022	05/29/2019	03/03/2004	06/03/1998	
Sale Price	\$1,115,500	\$1,050,000	\$950,000	\$454,500	
Buyer Name	Redwood Holdings LLC	Deutsche Bk Natl Trust Co 2006-1	Delaeruz Richard & Ruby	Henry Randy & Susan E	Newcrest Homes
Seller Name	Deutsche Bk Natl 2006-1	Western Progressive LLC	Henry Randy & Susan E L	Newcrest Homes	Malaguena
Document Number	670464	555377	1165538	1308299	329960
Document Type	Grant Deed	Trustee's Deed (Foreclosure)	Grant Deed	Corporation Grant Deed	Grant Deed

PLAT MAP

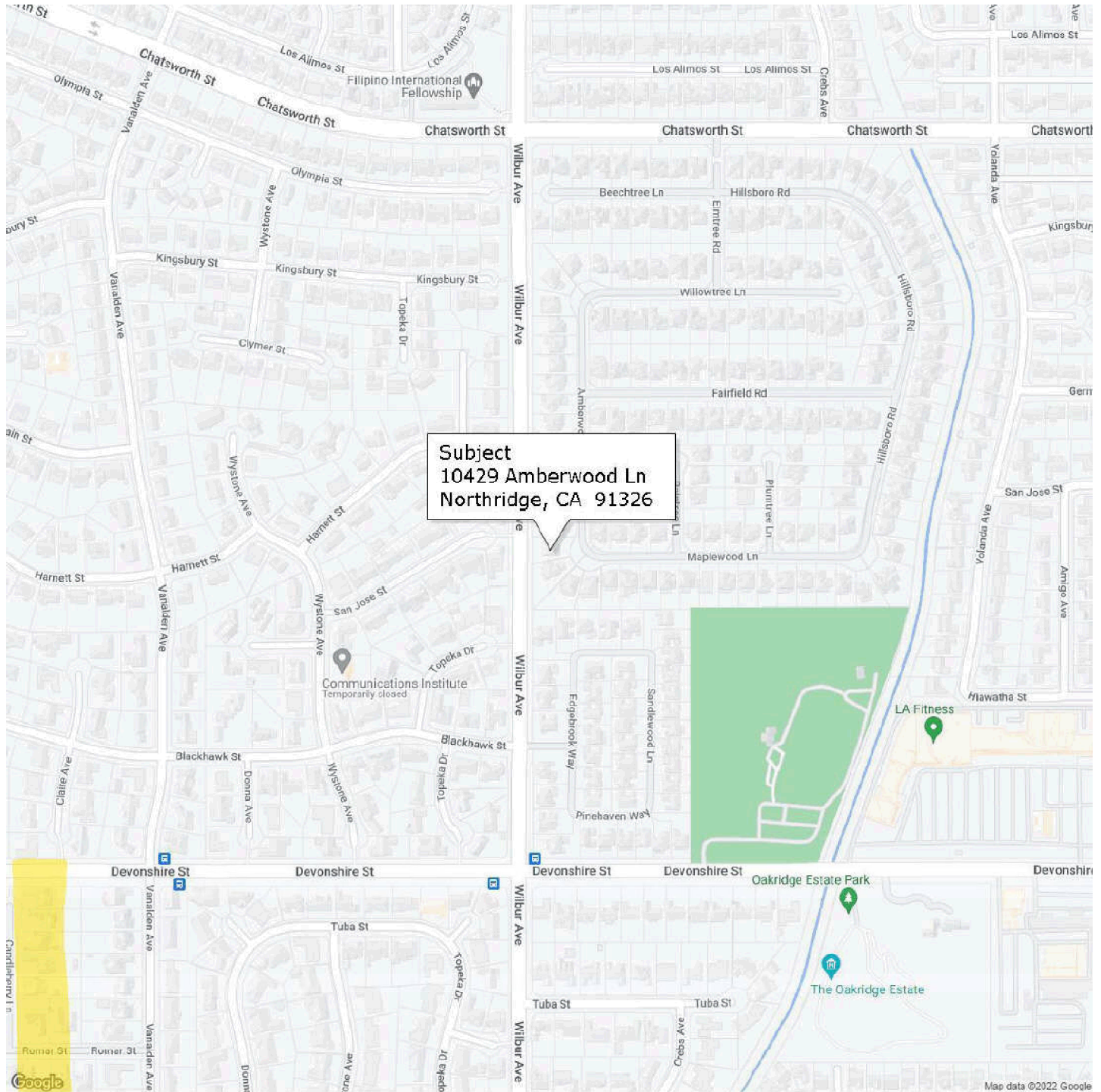
Borrower: Redwood Holdings LLC
Property Address: 10429 Amberwood Ln
City: Northridge
Lender: Wedgewood Inc

File No.: 10429Amberwood
Case No.: 50106
State: CA
Zip: 91326



FLOOD MAP

Borrower: Redwood Holdings LLC	File No.: 10429Amberwood
Property Address: 10429 Amberwood Ln	Case No.: 50106
City: Northridge	State: CA
Lender: Wedgewood Inc	Zip: 91326



FLOOD INFORMATION

Community: CITY OF LOS ANGELES
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06037C1045F
Panel: 06037C1045
Zone: X
Map Date: 09-26-2008
FIPS: 06037
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
-  = Forest
-  = Water

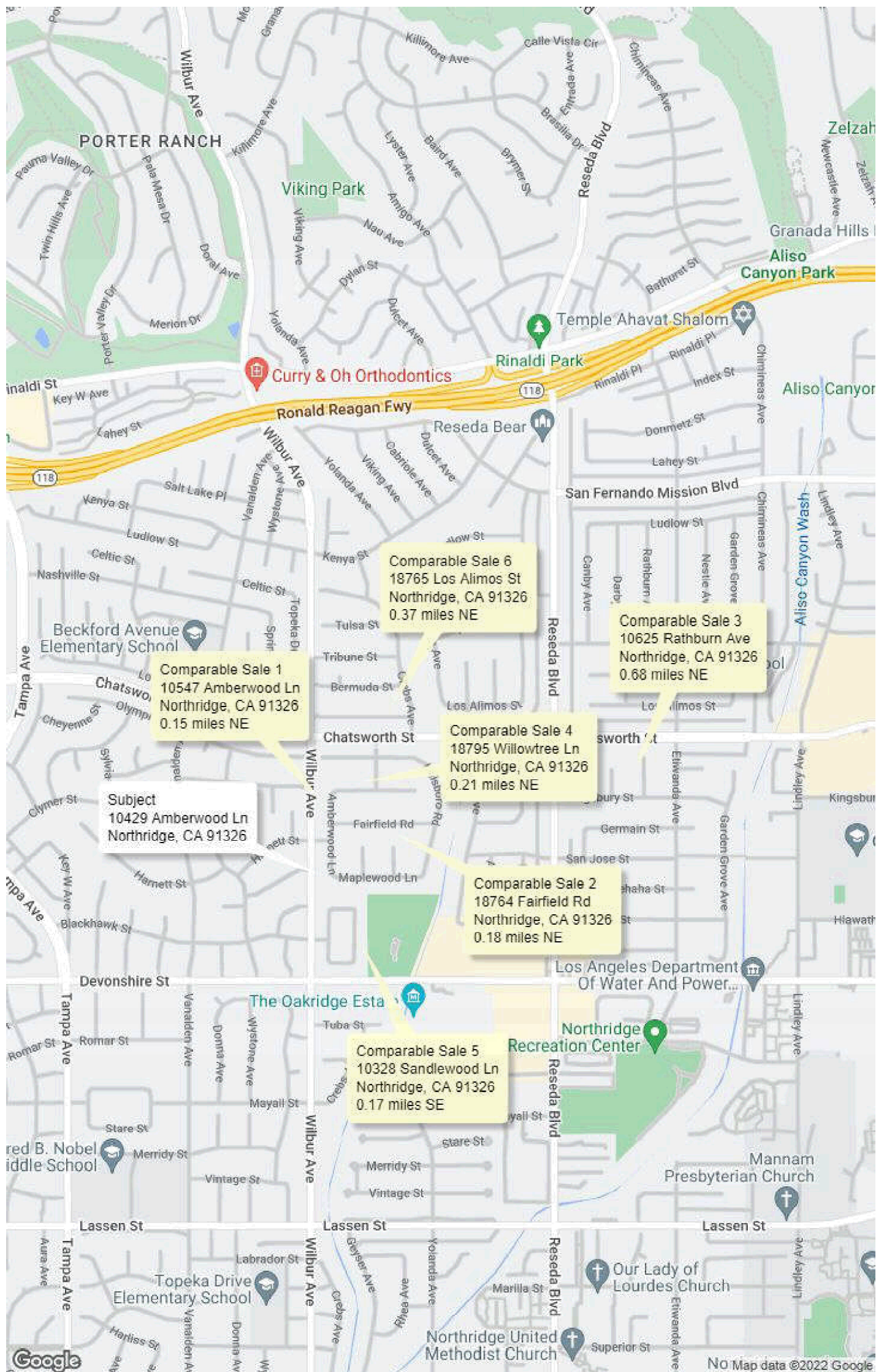
Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP

Borrower: Redwood Holdings LLC
Property Address: 10429 Amberwood Ln
City: Northridge
Lender: Wedgewood Inc

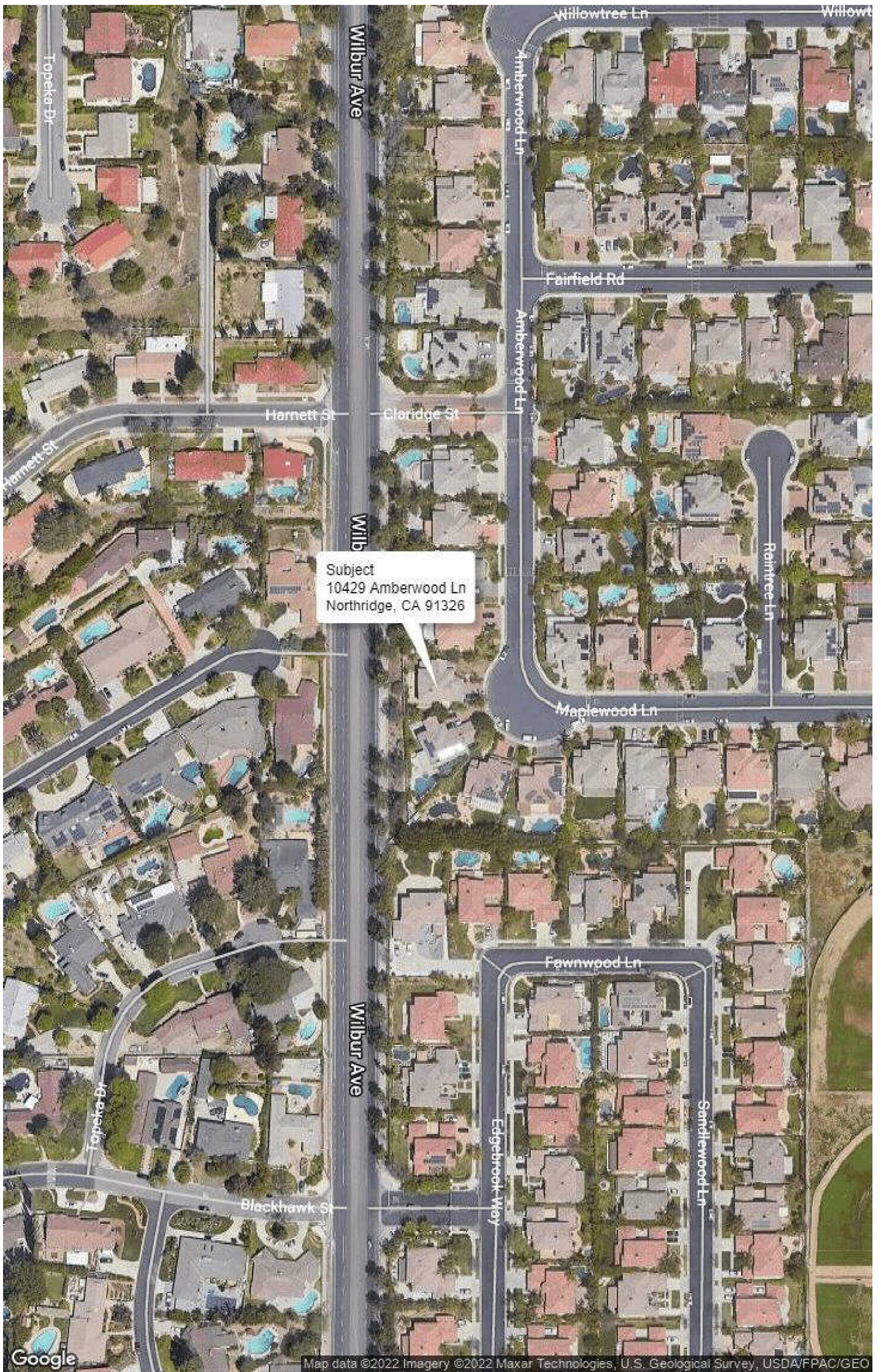
File No.: 10429Amberwood
Case No.: 50106
State: CA
Zip: 91326



AERIAL MAP

Borrower: Redwood Holdings LLC
Property Address: 10429 Amberwood Ln
City: Northridge
Lender: Wedgewood Inc

File No.: 10429Amberwood
Case No.: 50106
State: CA
Zip: 91326



Google

Map data ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

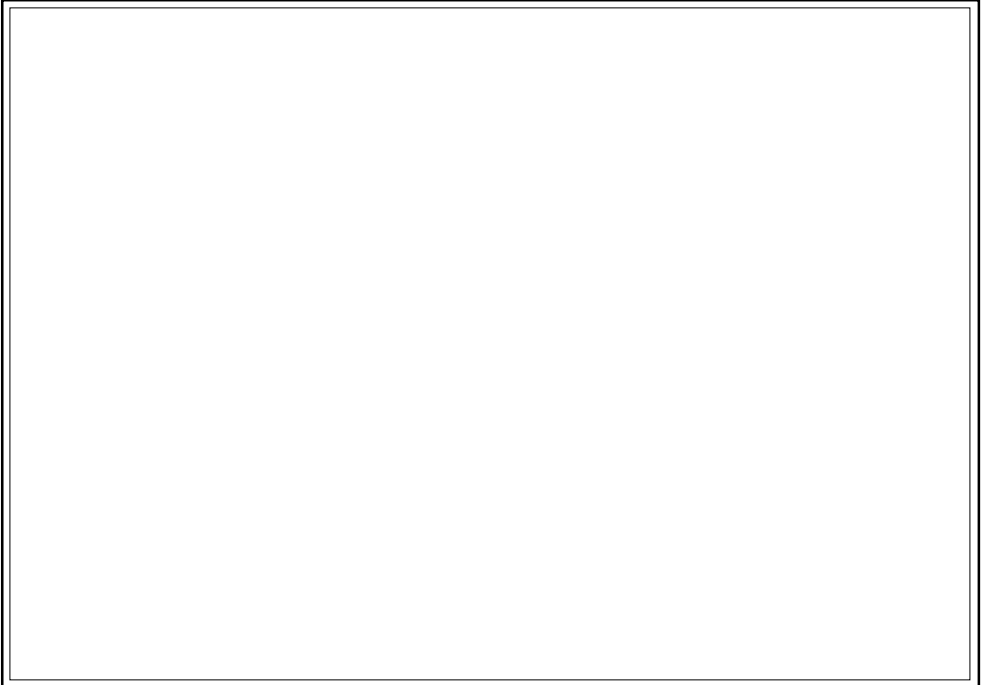
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 10429Amberwood
Property Address: 10429 Amberwood Ln	Case No.: 50106
City: Northridge	State: CA
Lender: Wedgewood Inc	Zip: 91326

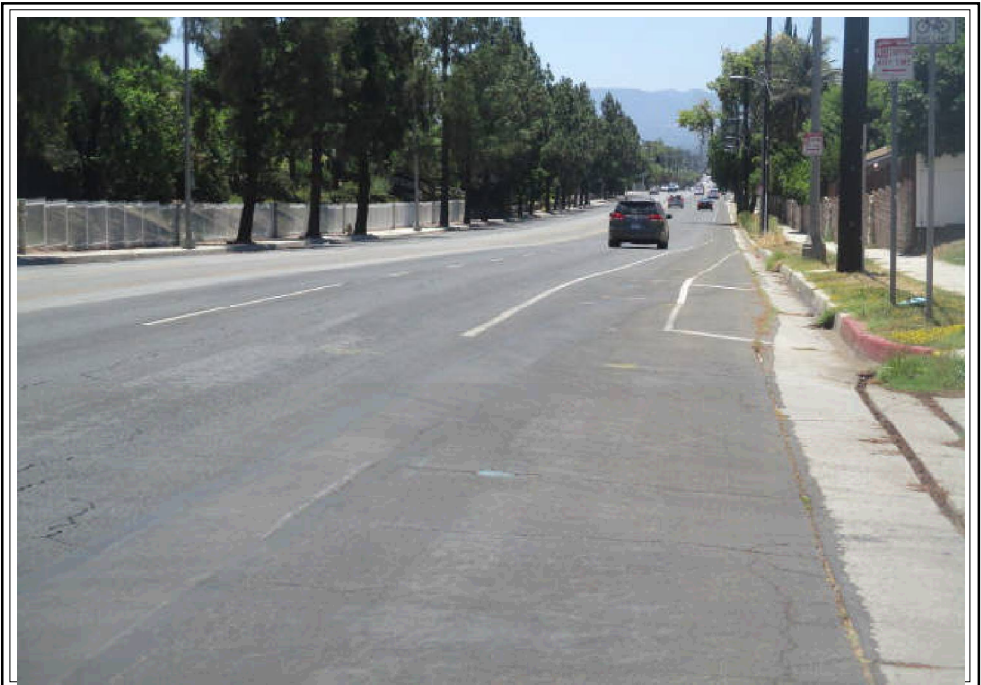


**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: July 1, 2022
Appraised Value: \$ 1,400,000



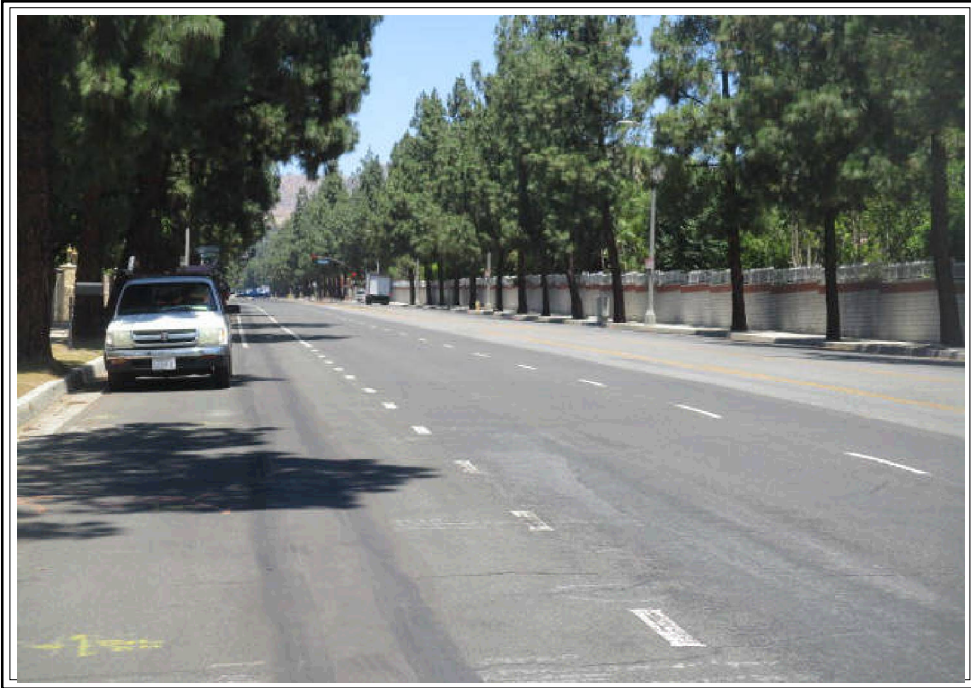
**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

Borrower: Redwood Holdings LLC
Property Address: 10429 Amberwood Ln
City: Northridge
Lender: Wedgewood Inc

File No.: 10429Amberwood
Case No.: 50106
State: CA
Zip: 91326



STREET SCENE



ADDRESS VERIFICATION



FRONT OF SUBJECT
MLS Photo

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 10429Amberwood
Property Address: 10429 Amberwood Ln	Case No.: 50106
City: Northridge	State: CA
Lender: Wedgewood Inc	Zip: 91326



COMPARABLE SALE #1

10547 Amberwood Ln
Northridge, CA 91326
Sale Date: s11/21;c10/21
Sale Price: \$ \$1,700,000



COMPARABLE SALE #2

18764 Fairfield Rd
Northridge, CA 91326
Sale Date: s01/22;c12/21
Sale Price: \$ \$1,605,000



COMPARABLE SALE #3

10625 Rathburn Ave
Northridge, CA 91326
Sale Date: s06/22;c05/22
Sale Price: \$ 1,500,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 10429Amberwood
Property Address: 10429 Amberwood Ln	Case No.: 50106
City: Northridge	State: CA
Lender: Wedgewood Inc	Zip: 91326



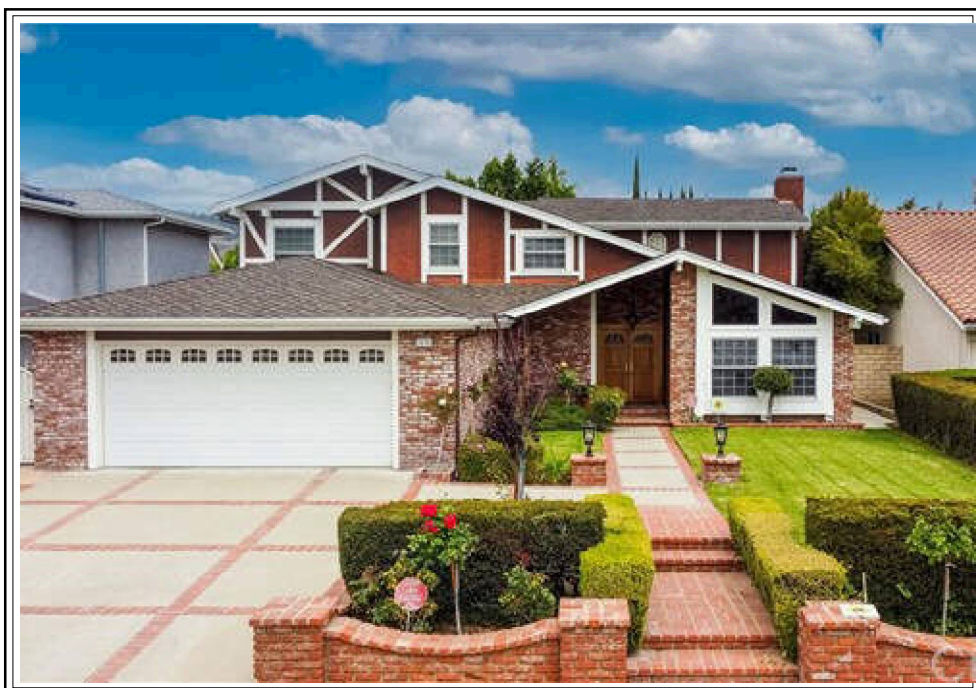
COMPARABLE SALE #4

18795 Willowtree Ln
Northridge, CA 91326
Sale Date: s11/21;c10/21
Sale Price: \$ 1,470,000



COMPARABLE SALE #5

10328 Sandlewood Ln
Northridge, CA 91326
Sale Date: s12/21;c11/21
Sale Price: \$ 1,510,000

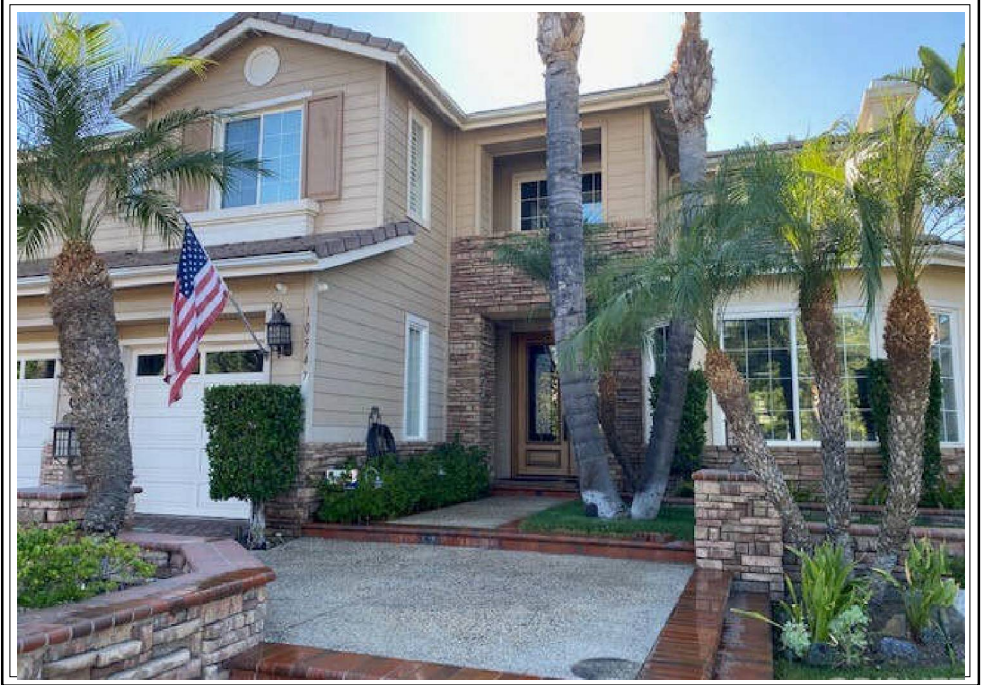


COMPARABLE SALE #6

18765 Los Alimos St
Northridge, CA 91326
Sale Date: s06/22;c05/22
Sale Price: \$ 1,300,000

COMPARABLE MLS PHOTOS

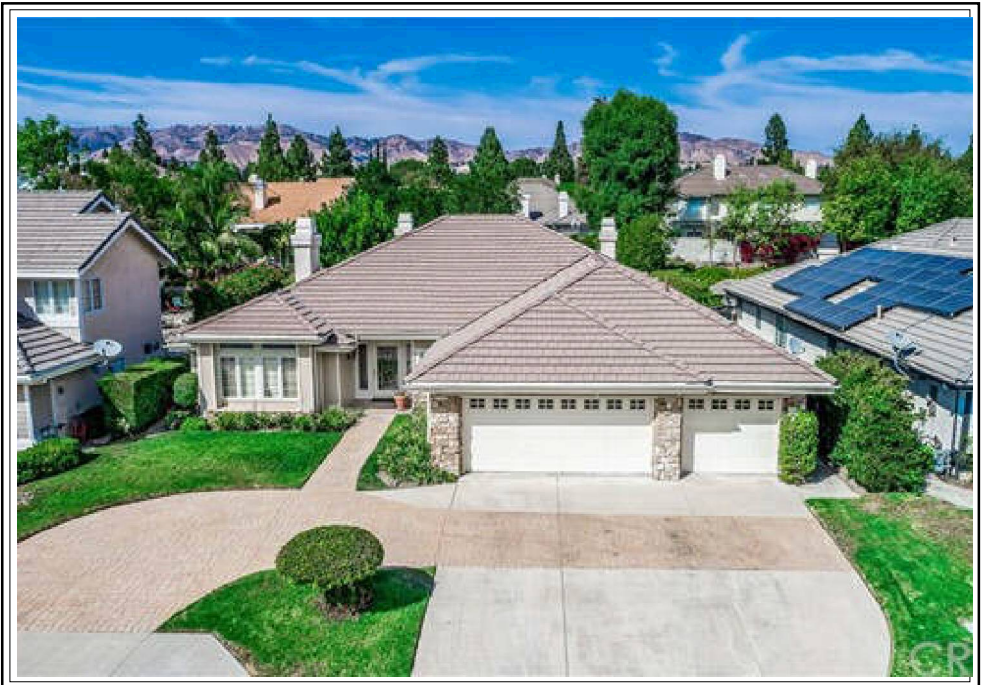
Borrower: Redwood Holdings LLC	File No.: 10429Amberwood
Property Address: 10429 Amberwood Ln	Case No.: 50106
City: Northridge	State: CA
Lender: Wedgewood Inc	Zip: 91326



10547 Amberwood Ln
MLS Photo



18764 Fairfield Rd
MLS Photo



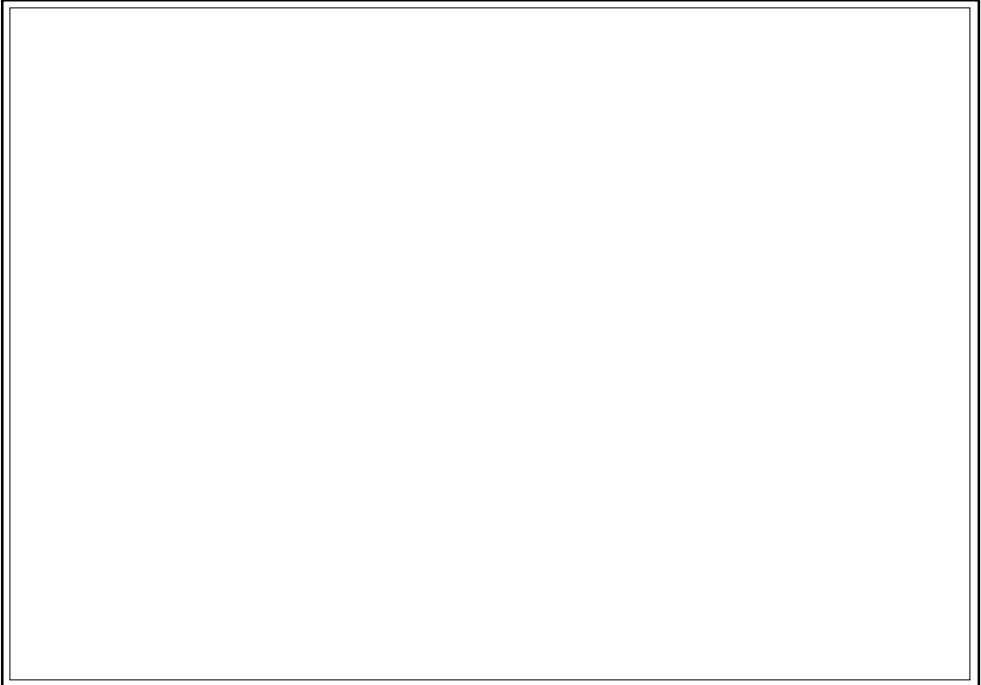
18795 Willowtree Ln
MLS Photo

COMPARABLE MLS PHOTOS

Borrower: Redwood Holdings LLC	File No.: 10429Amberwood
Property Address: 10429 Amberwood Ln	Case No.: 50106
City: Northridge	State: CA
Lender: Wedgewood Inc	Zip: 91326



10328 Sandlewood Ln
MLS Photo



APPRAISER LICENSE CERTIFICATE

Borrower: Redwood Holdings LLC

File No.: 10429Amberwood

Property Address: 10429 Amberwood Ln

Case No.: 50106

City: Northridge

State: CA

Zip: 91326

Lender: Wedgewood Inc



E & O INSURANCE DECLARATION

Borrower: Redwood Holdings LLC	File No.: 10429Amberwood
Property Address: 10429 Amberwood Ln	Case No.: 50106
City: Northridge	State: CA
Lender: Wedgewood Inc	Zip: 91326



LIA Administrators & Insurance Services



ASPEN

**APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY**

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

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

Date Issued	Policy Number	Previous Policy Number
05/26/2022	AAI001630-08	AAI001630-07


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

Item

<p>1. Customer ID: 114252 Named Insured: SCHNEIDER, SUSAN [REDACTED]</p>	
<p>2. Policy Period: From: 06/14/2022 To: 06/14/2023 12:01 A.M. Standard Time at the address stated in 1 above.</p>	
<p>3. Deductible: \$1,000 Each Claim</p>	
<p>4. Retroactive Date: 06/14/2011</p>	
<p>5. Inception Date: 06/14/2015</p>	
<p>6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate</p>	
<p>7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652</p>	
<p>8. Annual Premium: \$945.00</p>	
<p>9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA020 (10/14) LIA135 (10/14)</p>	

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

05/26/2022
Date
LIA-001 (12/14)

By 
Authorized Signature
Aspen American Insurance Company