

APPRAISAL OF REAL PROPERTY



LOCATED AT

32443 Rosa Ct
Temecula, CA 92592
.14 Acres In Lot 48 Mb 294/043 Tr 24187-2

FOR

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

OPINION OF VALUE

940,000

AS OF

07/01/2022

BY

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Exterior-Only Inspection Residential Appraisal Report

50188
File # 33012076

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 **32443 Rosa Ct** City **Temecula** State **CA** Zip Code **92592**
 Borrower **Redwood Holdings LLC** Owner of Public Record **Kim Danny & H Living Trust** County **Riverside**
 Legal Description **.14 Acres In Lot 48 Mb 294/043 Tr 24187-2**
 Assessor's Parcel # **955-442-028** Tax Year **2021** R.E. Taxes \$ **5,340**
 Neighborhood Name **Temecula** Map Reference **40140** Census Tract **0432.65**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **102** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing/Market Value**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 92078**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **No prior sales in the past 12 months as of the effective date**

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 checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %				
Built-Up <input type="checkbox"/> Over 75% <input checked="" 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	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 6 mths	800	Low	5	Multi-Family	5 %			
Neighborhood Boundaries The subject is bound by: Rancho California Road to the North, Anza Road to the East, Ynez Road to the West, and De Portola Road to the South.		1,000	High	75	Commercial	0 %			
Neighborhood Description Subject neighborhood distance and travel time to employment centers, schools, and shopping is average compared to competing neighborhoods, with adequate accesses to nearby highways and freeways. The appeal of the subject neighborhood to the market place is average.		925	Pred.	20	Other	5 %			

Market Conditions (including support for the above conclusions) **Market conditions in this area are good, there is slightly increasing values in this area of San Bernardino County. An increase of 50% from March 2021. Because of the slight increasing market values in this area, a time/market adjustment was warranted**

Dimensions **slightly Irregular (see Plat Map)** Area **6098 sf** Shape **Rectangular** View **N;Res;**
 Specific Zoning Classification **R1** Zoning Description **Residential Single Family**
 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 _____
 Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements - Type** **Public Private**
 Electricity Water Street **Asphalt**
 Gas Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **06065C3305G** FEMA Map Date **08/28/2008**
 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 _____

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

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input type="checkbox"/> One <input checked="" 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 Conrte	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/C3	Fuel Gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 3
Design (Style) Contmpry	Roof Surface Tile/C3	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 2001	Gutters & Downspouts Alum/C4	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood/Vin	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 10	Window Type DbIHung/C3	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer		<input checked="" type="checkbox"/> Other (describe) Exterior Only		
Finished area above grade contains: 10 Rooms 5 Bedrooms 3.0 Bath(s) 3,259 Square Feet of Gross Living Area Above Grade				

Additional features (special energy efficient items, etc.) **No energy efficient items noted**
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C3:Overall the subject property is in average condition. No apparent functional or locational obsolescence was noted at the time of the inspection. No externalities were also noted in the neighborhood.**
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

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There are 12 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 750,000 to \$ 875,000					
There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 800,000 to \$ 1,000,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	32443 Rosa Ct Temecula, CA 92592	32081 Calle Caballos Temecula, CA 92592	43895 Cala Sandor Temecula, CA 92592	42222 Harwick Ln Temecula, CA 92592	
Proximity to Subject		0.94 miles SW	0.90 miles W	0.72 miles NE	
Sale Price		\$ 960,000	\$ 909,000	\$ 900,000	
Sale Price/Gross Liv. Area		\$ 288.55 sq.ft.	\$ 278.66 sq.ft.	\$ 269.38 sq.ft.	
Data Source(s)		MLS #SW22072942;DOM 15	MLS #SW22080358;DOM 5	MLS #SW22091698;DOM 4	
Verification Source(s)		Doc #238416/Realist	Realist	Doc #256367/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s05/22;c05/22	0	s05/22;c06/22	0
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	6098 sf	7405 sf	0	6534 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Contmpry	DT2;Contmpry		DT2;Contmpry	
Quality of Construction	Q4	Q4		Q4	
Actual Age	21	19	0	18	0
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	10 5 3.0	9 4 3.0	0	8 4 2.1	+4,000
Gross Living Area	3,259 sq.ft.	3,327 sq.ft.	0	3,262 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Avg	Avg		Avg	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None	
Garage/Carport	3gbi3dw	2ga2dw	+6,000	3gbi3dw	
Porch/Patio/Deck	Patio	Patio		Patio	
Fireplace	1 FP	1 FP		1 FP	
Pool/Spa	None	None		None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,700
Adjusted Sale Price of Comparables		Net Adj. 0.6% Gross Adj. 0.6% \$ 966,000		Net Adj. 0.4% Gross Adj. 0.4% \$ 913,000	Net Adj. 0.5% Gross Adj. 0.5% \$ 895,300
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) Realist					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.					
Data Source(s) Realist					
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	02/09/2022				
Price of Prior Sale/Transfer	\$0				
Data Source(s)	Realist	Realist	Realist	Realist	
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 subject has transferred in the past 36 months, and the comparables have sold/transferred in the past 12 months as of the acceptance of this assignment. (see property history)					
Summary of Sales Comparison Approach					
A search of the local market for recent sales of properties were considered to compete with the subject. The sales used are reflective of the subject's current estimated market value and compared in terms of size, location and physical amenities. Adjustments are as follows: GLA \$40 per square foot over 100 sf difference. Bathrooms \$8K, Lot size \$.50 per sf over 2500 sf difference. Garage \$6K per car. Carport \$1000, Pool/Spa \$15,000.					
Indicated Value by Sales Comparison Approach \$ 940,000					
Indicated Value by: Sales Comparison Approach \$ 940,000 Cost Approach (if developed) \$ Income Approach (if developed) \$					
All approaches considered. Sales and market approaches are employed in this report. Market approach emphasized as most representative of the current market.					
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> 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 \$ 940,000 , as of 07/01/2022 , which is the date of inspection and the effective date of this appraisal.					

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AMC Registration number for Clear Capital.com, Inc: California #1256
 The appraiser is a salaried employee and received no appraisal fee for the assignment

URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach
 A search was performed on for comparable sales with the following parameters: Sold within the past 180 days, within 1 mile, 25% of the subject's GLA (range: 2600-4000 square feet). Using comps in the same neighborhood

All applied adjustments were based on the "paired sales" theory when possible. It is noted that in certain circumstances, it is not possible to adhere to this basic theory. In such cases, the expert opinion based on experience of the appraiser must be utilized and relied on.

Sales used were the best available and have been considered in final valuation with heaviest weight placed 50% on comp 1 & 2 these were the best for the area. Both were weighted 50%. These bracketed most of the grid.

C1 \$966,000 / 483,000
 C2 \$913,000 / 456,500 for a total of 939,500 = Value: \$940,000

ADDITIONAL COMMENTS

It an extra ordinary assumption that the subject does have CO/Smoke detectors, and a properly strapped Water Heater. The interior is in similar condition as the exterior.

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)

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data	DWELLING Sq.Ft. @ \$	= \$
Quality rating from cost service Effective date of cost data	Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		= \$
	Garage/Carport Sq.Ft. @ \$	= \$
	Total Estimate of Cost-New	= \$
	Less Physical Functional External	
	Depreciation	= \$()
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
Estimated Remaining Economic Life (HUD and VA only) Years	INDICATED VALUE BY COST APPROACH	= \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

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

Describe common elements and recreational facilities.

PUD INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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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.

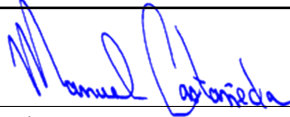
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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 Manuel Castaneda
 Company Name Clario Appraisal Network
 Company Address 300 E 2nd St Ste 1405
Reno, NV 89501
 Telephone Number 530-550-2500
 Email Address manuel.castaneda@clarioappraisal.com
 Date of Signature and Report 07/05/2022
 Effective Date of Appraisal 07/01/2022
 State Certification # _____
 or State License # AL037307
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 05/24/2023

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

32443 Rosa Ct
Temecula, CA 92592
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 940,000

LENDER/CLIENT

Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 92078
 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 _____

Exterior-Only Inspection Residential Appraisal Report

50188
File # 33012076

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	32443 Rosa Ct Temecula, CA 92592	42255 Wyandotte St Temecula, CA 92592											
Proximity to Subject		0.88 miles NE											
Sale Price	\$	\$ 875,000			\$			\$					
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 284.92 sq.ft.			\$ sq.ft.			\$ sq.ft.					
Data Source(s)		MLS #AR22068317;DOM 13											
Verification Source(s)		Doc #211398/Realist											
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sales or Financing Concessions		ArmLth VA:0											
Date of Sale/Time		s05/22;c05/22			0								
Location	N;Res;	N;Res;											
Leasehold/Fee Simple	Fee Simple	Fee Simple											
Site	6098 sf	9148 sf			-3,000								
View	N;Res;	N;Res;											
Design (Style)	DT2;Contmpry	DT2;Contmpry											
Quality of Construction	Q4	Q4											
Actual Age	21	18			0								
Condition	C3	C3											
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths			
Room Count	10 5 3.0	10 5 3.0											
Gross Living Area	3,259 sq.ft.	3,071 sq.ft.			+9,400	sq.ft.				sq.ft.			
Basement & Finished Rooms Below Grade	0sf	0sf											
Functional Utility	Avg	Avg											
Heating/Cooling	FWA/CAC	FWA/CAC											
Energy Efficient Items	None	None											
Garage/Carport	3gbi3dw	3gbi3dw											
Porch/Patio/Deck	Patio	Patio											
Fireplace	1 FP	1 FP											
Pool/Spa	None	None											
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 6,400	<input type="checkbox"/> + <input type="checkbox"/> -				<input type="checkbox"/> + <input type="checkbox"/> -			
Adjusted Sale Price of Comparables		Net Adj. 0.7%				Net Adj. %				Net Adj. %			
		Gross Adj. 1.4%			\$ 881,400	Gross Adj. %				Gross Adj. %			
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Date of Prior Sale/Transfer	02/09/2022												
Price of Prior Sale/Transfer	\$0												
Data Source(s)	Realist	Realist											
Effective Date of Data Source(s)	07/04/2022	07/04/2022											
Analysis of prior sale or transfer history of the subject property and comparable sales													
Analysis/Comments													

Plat Map

Borrower	Redwood Holdings LLC						
Property Address	32443 Rosa Ct						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						



Supplemental Addendum

File No. 33012076

Borrower	Redwood Holdings LLC						
Property Address	32443 Rosa Ct						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						

Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	32443 Rosa Ct						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						



Subject Front

32443 Rosa Ct
Sales Price
Gross Living Area 3,259
Total Rooms 10
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 6098 sf
Quality Q4
Age 21



Front Side



Subject Street

Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	32443 Rosa Ct						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						



Front Side

32443 Rosa Ct
Sales Price
Gross Living Area 3,259
Total Rooms 10
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 6098 sf
Quality Q4
Age 21



Side



Address Verification

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	32443 Rosa Ct				
City	Temecula	County	Riverside	State	CA
Zip Code	92592				
Lender/Client	Wedgewood Inc				



Comparable 1

32081 Calle Caballos	
Prox. to Subject	0.94 miles SW
Sale Price	960,000
Gross Living Area	3,327
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	7405 sf
Quality	Q4
Age	19



Comparable 2

43895 Cala Sandor	
Prox. to Subject	0.90 miles W
Sale Price	909,000
Gross Living Area	3,262
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	6534 sf
Quality	Q4
Age	18



Comparable 3

42222 Harwick Ln	
Prox. to Subject	0.72 miles NE
Sale Price	900,000
Gross Living Area	3,341
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	10890 sf
Quality	Q4
Age	18

Comparable Photo Page

Borrower	Redwood Holdings LLC						
Property Address	32443 Rosa Ct						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						



Comparable 4

42255 Wyandotte St
Prox. to Subject 0.88 miles NE
Sale Price 875,000
Gross Living Area 3,071
Total Rooms 10
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 9148 sf
Quality Q4
Age 18

Comparable 5

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

Comparable 6

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

Supplemental Addendum

File No. 33012076

Borrower	Redwood Holdings LLC						
Property Address	32443 Rosa Ct						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						

*** SUBJECT 36-MONTH PRIOR TRANSFER HISTORY ***

32443 Rosa Ct

-Transferred on 02/09/2022 for \$0. It transferred from Kim Danny C & Haejin E to Kim Danny & H Living Trust and was a Quit Claim Deed (Document #68151).

*** COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY ***

(may include properties that were considered but not utilized as comparables)

32081 Calle Caballos

-No transfer history.

43895 Cala Sandor

-No transfer history.

42222 Harwick Ln

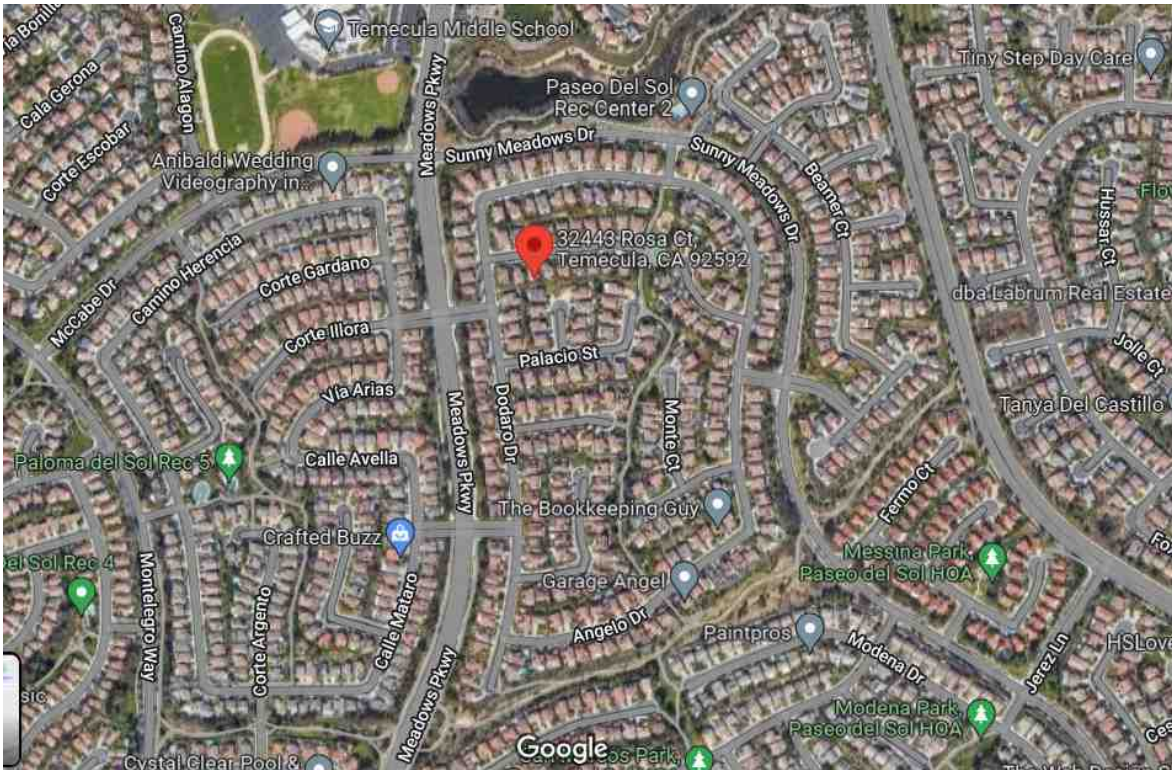
-No transfer history.

42255 Wyandotte St

-No transfer history.

Aerial View

Borrower	Redwood Holdings LLC						
Property Address	32443 Rosa Ct						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						



Tax Card - Page 1

Borrower	Redwood Holdings LLC				
Property Address	32443 Rosa Ct				
City	Temecula	County	Riverside	State	CA
Zip Code	92592				
Lender/Client	Wedgewood Inc				

32443 Rosa Ct, Temecula, CA 92592-6601, Riverside County

APN: 955-442-028 CLIP: 5161188453

OWNER INFORMATION			
Owner Name	Kim Danny & H Living Trust	Tax Billing Zip	92592
Owner Name 2		Tax Billing Zip+4	6601
Mail Owner Name	Kim Danny & H Living Trust	Owner Vesting	
Tax Billing Address	32443 Rosa Ct	Owner Occupied	Yes
Tax Billing City & State	Temecula, CA	No Mail Flag	

LOCATION INFORMATION			
Zip Code	92592	Location Influence	
Carrier Route	R076	TGNO	
Zoning		Census Tract	432.65
Tract Number	24187-2	Topography	
School District	Temecula Vly	Township Range Sect	
Comm College District Code	Mt Jacinto	Neighborhood Code	

TAX INFORMATION			
APN	955-442-028	Tax Appraisal Area	
Alternate APN	955-442-028	Lot	48
Exemption(s)	Homeowner	Block	
% Improved	79%	Water Tax Dist	Rancho Calif Div Ran
Tax Area	013039	Fire Dept Tax Dist	
Legal Description	.14 ACRES IN LOT 48 MB 294/043 TR 24187-2		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$450,085	\$445,471	\$436,738
Assessed Value - Land	\$95,523	\$94,544	\$92,691
Assessed Value - Improved	\$354,562	\$350,927	\$344,047
YOY Assessed Change (\$)	\$4,614	\$8,733	
YOY Assessed Change (%)	1.04%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$5,200		
2020	\$5,280	\$80	1.54%
2021	\$5,340	\$60	1.13%

Special Assessment	Tax Amount
Rancho Water Rancho Division	\$286.57
Fld Cntl Stormwater/Cleanwater	\$3.36
Temecula Pks/Ltg Svcs	\$74.44
Temecula Residential St Lights	\$25.68
Temecula Trash/Recycling	\$311.72
Mwd Standby East	\$6.94
Emwd Stdby-Combined Charge	\$11.80
Total Of Special Assessments	\$720.31

CHARACTERISTICS			
County Land Use	Single Family Dwelling	Cooling Type	Central
Universal Land Use	SFR	Patio Type	
Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	593
Lot Acres	0.14	Parking Type	Attached Garage
Lot Area	6,098	Parking Spaces	
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	3,259	Roof Frame	
Gross Area	3,852	Roof Shape	
2nd Floor Area		Construction Type	

Tax Card - Page 2

Borrower	Redwood Holdings LLC				
Property Address	32443 Rosa Ct				
City	Temecula	County	Riverside	State	CA
				Zip Code	92592
Lender/Client	Wedgewood Inc				

Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	5	Foundation	
Total Baths	3	Pool	
MLS Total Baths		Year Built	2001
Full Baths	3	Effective Year Built	
Half Baths		Other Impvs	Yes
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces	1	Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality		Building Type	
Water	Type Unknown	Bldg Class	
Sewer	Type Unknown	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

SELL SCORE			
Rating	Low	Value As Of	2022-06-26 03:59:44
Sell Score	466		

ESTIMATED VALUE			
ReaIAVM™		Confidence Score	
ReaIAVM™ Range		Forecast Standard Deviation	
Value As Of			

(1) ReaIAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/07/2001	Sale Type	Full
Sale Date	10/01/2001	Deed Type	Grant Deed
Sale Price	\$330,000	Owner Name	Kim Danny & H Living Trust
Price Per Square Feet	\$101.26	Owner Name 2	
Multi/Split Sale		Seller	Continental Residential Inc
Document Number	610301		
Recording Date	02/09/2022	12/07/2001	
Sale Date	01/29/2022	10/01/2001	
Sale Price		\$330,000	
Nominal	Y		
Buyer Name	Kim Danny & H Living Trust	Kim Danny C & Haejin E	
Seller Name	Kim Danny C & Haejin E	Continental Residential Inc	
Document Number	68151	610301	
Document Type	Quit Claim Deed	Grant Deed	

MORTGAGE HISTORY					
Mortgage Date	05/14/2021	05/11/2020	04/16/2019	09/13/2013	09/29/2004
Mortgage Amount	\$79,600	\$395,000	\$405,000	\$272,700	\$150,000
Mortgage Lender	Third Fed'l S&L	Provident Fndg Assoc s Lp	Hsbc Bk Usa Na	Bank Of America	First Horizon Hm Ln Corp
Mortgage Code	Conventional	Conventional	Va	Conventional	Conventional
Mortgage Date	03/06/2003	03/06/2003	12/07/2001		
Mortgage Amount	\$46,000	\$322,000	\$263,838		
Mortgage Lender	Home Ln Ctr Inc	Home Ln Ctr Inc	Drh Mtg LLC		
Mortgage Code	Conventional	Conventional	Conventional		

Property Details Courtesy of MANUEL CASTANEDA, CASTANEDA APPRAISAL SERVICE, California Regional MLS

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

Generated on: 06/30/22

Page 2/3

Tax Card - Page 3

Borrower	Redwood Holdings LLC				
Property Address	32443 Rosa Ct				
City	Temecula	County	Riverside	State	CA
Lender/Client	Wedgewood Inc	Zip Code	92592		

PROPERTY MAP

*Lot Dimensions are Estimated

Property Details Courtesy of MANUEL CASTANEDA, CASTANEDA APPRAISAL SERVICE, California Regional MLS

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Generated on: 06/30/22
Page 3/3

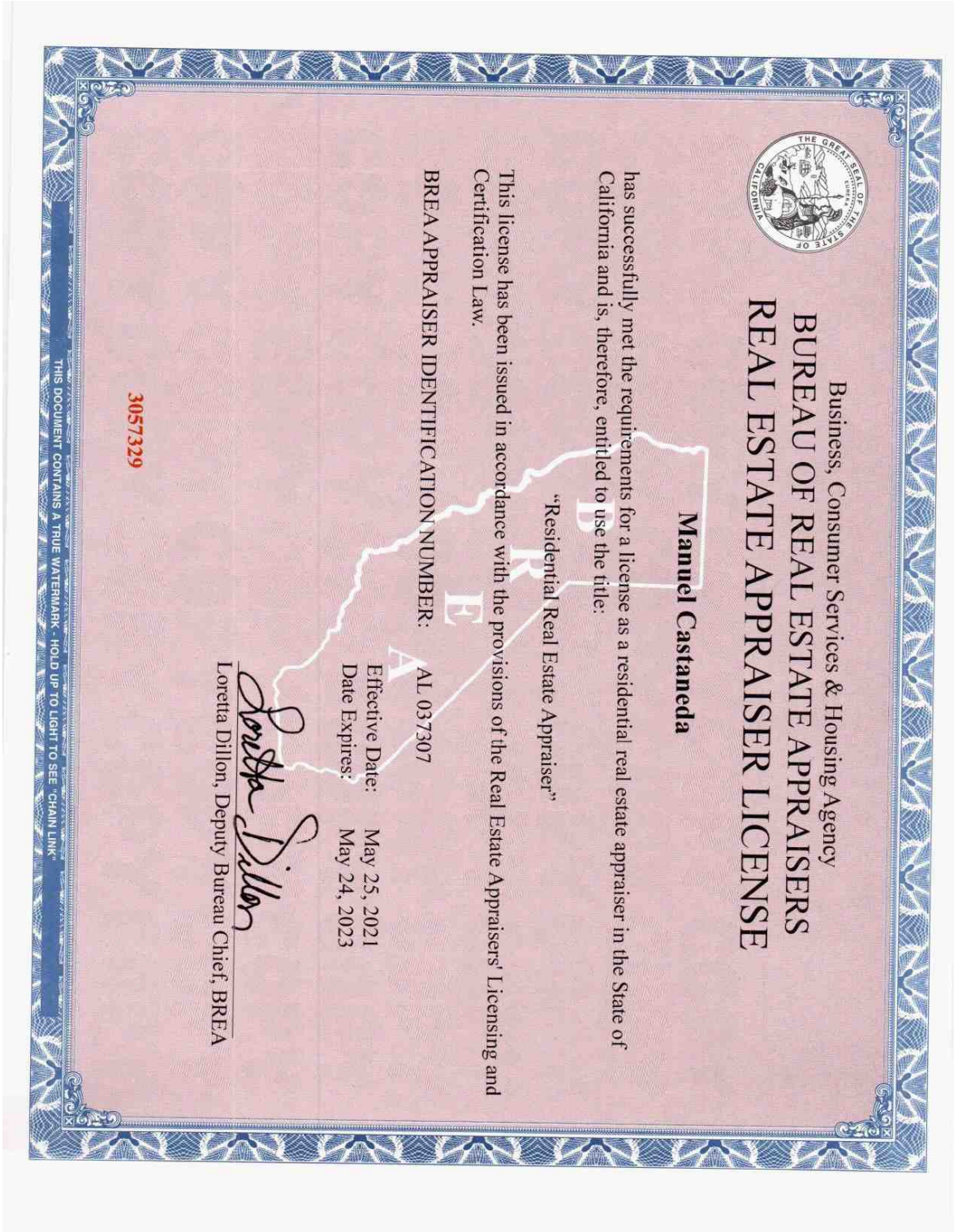
Location Map

Borrower	Redwood Holdings LLC				
Property Address	32443 Rosa Ct				
City	Temecula	County	Riverside	State	CA
Lender/Client	Wedgewood Inc	Zip Code	92592		



License

Borrower	Redwood Holdings LLC						
Property Address	32443 Rosa Ct						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						



Borrower	Redwood Holdings LLC				
Property Address	32443 Rosa Ct				
City	Temecula	County	Riverside	State	CA Zip Code 92592
Lender/Client	Wedgewood Inc				



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/11/2021

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

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

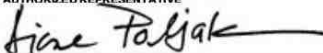
PRODUCER Assurance, a Marsh & McLennan Agency LLC company 20 N Martingale Road Suite 100 Schaumburg IL 60173	CONTACT NAME: Fiona Chen PHONE (A/C, No, Ext): 312-625-5592 FAX (A/C, No): (847) 440-9123 E-MAIL ADDRESS: fchen@assuranceagency.com	
	INSURER(S) AFFORDING COVERAGE INSURER A : AXA Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 31127
INSURED ClearCapital.com, Inc. ClearCapital Holdings, Inc. 300 E 2nd Street Suite 1405 Reno NV 89501	CLEAHOL-02	

COVERAGES **CERTIFICATE NUMBER:** 667417962 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/POP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N / A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			MPP9044163	10/18/2021	10/18/2022	Claim/Aggregate \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: PROOF OF INSURANCE
 It is agreed that the following is an Additional Insured, when required by written contract, on the Professional Liability policy.

CERTIFICATE HOLDER Clario Appraisal Network, Inc. PROOF OF INSURANCE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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