USPAP ADDENDUM

		USPAP ADDENDUM	File No.	33029410
orrower	Redwood Holdings, LL	С		
operty Address	33000 Marsh Hawk Ro	l		
ty	Union City	County Alameda	State CA	Zip Code 94587
nder	Wedgewood, Inc			
-		II ' LIODAD II' II'		
This report	was prepared under the f	ollowing USPAP reporting option:		
Appraisa	al Report	This report was prepared in accordance with USPAP Standards	s Rule 2-2(a).	
Bestrict	ed Appraisal Report	This report was prepared in accordance with USPAP Standards	Pula 2 2/h)	
	eu Appiaisai nepuit	This report was prepared in accordance with OSFAF Standards	5 nuie 2-2(b).	
Г				
Reasonable	e Exposure Time			
My opinion of	of a reasonable exposure time	e for the subject property at the market value stated in this report is	∷ 30 days	
	Certifications			
I certify that,	to the best of my knowledge	and belief:		
■ I have N	OT performed services, as a	n appraiser or in any other capacity, regarding the property that is t	the subject of this report	within the
l 		ding acceptance of this assignment.		
_				
☐ I HAVE p	performed services, as an ap	praiser or in another capacity, regarding the property that is the sub	bject of this report within	the three-year
period in	mmediately preceding accept	tance of this assignment. Those services are described in the comn	ments below.	
- The stateme	ents of fact contained in this re	port are true and correct.		
		lusions are limited only by the reported assumptions and limiting condition	ons and are my personal, ir	npartial, and unbiased
	analyses, opinions, and conclus		, , , , , , , , , , , , , , , , , , ,	
	-	ent or prospective interest in the property that is the subject of this report	and no personal interest v	vith respect to the parties
involved.	p	The composition in the property shall be the conspect of the corporation	and no porcona interest :	The respect to the parties
	as with respect to the property	that is the subject of this report or the parties involved with this assignm	nent .	
		ot contingent upon developing or reporting predetermined results.	ione.	
, , , ,	<u> </u>	properties not contingent upon the development or reporting of a predeter	rmined value or direction in	value that favore the cause of
		ie attainment of a stipulated result, or the occurrence of a subsequent eve		
		ere developed, and this report has been prepared, in conformity with the l		
	· •		Utiliottii Statidards of Profe	essional Appraisal Practice that
	at the time this report was prep			
		personal inspection of the property that is the subject of this report.		
		d significant real property appraisal assistance to the person(s) signing the	nis certification (if there are	e exceptions, the name of each
individual prov	viding significant real property a	appraisal assistance is stated elsewhere in this report).		
Additional (Comments			
Additional C	Jonninents			
		OURERWOODY AT		
APPRAISER			PPRAISER: (only if r	equirea)
	7/1			
Signature:	1/2	Signature:		
		Name:		
	neth Groden			
Date Signed: <u>(</u>		Date Signed:		
SIGIR CELLILICATION	⊪#: <u>AR029759</u>	State Certification #:		
or State License	#			
State: CA	of Conditional and the	State:	ation on the con-	
•		2/05/2022 Expiration Date of Certifica		
Effective Date of	Appraisal: <u>07/08/2022</u>	Supervisory Appraiser Ins		The state of the s
		Did Not Extr	erior-only from Street	terior

The purpose of this summary appraisal repo	it is to prov	ide the lender/chei	it with an o	accurate, and adequate	ay supporteu, opi	mon or the marke	et value	or the Subject	it property.
Property Address 33000 Marsh Hawk F				City Union City	,	State	CA	Zip Code 94	587
Borrower Redwood Holdings, LLC		Owner of	Public Record				Alame		
Legal Description TRACT 3564 LOT 25	 j								
Assessor's Parcel # 475-0171-053				Tax Year 2021		R.E. Tax	xes \$ 9	,173	
Neighborhood Name Creekside					36084		Tract 4		
Occupant X Owner Tenant Vaca	ant	Special A	ssessments \$		PU			per year	per month
Property Rights Appraised X Fee Simple	Leaseho			0					
Assignment Type Purchase Transaction		ance Transaction	Other (describe) Servicing	1				
Lender/Client Wedgewood, Inc		Addres		Manhattan Beach) Redondo Bea	ach CA	90278	
Is the subject property currently offered for sale of	r has it heen o							res X No	
Report data source(s) used, offering price(s), and				are no known listir					ne
Troport data obditoo(o) dood, onothing prioo(o), and	uuto(o).	F GI WIAXLD	IND, lilete	are no known iisiii	igs of the subj	ect property in	tile pile) 12 IIIOIIII	15.
I did did not analyze the contract for	cale for the cu	hiact nurchaea trans	action Evolai	n the reculte of the analy	reie of the contract	for cale or why the	analycic v	was not	
performed.	sale for the Su	bject purchase trans	action. Expiai	ii tile lesuits of tile allaly	isis of the contract	ioi sale oi wily the	analysis i	was not	
Contract Price \$ Date of Contract	troot	la tha n	roporty collor:	the owner of public reco	rd2 Voo	No. Data Cour	roo(o)		
-				the owner of public reco		No Data Soul	106(2)		no No
Is there any financial assistance (loan charges, sa			ieni assistand	e, etc.) to be paid by any	y party on benan or	title borrower?		Y6	es 🔛 No
If Yes, report the total dollar amount and describe	the items to t	oe paid.							
N . 5 III II III III III	 								
Note: Race and the racial composition of the	neighborhoo	a are not appraisal						_	
Neighborhood Characteristics				t Housing Trends		One-Unit Hou	sing	Present La	and Use %
Location Urban Suburban	Rural	Property Values	Increasing		Declining		AGE	One-Unit	85 %
Built-Up 🔀 Over 75% 🗌 25-75% 📗	Under 25%	Demand/Supply	X Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %
Growth Rapid Stable	Slow	Marketing Time	Under 3 r	nths 3-6 mths	Over 6 mths	525 Low	0	Multi-Family	3 %
	nclude Wh			Decoto Road to the	_	1,600 High	125	Commercial	5 %
of Fremont to the South, and Hwy 88			, .		-,,	950 Pred.	60	Other	5 %
Neighborhood Description See attached						555		, - -	3 /0
dec attached	addenda.								
Market Conditions (including support for the abov	o conclucione	0+	4111						
warket conditions (including support for the above	e conclusions) See at	tached ad	denda.					
							,		
Dimensions 60 x 101 x 93 x 102			7620 sf		⁰ Rectangula	ur V	√iew N;I	Res;	
Specific Zoning Classification R1001				Single family resid					
Zoning Compliance 🔀 Legal 🗌 Legal None	conforming (G	randfathered Use)	No Zor	ing 🔲 Illegal (describ					
Is the highest and best use of subject property as	improved (or	as proposed per pla	ins and specif	fications) the present use	e? 🗶	Yes 🗌 No If	f No, desc	cribe See	attached
addenda.									
addenda.									
Utilities Public Other (describe)		Pub	lic Other (describe)	Off-site Impro	ovements - Type		Public	Private
		Pub Nater X		describe)	Off-site Impro			Public	Private
Utilities Public Other (describe)				describe)		halt			Private
Utilities Public Other (describe) Electricity	8	Water 🔀		,	Street Aspl	halt e	MA Map I	X	
Utilities Public Other (describe) Electricity	No FE	Nater Sanitary Sewer MA Flood Zone X		,	Street Aspl Alley Non	halt e	MA Map I	X	
Utilities Public Other (describe) Electricity	No FE for the market	Nater Sanitary Sewer MA Flood Zone t area?	Yes	FEMA Map # 060	Street Aspl Alley Non- 001C0433G	halt e FE		Date 08/03	/2009
Utilities Public Other (describe) Electricity	No FE for the market factors (easem	Nater Sanitary Sewer MA Flood Zone t area? A tarea?	Yes	FEMA Map # 06C No If No, describe ntal conditions, land use:	Street Aspl Alley Non 001C0433G s, etc.)?	halt e		X	/2009
Utilities Public Other (describe) Electricity	No FE for the market factors (easem	Nater Sanitary Sewer MA Flood Zone t area? A tarea?	Yes	FEMA Map # 06C No If No, describe ntal conditions, land use:	Street Aspl Alley Non 001C0433G s, etc.)?	halt e FE		Date 08/03	/2009
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Utilities Public Other (describe) Electricity	No FE for the market factors (easem	Nater Sanitary Sewer MA Flood Zone t area? A tarea?	Yes	FEMA Map # 06C No If No, describe ntal conditions, land use:	Street Aspl Alley Non- 001C0433G s, etc.)?	halt e FE	No	Date 08/03	/2009
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Utilities Public Other (describe) Electricity	No FE for the market factors (easemnity to a mi	Nater Sanitary Sewer MA Flood Zone X tarea? Interest, encroachment addle school and Appraisal Files Page 1 Description State State Crawl State Senitary Sewer Services Senitary Sewer Sew	Yes Space	FEMA Map # 060 No If No, describe Intal conditions, land uses The street from a pa Assessment and Data Source for Gross Heating/Cooling FWA HWBB	Street Aspl Alley Non- 001C0433G s, etc.)? Tax Records S Living Area A Firepla	halt e FE Yes Prior Inspection MLS/Public Rec menities ace(s) # 1	No Pcords	Date 08/03 If Yes, describe roperty Owner Car Storage	/2009 8
Utilities Public Other (describe) Electricity Gas Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external form the subject is located in close proxing Source(s) Used for Physical Characteristics of Program Other (describe) General Description Units One One with Accessory Unit # of Stories 1	No FE for the market factors (easemnity to a mi	Nater Sanitary Sewer MA Flood Zone X t area? Thents, encroachment Appraisal Files The properties of	Yes Space hed	FEMA Map # 060 No If No, describe Intal conditions, land uses The street from a particle Assessment and Data Source for Gross Heating/Cooling FWA HWBB Radiant	Street Aspl Alley Non- 001C0433G s, etc.)? Tax Records S Living Area Alley Non- Mark.	halt e FE Yes Prior Inspection MLS/Public Recomenities ace(s) # 1 [stove(s) # 0]	No Pcords None Drivey	Date 08/03 If Yes, describe roperty Owner Car Storage	
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Utilities Public Other (describe) Electricity	For the market factors (easemnity to a minity to a min	Mater Sanitary Sewer MA Flood Zone X tarea? Interest Senitary Sewer MA Flood Zone X tarea? Interest Senitary Sewer Material Mater	Yes st, environment distribution across the shed shed shed shed shed shed shed sh	FEMA Map # 060 No If No, describe Intal conditions, land uses The street from a paragraph of the street from a paragraph Assessment and Data Source for Gross Heating/Cooling FWA HWBB Radiant Other Uel Gas Central Air Conditioni Individual Other None Dowave Washer/Dr 2.0 Bath(s) erioration, renovations, reserved the architecture in the street of	Street Aspl Alley Non- 001C0433G s, etc.)? Ink. Tax Records Living Area Wood Patio/I Pool Pool Fence Other (ryer Other (ryer Other (ryer) Emodeling, etc.).	halt e FE Yes Prior Inspection MLS/Public Rec menities ace(s) # 1 Stove(s) # 0 Deck Patio Covered None Wood None describe) O Square Feet of C	No None None None Corros Attach Built-i Gross Livi	Date 08/03 If Yes, describe roperty Owner Car Storage way # of C Surface C e # of C nt # of C ned Den n Ing Area Above e no physic	e Cars 2 Concrete Cars 2 Cars 0 etached Grade
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Utilities Public Other (describe) Electricity	Full Base Exterior Walls Roof Surface Gutters & Do Window Type Dishwa Rooms etc.) Surce(s) (incluenced) Dobrhood (functions)	Water Sanitary Sewer MA Flood Zone X tarea? Image: Manage of tarea? Image: Man	Yes st, environment discrete d	FEMA Map # 060 No If No, describe Intal conditions, land uses the street from a pa Assessment and Data Source for Gross Heating/Cooling FWA HWBB Radiant Other uel Gas Central Air Conditioni Individual Other None Dowave Washer/Dr 2.0 Bath(s) erioration, renovations, r Wear and tear.	Street Aspl Alley Non- 001C0433G s, etc.)? Ink. Tax Records Living Area Wood Patio/I Pool Pool Fence Other (ryer Other (ryer Other (ryer) Emodeling, etc.).	halt e FE Yes Prior Inspection //LS/Public Rec menities ace(s) # 1 Stove(s) # 0 Deck Patio Covered None Wood None describe) O Square Feet of (CA;The	No None None None Corros Attach Built-i Gross Livi	Date 08/03 If Yes, describe roperty Owner Car Storage vay # of C Surface C e # of C rt # of C ned Den n Area Above e no physic	e Cars 2 Concrete Cars 2 Cars 0 etached Grade
Utilities Public Other (describe) Electricity	Full Base Exterior Walls Roof Surface Gutters & Do Window Type Dishwa Rooms etc.) Surce(s) (incluenced) Dishva Brows Concrete Cource (s) (incluenced) Cource (s) (incluenced	Water Sanitary Sewer MA Flood Zone X tarea? Image: Manage of tarea? Image: Man	Yes st, environment discrete d	FEMA Map # 060 No If No, describe Intal conditions, land uses the street from a pa Assessment and Data Source for Gross Heating/Cooling FWA HWBB Radiant Other uel Gas Central Air Conditioni Individual Other None Dowave Washer/Dr 2.0 Bath(s) erioration, renovations, r Wear and tear.	Street Aspl Alley Non- 001C0433G s, etc.)? Ink. Tax Records Stiving Area Non- Wood: Porch Non- Non- Non- Non- Non- Non- Non- Non-	halt e FE Yes Prior Inspection //LS/Public Rec menities ace(s) # 1 Stove(s) # 0 Deck Patio Covered None Wood None describe) O Square Feet of (CA;The	No Pecords None None Oriveway Garag Carpo Attach Built-i Gross Livi	Date 08/03 If Yes, describe roperty Owner Car Storage vay # of C Surface C e # of C rt # of C ned Den n Area Above e no physic	e Cars 2 Concrete Cars 2 Cars 0 etached Grade

Freddie Mac Form 2055 March 2005

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			the subject neighborho				50,000 .
There are 32 comparable FEATURE			the past twelve mont		rice from \$ 1,070,0 BLE SALE # 2		,761,000 ·
	SUBJECT		SLE SALE # 1			COMPARABI	LE SALE # 3
Address 33000 Marsh Hav		2555 Cherrywoo		2705 Meadowla		2836 Pelican Dr	
Union City, CA 94	1587	Union City, CA 9		Union City, CA 9	94587-3142	Union City, CA 9	4587
Proximity to Subject		1.32 miles E		0.32 miles E	Ι.	0.26 miles SE	Γ.
Sale Price	\$		\$ 1,380,000		\$ 1,533,500		\$ 1,550,000
Sale Price/Gross Liv. Area	\$ 532.83 sq.ft.			\$ 989.35 sq.ft.		\$ 903.79 sq.ft.	
Data Source(s)		MAXEBRD #SF	422639299;DOM 2	MAXEBRD #ML	81875056;DOM 2	MAXEBRD #409	80446;DOM 8
Verification Source(s)		Doc #79713/Rea	alist	Doc #70726/Rea	alist	Doc #64261/Rea	list
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		Conv:0	
Date of Sale/Time		s04/22;c03/22		s04/22;c02/22		s03/22;c02/22	
Location	A;BsyRd;	N;Res;	-25,000	·	-25,000	· ·	-25,000
Leasehold/Fee Simple	Fee Simple	Fee Simple	20,000	Fee Simple		Fee Simple	20,000
Site	7620 sf	6500 sf	+5 600	4019 sf	+18 005	8174 sf	0
View	N;Res;	N;Res;	10,000	N;Res;	. 10,000	N;Res;	0
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	46	53	0	47	0	45	0
Condition			0				
**********	C4	C4	. = 000	C3	-150,000		-150,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+5,000			Total Bdrms. Baths	+5,000
Room Count	8 4 2.0	7 3 2.0	0			7 3 2.0	0
Gross Living Area	1,550 sq.ft.	1,794 sq.ft.	-24,400	1,550 sq.ft.		1,715 sq.ft.	-16,500
Basement & Finished	0sf	0sf		0sf		0sf	
Rooms Below Grade							
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/NoAC	FWA/NoAC		FWA/NoAC		FWA/NoAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
FP	1FP	None	0	1FP		1FP	
Pool Features	NoPool	NoPool		NoPool		NoPool	
Net Adjustment (Total)		_ + X -	\$ -38,800	□ + X -	\$ -156,995	_ + X -	\$ -186,500
Adjusted Sale Price		Net Adj. 2.8 %	,	Net Adj. 10.2 %		Net Adj. 12.0 %	100,000
of Comparables		Gross Adj. 4.3 %					\$ 1,363,500
	he sale or transfer histo		erty and comparable sale		1,070,000	12.7 1	1,000,000
ala not roccaron t	no odio or transfer mote	ny or the eabject prope	orty and comparable care	o. II not, explain			
My research ☐ did 🔀 did r	not royaal any prior calo	e or transfers of the su	ubject property for the th	roo years prior to the o	effective data of this appr	rainal	
	iot reveal ally prior Sale	S OF HAIISIEIS OF LIFE SE	ibject property for the thi	iee years prior to the e	inective date of this appl	disai.	
		twofour of the			f a a l a a f Alba a a a a a a a a a a a a a a a a a a		
	iot reveal any prior sale	s or transfers of the co	omparable sales for the y	ear prior to the date of	r sale of the comparable	sale.	
Data Source(s) Realist	and analysis of the and	oolo or tropeder letel	y of the authors are a	and comperable and	(roport additional and	aalaa an nass O\	
Report the results of the research a							DADLE CALE #2
ITEM	SU	IBJECT	COMPARABLE SA	ALE #1	COMPARABLE SALE #2	2 COMPA	RABLE SALE #3
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	Realist		Realist	Reali	st	Realist	
Effective Date of Data Source(s)	07/11/2022		07/11/2022	07/11	1/2022	07/11/2022	!
Analysis of prior sale or transfer his	story of the subject pro	perty and comparable	sales Per	public records, tl	he Subject has no	known 36-month	prior transfer
history. 2555 Cherrywood	I Drive has no kno	wn 12-month pri					
history. 2836 Pelican Dr h							
Summary of Sales Comparison Ap	proach See at	tached addenda.					
. ,	, Occ at						
The Object On the Control	ANAC C 115	Danisto de la companya del companya del companya de la companya de	-L: 4050				
The ClearCapital.com, Inc			nber is 1256.				
Indicated Value by Sales Comparis		341,000		1 04		1.00	
Indicated Value by: Sales Compa	arıson Approach \$	1,341,000	Cost Approach (if deve	eloped) \$ 1,341	,500 Income App	roach (if developed) \$	j
See attached addenda.							
			s and specifications or				
			sis of a hypothetical c				
following required inspection bas		ry assumption that t	he condition or deficie	ncy does not require	alteration or repair:	Appraisal is made	"as is" with no
prevailing conditions noted	d						
Based on a visual inspection conditions, and appraiser's conditions	of the exterior are	as of the subject p	property from at leas	t the street, define	d scope of work, st	atement of assumpt	ions and limiting
	ertification, my (our 07/08/2022	upinion of the fi	the date of inspection	neu, or ure real pl on and the effective	roperty that is the s	ouvjeut ui tilis repo raical	IL 13
\$ 1,341,000 , as of	07/08/2022	, WINCH IS	uie uale oi inspecti	on and the ellectiv	ve uale ui lilis appi	ı aısaı.	

Freddie Mac Form 2055 March 2005

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FEATURE	5	OBJEC	1	ĺ	COM	PAKAB	LE S	SALE # 4		CON	NLAKARL	E SALE # 5		COM	PAKABL	ESALE#6
Address 33000 Marsh Hav	wk Rd			3346	0 Shei	rman	Dr									
Union City, CA 94	4587			Unior	n City,	CA 9	45	87-2242								
Proximity to Subject				1	miles											
Sale Price	\$						\$	1,285,000				\$				\$
Sale Price/Gross Liv. Area	\$ 5	532.8	3 sq.ft.	\$ {	821.61	sq.ft.			\$		sq.ft.		\$		sq.ft.	
Data Source(s)				MAXI	<u>EBRD</u>	#409	75	366;DOM 7								
Verification Source(s)					#6087											
VALUE ADJUSTMENTS	DES	SCRIPTI			SCRIPTI	ON	ļ.	+(-) \$ Adjustment		DESCRIP	TION	+(-) \$ Adjustment	DE	SCRIPT	ION	+(-) \$ Adjustment
Sales or Financing				ArmL												
Concessions				Conv												
Date of Sale/Time					22;c12	/21										
Location	A;Bsy			A;Bsy												
Leasehold/Fee Simple	Fee S				Simple)										
Site	7620 :			6465				+5,775								
View	N;Res			N;Re												
Design (Style)	DT1;F	<u>≺anch</u>			Ranch	1										
Quality of Construction Actual Age	Q4			Q4												
Condition	46			37				0								
Above Grade	C4 Total	Bdrms.	Baths	C4 Total	Bdrms.	Baths		0	Tot	al Bdrms	. Baths		Total	Bdrms.	Baths	
Room Count	8		2.0	9	4	2.1			100	ai Duiiiis	. Daliis		TULAI	Dulliis.	Dallis	
		4	2.0) sq.ft.	9				-5,000			ca ft				ca ft	
Gross Living Area Basement & Finished	0sf	1,330		0sf	1,564	oy.II.	\vdash	0			sq.ft.				sq.ft.	
Rooms Below Grade	USI			USI												
Functional Utility	Avera			Avera												
Heating/Cooling	FWA/				/NoAC	·										
Energy Efficient Items	None			None												
Garage/Carport	2ga2d			2ga2												
Porch/Patio/Deck	Porch				h/Patic)										
FP	1FP	yr and		1FP	iii atic											
Pool Features	NoPo	ol		NoPo	ool											
Net Adjustment (Total)				X	+ [] -	\$	775	[+		\$		+	-	\$
Adjusted Sale Price				Net Adj		0.1 %			Net	Adj.	%		Net Ad	j.	<u></u> %	
of Comparables				Gross A	Adj.	0.8 %	\$	1,285,775	Gro	ss Adj.	%	\$	Gross	Adj.	%	\$
Report the results of the research a	and analy	ysis of t	the prior	sale or	transfer	histor	y of	the subject property	and	comparal	ble sales	(report additional prior s	sales or	n page 3	8).	
ITEM			SU	JBJECT				COMPARABLE SAI	LE #	4	CC	OMPARABLE SALE # 5	5	C	OMPAR	ABLE SALE # 6
Date of Prior Sale/Transfer																
Price of Prior Sale/Transfer																
Data Source(s)		Realist						ealist								
Effective Date of Data Source(s)		7/11/2						/11/2022								
Analysis of prior sale or transfer his	story of t	the sub	ject prop	perty an	d compa	arable s	sale	s 334	60	Sherma	an Dr h	as no known 12-n	nonth	prior 1	transfe	er history.
Analysis/Comments																
Analysis/Comments																



The appraiser is an hourly employee of Clario Appraisal Network and rece	eived no appraisal fee for the assignm	nent.	
About eSign Signature			
This appraisal report has been electronically signed using eSign by a la mode.	It is as valid and legally enforceable as	s a wet ink signature on pape	er. You
can verify the authenticity of this report online at esign.alamode.com/verify			
	E (not required by Fannie Mae)		
Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns.		
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sa	ns. mating site value) Land value is	s by the allocation method	due to
Provide adequate information for the lender/client to replicate the below cost figures and calculation. Support for the opinion of site value (summary of comparable land sales or other methods for estimates of vacant land sales in a nearly 100% built up area. Cost estimates a	ns. mating site value) Land value is re from local contractors and cost gui	ide books. Due to dated	due to
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Freddie Mac Form 2055 March 2005

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

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

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by 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.

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).
- 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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Kenneth Groden	Name
Company Name Clario Appraisal Network	Company Name
Company Address 300 East 2nd Street #1405	Company Address
Reno, NV 89501	
Telephone Number 530.550.2565	Telephone Number
Email Address ken.groden@clarioappraisal.com	Email Address
Date of Signature and Report 07/11/2022	Date of Signature
Effective Date of Appraisal 07/08/2022	State Certification #
State Certification # AR029759	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	·
Expiration Date of Certification or License 12/05/2022	SUBJECT PROPERTY
	☐ Did not inspect exterior of subject property
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street
33000 Marsh Hawk Rd	Date of Inspection
Union City, CA 94587	Date of inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,341,000	20151515151515
LENDER/CLIENT	COMPARABLE SALES
Name ClearCapital.com, Inc	☐ Did not inspect exterior of comparable sales from street
Company Name Wedgewood, Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd Suite 100,	Date of Inspection
Redondo Beach, CA90278	Date of inspection
Email Address	

Freddie Mac Form 2055 March 2005

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		Supplemental Add	dendum	File N	0. 330294	10	
Borrower	Redwood Holdings, LLC						
Property Address	33000 Marsh Hawk Rd						
City	Union City	County Alame	eda State	CA	Zip Code	94587	
Lender/Client	Wedgewood Inc						

The appraiser's address cited is that of my employer. I reside in the local market are and possess the appropriate geographic competence to complete appraisal assignments within the market area of the subject property.

The appraiser is an hourly employee of Clario Appraisal Network and received no appraisal fee for the assignment.

Appraiser is making an extraordinary assumption that the subject's interior and exterior condition is similar to homes in the subject's neighborhood and similar in age. The use of this extraordinary assumption may affect assignment results.

• Exterior-Only: Neighborhood - Description

The subject is located in a gated newer home development surrounded by an established neighborhood in Union City, CA. The subjects neighborhood consist of various styles and ages of single-family residences with 2-6 bedrooms and 1 to 5 baths. The subject is close to all essential neighborhood amenities including schools, houses of worship, shopping, parks, in the areas major employment centers. The 5% Present Land Use Other represents vacant land.

• Exterior-Only: Neighborhood - Market Conditions

Analysis of current MLS data suggests that neighborhood market conditions are favorable with stable property values, an inventory of approximately 0 months and typical marketing time of under 3 months.

The Coronavirus (COVID-19) outbreak has had a significant impact on local, national and global economies. Financial markets worldwide are experiencing unprecedented volatility. In some areas of the United States, there are current Shelter-in-Place orders and other restrictions on daily activities. These events may impact real estate values in the short term but, as of the date of this appraisal, volume of sales is down, however property values have remained stable. I have researched all available local sources and, as of this date, I have not found any data suggesting that significant changes in local real estate market have occurred. The market data presented in this appraisal report is considered the most recent and relevant available and the resulting analysis best reflects market conditions as of the effective date of appraisal.

• Exterior-Only: Site - Highest and Best Use

Subject is legally permissible, physically possible, financially feasible, and maximally productive as a single family residence.

• Exterior-Only: Improvements - Additional Features

Subject features 4 bedrooms, 2 full baths, central heat, 1 fireplace, and a 2 car garage. Per the subject's front photo the subject has a solar electric system. Extra ordinary assumption is that the subject's solar panels are leased. Although the subject has a leased solar electric system, the subject maintains connection to public electricity.

• Exterior-Only: Sales Comparison Analysis - Summary of Sales Comparison Approach

Search for comparable sales was expanded out over 1 mile due to a lack of comparable sales. The comps utilized within this report represent the same market as the subject, the same type of buyers, and similar marketing times despite exceeding guidelines for distance. All sales comps are in the same general market area as the subject and are similar in size and appeal. All closed sales were verified per listing agents, MLS, and Public Records.

All adjustments are based on sales data. Comps 1, 2, & 3 adjusted for location as the subject is located in close proximity to a middle school and across the street from a park. Comp 4 has a similar location as it is in close proximity to an elementary school and across the street from a park. Comps 1, 2, & 4 adjusted for location at \$5 per SqFt. Comps 2 & 3 adjusted for condition as per MLS and inspection these comps have been recently remodeled/updated. Comps 1 & 3 adjusted for bedroom count. Comp 4 adjusted for bathroom count. Comps 1 & 3 adjusted for gross living area at \$100 per SqFt.

All comps are given weight however most weight is given to comp 1 as it is a recent sale of a similar home to the subject. The Income Approach is not applicable to this report.

• Exterior-Only: Reconciliation - Reconciliation and Final Value Conclusion

Primary consideration was given to the market comparison analysis because it best reflects current market conditions and is the most reliable indicator of market values in this area. The income approach was not utilized due to a lack of reliable rental data in this area to establish a reliable gross rent multiplier. A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 days.

• Exterior-Only: Conditions of Appraisal

The intended user of this appraisal report is the Lender/Client. Unless specifically stated within the report, there are no additional intended users. 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 value as defined in the report.

Appraisal is made "as is" with no prevailing conditions.

The ClearCapital.com. Inc. AMC California Registration Number is 1256.



Market Conditions Addendum to the Appraisal Report

File No. 33029410

ne purpose of this addendum is to provide the lender/c neighborhood. This is a required addendum for all appra			-		s prevai	ent in the sub	jeci			
Property Address 33000 Marsh Hawk Rd	nour roporto with all thectiv		/ Union Cit		St	ate CA	ZIP	Code 945	87	
Borrower Redwood Holdings, LLC										
Instructions: The appraiser must use the information red	quired on this form as the b	asis for his/h	er conclusion	s, and must provide suppo	rt for th	ose conclusio	ons, re	egarding		
housing trends and overall market conditions as reporte	-		•	• • •						
it is available and reliable and must provide analysis as i										
explanation. It is recognized that not all data sources wil in the analysis. If data sources provide the required infor										
average. Sales and listings must be properties that com	-			•	_		-			
subject property. The appraiser must explain any anoma					,		, .			
Inventory Analysis	Prior 7–12 Months		6 Months	Current – 3 Months			Ove	erall Trend		
Total # of Comparable Sales (Settled)	15		8	9		Increasing	_	Stable	_	Declining
Absorption Rate (Total Sales/Months)	2.50		67	3.00	-	Increasing	_	Stable	=	Declining
Total # of Comparable Active Listings	N/A		/A	11		Declining		Stable Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	N/A Prior 7–12 Months		/A 6 Months	3.7 Current – 3 Months		Declining		erall Trend		Increasing
Median Comparable Sale Price	1,260,000	-	0,000	1,380,000	\dashv	Increasing		Stable		Declining
Median Comparable Sales Days on Market	9		7	9		Declining	_	Stable	_	Increasing
Median Comparable List Price	N/A	N	/A	1,350,000		Increasing	X	Stable		Declining
Median Comparable Listings Days on Market	N/A	N	/A	11		Declining	_	Stable		Increasing
Median Sale Price as % of List Price	114		18	114		Increasing		Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance				00/ +- 50/	- ()	Declining		Stable		Increasing
Explain in detail the seller concessions trends for the particles on the particles of the p	•			1 3% to 5%, increasing use	of buy	downs, closin	g cos	ts, condo		
fees, options, etc.). Seller concessions are	e not typical in the cu	ırrent mar	ket.							
Are foreclosure sales (REO sales) a factor in the market	? Yes 🔀 No	o If yes,	explain (includ	ing the trends in listings an	nd sales	of foreclosed	d prop	erties).		
Foreclosure sales are not a factor in the c										
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Cite data sources for above information. MLS/I	Public records									
Cite data sources for above information. MLS/I	Public records									
		nood section	of the apprais	al report form. If you used a	any ado	litional inform	ation,	such as		
Cite data sources for above information. MLS/I Summarize the above information as support for your coan analysis of pending sales and/or expired and withdra	onclusions in the Neighborh			•	-			such as		
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Serial# F73FE008 esign.alamode.com/verify

Subject Photo Page

Borrower	Redwood Holdings, LLC			
Property Address	33000 Marsh Hawk Rd			
City	Union City	County Alameda	State CA	Zip Code 94587
Lender/Client	Wedgewood Inc			



Subject Front

33000 Marsh Hawk Rd

Sales Price

Gross Living Area 1,550 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.0 Location A; BsyRd;View N;Res; 7620 sf Site Quality Q4 46 Age

Subject Rear



Subject Street



Comparable Photo Page

Borrower	Redwood Holdings, LLC							
Property Address	33000 Marsh Hawk Rd							
City	Union City	County	Alameda	State	CA	Zip Code	94587	
Lender/Client	Wedgewood, Inc							



Comparable 1

2555 Cherrywood Dr

1.32 miles E Prox. to Subject Sale Price 1,380,000 Gross Living Area 1,794 Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6500 sf Quality Q4 53 Age



Comparable 2

2705 Meadowlark Dr

Prox. to Subject 0.32 miles E Sale Price 1,533,500 Gross Living Area 1,550 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 4019 sf Quality Q4 Age 47



Comparable 3

2836 Pelican Dr

Prox. to Subject 0.26 miles SE Sale Price 1,550,000 Gross Living Area 1,715 Total Rooms 7 Total Bedrooms 3 **Total Bathrooms** 2.0 Location N;Res; N;Res; View Site 8174 sf Quality Q4 Age 45



Comparable Photo Page

Borrower	Redwood Holdings, LLC							
Property Address	33000 Marsh Hawk Rd							
City	Union City	Count	/ Alameda	State	CA	Zip Code	94587	
Lender/Client	Wedgewood Inc							



Comparable 4

33460 Sherman Dr

1.08 miles NE Prox. to Subject Sale Price 1,285,000 Gross Living Area 1,564 Total Rooms 9 Total Bedrooms 4 Total Bathrooms 2.1 Location A;BsyRd; View N;Res; Site 6465 sf Quality Q4 37 Age

Comparable 5

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

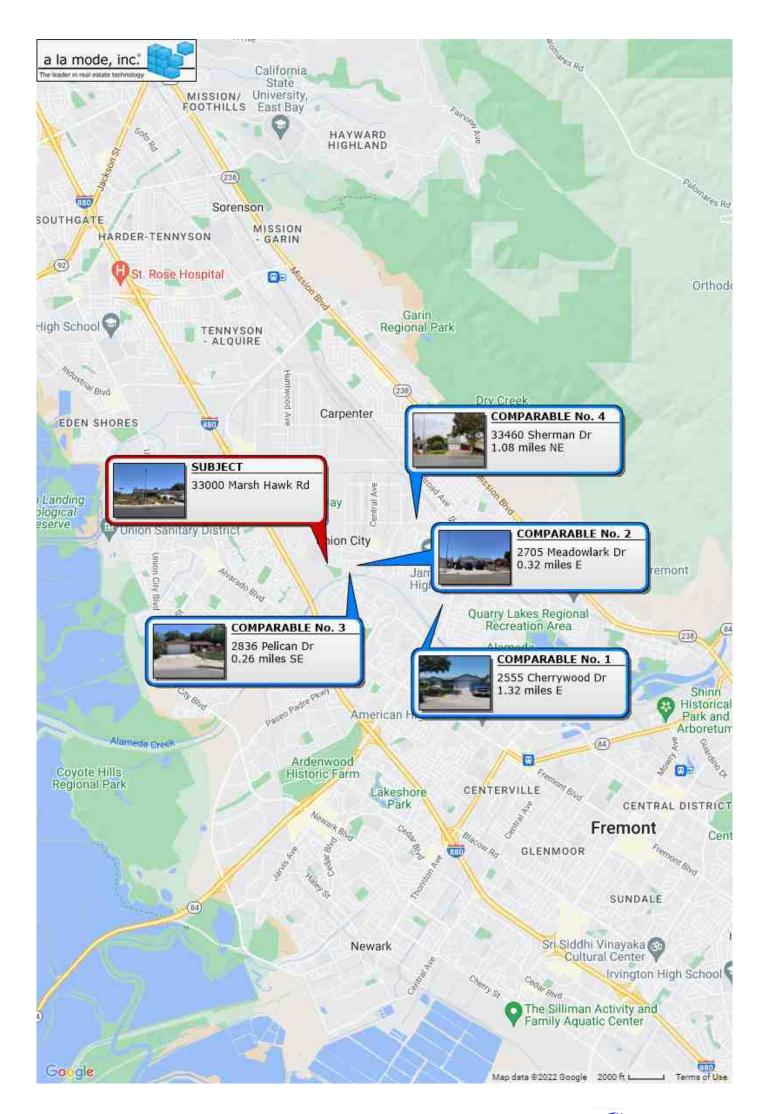
Comparable 6

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



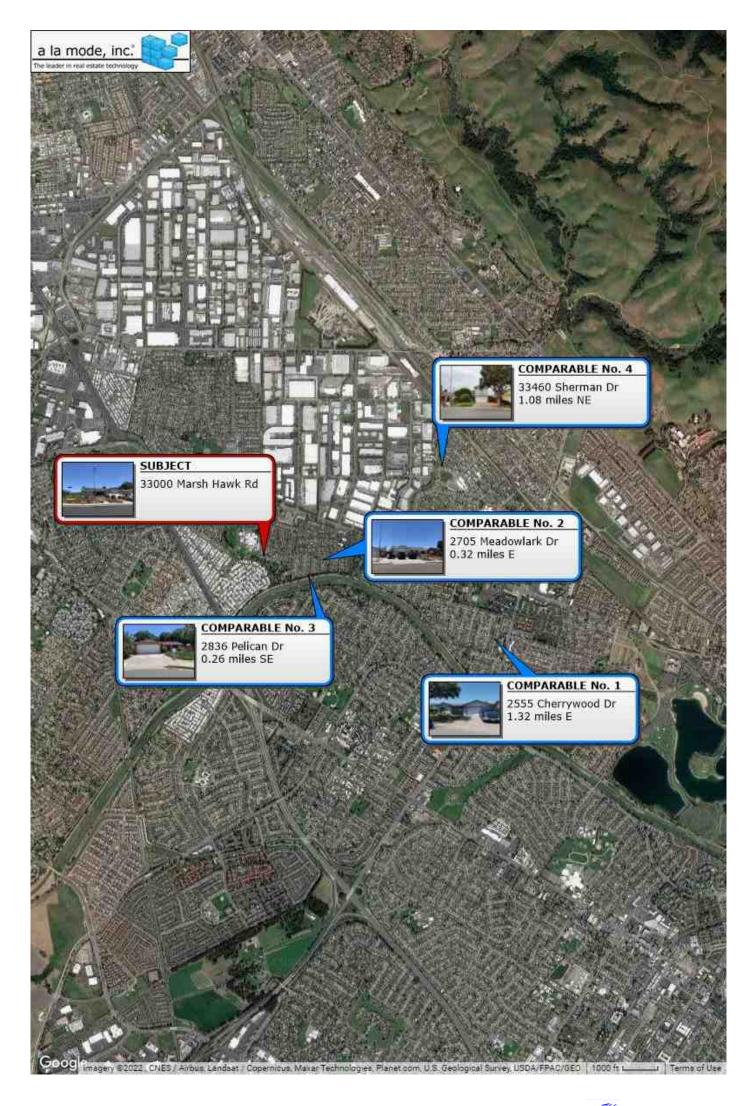
Location Map

Borrower	Redwood Holdings, LLC							
Property Address	33000 Marsh Hawk Rd							
City	Union City	County 🗚	Alameda	Sta	ate CA	Zip Code	94587	
Lender/Client	Wedgewood Inc							



Aerial Map

Borrower	Redwood Holdings, LLC						
Property Address	33000 Marsh Hawk Rd						
City	Union City	County Alameda	State	CA	Zip Code	94587	
Lender/Client	Wedgewood Inc						



File No. 33029410

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.

C/

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)

03

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.

05

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.



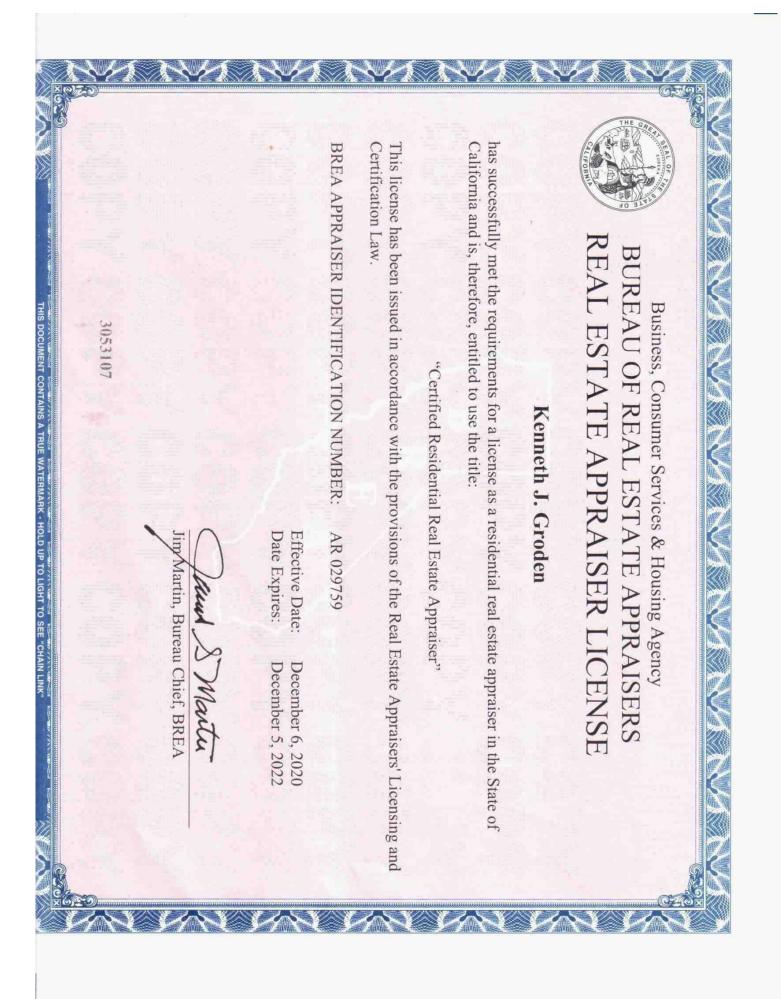
UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Α	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
С	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
rr	` ′	
Relo REO	Relocation Sale REO Sale	Sale or Financing Concessions Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
W0	Walk Out Basement	Basement & Finished Rooms Below Grade
Wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear





Assurance, a Marsh & McLennan Agency LLC company

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).

RODICER
Assurance, a Marsh & McLennan Agency LLC company
20 N Martingale Road
Suite 100

ADDRESS: fchen@assuranceagency.com

20 N Martingale Road				(A/C, No, Ext): 312-625-5592 (A/C, No): (847) 440-9123					
Suite 100 Schaumburg IL 60173				E-MAIL ADDRESS: fchen@assuranceagency.com					
Schaumburg IL 60173				INSURER(S) AFFORDING COVERAGE				#	
0.7110.00				INSURER A: AXA Insurance Company				7	
INSURED CLEAHOL-02 ClearCapital.com, Inc.				INSURER B:					
ClearCapital Holdings, Inc.				INSURER C:					
300 E 2nd Street				INSURER D:					
	ite 1405 eno NV 89501			INSURER E :					
110				INSURER F:					
			E NUMBER: 667417962	REVISION NUMBER:					
C	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.								
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						E.L. DISEASE - EA EMPLOYEE	\$		
If yes, describe under DESCRIPTION OF OPERATIONS below						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 UOI DED									
UEF	RTIFICATE HOLDER			CANCELLATION					
Clario Appraisal Network, Inc. PROOF OF INSURANCE				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE					
1.0					© 1088-2015 ACORD CORPORATION All rights recognised				

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