

APPRAISAL OF REAL PROPERTY



LOCATED AT

5505 Paseo Joaquin
Yorba Linda, CA 92886
N-TRACT: 9717 BLOCK: LOT: 56

FOR

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

OPINION OF VALUE

1,575,000

AS OF

08/10/2022

BY

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Clario Appraisal Network

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Exterior-Only Inspection Residential Appraisal Report

File # 33159160

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 **5505 Paseo Joaquin** City **Yorba Linda** State **CA** Zip Code **92886**
 Borrower **Redwood Holdings LLC** Owner of Public Record **Own Capital LLC** County **Orange**
 Legal Description **N-TRACT: 9717 BLOCK: LOT: 56**
 Assessor's Parcel # **349-531-23** Tax Year **2021** R.E. Taxes \$ **10,785**
 Neighborhood Name **East Lake Village** Map Reference **11244** Census Tract **0218.29**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **104** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **Per CRMLS, there are no known listings of the subject property in the prior 12 months.**

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

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %		
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	720	Low 18	Multi-Family	5 %		
Neighborhood Boundaries Subject is bordered by Bastanchury Rd to the North, Yorba Ranch Rd to the East, the 91 Freeway to the South, and Imperial Hwy to the West.		3,725	High 63	Commercial	10 %		
Neighborhood Description Subject is located in an area comprised of various size/age conforming tract homes. Subject is in close proximity to schools, commercial and professional facilities, parks, and recreation. Major freeways which cover most of the county employment centers are also in close proximity. Other land use noted is vacant land.		1,350	Pred. 41	Other	5 %		
Market Conditions (including support for the above conclusions) Property values are relatively stable, after a prior period of increasing values. Supply and demand are currently in balance, and typical marketing times are under 3 months.							

Dimensions **80x100** Area **8000 sf** Shape **Rectangular** View **N;Res;**
 Specific Zoning Classification **PD** Zoning Description **Single Family Residential/ Planned Development**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **See attached addenda.**
 Utilities **Public** **Other (describe)** **Public** **Other (describe)** Off-site Improvements - Type **Public** **Private**
 Electricity Water Street **Ashpalt**
 Gas Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **06059C0068J** FEMA Map Date **12/03/2009**
 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**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 3
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck patio	Driveway Surface brick/stone
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Gas	<input checked="" type="checkbox"/> Porch porch	<input checked="" type="checkbox"/> Garage # of Cars 3
Design (Style) Traditional	Roof Surface Tile	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool w/spa	<input type="checkbox"/> Carport # of Cars 0
Year Built 1981	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence block	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 20	Window Type Wood Frame	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)		
Finished area above grade contains: 9 Rooms 4 Bedrooms 4.0 Bath(s) 3,176 Square Feet of Gross Living Area Above Grade				

Additional features (special energy efficient items, etc.) **Dual pane windows, fireplace**
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C3; This is a driveby inspection only. Subject is assumed to be in average to good condition with standard features, as per exterior inspection of property.**

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 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,350,000 to \$ 2,448,000													
There are 61 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,025,000 to \$ 2,100,000													
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3			
Address		5775 Vista Del Mar Yorba Linda, CA 92886			5375 Via Santander Yorba Linda, CA 92886			5164 Via Angelina Yorba Linda, CA 92886					
Proximity to Subject		0.71 miles SE			0.53 miles E			0.36 miles NE					
Sale Price		\$ 1,600,000			\$ 1,602,000			\$ 1,400,000					
Sale Price/Gross Liv. Area		\$ 537.09 sq.ft.			\$ 497.36 sq.ft.			\$ 484.43 sq.ft.					
Data Source(s)		CRMLS #PW22089682;DOM 6			CRMLS #PW22096389;DOM 6			CRMLS #PW22086415;DOM 0					
Verification Source(s)		Doc #242582/Realist			Doc #242905/Realist			Doc #159517/Realist					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment			
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0				ArmLth Conv;0					
Date of Sale/Time		s07/22;c06/22		s07/22;c05/22				s04/22;c04/22					
Location		N;Res;		N;BsvRd;		0		N;Res;					
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple					
Site		8000 sf		17000 sf		-27,000		7500 sf		0 7650 sf 0			
View		N;Res;		B;CtySky;Mtn		-75,000		N;Res;					
Design (Style)		DT2;Traditional		DT2;Traditional				DT2;Traditional					
Quality of Construction		Q4		Q4				Q4					
Actual Age		41		31		0 35		0 43		0			
Condition		C3		C3				C3					
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths					
Room Count		9 4 4.0		8 4 3.0		+20,000		9 4 3.0		+20,000 8 4 3.0 +20,000			
Gross Living Area		3,176 sq.ft.		2,979 sq.ft.		+19,500		3,221 sq.ft.		0 2,890 sq.ft. +28,500			
Basement & Finished Rooms Below Grade		0sf		0sf				0sf					
Functional Utility		Average		Average				Average					
Heating/Cooling		FWA/CAC		FWA/CAC				FWA/CAC					
Energy Efficient Items		None		None				None					
Garage/Carport		3ga3dw		3ga3dw				3ga3dw					
Porch/Patio/Deck		Porch/Patio		Porch/Patio				Porch/Patio					
Pool/Spa		Pool/Spa		None		+40,000		Pool/Spa		Spa +30,000			
Net Adjustment (Total)				+ -		\$ -22,500		+ -		\$ 20,000			
Adjusted Sale Price of Comparables				Net Adj. 1.4 %				Net Adj. 1.2 %					
				Gross Adj. 11.3 %		\$ 1,577,500		Gross Adj. 1.2 %		\$ 1,622,000			
								Gross Adj. 5.6 %		\$ 1,478,500			
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		07/15/2022											
Price of Prior Sale/Transfer		\$50,000											
Data Source(s)		Realist		Realist			Realist			Realist			
Effective Date of Data Source(s)		08/09/2022		08/09/2022			08/09/2022			08/09/2022			
Analysis of prior sale or transfer history of the subject property and comparable sales Subject has transferred in the past 36 months, as noted. This is not a full value transfer. There were also grant deeds which recorded 11/24/21 and 03/04/21 - these were vesting changes only, with no monetary value. Comps have no prior sales/transfers in the previous 12 months.													
Summary of Sales Comparison Approach Comps used are considered the best available at the time of inspection. Comp search includes properties within 1 mile with gla ranging from 2400-4000sf and year built within 15 years of subject. Equal weight is being placed on comps, which are all located within subject's PUD and bracket features. Comp 4 is over 6 months old; however, was included to bracket bath count. Adjustments were determined through market pair analysis. Comp 1 backs to traffic, while Comp 4 backs to a school; however, market is not presently showing any location adjustments warranted. Lot size differences greater than 1000sf were adjusted for at \$3 per sf. Market does not show any age adjustments warranted. Differences in gla were adjusted for at \$100 per sf, which includes any differences in bedroom count, while differences in bath count were adjusted for at \$20,000 each. Comps 1 and 3-4 were adjusted for not having a pool and/or spa. Subject is valued above the predominant value due to larger than predominant gla and pool/spa - home is not an overimprovement.													
Indicated Value by Sales Comparison Approach \$		1,575,000											
Indicated Value by: Sales Comparison Approach \$		1,575,000				Cost Approach (if developed) \$				Income Approach (if developed) \$			
Most weight was placed on the sales comparison approach since this best represents the typical buyers and sellers in the market. The cost and income approaches were not completed as they were not deemed necessary, applicable, or expected by typical participants in this market area to provide a credible estimation of value in support of the sales comparison approach.													
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 \$ 1,575,000 , as of 08/10/2022 , which is the date of inspection and the effective date of this appraisal.													

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FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	5505 Paseo Joaquin Yorba Linda, CA 92886	5549 Paseo Gilberto Yorba Linda, CA 92886											
Proximity to Subject	0.07 miles SW												
Sale Price	\$	\$ 1,550,000			\$				\$				
Sale Price/Gross Liv. Area	\$	sq.ft.	\$	403.65	sq.ft.	\$	sq.ft.	\$	sq.ft.	\$	sq.ft.		
Data Source(s)	CRMLS #PW21197655;DOM 5												
Verification Source(s)	Doc #618787/Realist												
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0											
Date of Sale/Time		s10/21;c09/21											
Location	N;Res;	N;School;			0								
Leasehold/Fee Simple	Fee Simple	Fee Simple											
Site	8000 sf	15040 sf			-21,000								
View	N;Res;	N;Res;											
Design (Style)	DT2;Traditional	DT2;Traditional											
Quality of Construction	Q4	Q4											
Actual Age	41	43			0								
Condition	C3	C3											
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	
Room Count	9	4	4.0	10	5	4.0							0
Gross Living Area	3,176 sq.ft.		3,840 sq.ft.		-66,500			sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf											
Functional Utility	Average	Average											
Heating/Cooling	FWA/CAC	FWA/CAC											
Energy Efficient Items	None	None											
Garage/Carport	3ga3dw	3ga3dw											
Porch/Patio/Deck	Porch/Patio	Porch/Patio											
Pool/Spa	Pool/Spa	None			+40,000								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	-47,500			<input type="checkbox"/> + <input type="checkbox"/> -	\$				<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables		Net Adj.	3.1%				Net Adj.	%			Net Adj.	%	
		Gross Adj.	8.2%	\$	1,502,500			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	07/15/2022												
Price of Prior Sale/Transfer	\$50,000												
Data Source(s)	Realist	Realist											
Effective Date of Data Source(s)	08/09/2022	08/09/2022											
Analysis of prior sale or transfer history of the subject property and comparable sales													
Analysis/Comments													

See attached addenda.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The cost approach is not being completed due to lack of recent land sales and insufficient cost data to make this approach reliable.

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) 60 Years	INDICATED VALUE BY COST APPROACH -----=\$

INCOME

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 approach is not applicable for predominantly owner-occupied single family residences.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project _____
 Total number of phases Total number of units Total number of units sold
 Total number of units rented Total number of units for sale Data source(s)
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion _____
 Does the project contain any multi-dwelling units? Yes No Data Source(s) _____
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____
 Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____
 Describe common elements and recreational facilities. _____

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.

Exterior-Only Inspection Residential Appraisal Report

File # 33159160

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 Suzanne Goldsmith
 Company Name Clario Appraisal Network
 Company Address 300 E 2nd St Ste 1405
Reno, NV 89501
 Telephone Number (951)264-4510
 Email Address suzanne.goldsmith@clarioappraisal.com
 Date of Signature and Report 08/10/2022
 Effective Date of Appraisal 08/10/2022
 State Certification # AR028062
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 04/10/2023

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

5505 Paseo Joaquin
Yorba Linda, CA 92886
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,575,000

SUBJECT PROPERTY

Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

LENDER/CLIENT

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

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Supplemental Addendum

File No. 33159160

Borrower	Redwood Holdings LLC						
Property Address	5505 Paseo Joaquin						
City	Yorba Linda	County	Orange	State	CA	Zip Code	92886
Lender/Client	Wedgewood Inc						

• **Exterior-Only: Site - Highest and Best Use**

The legal use of the site allows for single family residences, which is what the subject is. The current improvements conform to the neighborhood and can be rebuilt if destroyed. There is demand for such residential properties in this market as evidenced by the recent sales activity and the comparable sales used in this appraisal report. New homes are being built and older homes are being renovated validating it's financially feasible to do so. There is not competing use for the site. The highest and best use as vacant is to build a single family residential improvement. The current improvements contribute value to the site. Since the property, as developed, is worth more than if vacant and ready for development, the highest and best use as improved is the subject property's current use.

Hidden Defects:

It is assumed that there are no defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working order, and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the clients responsibility to order the appropriate inspections. The appraiser assumes no responsibility for these items.

Clarification of Certification #23:

The intended user of the report is the lender/client. The intended use is to evaluate the property that is subject of this appraisal for servicing purposes, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

FIRREA Certification Statement:

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

Note: appraiser address noted is employer's corporate offices. Appraiser resides in the local market area, in Corona, CA, and possesses 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.

On March 13, 2020, the United States Government declared a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak. The effective date of this appraisal is after this declaration and is being performed using historical comparable sales and considering active listing and pending sales in the appraiser conclusion. Due to the rapidly changing economic conditions with this outbreak, the future impact to property values (and valuation) is not currently known. The impact of this outbreak also can vary from market to market and the appraiser has documented any known specific market conditions within the appraisal to better inform the client and intended users of the conditions seen at the time of the preparation of the appraisal.

Appraisal AMC# - California

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

Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	5505 Paseo Joaquin						
City	Yorba Linda	County	Orange	State	CA	Zip Code	92886
Lender/Client	Wedgewood Inc						



Subject Front

5505 Paseo Joaquin
Sales Price
Gross Living Area 3,176
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Res;
Site 8000 sf
Quality Q4
Age 41

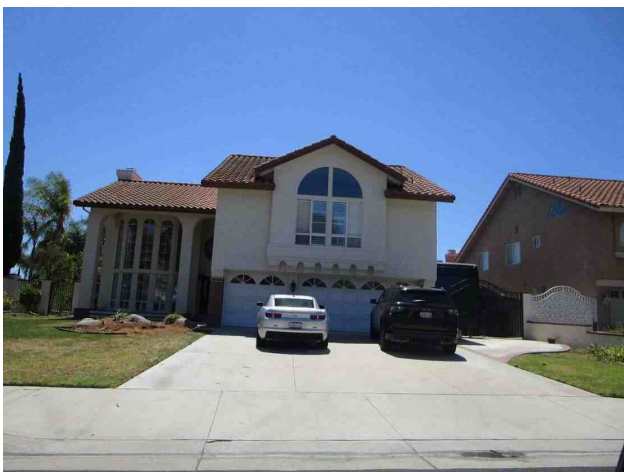
Subject Rear



Subject Street

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	5505 Paseo Joaquin				
City	Yorba Linda	County	Orange	State	CA
Lender/Client	Wedgewood Inc	Zip Code	92886		



Comparable 1

5875 Vista Del Mar
 Prox. to Subject 0.71 miles SE
 Sale Price 1,600,000
 Gross Living Area 2,979
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;BsyRd;
 View B;CtySky;Mtn
 Site 17000 sf
 Quality Q4
 Age 31



Comparable 2

5375 Via Santander
 Prox. to Subject 0.53 miles E
 Sale Price 1,602,000
 Gross Living Area 3,221
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 7500 sf
 Quality Q4
 Age 35



Comparable 3

5164 Via Angelina
 Prox. to Subject 0.36 miles NE
 Sale Price 1,400,000
 Gross Living Area 2,890
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 7650 sf
 Quality Q4
 Age 43

Comparable Photo Page

Borrower	Redwood Holdings LLC						
Property Address	5505 Paseo Joaquin						
City	Yorba Linda	County	Orange	State	CA	Zip Code	92886
Lender/Client	Wedgewood Inc						



Comparable 4

5549 Paseo Gilberto
Prox. to Subject 0.07 miles SW
Sale Price 1,550,000
Gross Living Area 3,840
Total Rooms 10
Total Bedrooms 5
Total Bathrooms 4.0
Location N;School;
View N;Res;
Site 15040 sf
Quality Q4
Age 43

Comparable 5

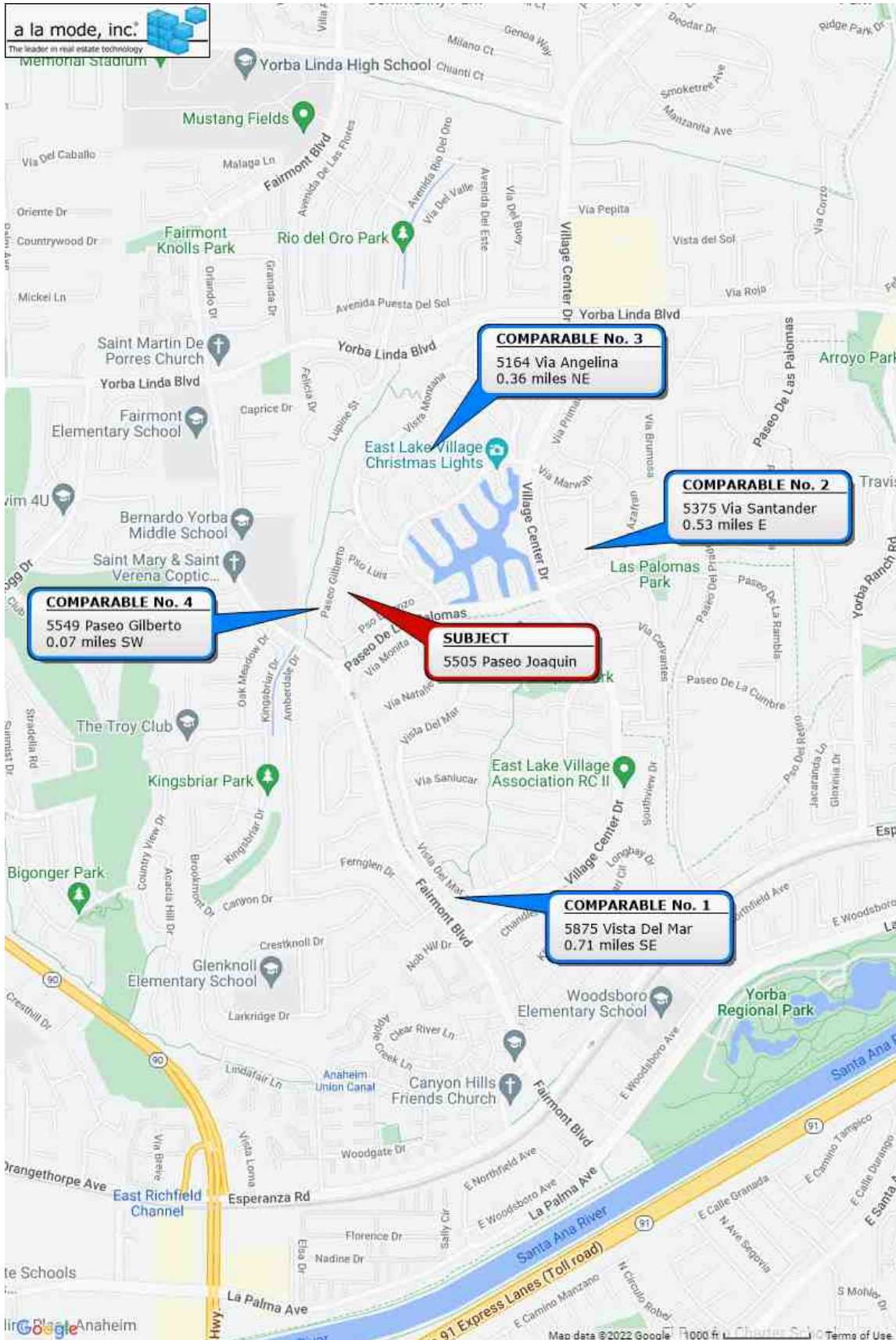
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

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	5505 Paseo Joaquin						
City	Yorba Linda	County	Orange	State	CA	Zip Code	92886
Lender/Client	Wedgewood Inc						



Tax Record

Borrower	Redwood Holdings LLC				
Property Address	5505 Paseo Joaquin				
City	Yorba Linda	County	Orange	State	CA
				Zip Code	92886
Lender/Client	Wedgewood Inc				

5505 Paseo Joaquin, Yorba Linda, CA 92886-5713, Orange County Bank Owned
APN: 349-531-23 CLIP: 9335460268

OWNER INFORMATION

Owner Name	Own Capital LLC	Tax Billing Zip	92886
Mail Owner Name	Own Capital LLC	Tax Billing Zip+4	5713
Tax Billing Address	5505 Paseo Joaquin	Owner Occupied	Yes
Tax Billing City & State	Yorba Linda, CA		

LOCATION INFORMATION

Zip Code	92886	School District	Placentia
Carrier Route	C020	Comm College District Code	N Orange Co Jt
Tract Number	9717	Census Tract	218.29

TAX INFORMATION

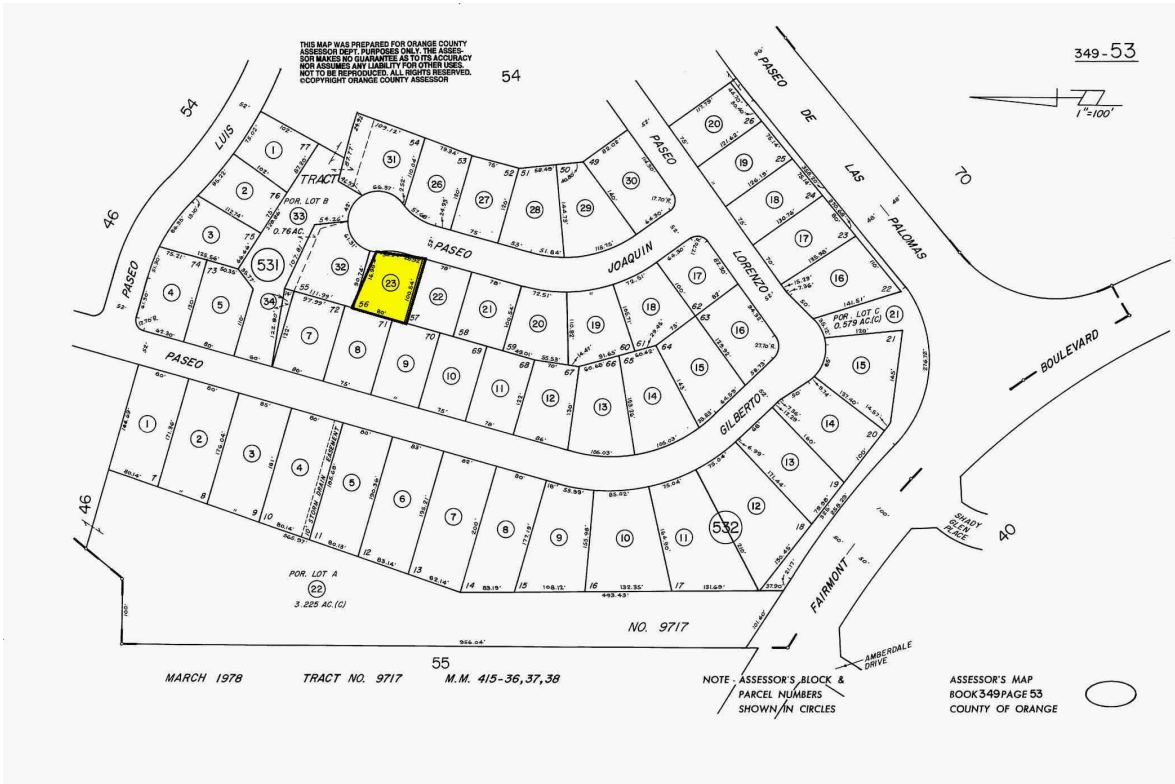
APN	349-531-23	Lot	56
% Improved	33%	Water Tax Dist	Orange Co
Tax Area	25050		
Legal Description	N-TRACT: 9717 BLOCK: LOT: 56		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$870,298	\$861,375	\$844,486
Assessed Value - Land	\$584,646	\$578,652	\$567,306
Assessed Value - Improved	\$285,652	\$282,723	\$277,180
YOY Assessed Change (\$)	\$8,923	\$16,889	
YOY Assessed Change (%)	1.04%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$10,309		
2020	\$10,678	\$369	3.58%
2021	\$10,785	\$107	1%

Plat Map

Borrower	Redwood Holdings LLC			
Property Address	5505 Paseo Joaquin			
City	Yorba Linda	County	Orange	State CA Zip Code 92886
Lender/Client	Wedgewood Inc			



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.



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

Suzanne M. Goldsmith

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 028062

Effective Date: April 11, 2021
Date Expires: April 10, 2023


Loretha Dillon, Deputy Bureau Chief, BREA

3056387

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

