APPRAISAL OF



LOCATED AT:

1870 47th Avenue San Francisco, CA 94122

FOR:

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

BORROWER:

Redwood Holdings LLC

AS OF:

August 23, 2022

BY:

Mitchell S. Diamond

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

File Number: 33206909

In accordance with your request, I have appraised the real property at:

1870 47th Avenue San Francisco, CA 94122

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of August 23, 2022

is:

\$1,600,000 One Million Six Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Mitchell S. Diamond

Appraisal Report

Exterior-Only Inspection Residential Appraisal Report File No. 33206909

Th	e purpose	or this summ	ıarv	avviaisaii	CNC	א טו צו זונ	bioviae tile lellae		t with an a	ccura	ate. a	and adequate	elv si	upported.	opinion of the m	ıarket v	alue of the	subject pro	iberty. I
		ddress 1870 4										Francisco	,			e CA	Zip Code \$		p = j ·
								.or - (D	ublic D										
		Redwood Ho		<u> </u>				iet ot P	ublic Record	ı Dra	aytor	n Victoria C			Cou	iily Sar	rancisco	J	
		-			ndu	m Lot 02	22 Block 2083												
	Assessor's	Parcel # 208	3 0	22						Tax	Year	2021			R.E	. Taxes \$	1,681		
	Neiahborho	ood Name Su	nse	t - Parksid	е					Мар	Refe	erence 666-H	13		Cen	sus Trac	t 0352.01		
SUBJEC		X Owner		Tenant	\neg	acant	Sne	rial Δs	sessments \$					Пр	UD HOA\$ 0		per ye	ear ner	month
B	•		<u> </u>							0					OD HOA \$ 0		per ye	caipei	monun
S		ghts Appraised		X Fee Sim					escribe)										
Ĭ,	Assignment	t Type LP	urch	nase Transac	tion	R€	efinance Transactio	n <u>X</u>	J Other (des	cribe)	Ser	vicing							
	Lender/Clie	ent Wedgewo	od	Inc			Add	ress 20	015 Manh	attan	Bea	ach Blvd Sui	ite 10	00, Redo	ndo Beach, CA	90278			
					sale	or has it	been offered for sal	le in the	twelve mor	ths nr	rior to	the effective	date c	of this appr	aisal?	es X	No		
													uuto c	л инэ аррг	disur.	23 (11)	110		
	кероп иата	i source(s) use	u, o	nemy price(S), a	nu uate(s	s). San Francisc	JO IVIU	itipie Listii	ıy Se	SIVIC	Е							
	Idid	did not an	alyz	e the contrac	ct for	r sale for t	the subject purchas	e transa	action. Expla	in the	eresu	ılts of the analy	ysis o	f the contra	act for sale or why t	he analy	rsis was not p	performed.	
片																			
RAC	Contract Pri	ico ¢		Do	to of	f Contract	.	le t	ho proporty	collor	tho	wner of public	roco	rd2	Yes No [Data Sou	roo(c)		
쏩												-				Jala 30u	$\overline{}$		
CONT	Is there any	<i>i</i> financial assis	tano	ce (loan char	ges,	sale cond	cessions, gift or dov	vnpaym	nent assistar	ice, et	tc.) to	be paid by an	ıy par	ty on beha	If of the borrower?		JYes ∐1	No	
$\ddot{\circ}$	If Yes, repor	rt the total dolla	ar aı	mount and de	escri	ibe the ite	ems to be paid.												
	Nation 5	- amelali :		• • •	· · · ·				l fact.										
J	Note: Race					e neighb	orhood are not ap	praisa											
	_	Neighborho	$\overline{}$		tics				One-Unit H	_					One-Unit Hous	ing	Prese	nt Land Use	: %
	Location 2	X Urban		Suburban	\sqcup	Rural	Property Value	es	Increasing	[X	stable	Decl	lining	PRICE	AGE	One-Unit		70 %
	Built-Up ()	X Over 75%	ñ	25-75%	ñ	Under 25	5% Demand/Supp	oly	Shortage			n Balance		r Supply		(yrs)	2-4 Unit		20 %
А			=	Stable	一		Marketing Tim				$\overline{}$		í	- ' ' '	, ,	,		lv	
RHOOD	Growth L				_	Slow						-6 mths		r 6 mths	700 Low		Multi-Fami	,	5 %
품	Neighborho	ood Boundaries	<u> </u>	Golden Gat	e P	ark to th	ne North, Stern G	Prove 1	to the Sou	th, 19	9th /	Avenue to th	ne Ea	ast,	2,900 High	150	Commercia	al	5 %
Ö	Ocean Be	each to the V	<u>Ves</u>	st.	_					_	_		_		1,600 Pred.	85	Other		0 %
NEIGHBO		ood Description			ed A	\ddendu	ım										•		
ချ	rveignborne	ou Description	=	700 7 tttaorie	<i>,</i>	taaonaa	A												
Ž																			
	Market Con	iditions (includi	ng s	support for the	e ab	ove concl	lusions) See Att	ached	Addendu	m									
	Dimensions	25v120					Area 30	∩∩ ef				Shape R	octa	nalo		View N	I-Pac-		
				DIII									ecia	rigie		view iv	i,Res,		
	Specific Zor	ning Classificat	_	$\overline{}$					ion See At	tach	ed A	<u> ddendum</u>							
	Zoning Con	npliance X] Le	gal []L	egal	Nonconfo	orming (Grandfathe	red Use	e) 🔲 No	Zoni	ing	Ullegal (d	descri	be)					
	Is the highe	est and hest use	nf				proved (or as propo			necifi	icatio	ns) the preser	nt use	? X	Yes No I	f No. de	scribe. See	Attached	
	-		<i>-</i> 01	ine subject p	порс	orty as imp	proved (or as propo	ocu pei	piaris aria s	pcciii	icatio	ns) the presen	it usc	. (1	103110 1	i ivo, uc.	3011bc. <u>3000</u>	7111401104	
	Addendur	m																	
	Utilities	Public	Ot	her (describ	oe)				Public	О	Other	(describe)			Off-site Improve	ments-	-Туре	$\overline{}$	Private
Щ	Electricity	Public X	Ot	her (describ	oe)		Water		Public	О	Other	(describe)			Off-site Improve	ments-	-Туре	Public F	Private
SITE			Ot	her (describ	oe)		Water Sanitary S	Sewer		O	Other	(describe)				ments-	-Туре		Private
SITE	Electricity Gas	X				XNo	Sanitary S		X	C			06029	98/060298	Street Asphalt Alley None			X	Private
SITE	Electricity Gas FEMA Spec	X X cial Flood Haza	ord A	Area \(\sigma\)	/es	X No	Sanitary S FEMA Flood Zoi	ne X	X		FE	MA Map# C	06029	98/060298	Street Asphalt Alley None		-Type ate 06/02/1	X	Private
SITE	Electricity Gas FEMA Spec Are the utilit	X X cial Flood Haza ties and off-site	ord <i>F</i>	Area \(\) \(\) \(\) \(\) \(\) \(\) \(\) \(\	es ypica	al for the	Sanitary S FEMA Flood Zoo market area?	ne X X Yes	X X S No	If No	FE o, de	MA Map # C			Street Asphalt Alley None 5/0001 N FEM.	A Map D	ate 06/02/1	X 1998	
SITE	Electricity Gas FEMA Spec Are the utilit	X X cial Flood Haza ties and off-site	ord <i>F</i>	Area \(\) \(\) \(\) \(\) \(\) \(\) \(\) \(\	es ypica	al for the	Sanitary S FEMA Flood Zoi	ne X X Yes	X X S No	If No	FE o, de	MA Map # C			Street Asphalt Alley None	A Map D	ate 06/02/1	X	
SITE	Electricity Gas FEMA Spec Are the utilit	X X cial Flood Haza ties and off-site	ord <i>F</i>	Area \(\) \(\) \(\) \(\) \(\) \(\) \(\) \(\	es ypica	al for the	Sanitary S FEMA Flood Zon market area?	ne X X Yes	X X S No	If No	FE o, de	MA Map # C			Street Asphalt Alley None 5/0001 N FEM.	A Map D	ate 06/02/1	X 1998	
SITE	Electricity Gas FEMA Spec Are the utilit	X X cial Flood Haza ties and off-site	ord <i>F</i>	Area \(\) \(\) \(\) \(\) \(\) \(\) \(\) \(\	es ypica	al for the	Sanitary S FEMA Flood Zon market area?	ne X X Yes	X X S No	If No	FE o, de	MA Map # C			Street Asphalt Alley None 5/0001 N FEM.	A Map D	ate 06/02/1	X 1998	
SITE	Electricity Gas FEMA Spec Are the utilit	X X cial Flood Haza ties and off-site	ord <i>F</i>	Area \(\) \(\) \(\) \(\) \(\) \(\) \(\) \(\	es ypica	al for the	Sanitary S FEMA Flood Zon market area?	ne X X Yes achmer	X X S No nts, environn	If Nonental	FE o, de I cond	MA Map # Concept Control of the Map # Control of Contro	ses, et	tc.)? (Street Asphalt Alley None //0001 N FEM. Yes X No	A Map D	ate 06/02/1 describe. <u>I</u>	X 1998	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar	X X cial Flood Haza ties and off-site	ard A e imp	Area Y provements t	es ypica terna	al for the al factors	Sanitary S FEMA Flood Zon market area?	ne X X Yes achmer	X X S No nts, environn	If Nonental	FE o, de I cond	MA Map # C	ses, et	tc.)? (Street Asphalt Alley None //0001 N FEM. Yes X No	A Map D	ate 06/02/1	X 1998	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar	X X cial Flood Haza ties and off-site ny adverse site	ard A e imp	Area Y provements t	es ypica terna	al for the al factors	Sanitary S FEMA Flood Zoi market area? ((easements, encros	ne X X Yes achmer	X X S No nts, environn	If Nonental	FE o, de I cond	MA Map # C scribe. Iitions, land us ment and Tax	ses, et	tc.)? (Street Asphalt Alley None //0001 N FEM. Yes X No	A Map D If Yes,	ate 06/02/1 describe. I	X D 1998 None noted	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar	X X x cial Flood Hazz ties and off-site ny adverse site Jsed for Physic describe)	Canrd A	Area Y provements to nditions or ex characteristics	es ypica terna	al for the al factors	Sanitary S FEMA Flood Zoi market area? ((easements, encros	ne X X Yes achmer	X X S No nts, environn	If Nonental	FE o, de I cond	MA Map # C scribe. litions, land us ment and Tax purce(s) for Gr	Reco	tc.)? (ords iving Area	Street Asphalt Alley None 70001 N FEM Yes X No	A Map D If Yes,	describe. I	X 1998 None noted	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U	X X Cial Flood Hazz ties and off-site ny adverse site Jsed for Physic describe) GENERAL DI	Corrections and C	Area Yeprovements to additions or excharacteristics:	es ypica tterna	al for the all factors	Sanitary S FEMA Flood Zoo market area? (easements, encroa	ne X X Yes achmer	X X S No nts, environn X MLS	If Nonental X As	FE o, de l cond	MA Map # Cooling Map # Cooling	Reco	tc.)? [Street Asphalt Alley None VO001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities	A Map D If Yes, X Propalist/Pu	describe. I	X D 1998 None noted	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c	X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL DI One (C)	Corrections and C	Area Y provements to nditions or ex characteristics	es ypica tterna	al for the all factors	Sanitary S FEMA Flood Zoo market area? (easements, encroa Appraisal F GENERAL DE	ne X X Yes achmer	X X No S No S No S No S TION Trawl Space	If Nonental	FE o, de l conco	MA Map # Control of the control of t	Reco	ordsiving Area	Street Asphalt Alley None V0001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Diace(s) # 1	A Map D If Yes, X Propalist/Pu	describe. I	X 1998 None noted	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories	X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL DI One 0	al C	Area Yeprovements to additions or excharacteristics:	ypicaterna s of	al for the al factors Property Jnit X	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement	ne X X Yes achmer	X X No S No S No S No S No TION TION Trawl Space nished	If Nonental	FE o, de I conco	MA Map # Coscribe. Iditions, land us ment and Tax bource(s) for Gr thing / Cooling HWBB ant	Reco	ords iving Area	Street Asphalt Alley None VOOO1 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Diace(s) # 1 dStove(s) # 0	A Map D If Yes, X Propalist/Pu	describe. I describe. I describe. I describe. I describe. I describe. I describe des	X 1998 None noted ds storage	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X	X X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL DI One (1) 2 Det. (1)	Call Control C	Area Yorovements to additions or extenditions or extenditions or extenditions. CRIPTION with Accessor	ypicaterna s of	al for the al factors Property Jnit X	Sanitary S FEMA Flood Zoo market area? (easements, encroa Appraisal F GENERAL DE	ne X X Yes achmer	X X No S No S No S No S TION Trawl Space	If Nonental	FE o, de l conco	MA Map # Coscribe. Iditions, land us ment and Tax bource(s) for Gr thing / Cooling HWBB ant	Reco	ords iving Area	Street Asphalt Alley None V0001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Diace(s) # 1	A Map D If Yes, X Propalist/Pu No X Drivev	describe. I describe. I describe. I describe. I describe. I describe. I describe des	X 1998 None noted ds storage	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories	X X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL DI One (1) 2 Det. (1)	Call Control C	Area Yorovements to additions or extenditions or extenditions or extenditions. CRIPTION with Accessor	/es ypica sterna	al for the al factors Property Jnit X d Unit	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement	ne X X Yes achmer	X X No S	If Nonental	FE o, de I conco	MA Map # Coscribe. Ment and Tax Durce(s) for Gr HWBB Ant	Reco	ords	Street Asphalt Alley None VOOO1 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Diace(s) # 1 dStove(s) # 0	A Map D If Yes, X Propalist/Pu	describe. I describe. I describe. I describe. I describe. I describe. I describe des	X 1998 None noted ds storage	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing	X X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL DI CONE Det Det Det Propo	al C	Area Yorovements to additions or extenditions or extenditions or extenditions. CRIPTION with Accessor	/es ypica sterna	Property Jnit X d Unit Const. Exp	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement xterior Walls Woo	ne X X Yes achmer	X X No S	If Nonental	FE o, de l conco	MA Map # Coscribe. Manual Map # Coscribe. Ment and Tax Durce(s) for Gr HWBB Ant F	Reco	ords	Street Asphalt Alley None //O001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities blace(s) # 1 dStove(s) # 0 b/Deck One ch None	A Map D If Yes, X Propalist/Pu No X Drivev X Ga	describe. I describe. I describe. I describe. I describe. I describe descri	X 1998 None noted 19	
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty	X X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL DI One	al C	Area Yorovements to additions or extenditions or extenditions or extenditions. CRIPTION with Accessor	/es ypica sterna	Property Jnit X d Unit C Re	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement xterior Walls Woor oof Surface Comp	ne X X Yes achmer	X No nts, environn X MLS FION rawl Space nished nished cco glie	If No	FE o, de l conco	MA Map # Coscribe. Ilitions, land us ment and Tax cource(s) for Gr ating / Cooling HWBB ant F S al Air Condition	Reco	ordsiving Area	Street Asphalt Alley None //O001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities blace(s) # 1 dStove(s) # 0 b/Deck One th None None	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Gi	describe. I describe	X 1998 None noted Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0	4.
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X Existing Design (Sty Year Built 1	X X X X Cial Flood Haza ties and off-site ny adverse site Seed for Physic describe) GENERAL DI One Q Det. Propo rile Tradition.	al C	Area Yorovements to additions or extenditions or extenditions or extenditions. CRIPTION with Accessor	/es ypica sterna	Property Juit August Const. Exponst. E	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE: Concrete Slab Full Basement Partial Basement xterior Walls Woor oof Surface Computters & Downspout	SCRIPT CI	X X No nts, environn X MLS [FION rawl Space nished nished occogle vanized	If Note that I was a second of the second of	FE o, de o, de o o o o o o o o o o o o o o o o o o	MA Map # Coscribe. Ilitions, land us ment and Tax cource(s) for Gr anting / Cooling HWBB ant s al Air Condition dual	Reco	ords iving Area X Fire Woo X Patic Porc Pool X Fend	Street Asphalt Alley None //O001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities blace(s) # 1 dStove(s) # 0 b/Deck One th None None Se Wood	A Map D If Yes, X Propalist/Pu No X Drivev X Ga At	describe. ! describe. descr	X 1998 None noted 19	4.
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty	X X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL Di One QUE Det Propo rile) Tradition: 1947 ge (Yrs) 20	al C	Area Yorovements to additions or extenditions	/es ypica tterna ss of l	Property Juit August Const. Exponst. E	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE: Concrete Slab Full Basement Partial Basement xterior Walls Woor oof Surface Computters & Downspout	ne X X Yes X Yes SCRIPT CI Fi G/Stuce S Salv	X No	If Nonental	FE o, de I conco	MA Map # Coscribe. Ilitions, land us ment and Tax cource(s) for Gr ating / Cooling HWBB ant f s ral Air Condition dual r None	Reco	ords iving Area X Fire Woo X Patio Porc Pool X Fend Othe	Street Asphalt Alley None //0001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities blace(s) # 1 dStove(s) # 0 b/Deck One th None None Se Wood er None	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Gi	describe. ! describe. descr	X 1998 None noted Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0	4.
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X Existing Design (Sty Year Built 1	X X X X Cial Flood Haza ties and off-site ny adverse site Jsed for Physic describe) GENERAL DI One One Propo Propo rie) Tradition: 1947 ge (Yrs) 20	al C	Area Yorovements to additions or extenditions	/es ypica tterna ss of l	Property Juit August Const. Exponst. E	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE: Concrete Slab Full Basement Partial Basement xterior Walls Woor oof Surface Computters & Downspout	SCRIPT CI	X No	If Note that I was a second of the second of	FE o, de I conco	MA Map # Coscribe. Ilitions, land us ment and Tax cource(s) for Gr anting / Cooling HWBB ant s al Air Condition dual	Reco	ords iving Area X Fire Woo X Patio Porc Pool X Fend Othe	Street Asphalt Alley None //O001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities blace(s) # 1 dStove(s) # 0 b/Deck One th None None Se Wood	A Map D If Yes, X Propalist/Pu No X Drivev X Ga At	describe. ! describe. descr	X 1998 None noted Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0	4.
SITE	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances	X X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL Di One QUE Det Propo rile) Tradition: 1947 ge (Yrs) 20	al C ESC One Att. ossed al	Area Yeprovements to additions or exceptions or exceptions with Accessor Solutions or Exercise Yes and the solutions of the s	/es ypica tterna ss of l	Property Juit August Const. Exponst. E	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE: Concrete Slab Full Basement Partial Basement xterior Walls Woor oof Surface Computters & Downspout	ne X X Yes X Yes SCRIPT CI Fi G/Stuce S Salv	X No	If Nonental	FE o, de l conco	ment and Tax cource(s) for Gr ating / Cooling HWBB ant F S al Air Condition dual F None X Washe	Reco	ords iving Area X Firey Woo X Patic Pool X Fenc Othe	Street Asphalt Alley None //0001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities blace(s) # 1 dStove(s) # 0 b/Deck One th None None Se Wood er None	A Map D If Yes, X Propalist/Pu No X Drivev X Ga At X Bu	describe. I descri	X 1998	di.
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are	X X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL DI One	al C	Area Yoprovements to additions or extenditions or extenditions or extenditions or extenditions. CRIPTION with Accessor S-Det Under Under Yor X Ran ontains:	/es yypica sterna s of I	Property July Const. Example Graph W. Doven X.	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DE: Concrete Slab Full Basement Partial Basement Xterior Walls Wood oof Surface Computters & Downspout (indow Type Wood C) Dishwasher 6 Rooms	ne X X Yes achmer Filles Cr Filles SCRIPT Cr Filles Shin, s S Galv d/Ther Dispres	X X No S	If Nonental X As Da Fuel Alicrowoooms	FE o, de l conco	ment and Tax burce(s) for Gr titing / Cooling HWBB ant f s fal Air Condition dual f None X Washe	Recoross L	ords	Street Asphalt Alley None Vo001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Diace(s) # 1 dStove(s) # 0 D/Deck One th None None Se Wood er None ther (describe) 1,449 Square	A Map D If Yes, X Propalist/Pu No X Drivev X Ga At X Bu	describe. I descri	X 1998	di.
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are	X X X X Cial Flood Haza ties and off-site ny adverse site See for Physic describe) GENERAL DI One	al C	Area Yoprovements to additions or extenditions or extenditions or extenditions or extenditions. CRIPTION with Accessor S-Det Under Under Yor X Ran ontains:	/es yypica sterna s of I	Property July Const. Example Graph W. Doven X.	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement Partial Basement xterior Walls Wood oof Surface Computters & Downspout (indow Type Wood C) Dishwasher	ne X X Yes achmer Filles Cr Filles SCRIPT Cr Filles Shin, s S Galv d/Ther Dispres	X X No S	If Nonental X As Da Fuel Alicrowoooms	FE o, de l conco	ment and Tax burce(s) for Gr titing / Cooling HWBB ant f s fal Air Condition dual f None X Washe	Recoross L	ords	Street Asphalt Alley None Vo001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Diace(s) # 1 dStove(s) # 0 D/Deck One th None None Se Wood er None ther (describe) 1,449 Square	A Map D If Yes, X Propalist/Pu No X Drivev X Ga At X Bu	describe. I descri	X 1998	di.
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c) Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe	X X X X Cial Flood Haza ties and off-site ny adverse site Seed for Physic describe) GENERAL DI One O Propo Propo Propo Tradition: 1947 ge (Yrs) 20 X Refrige ea above grar eatures (specia	ESC Att. Seed al	Area Yorovements to additions or extenditions	/es yypica tterna s of	Property Jnit X d Unit C GG W Oven X ms, etc.)	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement Partial Basement Xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a	ne X X Yes Achmer SCRIP Fi Fi Od/Stuce Shings Galv d/Thei	X X No S No No St, environn X MLS FION rawl Space nished nished coo gle vanized rmal cosal X N 2 Bedr e of constr	If No.	FE o, de l conco	ment and Tax burce(s) for Gr HWBB ant r Sal Air Condition dual r None X Washe 2.0 and / or perm	Reco	ords iving Area X Firep Woo X Patic Porc Pool Othe er Oths It is a series of the content o	Street Asphalt Alley None Wood N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on.	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu	describe. I describe I describe I describe. I describe I describe I describe. I describe I describe. I describe I describe. I describe I describe. I describe I describ	x	di.
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe	X X X X Cial Flood Haza ties and off-site ny adverse site See for Physic describe) GENERAL DI One	ESC One Att.	Area Yorovements to additions or extenditions or extenditions or extenditions or extenditions or extenditions. SRIPTION with Accessor S-Det Yorovements to additional to a contains to a contains: Description of the contains to a contain to a cont	/es ypica terna s of	Property Jnit X d Unit Const. Ex Gu Oven X ms, etc.)	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement Partial Basement xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a	ne X X Yes SCRIPT Fi d/Stuc S Sahn The Bispo Th	X X No S No	If Note that I was a second of the second of	FE o, de o, de o o o o o o o o o o o o o o o o o o	ment and Tax burce(s) for Gr HWBB ant Sal Air Condition dual None X Washe 2.6	Records L	ords	Street Asphalt Alley None Wood N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Place(s) # 1 dStove(s) # 0 DDeck One The None None See Wood Prior Inspection SFARMLS, Re Amenities Place(s) # 1 dStove(s) # 0 DDeck One The None See Wood Prior Inspection SFARMLS, Re Amenities Place(s) # 1 Difference on SFARMLS, Re Amenities Place(s) # 2 Difference on SFARMLS, Re Amenities Place(s) # 1 Difference on SFARMLS, Re Amenities Place(s) # 2 Difference on SFARMLS, Re Amenities P	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu	describe. I describe I describ	x	di.
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe	X X X X X X X X X X X X X	al Cone Att. See al Att. A	Area Yorovements to additions or extenditions or extenditions or extenditions or extenditions or extenditions. Serior X Ran ontains: every efficient or extenditions and extenditions are extenditions and extenditions and extenditions are extenditions are extenditions are extenditions are extenditions and extenditions are extenditions.	/es yppicaterna s of l	Property Jnit X d Unit Const. Ex Gu W Oven X is source(s ubseque	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a	ne X X Yes X Yes SCRIPT CI Fi C/Stuc S Salv d/Ther Disposat date at date	X X No S No S No S No S S No S S S S S S S	If Nonental X Assertion Date of the learning	FE o, de l conco	ment and Tax burce(s) for Gr titing / Cooling HWBB ant Sal Air Condition HWBB Air None X Washe 2.0 And / or perm n, renovations inspection,	Records L	ords iving Area X Fire Woo X Patic Porc Pool X Fence Oth(s) renovati odeling, et	Street Asphalt Alley None //O001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities blace(s) # 1 dStove(s) # 0 b/Deck One th None None the Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public	A Map D If Yes, X Propalist/Pu No X Drivev X Ga At X Bu Feet of	describe. I describe	X 1998 None noted rds torage # of Cars 1 Concrete # of Cars 0 Detached Area Above inspection Interview,	d. Grade
IMPROVEMENTS	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe	X X X X X X X X X X X X X	al Cone Att. See al Att. A	Area Yorovements to additions or extenditions or extenditions or extenditions or extenditions or extenditions. Serior X Ran ontains: every efficient or extenditions and extenditions are extenditions and extenditions and extenditions are extenditions are extenditions are extenditions are extenditions and extenditions are extenditions.	/es yppicaterna s of l	Property Jnit X d Unit Const. Ex Gu W Oven X is source(s ubseque	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement Partial Basement xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a	ne X X Yes X Yes SCRIPT CI Fi C/Stuc S Salv d/Ther Disposat date at date	X X No S No S No S No S S No S S S S S S S	If Nonental X Assertion Date of the learning	FE o, de l conco	ment and Tax burce(s) for Gr titing / Cooling HWBB ant Sal Air Condition HWBB Air None X Washe 2.0 And / or perm n, renovations inspection,	Records L	ords iving Area X Fire Woo X Patic Porc Pool X Fence Oth(s) renovati odeling, et	Street Asphalt Alley None Mone Mone Inspection SFARMLS, Re Amenities Diace(s) # 1 dStove(s) # 0 Mone Mone Mone Mone Mone Mone Mone Mone	A Map D If Yes, X Propalist/Pu No X Drivev X Ga At X Bu Feet of	describe. I describe	X 1998 None noted rds torage # of Cars 1 Concrete # of Cars 0 Detached Area Above inspection Interview,	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe Describe the appraisal and/or pre	X X X X X X Cial Flood Haza ties and off-site ny adverse site Used for Physic describe) GENERAL Di One O O O Propo (I) O Propo (I) O X Refrige ea above grad eatures (special e condition of t report, all de evious appra	al C Second Att.	Area Yeprovements to additions or extenditions or extenditions or extenditions or extenditions or extenditions or extenditions and ariptions and report. The	/es yypicaterna s of l ory U ./End der Co	Property Jnit	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a	ne X X Yes X Yes SCRIPT CI Dispose S Galv d/Ther Dispose S are S Galv don't need S are S are S Galv Dispose S G	X X No S No Solution X MLS FION F	If Nonental X Ass Da Da Fuel V Joint Communication of the communicat	FE o, de l cono	ment and Tax cource(s) for Gr ating / Cooling	Recoross L oning oning r/Drye D Bat itted	ords iving Area X Fire Woo X Patio Porc Pool X Feno Othes renovati odeling, et mation fr	Street Asphalt Alley None (70001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dlace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of	describe. ! describe. descr	x	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional for Describe the appraisal and/or pre-	IX I	al C ESC Dne Att. Dsed al enate isal esciplications al enate conditions all cond	Area Yeprovements to additions or extenditions or extenditions or extenditions or extenditions or extenditions or extenditions and ontains: In the property and or extenditions and or extenditions and or extenditions and report. The extenditions are extenditions and report. The extenditions are extenditions and report. The extenditions are extenditions.	/es ypic: s of loory L //Ender Co	Property Jnit X d Unit C onst. Ex Ro Gi W Oven X isource(s ubseque inproven ng comp	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement Aterior Walls Woor oof Surface Computters & Downspout And Type Wood Dishwasher X G Rooms As Mandated a S) (including apparer ent value estimat ments appear to I ponent, may have	ne X X Yes SCRIPT CC Fi Fi G/Stuc Shin,n Dispo at date es are be wel	X X No nts, environn X MLS FION rawl Space nished nished cco gle vanized rmal csal X N 2 Bedr e of constr ed repairs, ce based on Il maintain n updated	If Nonental XX Ass Da XX I Fuel Alicrow coms uction extered ar . As of	FE o, de l cono	ment and Tax curce(s) for Gr ating / Cooling	Records L oning oning or/Drye or Bat itted inform d phy e ins	ords iving Area X Pation Porco X Pation Pool X Fencer Othics renovation frysical depection it	Street Asphalt Alley None //O001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities blace(s) # 1 dStove(s) # 0 b/Deck One th None None Se Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to	A Map D If Yes, X Propalist/Pu Drivev X Ga At X Bu Feet of Record normal	describe. ! describe. descr	X 1998 None noted 19	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional for Describe the appraisal and/or pre componer functionin	IX I	al C Second Att. Att. Second Att. Att. Second Att. Att. Second Att.	Area Yeprovements to additions or extenditions or extenditions or extenditions or extenditions or extenditions with Accessor S-Det Under Yeproverty and ontains: elergy efficient or operty and riptions and I report. The ry major busubject approved the subject approvements of the subject approved the subject approved to the subject approved the	/es ypicaterna s of l ory L //Ender Co	Property Jinit X d Unit C onst. Ex Ro Gi W Oven X source(s ubseque nproven ng comprise to be res to be	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement Aterior Walls Woor oof Surface Computters & Downspout And Type Wood Dishwasher X G Rooms As Mandated a S (including apparer ent value estimate ments appear to leponent, may have an attached dwe	ne X X Yes SCRIPT CC Fi Script G/Stuc Shings S Galv Dispos At date es are be welled be bee	X X No nts, environn X MLS FION Trawl Space nished nished coo gle vanized rmal cosal X N 2 Bedr e of constr ed repairs, co based on Il maintain n updated the improv	If Nonental XX Ass Da XX I VX I	FE o, de o,	ment and Tax curce(s) for Gr ating / Cooling	Records L oning oning r/Drye o Bat itted inform d phy e ins utting	ords iving Area X Pation Porco X Pation Pool X Fencer Othics renovation frysical depection in the adjar	Street Asphalt Alley None (70001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Diace(s) # 1 dStove(s) # 0 D/Deck One th None None Se Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to appears as of a accent properties	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of Record normal all utilitic (subject	describe. I describe descri	X 1998 None noted 19	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe Describe the appraisal and/or pre componer functionin this is typi	icial Flood Haza ties and off-site ny adverse site Jsed for Physic describe) GENERAL DI One	al C Att. Sed al he pesciones Fra	Area Yoprovements to additions or extenditions and are property and or extenditions and I report. The ry major busiblect approaches on the extendition of the extenditi	/es ypic. s of	Property July American Science (Section 1987) Property American Science (Section 1987) Proper	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DE: Concrete Slab Full Basement Partial Basement Sterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a s) (including apparer ent value estimate ments appear to leponent, may have an attached dwe formmon/shared si	ne X X Yes X Yes SCRIPT CI CI FI CI FI CI FI Disput S Galv d/Their at date es are be welling, tructur	X X No S No Ints, environn X MLS FION Trawl Space Inished I	If No.	FE o, de l conco	ment and Tax burce(s) for Gr atting / Cooling HWBB ant Mone X Washe 2.0 More for perm None and / or perm None for perm HWBB for perm None for perm HWBB for perm None for perm HWBB for	Recooning oning oning	ords iving Area X Firer Woo X Patio Porc Pool X Fenc Othe er O th(s) renovati odeling, et mation fr ysical dep pection it p the adjagement, age	Street Asphalt Alley None None Yes X No Prior Inspection SFARMLS, Re Amenities Dlace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is orn MLS, Public preciation due to appears as of a icent properties and there is no	A Map D If Yes, X Prop alist/Pu Drivev X Ga At X Bu Feet of Record onorma all utilitic (subject < contil	describe. I describe des	X 1998 None noted ds ds ds ds drorage # of Cars 1 Concrete # of Cars 0 Detached Area Above Inspection Interview, d tear. Som a and R, not a PU dendum >	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional for Describe the appraisal and/or pre componer functionin this is typi Are there ar	ical Flood Haza ties and off-site ny adverse site Jsed for Physic describe) GENERAL DI Det Det Propor Refrige ea above grar eatures (specia e condition of t report, all de evious appra nts, but not e not see an ny apparent ph	al Cone Att. Seed al he pesson isa isa Fra yysic	Area Norrowements to additions or extenditions and ontains: I report and oripitions and irreport. The ry major but is subject approaches on the control of the control or extenditions and irreport. The ry major but is subject approaches on the control of the control or extendition or extenditions and irreport. The ry major but is subject approaches on the control of the co	/es ypica sterna sof //End //End data d su lie in uildii obean ere ess or	Property July Special Section 1 and for the all factors Property July Special Section 1 and factors And Unit Special Section 2 and factors And Special Section 2 and factors 2 and	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement Partial Basement Sterior Walls Wood oof Surface Computters & Downspout findow Type Wood Concrete Slab Full Basement Partial Basement Sterior Walls Wood oof Surface Computters & Downspout findow Type Wood Concrete Slab Full Basement Sterior Walls Wood oof Surface Computters & Downspout findow Type Wood Constant Surface One Surface Computters & Downspout findow Type Wood Constant Surface One Surf	ne X X Yes X Yes SCRIP Co Fi Fi Fi Dispo S Galv d/The The led es are be well re bee elling, tructur tt the lin	X X MLS FION TION Trawl Space nished nished coo gle vanized rmal cosal X N 2 Bedr e of constr ed repairs, ce based on Il maintain n updated the improv ral elemen vability, sour	If Note that I was a second of the second of	FE o, de l conco	ment and Tax burce(s) for Gr atting / Cooling HWBB ant F S al Air Condition dual F None X Washe 2.0 and / or perm n, renovations inspection, sature limited are only abushared wall structural integer	Recoons L oning r/Drye D Bat itted f, rem infor d phy e ins utting agre grity o	ords iving Area X Firey Woo X Patic Porc Pool X Fenc Othe order othe othe	Street Asphalt Alley None Wood N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to appears as of a cent properties and there is no erty? Yes	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of Recor normal utilitie (subject contin X No	describe. I describe des	X 1998 None noted ds ds ds dtorage # of Cars 1 Concrete # of Cars 0 Detached Area Above Inspection Interview, d tear. Som and R, not a PU dendum > escribe.	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional for Describe the appraisal and/or pre componer functionin this is typi Are there ar	ical Flood Haza ties and off-site ny adverse site Jsed for Physic describe) GENERAL DI Det Det Propor Refrige ea above grar eatures (specia e condition of t report, all de evious appra nts, but not e not see an ny apparent ph	al Cone Att. Seed al he pesson isa isa Fra yysic	Area Norrowements to additions or extenditions and ontains: I report and oripitions and irreport. The ry major but is subject approaches on the control of the control or extenditions and irreport. The ry major but is subject approaches on the control of the control or extendition or extenditions and irreport. The ry major but is subject approaches on the control of the co	/es ypica sterna sof //End //End data d su lie in uildii obean ere ess or	Property July Special Section 1 and for the all factors Property July Special Section 1 and factors And Unit Special Section 2 and factors And Special Section 2 and factors 2 and	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DE: Concrete Slab Full Basement Partial Basement Sterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a s) (including apparer ent value estimate ments appear to leponent, may have an attached dwe formmon/shared si	ne X X Yes X Yes SCRIP Co Fi Fi Fi Dispo S Galv d/The The led es are be well re bee elling, tructur tt the lin	X X MLS FION TION Trawl Space nished nished coo gle vanized rmal cosal X N 2 Bedr e of constr ed repairs, ce based on Il maintain n updated the improv ral elemen vability, sour	If Note that I was a second of the second of	FE o, de l conco	ment and Tax burce(s) for Gr atting / Cooling HWBB ant F S al Air Condition dual F None X Washe 2.0 and / or perm n, renovations inspection, sature limited are only abushared wall structural integer	Recoons L oning r/Drye D Bat itted f, rem infor d phy e ins utting agre grity o	ords iving Area X Firey Woo X Patic Porc Pool X Fenc Othe order othe othe	Street Asphalt Alley None Wood N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to appears as of a cent properties and there is no erty? Yes	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of Recor normal utilitie (subject contin X No	describe. I describe des	X 1998 None noted ds ds ds dtorage # of Cars 1 Concrete # of Cars 0 Detached Area Above Inspection Interview, d tear. Som and R, not a PU dendum > escribe.	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe Describe the appraisal and/or pre componer functionin this is typi Are there ar This is an	X X X X X X Cial Flood Haza ties and off-site ny adverse site See for Physic describe) GENERAL DI One O 2 Det. One O Refrige ea above grar eatures (specia e condition of t report, all de evious appra nts, but not e g. Though th ical for San I ny apparent ph i exterior only	al Cone Att. Description al Cone Att. Att. Description al Cone Att. Descriptio	Area Proportions or excharacteristics CRIPTION with Accessor S-Det Under Property and or interest or property and riptions and I report. The ry major busing the subject appropriate on the subject appropriate or property and deficiencies spection and subject appropriate or property and riptions and I report. The ry major busing the subject appropriate or property and deficiencies spection and the subject appropriate or property and the subject appropriate or property and deficiencies and deficiencies spection and the subject appropriate or property and the sub	yes ypica sof JEne data d su le in uildi pear ere es or ppra	Property Jinit X Junit X d Unit C Onst. Ex Ro Gu W Oven X Ins, etc.) source(s subseque Inprover Ing compres to be a sis no co adverse a aisal rep	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement Partial Basement Sterior Walls Wood oof Surface Computters & Downspout findow Type Wood Concrete Slab Full Basement Partial Basement Sterior Walls Wood oof Surface Computters & Downspout findow Type Wood Concrete Slab Full Basement Sterior Walls Wood oof Surface Computters & Downspout findow Type Wood Constant Surface One Surface Computters & Downspout findow Type Wood Constant Surface One Surf	ne X X Yes Achmer SCRIPT Fi d/Stucc Shings Galv d/Thee Be are be welled be welled be welled be welled be welled by tructur ct the living are and a common are a common a common are a common a common are a common	X X MLS FION TION Trawl Space nished nished coo gle vanized rmal cosal X N 2 Bedr e of constr ed repairs, ce based on Il maintain n updated the improv ral elemen vability, sour	If Note that I was a second of the second of	FE o, de l conco	ment and Tax burce(s) for Gr atting / Cooling HWBB ant F S al Air Condition dual F None X Washe 2.0 and / or perm n, renovations inspection, sature limited are only abushared wall structural integer	Recoons L oning r/Drye D Bat itted f, rem infor d phy e ins utting agre grity o	ords iving Area X Firey Woo X Patic Porc Pool X Fenc Othe order othe othe	Street Asphalt Alley None Wood N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to appears as of a cent properties and there is no erty? Yes	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of Recor normal utilitie (subject contin X No	describe. I describe des	X 1998 None noted ds ds ds dtorage # of Cars 1 Concrete # of Cars 0 Detached Area Above Inspection Interview, d tear. Som and R, not a PU dendum > escribe.	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe Describe the appraisal and/or pre componer functionin this is typi Are there ar This is an	X X X X X X Cial Flood Haza ties and off-site ny adverse site See for Physic describe) GENERAL DI One O 2 Det. One O Refrige ea above grar eatures (specia e condition of t report, all de evious appra nts, but not e g. Though th ical for San I ny apparent ph i exterior only	al Cone Att. Description al Cone Att. Att. Description al Cone Att. Descriptio	Area Proportions or excharacteristics CRIPTION with Accessor S-Det Under Property and or interest or property and riptions and I report. The ry major busing the subject appropriate on the subject appropriate or property and deficiencies spection and subject appropriate or property and riptions and I report. The ry major busing the subject appropriate or property and deficiencies spection and the subject appropriate or property and the subject appropriate or property and deficiencies and deficiencies spection and the subject appropriate or property and the sub	yes ypica sof JEne data d su le in uildi pear ere es or ppra	Property Jinit X Junit X d Unit C Onst. Ex Ro Gu W Oven X Ins, etc.) source(s subseque Inprover Ing compres to be a sis no co adverse a aisal rep	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement Partial Basement Xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Cof Surface Computters & Downspout findow Type Wood Computters & Downspout findow Type Wood Computters & Downspout findow Type Wood Computers & Downspout findow Type Wo	ne X X Yes Achmer SCRIPT Fi d/Stucc Shings Galv d/Thee Be are be welled be welled be welled be welled be welled by tructur ct the living are and a common are a common a common are a common a common are a common	X X MLS FION TION Trawl Space nished nished coo gle vanized rmal cosal X N 2 Bedr e of constr ed repairs, ce based on Il maintain n updated the improv ral elemen vability, sour	If Note that I was a second of the second of	FE o, de l conco	ment and Tax burce(s) for Gr atting / Cooling HWBB ant F S al Air Condition dual F None X Washe 2.0 and / or perm n, renovations inspection, sature limited are only abushared wall structural integer	Recoons L oning r/Drye D Bat itted f, rem infor d phy e ins utting agre grity o	ords iving Area X Firey Woo X Patic Porc Pool X Fenc Othe order othe othe	Street Asphalt Alley None Wood N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to appears as of a cent properties and there is no erty? Yes	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of Recor normal utilitie (subject contin X No	describe. I describe des	X 1998 None noted ds ds ds dtorage # of Cars 1 Concrete # of Cars 0 Detached Area Above Inspection Interview, d tear. Som and R, not a PU dendum > escribe.	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe Describe the appraisal and/or pre componer functionin this is typi Are there ar This is an	X X X X X X Cial Flood Haza ties and off-site ny adverse site See for Physic describe) GENERAL DI One O 2 Det. One O Refrige ea above grar eatures (specia e condition of t report, all de evious appra nts, but not e g. Though th ical for San I ny apparent ph i exterior only	al Cone Att. Description al Cone Att. Att. Description al Cone Att. Descriptio	Area Proportions or excharacteristics CRIPTION with Accessor S-Det Under Property and or interest or property and riptions and I report. The ry major busing the subject appropriate on the subject appropriate or property and deficiencies spection and subject appropriate or property and riptions and I report. The ry major busing the subject appropriate or property and deficiencies spection and the subject appropriate or property and the subject appropriate or property and deficiencies and deficiencies spection and the subject appropriate or property and the sub	yes ypica sof JEne data d su le in uildi pear ere es or ppra	Property Jinit X Junit X d Unit C Donst. Ex Ro Gu W Doven X Ins, etc.) a source(s abseque anprover ang compres to be a sis no co adverse a aisal rep	Sanitary S FEMA Flood Zor market area? (easements, encros Appraisal F GENERAL DES Concrete Slab Full Basement Partial Basement Xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Cof Surface Computters & Downspout findow Type Wood Computters & Downspout findow Type Wood Computters & Downspout findow Type Wood Computers & Downspout findow Type Wo	ne X X Yes Achmer SCRIPT Fi d/Stucc Shings Galv d/Thee Be are be welled be welled be welled be welled be welled by tructur ct the living are and a common are a common a common are a common a common are a common	X X MLS FION TION Trawl Space nished nished coo gle vanized rmal cosal X N 2 Bedr e of constr ed repairs, ce based on Il maintain n updated the improv ral elemen vability, sour	If Note that I was a second of the second of	FE o, de l conco	ment and Tax burce(s) for Gr atting / Cooling HWBB ant F S al Air Condition dual F None X Washe 2.0 and / or perm n, renovations inspection, sature limited are only abushared wall structural integer	Recoons L oning r/Drye D Bat itted f, rem infor d phy e ins utting agre grity o	ords iving Area X Firey Woo X Patic Porc Pool X Fenc Othe order othe othe	Street Asphalt Alley None Wood N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to appears as of a cent properties and there is no erty? Yes	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of Recor normal utilitie (subject contin X No	describe. I describe des	X 1998 None noted ds ds ds dtorage # of Cars 1 Concrete # of Cars 0 Detached Area Above Inspection Interview, d tear. Som and R, not a PU dendum > escribe.	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional for Describe the appraisal and/or pre componer functionin this is typi Are there ar This is an Public Re	icial Flood Haza tites and off-site ny adverse site Used for Physic describe) GENERAL DI Det. Det. Det. Det. Propor Traditiona 1947 ge (Yrs) 20 X Refrige ea above grad eatures (special e condition of t report, all de evious appra nts, but not e g. Though th ical for San in ny apparent ph a exterior only ecords, Owner exterior only ecords, Owner	al C ESC One Att. osed al he pescilisal eve ne s Fra ysic y in	Area Yeprovements to additions or extenditions or extenditions or extenditions or extenditions or extenditions or extenditions. S-Det Yeprovements to additional subject and additional ad	ypicaternal soft of the soft o	Property Jnit X d Unit Const. Ex Gu W Oven X is source(s ubseque in prover in g compress to be is no co is adverse aisal rep or previous	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement Xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a s) (including apparent value estimate ments appear to lead to the control of the contr	ne X X Yes X Yes SCRIPT CI Fi CSCRIPT CI SI	X X X No Signature No Signatu	If Note that I was a second of the second of	FE o, de l conco	ment and Tax burce(s) for Gr ating / Cooling	Records L oning r/Drye on Bat iitted on inform d phy e ins utting agree grity o are	ords iving Area X Firep Woo X Patin Porc Pool Other Other Other odeling, et mation fresical dependent, as of the proper of the proper Dased or	Street Asphalt Alley None (70001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Diace(s) # 1 dStove(s) # 0 DiDeck One the None None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public preciation due to appears as of a cent properties and there is no erty? Yes n exterior inspect	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of an ext Recor norma all utilitie (subject contin X No etion, in	describe. I describe descri	x x x x x x x x x x	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe Describe the appraisal and/or pre componer functionin this is typi Are there ar This is an Public Re	ical Flood Haza tites and off-site ny adverse site Used for Physic describe) GENERAL Di Det. Det. Det. Det. Det. Det. Det. Det.	al C ESC One Att. ssed al erate de c isa erate y in er li	Area Proposements to additions or exception and the subject approperty and deficiencies spection and terview, a subject to the subject approperty and contains:	yes ypica sof	Property Junit X d Unit Const. Ex Gu W Dven X ms, etc.) source(s ubseque nprover ng compress to be is no co adverse aisal rep or previce	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher As Mandated a S) (including apparer ent value estimate nents appear to be ponent, may have an attached dwe common/shared si conditions that affect out, all description out appraisal region d (functional utility, si	ne X X Yes SCRIPT Color Fi Gd/Stuce S Salv d/Ther Dispos S Galv d/Ther Dispos S Galv d/Ther Dispos S Galv tructur Ct the lini Tructur Ct the lini S Style, color Style, color	X X X No Signature No Signatu	If Nonental X As Da Fuel As General As General As General As General As General As General Gene	FE o, de l conco	ment and Tax burce(s) for Gr ating / Cooling	Records L	ords iving Area X Patic Porc Oth(s) renovation frysical depection it at the adjacement, a of the proper based or	Street Asphalt Alley None (70001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dlace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public oreciation due to appears as of a cent properties and there is no erty? Yes n exterior inspect	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of s an ext Recor normal utilitie (subject contin X No etion, in	describe. ! describe. descr	x x x x x x x x x x	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe Describe the appraisal and/or pre componer functionin this is typi Are there ar This is an Public Re	ical Flood Haza tites and off-site ny adverse site Used for Physic describe) GENERAL Di Det. Det. Det. Det. Det. Det. Det. Det.	al C ESC One Att. ssed al erate de c isa erate y in er li	Area Proposements to additions or exception and the subject approperty and deficiencies spection and terview, a subject to the subject approperty and contains:	yes ypica sof	Property Junit X d Unit Const. Ex Gu W Dven X ms, etc.) source(s ubseque nprover ng compress to be is no co adverse aisal rep or previce	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement Xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher X 6 Rooms As Mandated a s) (including apparent value estimate ments appear to lead to the control of the contr	ne X X Yes SCRIPT Color Fi Gd/Stuce S Salv d/Ther Dispos S Galv d/Ther Dispos S Galv d/Ther Dispos S Galv tructur Ct the lini Tructur Ct the lini S Style, color Style, color	X X X No Signature No Signatu	If Nonental X As Da Fuel As General As General As General As General As General As General Gene	FE o, de l conco	ment and Tax burce(s) for Gr ating / Cooling	Records L	ords iving Area X Patic Porc Oth(s) renovation frysical depection it at the adjacement, a of the proper based or	Street Asphalt Alley None (70001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dlace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public oreciation due to appears as of a cent properties and there is no erty? Yes n exterior inspect	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of s an ext Recor normal utilitie (subject contin X No etion, in	describe. ! describe. descr	x x x x x x x x x x	d. Grade
S	Electricity Gas FEMA Spec Are the utilit Are there ar Source(s) U Other (c Units X # of Stories Type X X Existing Design (Sty Year Built 1 Effective Ag Appliances Finished are Additional fe Describe the appraisal and/or pre componer functionin this is typi Are there ar This is an Public Re Does the pri inspectior	ical Flood Haza tites and off-site ny adverse site Used for Physic describe) GENERAL Di Det. Det. Det. Det. Det. Det. Det. Det.	al C Social C	Area Proportions or excharacteristic: RIPTION with Accessor S-Det Under Or X Ran ontains: Deregy efficient or operty and or interview, and deficiencies spection and enterview, and ontains of the ort, all descriptions and operations and deficiencies of the ort, all descriptions and operation of the ort, all descriptions and operation of the ort, all descriptions and operation of the ort, all descriptions and operations of the ort, all descriptions and operations of the ort, all descriptions and operations of the ort, all descriptions or exceptions of the ort, all descriptions or exceptions or e	ypicatern. s of l longe/C longe/C titern data d su lee in uildi ere ers or ppra nd/c neigerind/c	Property Jinit X d Unit C onst. Ex Ro Gi W Oven X is source(s ubseque inproven ing comproven is no co adverse is no co adverse is aisal rep or previous in proving and in the color of the colo	Sanitary S FEMA Flood Zor market area? (easements, encror Appraisal F GENERAL DE Concrete Slab Full Basement Partial Basement xterior Walls Wood oof Surface Computters & Downspout findow Type Wood Dishwasher As Mandated a S) (including apparer ent value estimate nents appear to be ponent, may have an attached dwe common/shared si conditions that affect out, all description out appraisal region d (functional utility, si	ne X X Yes SCRIPT Color Fi Gd/Stuce S Salv d/Ther Dispos S Galv d/Ther Dispos S Galv d/Ther Dispos S Galv tructur Ct the lini Tructur Ct the lini S Style, color Style, color	X X X No Signature No Signatu	If Nonental X As Da Fuel As General As General As General As General As General As General Gene	FE o, de l conco	ment and Tax burce(s) for Gr ating / Cooling	Records L	ords iving Area X Patic Porc Oth(s) renovation frysical depection it at the adjacement, a of the proper based or	Street Asphalt Alley None (70001 N FEM. Yes X No Prior Inspection SFARMLS, Re Amenities Dlace(s) # 1 dStove(s) # 0 D/Deck One th None None See Wood er None ther (describe) 1,449 Square on. C.). C3;This is om MLS, Public oreciation due to appears as of a cent properties and there is no erty? Yes n exterior inspect	A Map D If Yes, X Propalist/Pu No X Dr Drivev X Ga At X Bu Feet of s an ext Recor normal utilitie (subject contin X No etion, in	describe. ! describe. descr	x x x x x x x x x x	d. Grade

Exterior-Only Inspection Residential Appraisal Report File No. 33206909

-				oject neighborhood rang					30,000 .	
				past twelve months rang			1,290,000	to \$	2,165,000	
FEATURE		SUBJECT		LE SALE NO. 1	COMPARABLE SALE NO. 2				COMPARABLE S	ALE NO. 3
1870 47th Avenue			1431 41st Avenue)	1610 38th	Avenue		2547	41st Avenue	
Address San Francisco	, CA 94	122	San Francisco, Ca	A 94122	San Franc	isco, CA 9	4122	San I	Francisco, CA 94	4116
Proximity to Subject			0.65 miles NE		0.62 miles	NE		0.93	miles SE	
Sale Price	\$			\$ 1,550,000		\$	1,603,000		\$	1,500,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 1,279.93 sq. ft.		\$ 948.5	2 sq. ft.	, , , , , , , , , , , , , , , , , , ,	\$ 1.	183.90 sq. ft.	, ,
Data Source(s)	Ť	0.00 541.11.	SFARMLS #4226	72506:DOM 6			33;DOM 24	_	RMLS #4226712	71·DOM 14
				,						
Verification Source(s)			Realist/Public Red		I		ds LP 1.300m		st/Public Record	
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRI	IPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth		ArmLth			ArmL	_th	
Concessions			Conv;0		Conv;0			Conv	r;0	
Date of Sale/Time			s07/22;c07/22		s06/22;c06	5/22		s07/2	22;c07/22	
Location	N;Res		N;Res;		N;Res;				s;School	55,800
Leasehold/Fee Simple	Fee Si		Fee Simple		Fee Simple	2			Simple	00,000
		•	•			<u> </u>	24 440			
Site	3000 s		3000 sf		2060 sf		31,419			
View	N;Res		N;Res;		N;Res;			N;Re	· ·	
Design (Style)	DT2;Ti	raditional	DT2;Traditional		DT2;Tradit	tional		DT2;	Traditional	
Quality of Construction	Q3		Q3		Q3			Q3		
Actual Age	75		73	0	82		0	70		0
Condition	СЗ		C3		C3			СЗ		
Above Grade	Total Bdr	ms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths			3drms. Baths	
				30.070	-					20.400
Room Count	6 2	_	6 2 1.0	,		2.0		6	3 1.1	29,100
Gross Living Area 225		1,449 sq. ft.	1,211 sq	. ft. 53,550		,690 sq. ft.	-54,225		1,267 sq. ft.	40,950
Basement & Finished	0sf		0sf		0sf			0sf		
Rooms Below Grade								<u></u>		
Functional Utility	Averag	je	Average		Average			Avera	age	
Heating/Cooling	Centra		Central		Central			Cent	_	
Energy Efficient Items	As Mai		As Mandated		As Mandat	ted			andated	
						ieu				25 550
Garage/Carport	1gbi1d	JVV	1gbi1dw		1gbi1dw			2gbi		-35,550
Porch/Patio/Deck	Patio		Patio		Patio			Patio		
Accessory Rooms	None		None		None			None)	
Additional Features	None		None		None			None	,	
Document Number	n/a		170807	0	55228		0	7117	0	0
Net Adjustment (Total)			X + -	\$ 83,620		X]- \$	22,806	(X)		90,300
, , , ,				Ψ 00,020		-1.4%	22,000	Net A	_	00,000
Adjusted Sale Price				* 4.000.000	,		4 500 404		,	4 500 000
of Comparables			Gross Adj. 5.4%			5.3% \$	1,580,194	Gross	Adj. 10.8% \$	1,590,300
I X did did not res	search the	e sale or transfer hi	story of the subject pro	perty and comparable s	ales. If not, ex	plain				
My research did X	did not r	eveal any prior sal	es or transfers of the si	ubject property for the th	ree years prio	r to the effect	tive date of this appra	aisal.		
		Realist/Public F								
				omparable sales for the	voar prior to th	no dato of cal	o of the comparable	calo		
Data source(s) SFARM				omparable sales for the	year prior to tr	ic date of 3di	e of the comparable	Juic.		
				611 12 1				1	2)	
Report the results of the res	search an									
ITEM		SUI	BJECT	COMPARABLE SA	LE NO. 1		PARABLE SALE NO.	. 2	COMPARABI	E SALE NO. 3
Date of Prior Sale/Transfer		08/29/1995	(09/17/2004		10/27/199	98		10/21/2014	
Price of Prior Sale/Transfer		\$210,000	(\$750,000		\$0			\$878,000	
Data Source(s)		Realist/Public	Records	Realist/Public Recor	rds	Realist/P	ublic Records		Realist/Public F	Records
Effective Date of Data Sour	ce(s)	08/23/2022		08/23/2022		08/23/202			08/23/2022	
Analysis of prior sale or tran	. ,				sales or listin		subject or compa	rahles		6 months as
per San Francisco ML				INO OUICE	Jaioo OI 110tll	.90 01 1110 1	cabjeet of compa	45153	. Stor the past of	months as
per Jan Francisco IVIL	o anu K	Canov/Fublic K	coords.							
Summary of Sales Compar	ison Appr	oach. See Atta	ched Addendum							
•										
-										
Indicated Value by Sales C	ompariso	n Approach \$ 1,6	00,000							
Indicated Value by: Sale			•	Cost Approach (if de	veloped) \$ 0		Income An	proach	(if developed) \$ C)
See Attached Addendu			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		pou, # U		oome Ap	₁ 5461		
Joe Allached Addellal	4111									
n — '''	X) "as is,	,		nd specifications on the				vement	s have been comple	eted,
subject to the following	repairs or	alterations on the	basis of a hypothetical	condition that the repair	rs or alteration	s have been	completed, or	sul	ject to the following	required
inspection based on the ext	•		**	·			Attached Addend	_	v	
1		,		,		300				
Based on a visual inspe	ction of	the exterior or-	as of the subject ===	nerty from at least	ha street d-	fined soor	anfwork states	ant of	secumntions and	limiting
•						•			•	•
conditions, and apprais	er s cer	uncation, my (o						ı or thi	s report is \$ 1,60	00,000
				of inspection and the			raisal.			
as of 08/23/2022 eddie Mac Form 2055 March 2005		UAD Version 9/20	14	uced using ACI software, 800.234.8	1777 ! !				E	e Form 2055 March 2005

Appraisal Report Exterior-Only Inspection Residential Appraisal Report File No. 33206909 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) See Attached Addendum ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW OPINION OF SITE VALUE = \$ 800,000 Dwelling 1,449 Sq. Ft. @ \$ Source of cost data 0 Quality rating from cost service Sq. Ft. @ \$ 0 Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Garage/Carport Sq. Ft. @ \$ = \$ 0 Total Estimate of Cost-New 0 Less 50 Physical Functional External = \$ (0) Depreciation 0 40 Years INDICATED VALUE BY COST APPROACH. Estimated Remaining Economic Life (HUD and VA only) INCOME APPROACH TO VALUE (not required by Fannie Mae) X Gross Rent Multiplier Indicated Value by Income Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GRM) 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

Are the units, common elements, and recreation facilities complete?

Describe common elements and recreational facilities.

Total number of units for sale

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

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

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

Yes No If No, describe the status of completion.

Exterior-Only Inspection Residential Appraisal Report

File No. 33206909

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

File No. 33206909

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).

Exterior-Only Inspection Residential Appraisal Report

- 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 Name Mitchell S. Diamond Company Name Clario Appraisal Network Company Address 300 East 2nd Street #1405 Reno, NV 89501	Signature
Telephone Number 530-550-2565 Email Address mitch.diamond@clarioappraisal.com	Telephone Number Email Address
Date of Signature and Report 08/23/2022 Effective Date of Appraisal 08/23/2022 State Certification # AR007000	Date of Signature State Certification # or State License #
or State License # or Other (describe) State # State CA Expristion Date of Contification or License 03/45/2023	StateExpiration Date of Certification or License
Expiration Date of Certification or License 02/16/2023 ADDRESS OF PROPERTY APPRAISED 1870 47th Avenue San Francisco, CA 94122	SUBJECT PROPERTY Did not inspect exterior subject property Did inspect exterior of subject property from street Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,600,000	
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

Appraisal Report

Exterior-Only Inspection Residential Appraisal Report File No. 33206909

FEATURE		SUBJECT	COMPARABLE SALE NO. 4			CON	COMPARABLE SALE NO. 6						
	1870 47th Avenue					COMPARABLE SALE NO. 5 2314 34th Avenue			2123 41st Avenue				
Address San Francisco	c. CA 94	4122	San Franc			122	San Francisco, CA 94116				ancisco, CA		16
Proximity to Subject	, _,		0.34 miles				0.96 miles SE			0.46 miles SE			
Sale Price	\$		0.0100		\$	1,650,000	0.0000	\$	1,680,000	01101111		\$	1,195,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 1.141.8	8 7 sa ft		1,000,000	\$ 979.0		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$ 1.05	1.01 sq. ft.	Ť	.,,
Data Source(s)	Ť	0.00 041.11				43;DOM 14			610;DOM 61		1LS #4226	8256	0·DOM 7
Verification Source(s)						s LP 1.295m	Realist/Pu		•		Public Red		0,2 0
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCR			+(-) \$ Adjustment	DESCR		+(-) \$ Adjustment		CRIPTION	1	+(-) \$ Adjustment
Sale or Financing		SOMI HON	ArmLth	11011		+(-) \$ Adjustment	Listing	II HON	+(-) \$ Aujustinent	Listing	OIGH HOIV		231,950
Concessions			Conv;0				;0			;0			231,930
Date of Sale/Time			s06/22;c0	6/22			Active			c08/22		-	
	NiDoo			0/22									
Location	N;Res		N;Res; Fee Simple		-		N;Res;			N;Res;	anla	-	
Leasehold/Fee Simple	Fee Si	-		е	-		Fee Simple	е		Fee Sin		-	
Site	3000 s		3000 sf				2744 sf		0	3000 sf	'		
View	N;Res	<i>'</i>	N;Res;				N;Res;			N;Res;			
Design (Style)		raditional	DT2;Tradi	tional			DT2;Tradit	tional			aditional		
Quality of Construction	Q3		Q3				Q3			Q3			
Actual Age	75		110			0			0	75			
Condition	C3		C3				C3			C3			
Above Grade	Total Bd		Total Bdrms.	Baths	:		Total Bdrms.	Baths		Total Bdrn		\perp	
Room Count	6	2 2.0	6 2	1.1	\Box	32,010	6 3	1.0	32,592	6 2	1.0		23,183
Gross Living Area 225		1,449 sq. ft.	1	1 ,445 so	q. ft.	900	1	,716 sq. ft.	-60,075	<u></u>	1,137 sq	. ft.	70,200
Basement & Finished	0sf		0sf				0sf			0sf		\top	
Rooms Below Grade													
Functional Utility	Averag	ne .	Average		\dashv		Average			Average		\top	
Heating/Cooling	Centra		Central		\dashv		Central			Central	-	\dashv	
Energy Efficient Items		ndated	As Manda	ted	\dashv		As Mandat	ted		As Man	dated	+	
Garage/Carport	1gbi1		1gbi1dw	·ou	+		2gbi		-39,816			+	
	Patio	uvv	Patio		+		Patio		-38,010		TV .	+	
Porch/Patio/Deck					-				1	Patio		+	
Accessory Rooms	None		None		+		None		-	None		+	
Additional Features	None		None		-		None		-	None		+	
Document Number	n/a		56913	$\overline{}$	1.		n/a	 		n/a			
Net Adjustment (Total)			X + (<u></u> -	\$	32,910		<u>X</u>]- \$	67,299	<u>X</u> +	-	\$	325,333
Adjusted Sale Price of Comparables			Net Adj.	2.0%	1		Net Adj.	-4.0%		Net Adj.	27.2%		
of Comparables			Gross Adj.	2.0%		1,682,910		7.9% \$					1,520,333
ITEM			BJECT			COMPARABLE SA	LE NO. 4		PARABLE SALE NO			ABLE	SALE NO. 6
					$\Delta \Delta $								
Date of Prior Sale/Transfer		08/29/1995				8/1984		12/05/19	72		8/04/2005		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer		\$210,000			\$0			\$42,500		\$8	818,000		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer	-	\$210,000 Realist/Public	Records		\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea		rds	\$42,500	ublic Records	\$8 R	818,000	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$210,000 Realist/Public 08/23/2022			\$0 Rea	list/Public Recor	rds	\$42,500 Realist/P	ublic Records	\$8 R	818,000 ealist/Publ	ic Re	cords

Uniform Appraisal Dataset Definitions

File No. 33206909

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Uniform Appraisal Dataset Definitions File No. 33206909 Abbreviations Used in Data Standardization Text Full Name Appropriate Fields Full Name Abbrev. Abbrev. Appropriate Fields Area, Site Interior Only Stairs Basement & Finished Rooms Below Grade AdjPrk Adjacent to Park Lndfl Landfill Location Location AdjPwr Adjacent to Power Lines Location LtdSght Limited Sight View Listing Sale or Financing Concessions Α Adverse Location & View Listina ArmLth Arms Length Sale Sale or Financing Concessions MR Mid-Rise Structure Design(Style) ΑT Attached Structure Design(Style) Mtn Mountain View View Location & View ba Bathroom(s) Basement & Finished Rooms Below Grade Neutral Bedroom Basement & Finished Rooms Below Grade NonArm Non-Arms Length Sale Sale or Financing Concessions br Beneficial Location & View Open Garage/Carport В op BsyRd Busy Road Other Basement & Finished Rooms Below Grade Location 0 Other Carport Garage/Carport Design(Style) Ср Cash Cash Sale or Financing Concessions Prk Park View View CtySky City View Skyline View View Pstrl Pastoral View View City Street View CtyStr View Pwrl n Power Lines View Commercial Influence PubTrn Public Transportation Comm Location Recreational (Rec) Room Contracted Date Date of Sale/Time Basement & Finished Rooms Below Grade Conv Conventional Sale or Financing Concessions Relo Relocation Sale Sale or Financing Concessions REO REO Sale Sale or Financing Concessions Covered Garage/Carport CV CrtOrd Court Ordered Sale Sale or Financing Concessions Res Residential Location & View DOM Days On Market Data Sources Row or Townhouse Design(Style) RH Rural Housing - USDA DT **Detached Structure** Design(Style) Sale or Financing Concessions SD Semi-detached Structure dw Driveway Garage/Carport Design(Style) Sale or Financing Concessions Settlement Date Estate Estate Sale Date of Sale/Time **Expiration Date** Date of Sale/Time Short Short Sale Sale or Financing Concessions FHA Federal Housing Authority Sale or Financing Concessions sf Square Feet Area, Site, Basement Garage Garage/Carport sqm Square Meters Area, Site, Basement g Garage - Attached Garage/Carport Unk Unknown Date of Sale/Time ga Sale or Financing Concessions VA Veterans Administration gbi Garage - Built-in Garage/Carport Basement & Finished Rooms Below Grade gd Garage - Detached Garage/Carport WO Walk Out Basement Garden Structure GR Walk Up Basement Basement & Finished Rooms Below Grade Design(Style) WU GlfCse Golf Course Location WtrFr Water Frontage Location Glfvw Golf Course View Wtr View Water View View HR High Rise Structure Design(Style) Withdrawn Date Date of Sale/Time Ind Industrial Location & View Woods Woods View Other Appraiser-Defined Abbreviations Abbrev. Full Name Appropriate Fields Abbrev. Full Name Appropriate Fields

	[-
UAD Version 9/2011 Produced using ACI software, 8	00.234.8727 www.aciweb.com 2055_05UAD 12182015
UAD Version 9/2011 Produced using ACI software, 8 Uniform Appraisal I	00 234.8727 www.aciweb.com 2055_05UAD 12182015 Dataset Definitions
UAD Version 9/2011 Produced using ACI software, 8 Uniform Appraisal E	00.234.8727 www.aciweb.com 2055_05UAD 12182015 Dataset Definitions
UAD Version 9/2011 Produced using ACI software, 8 Uniform Appraisal E	00.234.8727 www.aciweb.com 2055_05UAD 12182015 Dataset Definitions

ADDENDUM

Borrower: Redwood Holdings LLC	File	No.: 33206909
Property Address: 1870 47th Avenue	Cas	se No.:
City: San Francisco	State: CA	Zip: 94122
Lender: Wednewood Inc		

Legal Description

The City and County of San Francisco utilizes the Lot/Block System which is included within the report as well as plat map. This information was gathered through the City and County of San Francisco Assessor's Office official web page. The subject's full legal description was not available from the public or tax record data sources available to the appraiser. In the subject's market area legal descriptions are not typically available from the public or tax records data sources. Appraiser contacted the assessor's office and was unable to obtain the subject's full legal description in a timely manner and without additional expenses. Furthermore, the appraiser was not provided a copy of the subject's preliminary title report, and therefore, unable to provide the subject's full description. The subject was identified by its physical address and parcel number available from public records.

Owner of Record

The reason for the discrepancy between the borrower name and owner of record is unknown.

Twelve Month Listing History of Subject Property Not Applicable

Analysis of the Sales Contract

Neighborhood Description

The subject is located in the Outer Sunset neighborhood of San Francisco, a moderate density, primarily residential use area consisting of Condominium units, SFR's and 2-4 unit buildings, with commercial mixed use, and apartment buildings interspersed along access streets. Local services are available within five blocks, most levels of schools, as well as local parks are within ten blocks. Downtown employment and cultural centers are within six miles.

Neighborhood Market Conditions

Over the past 12 months there has been 46 sales of similar utility and appeal, traditional or mid century design, two to three bedroom homes in the subject's Central Sunset - Parkside market area, resulting in a value range of \$1,290,000 to \$2,165,000. Presently there are six offerings similar to the subject resulting in a 1.63 months supply based on an indicated absorption rate of 3.67 sales per month, when compared to the previous six and twelve month periods supply and demand appear to be balanced, with the median sales price stabilized at \$1,603,000. The median days on market for closed sales has increased to a 12 month high of 18 days. The median sales price as a percentage of list price has decreased to a 12 month low of 119.41%

Zoning Description

Per the San Francisco Planning Department "SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS. These Districts are intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one, two or three units with separate entrances, and limited scale in terms of building width and height. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. RH-1 Districts: One-Family. These Districts are occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. In most cases the single-family character of these Districts has been maintained for a considerable time.

The subjects current use represent the highest and best use based on the following Appraisal Institute definition "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value"

Condition of the Property
Continued from Condition of the Property: association, this is a common characteristic for most homes in the market area. Living area size per past MLS Listing and Assessor/Tax records and Planning Department records.

Comments on Sales Comparison

This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Planning Department / Assessor records. The dominant characteristics of the subject's comparable search similar utility and appeal, traditional or mid century design, two to three bedroom homes in the subject's Sunset - Parkside market area. Though some comparables may have crossed access roads all are considered to be from within the subjects market area, and are viewed as having similar overall marketability as the subject as no geographic or market barriers have been traversed. The comparables are grouped by relevance, with comparables one, two, three, and four being the most relevant closed sales. Comparable one used primarily for date of sale, and condition. Comparable two used to bracket the subjects living area size and bathroom count, and for date of sale, location and condition. Comparable three employed for date of sale and condition, though of varied location directly facing a school building. Comparable four is an additional closed sale used for date of sale, location, condition, and similar living area size as the subject. Comparables five and six are the most applicable current offers similar regarding overall utility as the subject.

The adjustments, or lack thereof, for time/date are based on the 1004mc indicators as well as the sales to list price ratio of the closed sales used in the analysis. Supply and demand appear to be balanced, with the median sales price stabilized at \$1,603,000. The median days on market for closed sales has increased to a 12 month high of 18 days. The median sales price as a percentage of list price has decreased to a 12 month low of 119.41% No listing adjustment made to comparable five which appears to be listed above the anticipated sales price.

Location adjustment made to comparable three derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variants in location as much as is feasible, the adjustments are based on the difference between the median sales price of 13 sales featuring standard residential locations as a characteristic similar to the subject, with the median sales price of five sales with mixed use locations as a characteristic, resulting in a 3.72% variant in median sales price.

Site size adjustments derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variant in site size as much as is feasible, the adjustments are based on the difference between the median sales price of 9 sales featuring smaller sites as a characteristic inferior to the subject, with median sales price of 21 sales with standard site size of 2500 to 3500 saft, resulting in a 1.96% variant in median sales price.

Bathroom count adjustments derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variants regarding bathroom count as much as is feasible, the adjustments are based on the difference between the median sales price of 11 sales featuring 1.0 to 1.1 bathrooms as a characteristic inferior to the subject, with median sales price of 17 sales with 2.0 to 2.1 baths as a characteristic, resulting in a 1.94% variant in median sales price.

Gross Living Area adjustments are derived from historical and current market data, through a property search using San Francisco MLS, and

ADDENDUM

Borrower: Redwood Holdings LLC	File	No.: 33206909
Property Address: 1870 47th Avenue	Cas	se No.:
City: San Francisco	State: CA	Zip: 94122
Lender: Wednewood Inc		

selecting sales to isolate for living area size as much as is feasible, the adjustments are based on the difference between the median sales price of 8 sales featuring gross living area of between 1300 and 1600 square feet as a characteristic similar to the subject, with median sales price of 12 featuring gross living area of between 1000 and 1300 square feet as a characteristic, then applying the adjustment at a rate of \$225 per square foot. Size adjustments are based on Tax/Assessors Records unless the building department records indicate additions / expansion with permits, in which case the added area is included, it is common for discrepancies to exist between the tax record and building department regarding size as often the tax assessment / building area size is not updated.

Parking adjustments derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variants in parking as much as is feasible, the adjustments are based on the difference between the median sales price of 21 sales featuring two car garage parking as a characteristic superior to the subject, with median sales price of 18 sales with one car garage parking as a characteristic, resulting in a 2.37% variant in median sales price.

No adjustments for variants in design, actual age, bedroom count (rather it is total room count and gross living area acknowledged by the market), no adjustment for variants in heating/cooling as these characteristics are not acknowledged by the market, the subject and all comparables are considered to be similar and typical regarding these characteristics.

Though some comparables may have required significant line, gross or net adjustments in excess of guidelines, all are considered nonetheless to be the most applicable sales and offerings available as of the date of the appraisal. Within the sales comparison approach, the middle of the adjusted range is emphasized, with the comparables grouped by relevance, comps one, two, three, and four being the most relevant closed sales. Comparable one used primarily for date of sale, and condition. Comparable two used to bracket the subjects living area size and bathroom count, and for date of sale, location and condition. Comparable three employed for date of sale and condition, though of varied location directly facing a school building. Comparable four is an additional closed sale used for date of sale, location, condition, and similar living area size as the subject. Comparables five and six are the most applicable current offers similar regarding overall utility as the subject. The wide range in both unadjusted and adjusted sales prices of the comparables is typical for the area as it is composed primarily of custom built dwellings of varied size, age and view. Regardless, the comparables used as considered the most applicable available as of the effective date of this appraisal report.

Final Reconciliation

This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Public Records, Assessor/Tax records and Planning Department records. The value as indicated in the Sales Comparison Analysis is emphasized in the reconciliation as it best represents the typical Investors motivation. Though some comparables may have required significant line, gross or net adjustments in excess of guidelines, all are considered nonetheless to be the most applicable sales and offerings available as of the date of the appraisal. Within the sales comparison approach, the middle of the adjusted range is emphasized, with the comparables grouped by relevance, comps one, two, three, and four being the most relevant closed sales. Comparable one used primarily for date of sale, and condition. Comparable two used to bracket the subjects living area size and bathroom count, and for date of sale, location and condition. Comparable three employed for date of sale and condition, though of varied location directly facing a school building. Comparable four is an additional closed sale used for date of sale, and condition, and similar living area size as the subject. Comparables five and six are the most applicable current offers similar regarding overall utility as the subject. The wide range in both unadjusted and adjusted sales prices of the comparables is typical for the area as it is composed primarily of custom built dwellings of varied size, age and view. Regardless, the comparables used as considered the most applicable available as of the effective date of this appraisal report. The cost approach is is not required though a land / site value estimate is included, while the Income Approach is not applicable based on the lack of reliable rental information for properties similar to the subject. A reasonable exposure time for the subject property developed independently from the stated marketing time is 60 days. The appraisal is made "as is" with no

Conditions of Appraisal

This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Public Records, Assessor/Tax records and Planning Department records.

Support for the Opinion of Site Value

Due to the limited number of land sales as the area is essentially 100% developed, the subject's site value is based on the following somewhat dissimilar, dated and / or distant site sales. The indicated land to value ratio of 50% is typical for the subject's market area.

Status	Status Date	List/Sell \$	Lot Sz	DOM	Address	City
Closed	05/31/21	\$940,000	3,458	1	552 Ortega St	San Francisco
Closed	04/07/21	\$750,000	8,140	88	1 Castenada Ave	San Francisco
Closed	05/20/22	\$1,046,850	4,100	7	112 Kensington Way	San Francisco
Closed	08/23/21	\$1,000,000	2,796	12	1326 Stanyan St	San Francisco

Intended User

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

The address cited is that of my employer, I reside in the local market area and possess the appropriate geographic competence to complete appraisal assignments within the market area of the subject property. The appraiser is signing the report using the corporate address of the appraisal company. The appraiser is not based in the corporate office and is based in San Francisco, CA. The appraiser is located roughly five miles from the property and has 35 years appraising in the market.

The appraiser is an hourly employee of Clario Appraisal Network and received no appraisal fee for the assignment. Appraisal AMC# - California AMC Registration # for ClearCapital.com, Inc: California #1256

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 this certification.

Prior Services

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

Market Conditions Addendum to the Appraisal Report File No. 33206909

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009. Property Address 1870 47th Avenue City San Francisco State CA Zip Code 94122 Borrower Redwood Holdings LLC Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc Prior 7-12 Months Prior 4-6 Months Current - 3 Months **Inventory Analysis** Overall Trend X Stable Total # of Comparable Sales (Settled) Increasing Declining 20 11 Absorption Rate (Total Sales/Months) Increasing Stable Declining 3.33 5.00 3.67 X Declining Increasing Stable Total # of Comparable Active Listings 15 15 6 Months of Housing Supply (Total Listings/Ab.Rate) 4.50 3.00 1.63 X Declining Stable Increasing Median Sale & List Price, DOM, Sale/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Declining Median Comparable Sale Price 1,595,000 1,617,500 1,603,000 Stable Declining Median Comparable Sales Days on Market Stable X Increasing 11 18 12 Median Comparable List Price 1,295,000 1,395,000 X Increasing Stable ___ Declining 1,450,000 Median Comparable Listings Days on Market Stable X Increasing 22 Declining 12 13 Increasing Median Sale Price as % of List Price Stable X Declining 123.72% 131.53% 119.41% Declining Yes Seller-(developer, builder, etc.)paid financial assistance prevalent? [X] No X Stable Increasing Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions are atypical, though present in new construction. When present, they typically range between 0.5% to 2% and have been such for the past 12 months. Are foreclosure sales (REO sales) a factor in the market? Yes X No If yes, explain (including the trends in listings and sales of foreclosed properties). Foreclosure and REO sales represent 1% of the overall sales and listing volume in the subject's area. The presence of the REO sales has had a nominal effect on values and marketing time as supported by the above overall trend indicators Cite data sources for above information. San Francisco MLS, Realist/Public Records Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Over the past 12 months there has been 46 sales of similar utility and appeal, traditional or mid century design, two to three bedroom homes in the subject's Central Sunset - Parkside market area, resulting in a value range of \$1,290,000 to \$2,165,000. Presently there are six offerings similar to the subject resulting in a 1.63 months supply based on an indicated absorption rate of 3.67 sales per month, when compared to the previous six and twelve month periods supply and demand appear to be balanced, with the median sales price stabilized at \$1,603,000. The median days on market for closed sales has increased to a 12 month high of 18 days. The median sales price as a percentage of list price has decreased to a 12 month low of 119.41% If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Prior 7-12 Months Subject Project Data Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declining Increasing Absorption Rate (Total Sales/Months) Declining Stable Total # of Active Comparable Listings Declining Stable Months of Unit Supply (Total Listings/Ab. Rate) Declining Stable Are foreclosure sales (REO sales) a factor in the project? No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Summarize the above trends and address the impact on the subject unit and project. SUPERVISORY APPRAISER (ONLY IF REQUIRED) **APPRAISER** Signature Signature Name Mitchell S. Diamond Name Company Name Clario Appraisal Network Company Name Company Address 300 East 2nd Street #1405 Company Address Reno, NV 89501 State License/Certification # State License/Certification # AR007000 State CA State Email Address <u>mitch.diamond@clarioappraisal.com</u> Email Address

SUBJECT PROPERTY PHOTO ADDENDUM

 Borrower: Redwood Holdings LLC
 File No.: 33206909

 Property Address: 1870 47th Avenue
 Case No.:

 City: San Francisco
 State: CA
 Zip: 94122

 Lender: Wedgewood Inc
 Tender: Wedgewood Inc



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: August 23, 2022 Appraised Value: \$ 1,600,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC
Property Address: 1870 47th Avenue
City: San Francisco
Lender: Wedgewood Inc



COMPARABLE SALE #1

1431 41st Avenue San Francisco, CA 94122 Sale Date: s07/22;c07/22 Sale Price: \$ 1,550,000



COMPARABLE SALE #2

1610 38th Avenue San Francisco, CA 94122 Sale Date: s06/22;c06/22 Sale Price: \$ 1,603,000



COMPARABLE SALE #3

2547 41st Avenue San Francisco, CA 94116 Sale Date: s07/22;c07/22 Sale Price: \$ 1,500,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC
Property Address: 1870 47th Avenue
City: San Francisco
Lender: Wedgewood Inc



COMPARABLE SALE #4

1631 44th Avenue San Francisco, CA 94122 Sale Date: s06/22;c06/22 Sale Price: \$ 1,650,000



COMPARABLE SALE #5

2314 34th Avenue San Francisco, CA 94116 Sale Date: Active Sale Price: \$ 1,680,000



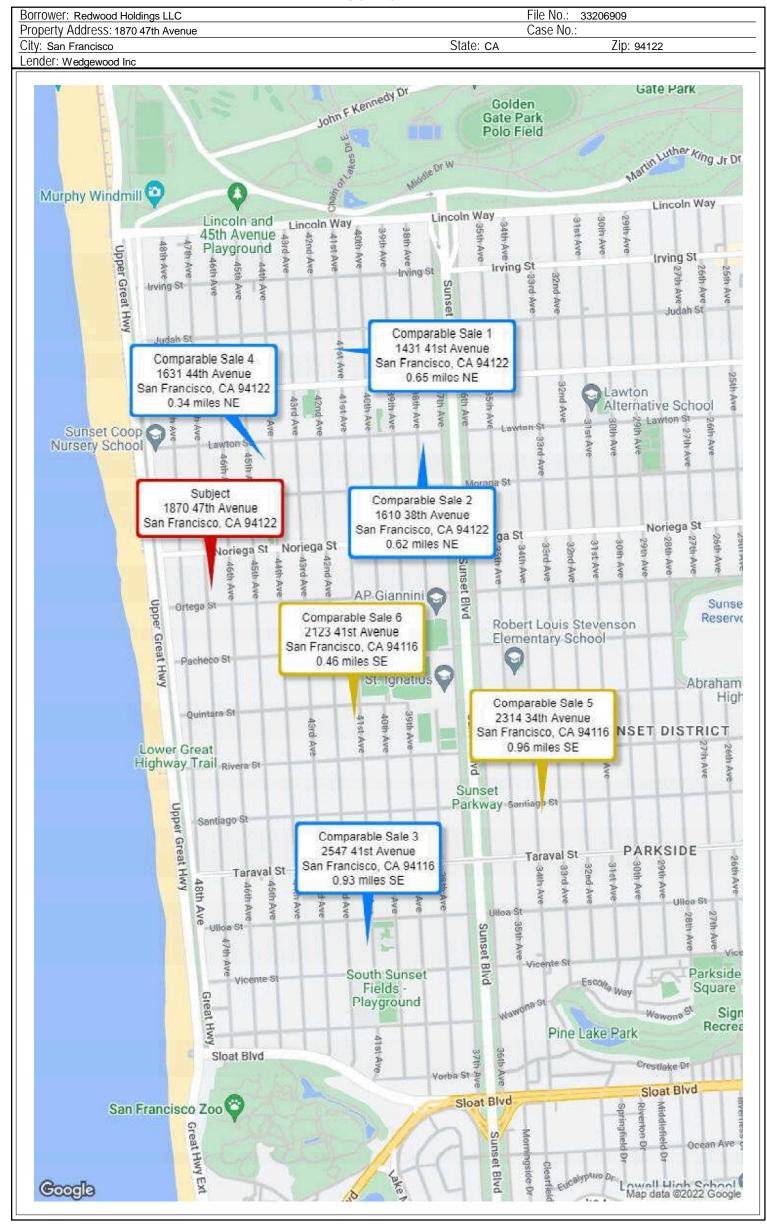
COMPARABLE SALE #6

2123 41st Avenue San Francisco, CA 94116 Sale Date: c08/22 Sale Price: \$ 1,195,000

PLAT MAP

Borrower: Redwood Holdings LLC		File No.: 33206909 Case No.:
Property Address: 1870 47th Avenue	Ctoto, oa	Case No.:
City: San Francisco	State: CA	Zip: 94122
Lender: Wedgewood Inc		
	₹/, **;	
D CAN EPANCISCO		
© COPYRIGHT SAN FRANCISCO CITY & COUNTY ASSESSOR 1995		
		2083
		2003
		SUNSET BLK. 911
	8	
	20	REVISED '64
	×.	REVISED '64 " '68 " '75
Lat A Merged into lot 1 1951		
\$61 CO-000-	1000	
	1 W E	
	4 NO	
	NORIEGA	8
	(13 = 11) = 2 1	
	3901	
8	74	
	Q 8 Q	
*	47	
	2 46 5	
	\$ 45 88.80 48 32 33 34 /	13
	8 aven 48 32 33 34 /	The state of the s
	120 0 120	
	R 44 2	
	0.0	器 · 联
	43 27 3	
	43	
	3 %	
	42	
	2 4 4	
	2 41 T	
	40	
	40	1/292
tri		ui i
AVE	3 30 5	AVE
<	39	•
	6	
	29	
	120	
	28 7	
47.TH	8 %	46 TH
E	3 27 8	<u></u>
4	N/	4
2.5	26 9	88
	7	
	3 25	
	2.5	
	1921	
	ž 24 ⁷⁰ ž	
	23 "	
Cubicat Cita	IIA IIIA	
Subject Site	22	
100000000000000000000000000000000000000	70	
	2/ 49	
	2/ 49	
	3 20 50 (20 %	
	120 20 50 120 4	
	19 18 17 16 15 14 9250	
	35	
	36 *	
	8 36 9	
35,	[C: 10] [100]	
	37 38	
	235	
	3250 25 25 25 25 26 8250	
	3900	
	ORTEGA	
	ORIEGA	

LOCATION MAP

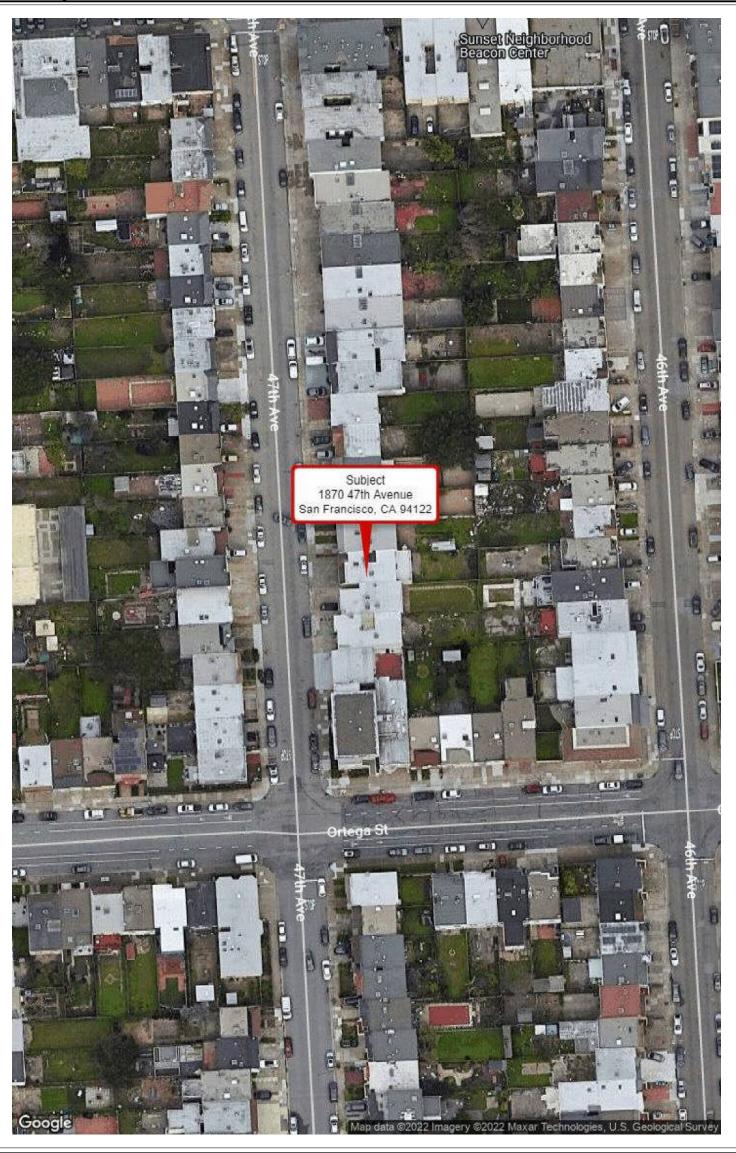


AERIAL MAP

Borrower: Redwood Holdings LLC File No.: 33206909 Property Address: 1870 47th Avenue City: San Francisco Case No.:

State: CA Zip: 94122

Lender: Wedgewood Inc



Borrower: Redwood Holdings LLC	File No.: 33206909			
Property Address: 1870 47th Avenue	Case	e No.:		
City: San Francisco	State: CA	Zip: 94122		
Londor: Wadayyaad Ina				



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

KN KN KN KN KN

Mitchell S. Diamond

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 007000

Effective Date: February 17, 2021
Date Expires: February 16, 2023

Loretta Dillon, Deputy Bureau Chief, BREA

3054284

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

								_
	\bigcirc	eman office	see the me when the souther to the a sub-			Property Company	DATE (MWDDA	oor
ACC	ORD C	ERT	IFICATE OF LIA	BILITYINS	URANC	E	10/11/202	
CERTI BELO REPR IMPOR	CERTIFICATE IS ISSUED AS A IFICATE DOES NOT AFFIRMAT IW. THIS CERTIFICATE OF IN: ESENTATIVE OR PRODUCER, A RTANT: If the certificate holder BROGATION IS WAIVED, subject entificate does not confer rights	SURANO ND THE is an A	OR NEGATIVELY AMEND CE DOES NOT CONSTITUTE CERTIFICATE HOLDER. DDITIONAL INSURED, the terms and conditions of the DDITIONAL INSURED.	policy(ies) must ha the policy, certain p	ER THE CO BETWEEN 1 ve ADDITION olicies may).	VERAGE AFFORDED E THE ISSUING INSURER NAL INSURED provision	SY THE POLI (S), AUTHOR	CIE
Assura	ince, a Marsh & McLennan Age	ncy LL	C company	PHONE (A/C. No. Ext): 312-62	5-5592	FAX (A/C, Not:	(847) 440-912	3
Suite 1	A CONTRACT OF THE PROPERTY OF			E-MAIL ADDRESS fohen@a	ssuranceage	noy.com	T. T	
Schaur	mburg IL 60173			INSURER A : AXA Ins		RDING COVERAGE	- 10	127
INSURED			CLEAHOL-0		urance comp	rang.	31	121
	apital.com, Inc. apital Holdings, Inc.			INSURER C:				
	2nd Street			INSURER D:				_
	VV 89501			INSURER E:				
COVER	AGES CEF	RTIFICA	ATE NUMBER: 667417962	TANKS TO SECOND	The state of the s	REVISION NUMBER:	11/1	
LITR	CLAIMS-MADE OCCUR	INSD W	VD POLICY NUMBER	(MM/DD/YYYY)	(MM/DD/YYYYY)	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Es occurrence)	\$ \$	
-	=					MED EXP (Any one person) PERSONAL & ADV INJURY	4	_
		1 1				GENERAL AGGREGATE	1	
GEN	NL AGGREGATE LIMIT APPLIES PER:	1 1			(1	PRODUCTS - COMP/OF AGG		
GEN	POLICY PRO-					-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	5	
			- 89		1	COMBINED SINGLE LIMIT	\$	_
	POLICY FECT LOC OTHER: TOMOBILE LIABILITY ANY AUTO					COMBINED SINGLE LIMIT (Es accident) BODILY INJURY (Per person)	\$	
	POLICY PRO- OTHER: TOMOBILE LIABILITY ANY AUTO OWNED OWNED AUTOS ONLY AUTOS					(Ea accident) BOOILY INJURY (Per person) BOOILY INJURY (Per accident)	\$ \$ \$	
	POLICY PECT LOC OTHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY AUTOS				3.	(Ea accident) BODILY INJURY (Per person)	\$ \$	
	POLICY PRO- OTHER: TOMOBILE LIABILITY ANY AUTO OWNED OWNED AUTOS ONLY AUTOS		-3		5	(Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE	\$ \$ \$ \$	
	POLICY PRO- OTHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY UMBRELLA LIAB EXCESS LIAB CLAIMS-MAGE		- Z		\$	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
AUT	POLICY SPRO- DOTHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ KKERS COMPENSATION				Σ	(Ea accident) BOOILY INJURY (Per person) BOOILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EAGH OCGURRENCE AGGREGATE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
AUT WOR AND	POLICY PRO- DITHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED NLY HIRED NL				>	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
WOR AND ANYS OFFI	POLICY PRO- DITHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY AUTOS ONLY AUTOS ONLY UMBRELLA LIAB DED RETENTION \$ RIVERS COMPENSATION SEMPLOYERS* LIABILITY PROPRIETOR PARTNER EXECUTIVE CERNIEMBERER EXCLUDID?	1			5	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE AGGREGATE PER OTH- STATUTE ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
WOR AND ANY OFFI (Man If yes	POLICY PRO- DITHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ REPLOYERS' LIABILITY Y / N EMPLOYERS' LIABILITY CEMMENSER COMPENSATION CEMPLOYERS' LIABILITY PRO- CEMMENSER COUNTY Y / N CEMPLOYERS' LIABILITY PRO- CEMMENSER COUNTY CEMMENSER COUNTY Y / N CEMPLOYERS' LIABILITY PRO- CEMMENSER COUNTY CEMPLOYERS' LIABILITY PRO- CEMMENSER COUNTY REPLOYERS' LIABILITY PRO- CEMENSER COUNTY REP		MPP9044163	10/18/202+	10/18/2022	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE PER accident) EACH OCCURRENCE AGGREGATE FER STATUTE ER ELL EACH ACCIDENT	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
WOR AND ANY OFFI (Man If yes	POLICY PRO- DITHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ RETENT		MPP9044163	10/18/2021	10/18/2022	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE Per accident) EACH OCCURRENCE AGGREGATE FER OTH- STATUTE ER EL EACH ACCIDENT EL DISEASE - POLICY LIMIT	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
2	POLICY PRO- OTHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY UMBRELLA LIAB OCCUR		- 2		5	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	\$ \$ \$ \$ \$ \$	
WOR AND ANYS OFFI	POLICY PRO- DITHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY AUTOS ONLY AUTOS ONLY UMBRELLA LIAB DED RETENTION \$ RIVERS COMPENSATION SEMPLOYERS* LIABILITY PROPRIETOR PARTNER EXECUTIVE CERNIEMBERER EXCLUDID?					(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE PER accident) EACH OCCURRENCE AGGREGATE FER STATUTE ER ELL EACH ACCIDENT	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
WOR AND AND OFFI (Man If yes	POLICY PRO- DITHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ RETENT				5	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE Per accident) EACH OCCURRENCE AGGREGATE FER OTH- STATUTE ER EL EACH ACCIDENT EL DISEASE - POLICY LIMIT	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
WOR AND AND OFFI (Man If yes	POLICY PRO- DITHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ RETENT		MPP9044163	10/18/2021	10/18/2022	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE Per accident) EACH OCCURRENCE AGGREGATE FER OTH- STATUTE ER EL EACH ACCIDENT EL DISEASE - POLICY LIMIT	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
WOR AND AND OFFI (Man If yes	POLICY PRO- DITHER: TOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ RETENT		MPD9044163	10/18/2021	10/18/2022	(Ea accident) BOOLLY INJURY (Per person) BOOLLY INJURY (Per accident) PROPERTY DAMAGE Per accident) EACH OCCURRENCE AGGREGATE FER OTH- STATUTE ER EL EACH ACCIDENT EL DISEASE - POLICY LIMIT	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved. The ACORD name and logo are registered marks of ACORD

File No. 33206909

	USPAP AD	DENDUM	File No. 33200909
Borrower: Redwood Holdings LLC			
Property Address: 1870 47th Avenue			
City: San Francisco	County: San Francisco	State: CA	Zip Code: 94122
Lender: Wedgewood Inc			
ADDDAIGAL AND DEDODE IDEA	TIFICATION!		
APPRAISAL AND REPORT IDEN			
This report was prepared under t	ne following USPAP reporting o	option:	
X Appraisal Report	A written report prepared under Stand	lards Rule 2-2(a).	
☐ Restricted Appraisal Report	A written report prepared under Stand	lards Rule 2-2(b).	1
C Ph	The state of the s	(1)	
Reasonable Exposure Time			
My opinion of a reasonable exposure time	for the subject property at the market va	alue stated in this report is: 60 D	ays
	, , , ,	•	
n/a			
Additional Certifications			
XI have performed NO services, as ar	appraiser or in any other capacity, rega	rding the property that is the sul	pject of this report within the three-year
period immediately preceding accept		3 1 1 7	
_			
	ppraiser or in another capacity, regarding		
period immediately preceding accept	ance of this assignment. Those services	are described in the comments	below.
n/a			
11/4			
Additional Comments			
Clarification of Intended Use and Intended	User:		
The Intended User of this appraisal report is			
Value. No additional Intended Users are ide		eporting requirements of this ap	praisal report form, and Definition of Market
value. No additional interface oscis are fac	Titlled by the appraisor.		
ADDDAIGED		OUDED VICODY ADDD AIGED	() ()
APPRAISER:		SUPERVISORY APPRAISER	(only it requirea):
() .	\sim		
Signature:		Signature:	
Name: Mitchell S. Diamond		Name:	
Date Signed: 08/23/2022		Date Signed:	
State Certification #: AR007000			
or State License #: or Other (describe):	State #-		
or Other (describe): State: CA	State #:		or License:
Expiration Date of Certification or Licens	e: <u>02/16/2023</u>	Supervisory Appraiser inspection	
Effective Date of Appraisal: 08/23/2022			nly from street Interior and Exterior